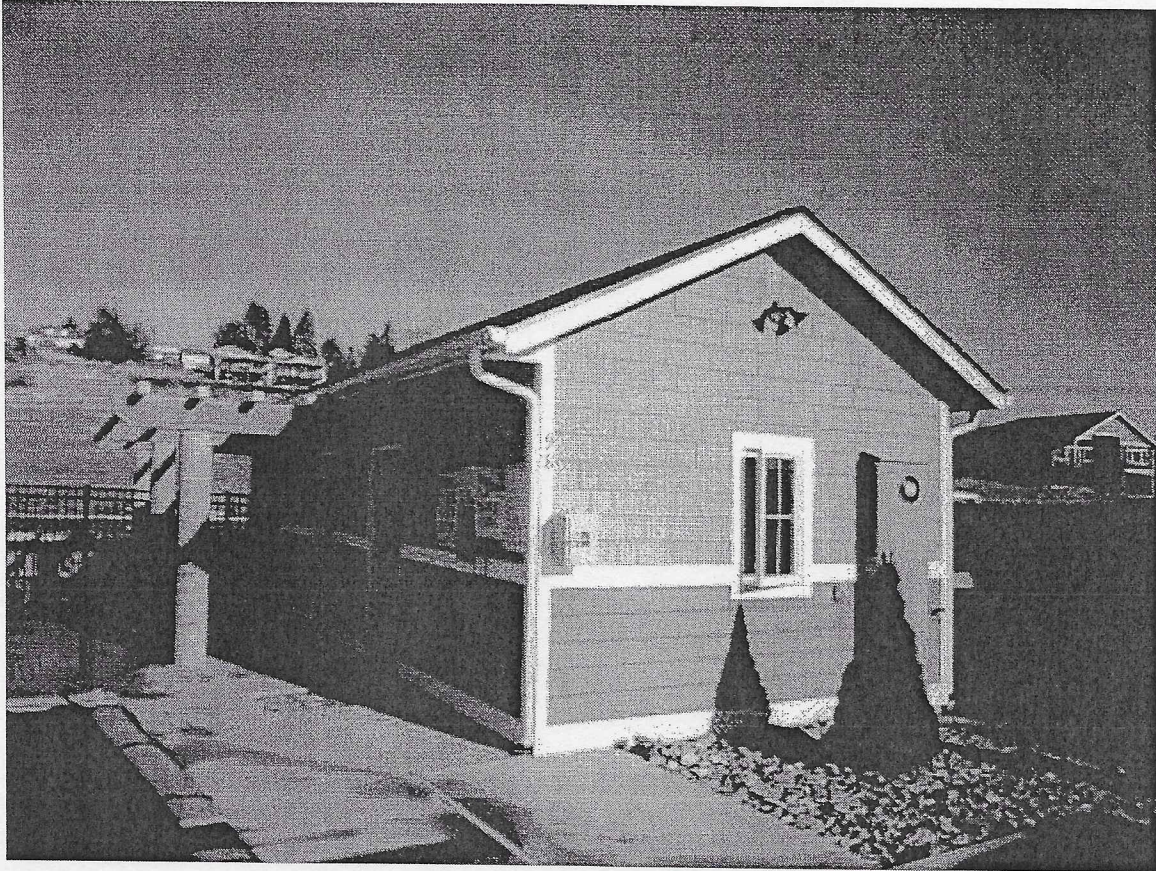


Component: Siding - Replace



Comments: Fair condition of fiber-cement observed during our limited scope visual inspection. We assume the siding was installed properly with adequate moisture barrier and waterproofing details. We recommend periodic evaluations of all siding with prompt repair as needed to ensure building waterproofing. Fiber cement siding is a durable product with ordinary care and maintenance. We do not expect large-scale or total replacement needs within the scope of this study. No reserve funding suggested.

