Comp #: 103 EPDM Flat Roof - Replace

Observations:

It was reported that the roofing was replaced in 2005/2006. These roofs appeared to be in good condition. The average life for this type of roof ranges between 15 - 20 years, depending on quality of installation and roof materials. Remaining life based on age of the roof.

Location: **Townhome Roofs**

Quantity: **Approx. 925 GSF**

Life Expectancy: **20** *Remaining Life:* **15**

Best Cost: **$6,500**

$7.00/GSF; Estimate to replace

Worst Cost: **$7,400**

$8.00/GSF; Higher estimate for more labor

Source of Information: Cost Database

General Notes:

Comp #: 105 Comp Shingle Roof - Replace

Observations:

It was reported that all building roofs were replaced at the same time during fiscal year 2005/2006. Even though this roof may be rated as a 25 year roof, a life expectancy of 18 - 20 years is expected in this environment. Due to the harsh winters and extensive freeze/thaw cycle over the useful life of the roof, we typically see Associations replacing roofs sooner than the manufacturer's suggested useful life. Remaining life based on age of the roof.

Location: **Townhome Roofs**

Quantity: **Approx. 102 Squares**

Life Expectancy: **20** *Remaining Life:* **15**

Best Cost: **$56,100**

$550/square; Estimate to remove and replace

Worst Cost: **$66,300**

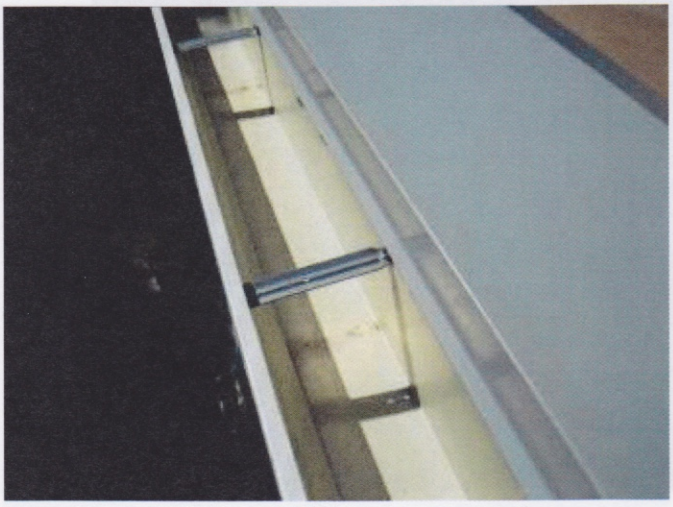
$650/square; Higher estimate for more labor costs

Source of Information: Past client cost

General Notes:

NOTE: The cost of re-sealing around the skylights is factored into the cost of re-roofing.

Comp #: 120 Gutters/Downspouts - Replace



Observations:

It was reported that the rain gutters and downspouts were replaced in 2009 along with the heat tape. It is typical for debris, such as roof granules and dirt, to build up in the lines. When debris remains in the rain gutters, it will stay wet after rains and snow melt which will cause premature deterioration of the materials. Therefore, we recommend cleaning out the lines at least once a year as a maintenance expense to ensure full life expectancy. It is typical to replace rain gutters and downspouts at the same time as roof materials for best cost estimate. Therefore, Reserve to replace these lines every 20 years.

Location: **Townhome Exteriors**

Quantity: **Approx. 600 LG**

Life Expectancy: **20** *Remaining Life:* **15**

Best Cost: **$4,350**
$7.25/LF; Estimate to replace

Worst Cost: **$4,800**
$8.00/LF: Higher estimate for larger lines

Source of Information: Cost Database

General Notes:

Comp #: 121 Heat Tape - Replace

Observations:

Heat tape has been installed along edges of roof to prevent frost damage and ice damming to the roof shingles during winter months. It was reported that heat tape was installed shortly after the roofing replacement that occurred in 2005 and 2006. There were no problems noted or reported at the time of inspection. The typical life expectancy for this material is 7 - 10 years and replacement should also occur at the same time roofing and rain gutters are replaced. Therefore, the Useful Life and Remaining Useful Life have been adjusted to coordinate with the roofing and rain gutter replacement cycles.