Quantity: Approximately 800 GSF

Useful Life:

Remaining Useful Life:

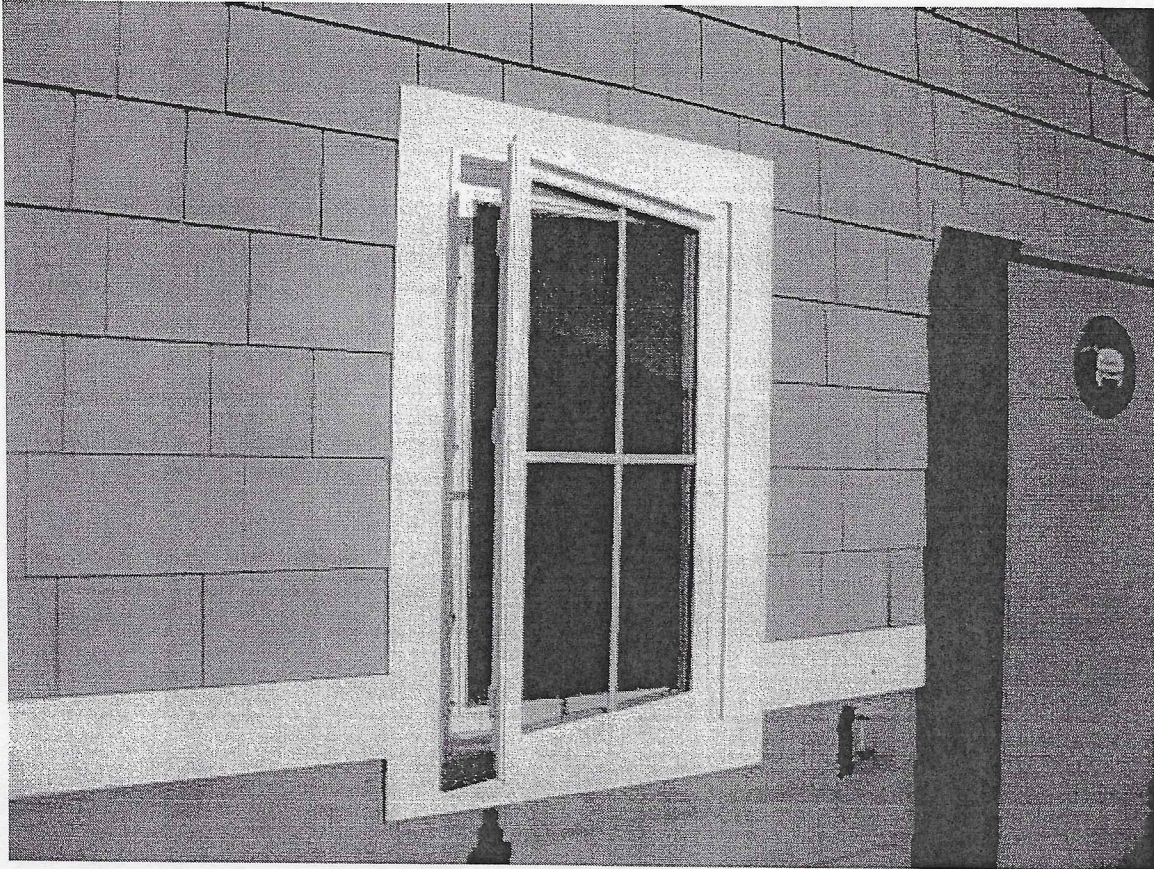
Low Cost:

High Cost:

Low Project Cost:

High Project Cost:

Component: Windows – Replace



Comments: No problems noted or reported during our visual scope inspection. We assume the windows to have been installed properly with adequate waterproofing details. We recommend periodic evaluations with prompt repair as needed to ensure building waterproofing and help prevent structural damage. Small amount of windows, we suggest replacement from the general maintenance funds. No reserve funding required.

Quantity: (3) Windows

Useful Life:

Remaining Useful Life:

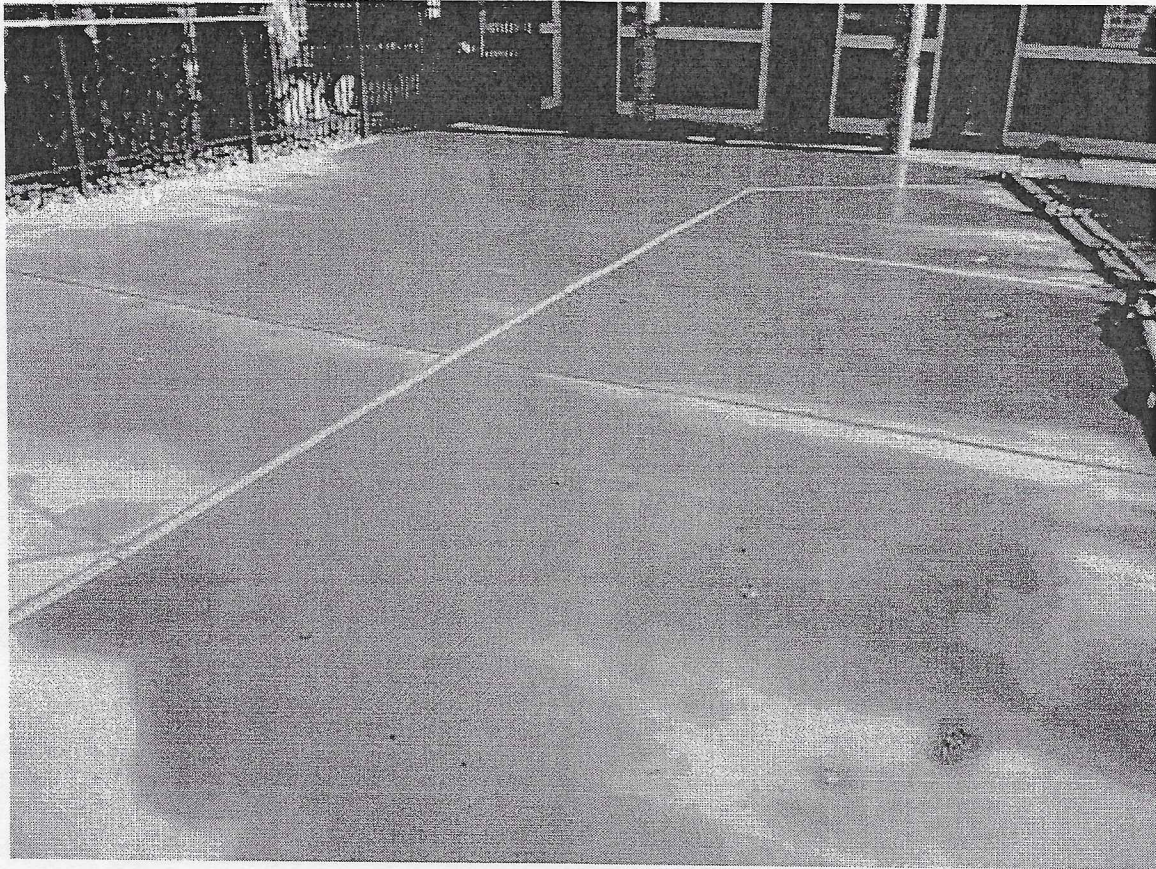
Low Cost:

High Cost:

Low Project Cost:

High Project Cost:

Component: Pool Deck – Resurface



Comments: Fair condition with no significant cracking evident at this time. Pressure wash regularly for appearance and fill any cracks that may develop to minimize further damage. Best to plan for total resurfacing at interval indicated below.