Location: **Townhome Exteriors**

Quantity: **Extensive LF**

Life Expectancy: **10** *Remaining Life:* **5**

Best Cost: **$23,000**
Allowance to replace

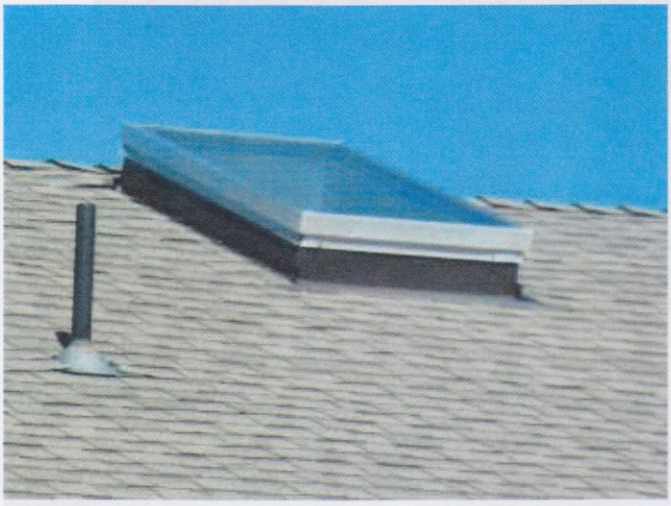
Worst Cost: **$26,000**
Higher allowance for more lineal footage

Source of Information: Cost Database

General Notes:

History of Expenses -
5/2006 - $10,071.52
2/2007 - $10,590.40
1/2010 - $ 2,158.84

Comp #: 123 Skylights - Replace



Observations:

According to the HOA Declarations, Article VII – Maintenance, Section 7.1c, " The Association shall maintain all of the exterior portions of the Townhome Building including without limitation the roof, siding, all exterior windows and doors". The skylights are considered a window but since it was reported that the individual townhome owners have taken on responsibility for window replacement, Reserve funding this component has been removed from this study at the request of the client. However, re-sealing the skylights should occur at the same time that the roofs are replaced and is therefore factored into the cost of roof replacement (see component #105).

Location: **Townhome Roofs**

Quantity: **(6) Skylights**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Comp #: 204 Building Ext Surfaces - Repaint

Observations:

It was reported that the town homes were painted in 2009. The colors were still bright and vibrant at time of inspection. In order to maintain the appearance of the property, we suggest painting every 7 - 8 years, which is consistent with the reported painting cycle the Association has established. Remaining life is based on time since the last painting cycle.

Location: **Building Exteriors**

Quantity: **(12) Units**

Life Expectancy: **8** *Remaining Life:* **6**

Best Cost: **$25,200**

$2,100/unit; Allowance for major repairs

Worst Cost: **$27,600**

$2,300/unit; Higher allowance for more repairs

Source of Information: Client provided past cost info.

General Notes:

Approx. 14,800 GSF of siding on 3 buildings

Comp #: 301 Hardboard Siding - Major Repairs

Observations:

All surfaces were recently painted in 2009. However, there were no major repairs that occurred prior to painting. At time of initial inspection, there was evidence of damaged sections of siding materials that will eventually require repairs. Rather than Reserving for complete replacement (approximately $300,000), we suggest establishing an allowance for major repairs every 8 years. We recommend coordinating these repairs prior to painting the buildings. As the property ages, it is possible the estimate for repairs will need to be increased in future Reserve Study updates. This material typically has an overall life expectancy of 25 - 30 years and can be extended with proper care and maintenance.