Quantity: Approximately 4,290 Square Feet

Useful Life: 30 Years

Remaining Useful Life: 26 Years

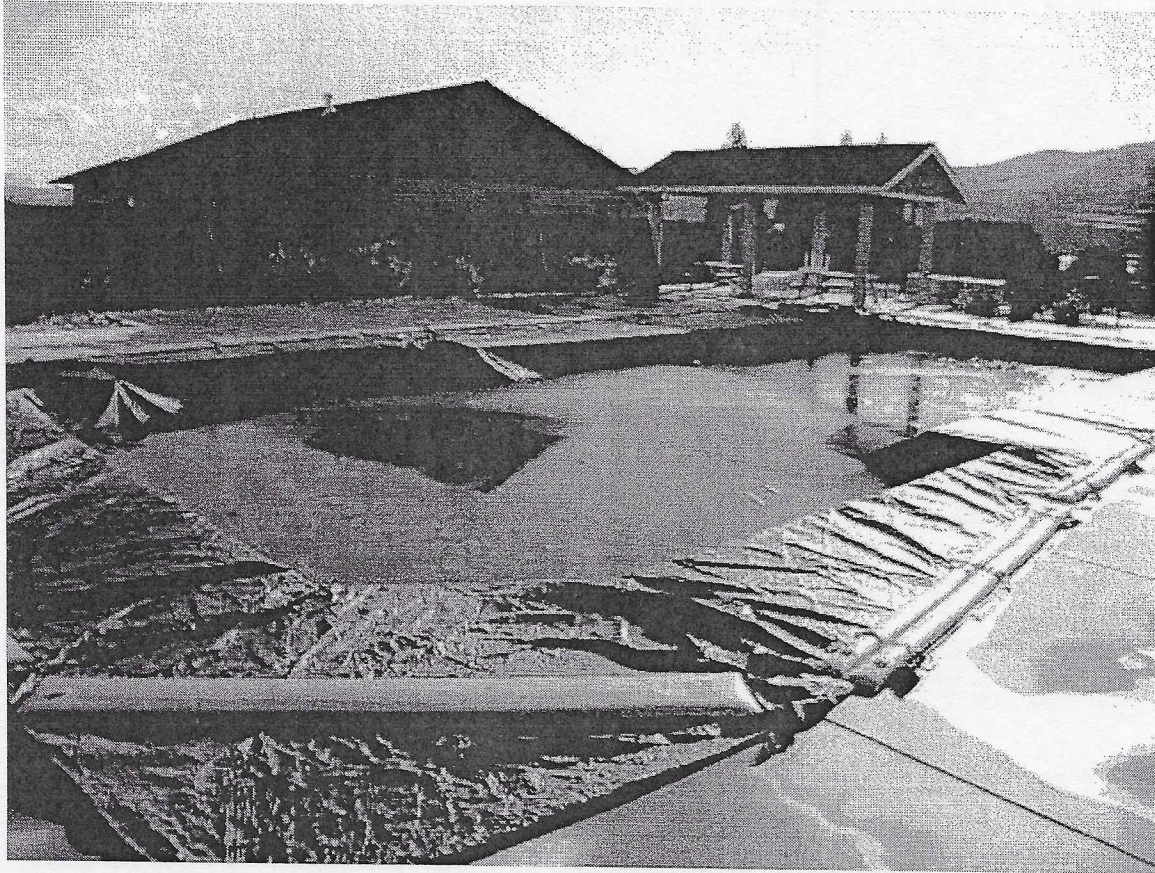
Low Cost: \$12/Sq Ft

High Cost: \$16/Sq Ft

Low Project Cost: \$51,480

High Project Cost: \$68,640

Component: Pool – Resurface



Comments: Fair condition of surface reported. Professional cleaning and maintenance are recommended to maximize life of this component. Best to plan for regular intervals of pool/spa resurfacing to maintain functionality and a quality appearance.