Location: **Building Exteriors**

Quantity: **(12) Units**

Life Expectancy: **8** *Remaining Life:* **6**

Best Cost: **$1,200**
$100/unit; Allowance for major repairs

Worst Cost: **$1,800**
$150/unit; Higher allowance for more repairs

Source of Information: Cost Database

General Notes:

Approx. 14,800 GSF of siding on 3 buildings

Comp #: 401 Asphalt - Overlay

Observations:

It was reported that the asphalt is original. In general, the asphalt is in fair to poor condition with some potholes, cracking and other signs of age and deterioration observed at the time of inspection. These condition primarily exist in Grove Court. The average life expectancy for asphalt surfaces ranges between 20 - 27 years for surfaces that are maintained on a regular schedule. Maintenance includes crack fill and repairing small potholes annually as an operating expense. In addition, in this environment, asphalt should be seal coated every 2 -3 years, depending on the level of traffic and snow removing techniques. Remaining life based on observed conditions.

Location: **Streets/Parking**

Quantity: **Approx. 11,650 GSF**

Life Expectancy: **24** *Remaining Life:* **5**

Best Cost: **$17,500**

$1.50/GSF; Estimate for an overlay

Worst Cost: **$20,400**

$1.75/GSF; Higher estimate for local repairs

Source of Information: Cost Database

General Notes:

Grove Court (town homes) -
Approx. 11,650 GSF

Timber Ridge Drive (to single family homes) -
Approx. 17,450 GSF
(Note: reported to be a county road and not the responsibility of the HOA. At the request of the client, this square footage has been removed from the report)

Comp #: 402 Asphalt - Seal Coat/crack fill

Observations:

Surface is dry with some minor cracking noted throughout the community. Based on the observed conditions, it does not appear these surfaces have been seal coated in many years. It is important to maintain a proper seal cycle to protect the integrity of the asphalt and prevent extensive cracking, development of potholes, and loss of emulsion, which will lead to advanced deterioration. Depending on the type of snow removal techniques and the level of traffic, we suggest seal coating every 2 - 3 years. In between seal cycles, the asphalt should be inspected and any cracking that develops should be filled, along with any minor repairs to prolong the life of the surface.

Location: **Streets/Parking**

Quantity: **Approx. 11,650 GSF**

Life Expectancy: **3** *Remaining Life:* **0**

Best Cost: **$1,750**

$.15/GSF; Est. for seal coat and stripe

Worst Cost: **$2,100**

$.18/GSF; Higher est. includes repairs/crack fill

Source of Information: Cost Database

General Notes:

Grove Court (town homes) -
Approx. 11,650 GSF

Timber Ridge Drive (to single family homes) -
Approx. 17,450 GSF
(Note: reported to be a county road and not the responsibility of the HOA. At the request of the client, this square footage has been removed from the report)

Comp #: 501 Front Doors - Replace

Observations:

All doors appeared to be in good to fair condition with no problems noted at the time of inspection. The average replacement cycle for exterior doors ranges between 25 - 30 years under normal conditions. These doors are exposed to the elements, so a shorter life is possible. Remaining life is based on age of the community.

Location: **Townhomes**

Quantity: **(12) Front Doors**

Life Expectancy: **30** *Remaining Life:* **8**

Best Cost: **$3,600**

$300/Door; Estimate to replace

Worst Cost: **$4,800**

$400/Door; Higher etimate for more labor

Source of Information: Cost Database

General Notes:

Comp #: 502 Garage Doors - Replace

Observations:

No major problems observed with the garage doors at the time of inspection. It was reported by the client that the garage doors "not part of the Declarations" and are the responsibility of the unit owners for this building. At the request of the client, Reserve funding has been removed from report.

Location: **Townhomes**

Quantity: **(4) Garage Doors**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Comp #: 506 Windows - Replace

Observations:

According to the HOA Declarations, Article VII – Maintenance, Section 7.1c, " The Association shall maintain all of the exterior portions of the Townhome Building including without limitation the roof, siding, all exterior windows and doors". However, it was reported by the client that the individual owners have taken on the responsibility of replacing their own glass in the windows. Therefore, at the request of the client, Reserve funding has been removed from the study. If the Association changes direction on this item and decides to take on window replacement, Reserve funding can be added in future updates.