Quantity: Approximately 1,030 Square Feet

Useful Life: 15 Years

Remaining Useful Life: 11 Years

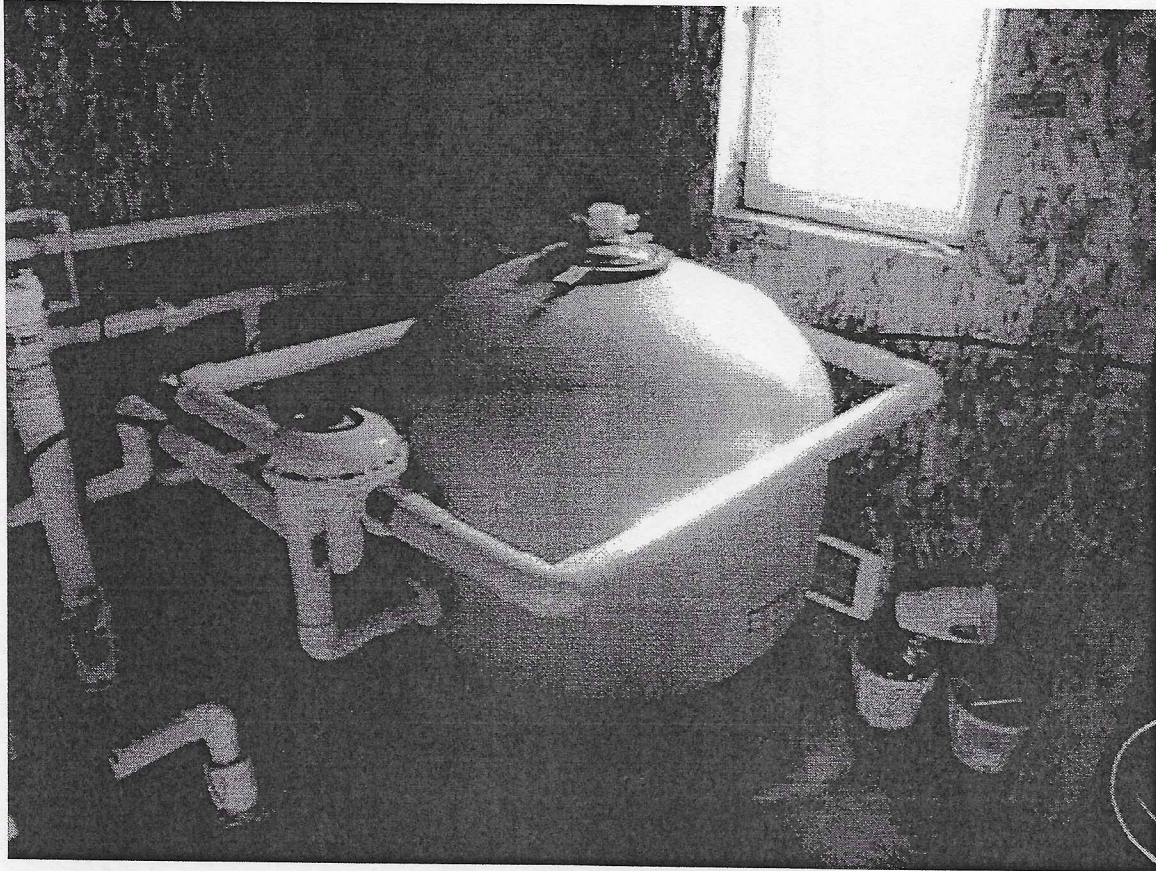
Low Cost: \$10,000 allowance

High Cost: \$15,000 allowance

Low Project Cost: \$10,000

High Project Cost: \$15,000

Component: Pool Filter – Replace



Comments: Fair and functional condition of filter. Clean regularly and maintain as needed. Replacement cycles of filters are difficult to predict and they are at a relatively low cost. Replacement is best suited as general maintenance expense, not as reserve component. No reserve funding suggested.

Quantity: (2) Assorted

Useful Life:

Remaining Useful Life:

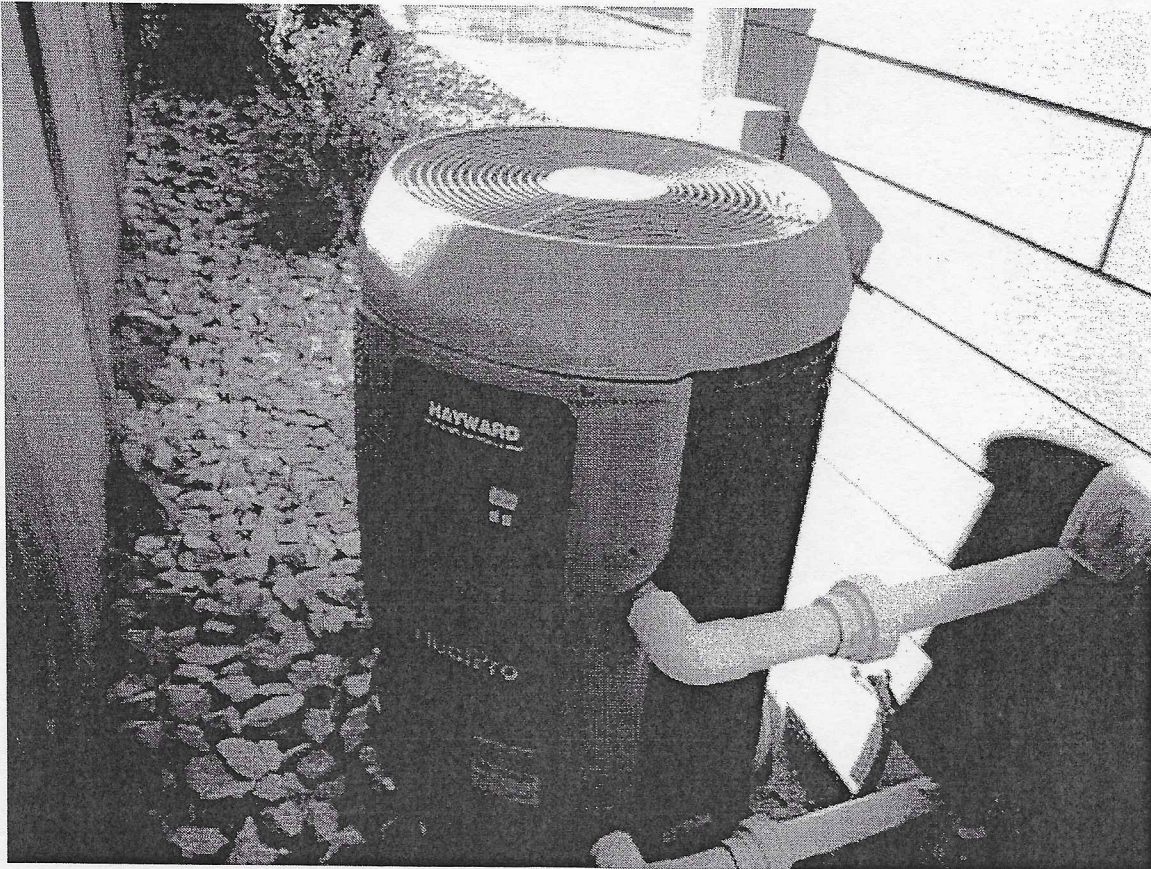
Low Cost:

High Cost:

Low Project Cost:

High Project Cost:

Component: Pool Heater – Replace



Comments: No reported or observed problems at this time. We recommend regular professional maintenance and repair to help maximize life cycles. Replacement cycles of these heaters are difficult to predict and they are best suited as general maintenance expense, not as reserve component. No reserve funding suggested.

Quantity: (2) Heaters

Useful Life:

Remaining Useful Life:

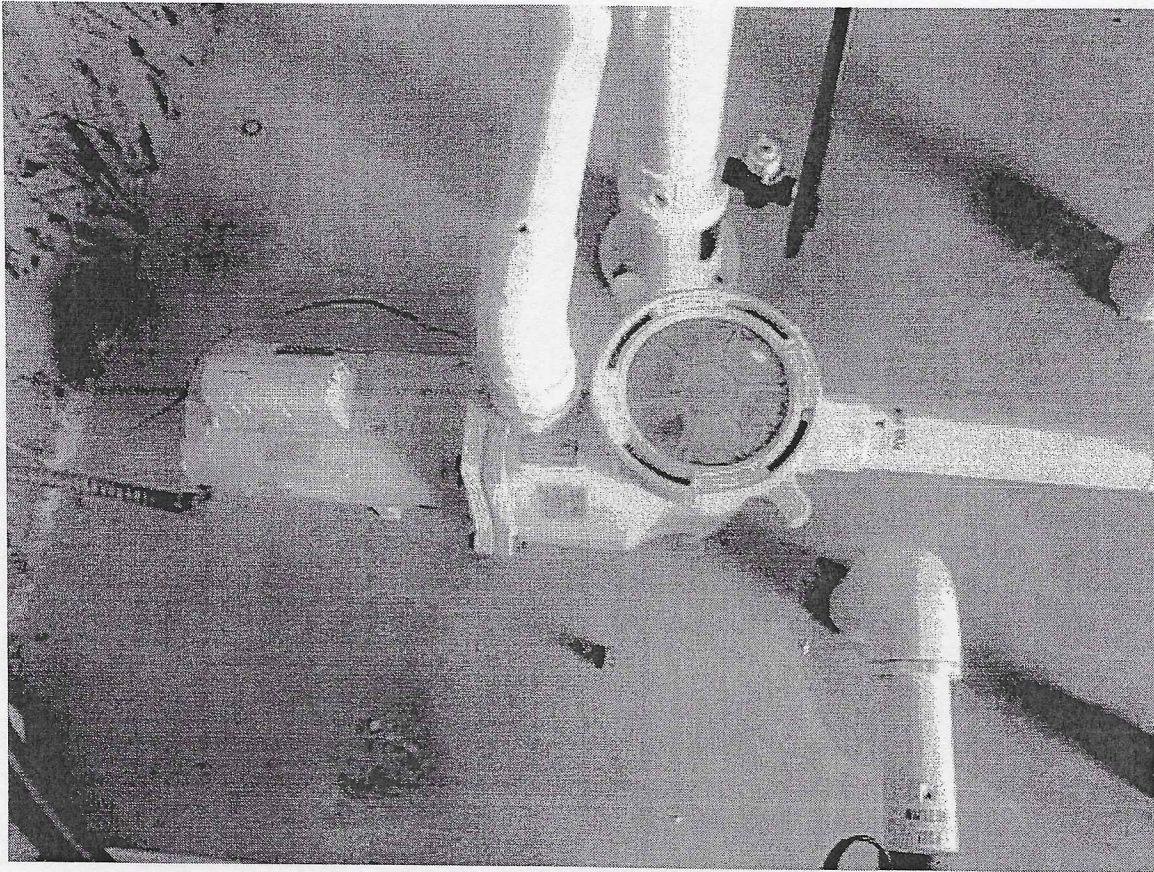
Low Cost:

High Cost:

Low Project Cost:

High Project Cost:

Component: Pool Pumps – Replace



Comments: Assumed to be in functional condition and operating as designed. Replacement cycles of pumps are difficult to predict and they are at a relatively low cost. Replacement is best suited as general maintenance expense, not as reserve component. No reserve funding suggested.