Location: **Townhomes**

Quantity: **12 Units**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Comp #: 601 Concrete - Repair

Picture Unavailable

Observations:

The concrete appeared to be in good condition at the time of inspection. While it is unlikely that all concrete surfaces will fail and need to be replaced at the same time, frequent repairs and replacement to a percentage of the area (20% or 120 GSF), should be anticipated every 8 years.

Location: **See General Notes**

Quantity: **Approx. 600 GSF**

Life Expectancy: **8** *Remaining Life:* **5**

Best Cost: **$1,200**

Allowance to repair 15% of area every 8 years

Worst Cost: **$1,500**

Higher aloowance for more repairs

Source of Information: Cost Database

General Notes:

Trash Enclosure - Approx. 150 GSF
Town home Porches - Approx. 450 GSF

Comp #: 803 Mailboxes - Replace

Observations:

Mailbox stations are rusting both at the base where they are anchored into the concrete pad and on the CBU's themselves. According to several manufacturers, the typical life expectancy for this type of mailbox is 15 - 20 years in this environment. Remaining life is based on observed condition of all units.

Location: **Community Entrance**

Quantity: **(3) CBU's**

Life Expectancy: **20** *Remaining Life:* **4**

Best Cost: **$1,800**
Estimate to replace

Worst Cost: **$2,200**
Higher estimate for more labor

Source of Information: Client provided cost information

General Notes:

(1) 16 Box CBU
(1) 12 Box CBU
(1) 2 Box Parcel

NOTE - Client reported that they have received estimates of approximately $1500 plus installation, to replace the mailboxes.

Comp #: 1011 Retaining Wall - Replace

Observations:

Landscape timbers are in good to fair condition with some signs of leaning on the parking lot walls. Generally, in most conditions, these walls have an overall life expectancy of 20 - 25 years. However, with periodic repairs, the life of the wall can be extended. We suggest establishing a Reserve allowance for periodic major repairs and partial replacements (to approximately 20% of total area or 110 GSF) as opposed to complete replacement all at the same time. Remaining life based on observed conditions and to replace a portion of the parking lot walls with the next asphalt cycle.

Location: **See General Notes**

Quantity: **Approx. 550 GSF**

Life Expectancy: **24** *Remaining Life:* **5**

Best Cost: **$4,400**

$40/GSF; Estimate to replace

Worst Cost: **$4,950**

$45/GSF; Higher estimate for more labor

Source of Information: Cost Database

General Notes:

Behind 303/363 - Approx. 300 GSF
Trash Enclosure - Approx. 180 GSF
Parking Lots -
Between 141 & 121 - Appox. 25 GSF
Between 222 & 242 - Appox. 20 GSF
Between 323 & 343 - Appox. 25 GSF (leaning)

Comp #: 803 Mailboxes - Replace

Observations:

Mailbox stations are rusting both at the base where they are anchored into the concrete pad and on the CBU's themselves. According to several manufacturers, the typical life expectancy for this type of mailbox is 15 - 20 years in this environment. Remaining life is based on observed condition of all units.

Location: **Community Entrance**

Quantity: **(3) CBU's**

Life Expectancy: **20** *Remaining Life:* **4**

Best Cost: **$1,800**
Estimate to replace

Worst Cost: **$2,200**
Higher estimate for more labor

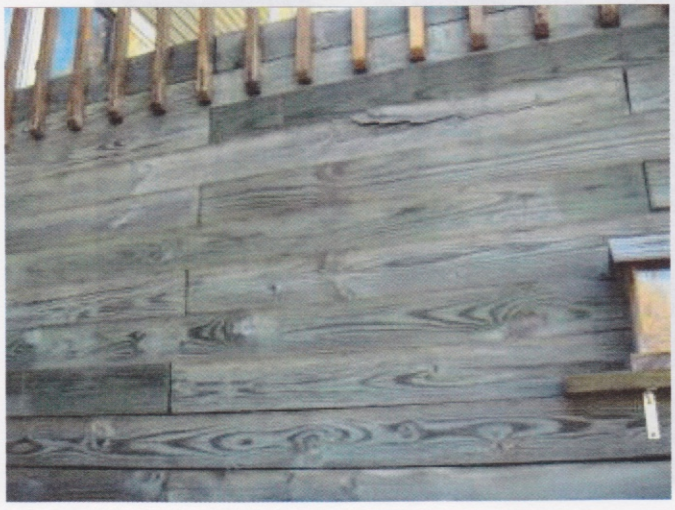
Source of Information: Client provided cost information

General Notes:

(1) 16 Box CBU
(1) 12 Box CBU
(1) 2 Box Parcel

NOTE - Client reported that they have received estimates of approximately $1500 plus installation, to replace the mailboxes.

Comp #: 1011 Retaining Wall - Replace



Observations:

Landscape timbers are in good to fair condition with some signs of leaning on the parking lot walls. Generally, in most conditions, these walls have an overall life expectancy of 20 - 25 years. However, with periodic repairs, the life of the wall can be extended. We suggest establishing a Reserve allowance for periodic major repairs and partial replacements (to approximately 20% of total area or 110 GSF) as opposed to complete replacement all at the same time. Remaining life based on observed conditions and to replace a portion of the parking lot walls with the next asphalt cycle.

Location: **See General Notes**

Quantity: **Approx. 550 GSF**

Life Expectancy: **24** *Remaining Life:* **5**

Best Cost: **$4,400**

$40/GSF; Estimate to replace

Worst Cost: **$4,950**

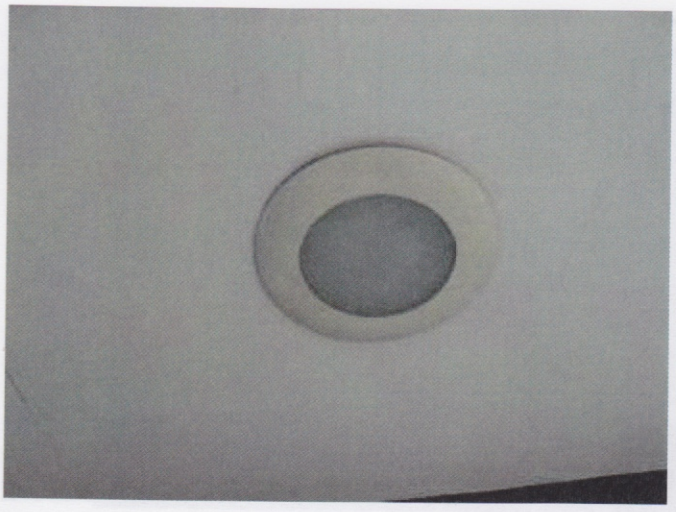
$45/GSF; Higher estimate for more labor

Source of Information: Cost Database

General Notes:

Behind 303/363 - Approx. 300 GSF
Trash Enclosure - Approx. 180 GSF
Parking Lots -
Between 141 & 121 - Appox. 25 GSF
Between 222 & 242 - Appox. 20 GSF
Between 323 & 343 - Appox. 25 GSF (leaning)

Comp #: 1602 Exterior Lights - Replace



Observations:

No unusual conditions were observed or reported at time of inspection. While replacement can occur on an as needed basis, it is our opinion and recommendation to replace all lights at the same time every 15 - 20 years to maintain a consistent appearance throughout the property. In addition, by replacing multiple fixtures, the association will be able to obtain a quantity discount for the fixtures. Estimated replacement cost is for surface mounted decorative lights only and includes labor for installation. Recessed can lights should be repaired on an as needed basis. Remaining life has been extended based on observed conditions.

Location: **Townhome Exteriors**

Quantity: **Approx. 24 Lights**

Life Expectancy: **25** *Remaining Life:* **12**

Best Cost: **$900**

$150/light; Estimate to replace

Worst Cost: **$1,050**

$175/light; Higher estimate for better quality

Source of Information:

General Notes:

Surface Mount - Approx. 6 Lights
Recessed Can - Approx. 18 Lights