Quantity: (2) Pumps

Useful Life:

Remaining Useful Life:

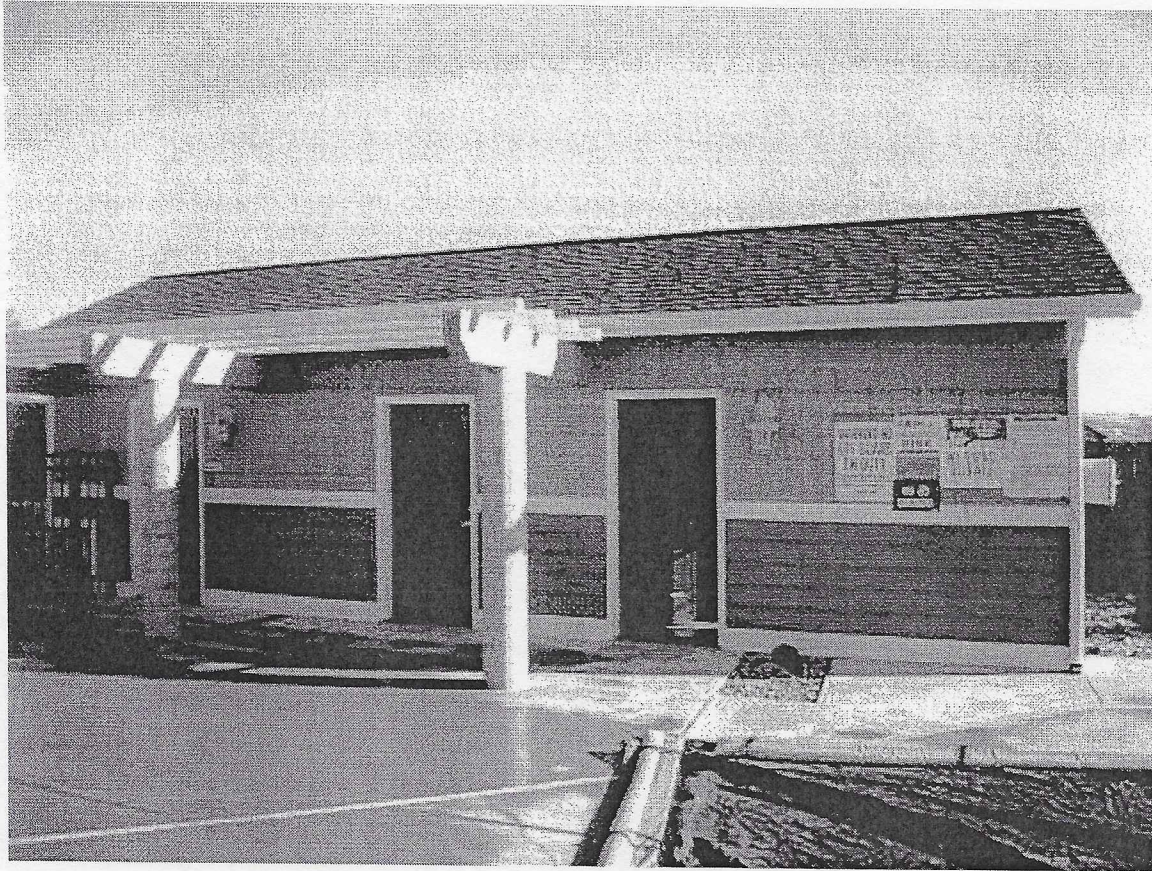
Low Cost:

High Cost:

Low Project Cost:

High Project Cost:

Component: Bathroom/Pumphouse Roof – Replace



Comments: Fair condition with no damage, unevenness or missing shingles observed during our limited scope visual inspection. No reported problems at this time. We assume the roof to have been correctly installed per the manufacturers specifications. We suggest regular professional inspections and prompt repairs as needed to ensure waterproof integrity. Keep gutters and downspouts clear and free of debris. Plan for replacement at roughly the time frame below.

Quantity: Approximately 510 Square Feet

Useful Life: 25 Years

Remaining Useful Life: 21 Years

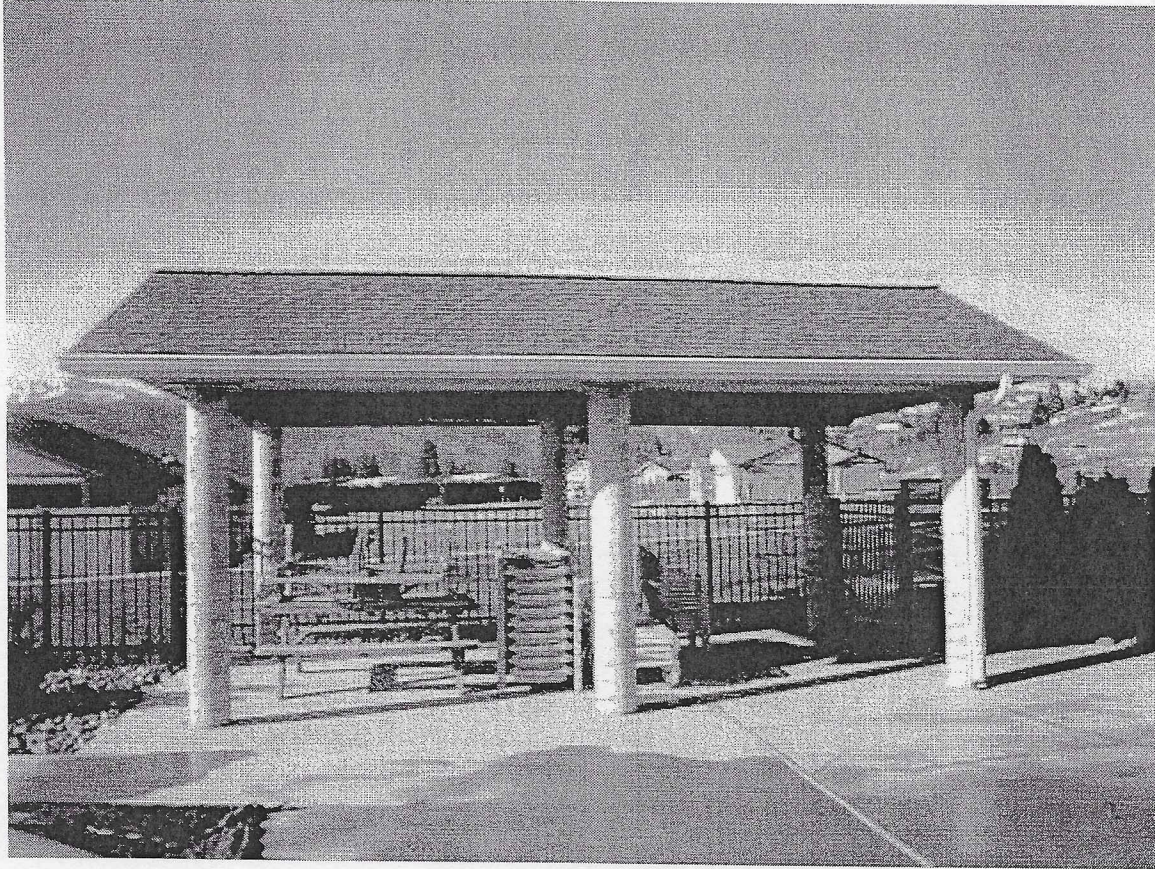
Low Cost: \$3.50/Sq Ft

High Cost: \$4.00/Sq Ft

Low Project Cost: \$1,790

High Project Cost: \$2,040

Component: Covered Patio Roofs – Replace



Comments: Fair condition with no damage, unevenness or missing shingles observed during our limited scope visual inspection. No reported problems at this time. We assume the roof to have been correctly installed per the manufacturers specifications. We suggest regular professional inspections and prompt repairs as needed to ensure waterproof integrity. Keep gutters and downspouts clear and free of debris. Plan for replacement at roughly the time frame below.

Quantity: Approximately 870 Square Feet

Useful Life: 30 Years

Remaining Useful Life: 26 Years

Low Cost: \$3.50/Sq Ft

High Cost: \$4.00/Sq Ft

Low Project Cost: \$3,050

High Project Cost: \$3,480

Component: Gutters/Downspouts – Repair/Replace



Comments: Fair condition with no damage observed. Inspect regularly and keep gutters and downspouts free of debris. Repair as needed from general maintenance funds. No anticipation of total replacement within the scope of this report. Repair/replace isolated areas as needed from general maintenance funds.

Quantity: Approximately 3,650 Linear Feet

Useful Life:

Remaining Useful Life:

Low Cost:

High Cost:

Low Project Cost:

High Project Cost: