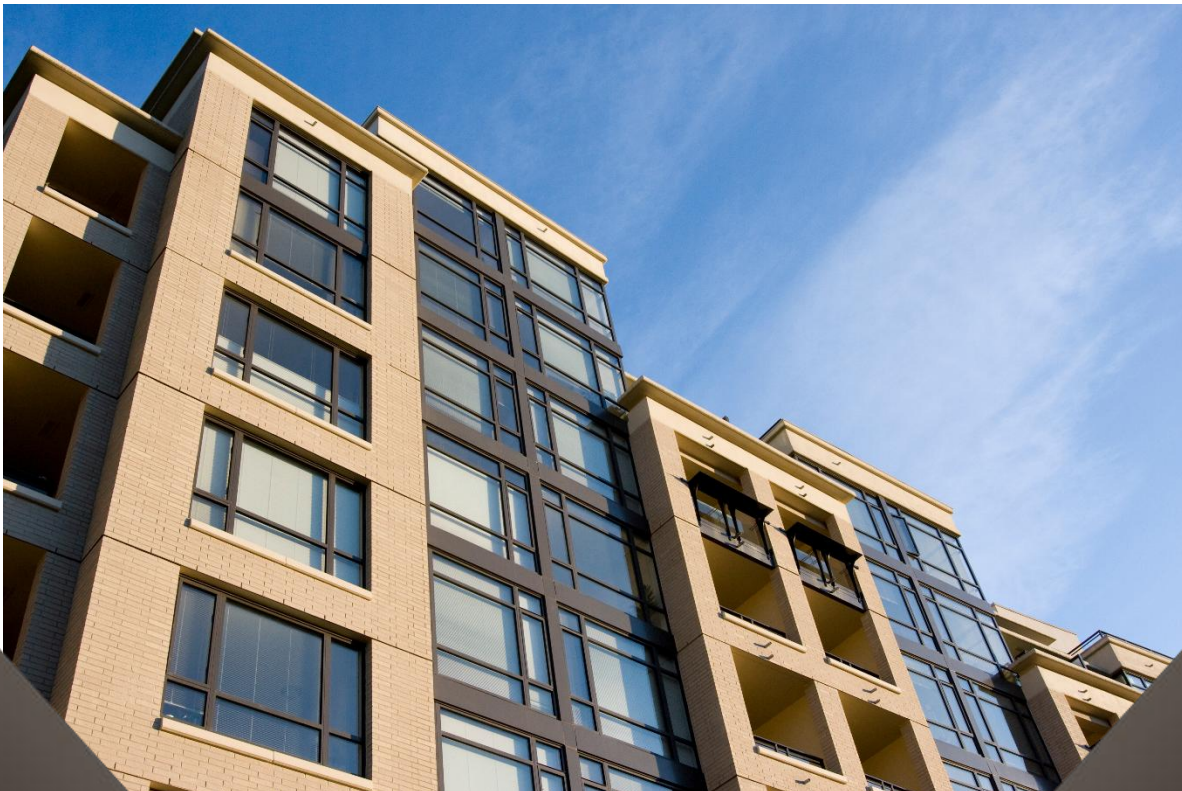




Securing Tomorrow, Today

# Condominium Sample Reserve Study

<b>Reserve Study Type</b> Full	<b>Level of Service</b> 1
<b>Job Number</b> 000-ST-0	<b>Property Location</b> City, ST
<b>Beginning</b> January 1, 2025	<b>Ending</b> December 31, 2025
<b>Date Prepared</b> February 25 <sup>th</sup> , 2024	<b>Fiscal Year</b> 2025



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# Reserve Study Overview

This Reserve Study report provides a comprehensive overview of the anticipated financial needs for the upkeep and replacement of various components within the property. This study aims to ensure that the property is well-maintained and financially sustainable over time.

This study is a snapshot in time based on the date the report was completed. While reserve studies provide a financial roadmap for managing common assets, they are based on data, assumptions, and conditions that are subject to change over time. Therefore, organizations should regularly review and update reserve studies to ensure they remain effective tools for long-term financial planning. Our recommendation is to update reserve studies every year and have a visual inspection completed every 3-5 years. However, if major projects occur sooner, we highly recommend getting a visual inspection done sooner as well.

**State Requirements:** Our recommendations are simply that, recommendations, they are not required. However, associations should consult with their attorney to see what is required for reserves in their corresponding state. Please see the link below for general information regarding state regulations:


[CAI Reserves - State Requirements](#)

**Special Assessments:** Special assessments may be recommended when unforeseen or inadequately planned expenses arise, such as unexpected major repairs, or replacement of large assets such as roofing, paving, etc. Special assessments serve as a financial solution of last resort, allowing homeowner associations and similar organizations to raise additional funds from their members to cover these unanticipated or urgent costs. Special assessments can be collected in the form of direct payments by unit owners or a bank loan. Keeping account of reserves and upcoming expenses can help prevent special assessments.

**Funding Methods:** There are two types of funding methods when it comes to reserves.

The first, which is highly recommended and what this report is based on, is the pooled method or “cash flow method”. This method of funding is basically one account of funds that can be allocated to any reserve project. With this method, the association may spend their reserve funds for any reserve project that occurs giving them a lot more flexibility.

The second method is the straight-lined method or “component method”. This method of funding is when associations have a separate account of funds for each component within their reserves. These funds can only be used for the specific component it is assigned to. For example, let’s say the association owns roadways and roofing. They would have one account for roadways and another for roadways. They




may only spend money that is in the roadway account on roadways and vice versa. While this may be beneficial for more detailed tracking, this limits the association from having any flexibility if an unexpected project occurs and the account is underfunded. Funds can be moved into a different account; however, it is a more complex process. If your association funding method is straight-lined, we recommend consulting with your attorney/accountant for more details about this process. Overall, this funding method results in higher annual contributions to make sure each account is funded adequately.

**Report Timeline:** This report is based on a 30-year timeframe. While some assets may have a greater useful life than the 30-year timeline. It is extremely beneficial to adequately plan for them since these expenses tend to be higher cost points.

**Inflation Rate:** The inflation rate used for this report is an anticipated average of inflation over 30 years. This rate was used to increase the starting cost estimate for each component every year. While some inflation rates may be higher or lower during the current time period in which the report was completed, over time this rate will level out as it has in the past.

**Yearly Increases:** Yearly increases to reserves are recommended. The cost of replacements are going to increase, and to help keep up with the rise in prices we recommend raising reserve contributions every year.

**Reserve Fund Status:** Reserve Fund Status is measured by the current funds the association has in reserves (estimated starting balance) compared to the “fully funded balance” for the corresponding fiscal year. The estimated starting balance was provided to us by the client, or calculated by using the budget received from the client. Please see page (10) of the report or the “Dashboard” tab of the Excel sheet to see your association's funding status.



# Executive Summary

Client Information	
Job #	000-ST-0
Property Name	Condominium
Location	City, ST
# of Units	30
Fiscal Year	2025
Inspection Date	2/25/2024
Total Property Income	\$975,000.00
Current Property Reserve Income	\$106,000.00
Estimated Starting Reserves Balance (1/1/2025)	\$975,000.00
Inflation	3%
Interest	2%
Yearly Percent Increase to Reserves	3%
Number of Funded Components	42
Fund Status (Current % Funded)	61.3%
Funding Plan	
State Required Recommendations (If Applicable)	
Reserve Contributions	N/A
Reserve Contributions Per Unit	N/A
Midwest Reserves' Recommendations	
Reserve Contributions	\$135,062.15
Reserve Contributions Per Unit	\$4,502.07
Special Assessment (If Applicable)	\$0.00
Special Assessment (If Applicable) Per Unit	\$0.00
Baseline Method (Stay above \$0)	
Reserve Contributions	\$126,018.77
Reserve Contributions Per Unit	\$4,200.63
Special Assessment (If Applicable)	\$0.00
Special Assessment (If Applicable) Per Unit	\$0.00

# Purpose and Objectives

The purpose of this Reserve Study is to assess the association-owned assets and estimate future replacement costs.

This study is based on a systematic approach to evaluate component conditions, determine remaining life, and calculate replacement costs. Methods utilized include:

- Physical inspections and condition assessments by qualified professionals.
- Depreciation calculations considering factors like age, condition, and remaining life.
- Inflation-adjusted cost projections to reflect future expenses accurately.
- Funding models that adhere to industry standards and best practices.

Our component list follows the three-part test structured by the NRSS which is the following:

- The association has the obligation to maintain or replace the existing element.
- The need and schedule for this project can be reasonably anticipated.
- The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

A comprehensive component inventory has been compiled, including the following details for each component:

- Component Number
- Component Name
- Location
- Last Replacement
- Next Replacement
- Inspection Condition
- General Information
- Useful Life (UL)
- Remaining Useful Life (RUL)
- Quantity
- Unit Measurement
- Estimated Cost
- Additional Notes

Explanation of Midwest Reverses findings for component inventory details:

- UL/RUL
  - Client Project History
  - Visual Inspection Condition
  - Local Vendor Research
- Cost Estimates
  - Local Vendor Research
  - Client Cost History
  - Midwest Reserves Similar Clientele Database
  - National Industry Cost Estimating Guidebooks

Projected expenses for each component have been calculated, reflecting estimated costs over the study period. The future costs of components have been adjusted for inflation, providing a realistic representation of future expenses. This helps in formulating a sustainable funding strategy.

Graphical representations of component deterioration rates are presented in the additional Excel file provided, offering insights into the aging patterns of each component. This visualization aids in understanding long-term maintenance needs.

The Remaining Useful Life (RUL) table, provided in the additional Excel file, outlines the anticipated remaining lifespan of each component. This table serves as a valuable tool for proactive planning, ensuring timely replacements and cost-effective maintenance. This timeline does not mean the association is required or should replace the component at that time. It just means the association should be financially capable of replacing the component at that time.



# Funding Goal

This report is intended to assist your association in reaching 100% funded in a 30-year timeframe. The Reserve Study Report provides an essential roadmap for maintaining the property's components and ensuring financial sustainability. We recommend that the findings and recommendations outlined in this report be carefully considered in your property management and budgeting strategies.

"Fully funded" by the definition of National Reserve Study Standards (NRSS) is the following: *Full Funding is "a reserve funding goal to attain and maintain reserves at or near 100 percent funded." While the NRSS doesn't define a time period within which this goal is to be achieved, a stable and equitable multi-year funding plan should draw the association smoothly to the 100 percent level within the years projected in the reserve study. Minor variances in an association's percent-funded status typically occur from year to year. Reserve professionals should consider any association that's funded within a few percentage points from the 100 percent level to be fully funded.*

## Percent Funded Calculation

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

If the client would prefer to aim for a different funding goal, they may do so by using the Excel file provided. Please feel free to contact us if you have any questions regarding how to use the Excel file.



# Definitions

*SF = Square Foot*

*LF = Linear Foot*

*Allowance = Sum of Costs*

*FFB = Fully Funded Balance*

*UL = Useful Life*

*RUL = Remaining Useful Life*

# Disclaimers

Disclaimers and Limitations on the Information and Recommendations Contained in this Report.

Midwest Reserves has performed a visual inspection of the property as part of developing this report. We did not conduct any invasive or destructive testing and are not providing an exhaustive review of building code compliance. We also have not performed any material testing, core sampling, or performance testing of any building, equipment, or machinery on the premises. We have not inspected the premises for any construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems with sub-surface drainage systems. We have made reasonable efforts to exercise due diligence with regard to our inspection, but we make no representations or warranties regarding any latent or hidden defects not observable from the visual inspection.

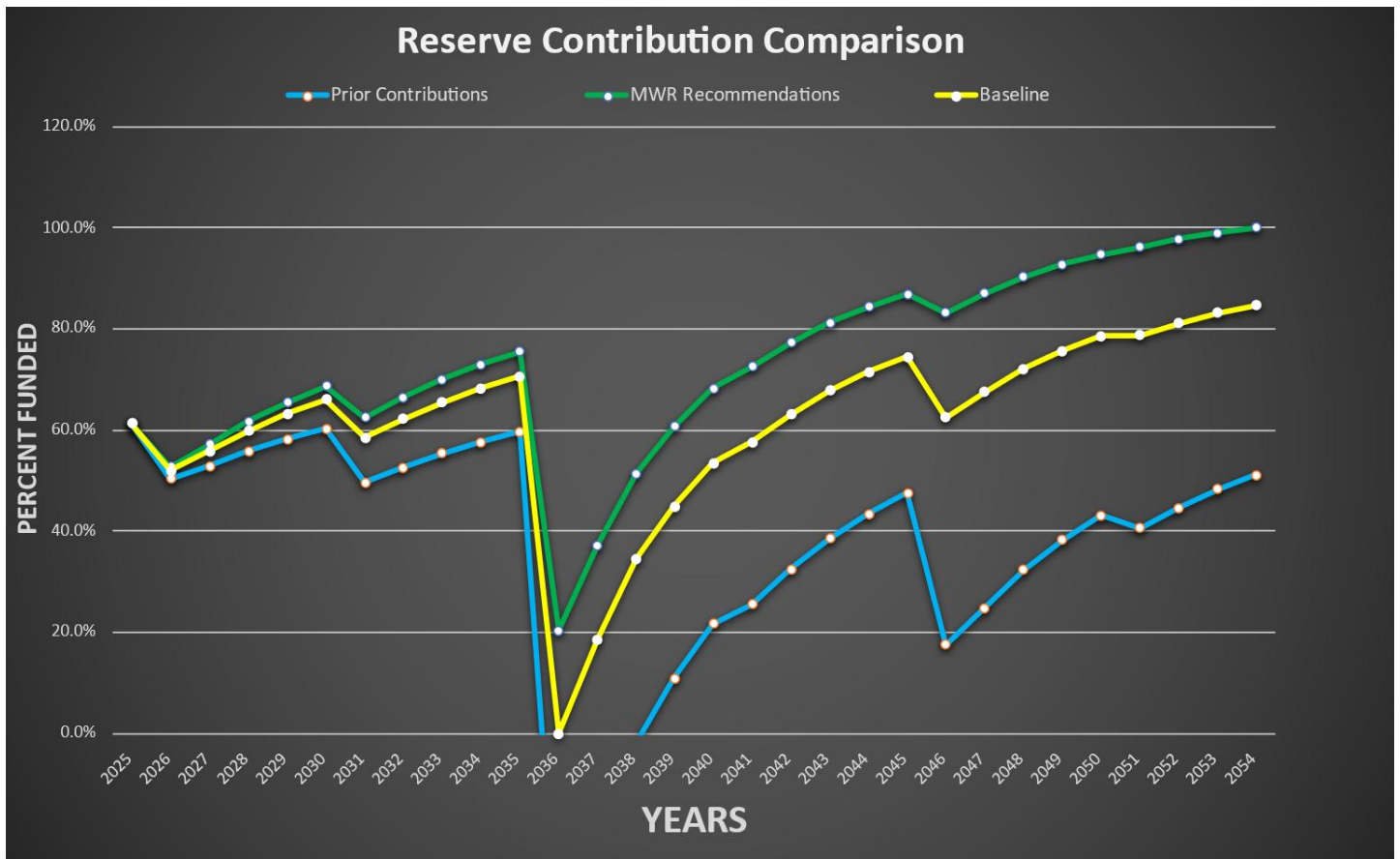
You acknowledge that we are relying on you to provide accurate information to us, and we assume that all such information provided by you is correct. We have not checked the viability or accuracy of any information you provided to us. We will assume no liability for the inaccuracy of any information provided by you to us.

Any opinions we have provided to you regarding estimated costs and remaining useful lives are not a guarantee or warranty of the actual costs you may incur regarding any elements of the premises or remaining useful lives. This report is not intended to be used for and you may not use this report or any part of this report as a design specification, design engineering, appraisal, audit, quality/forensic analysis, or background checks of historical records.

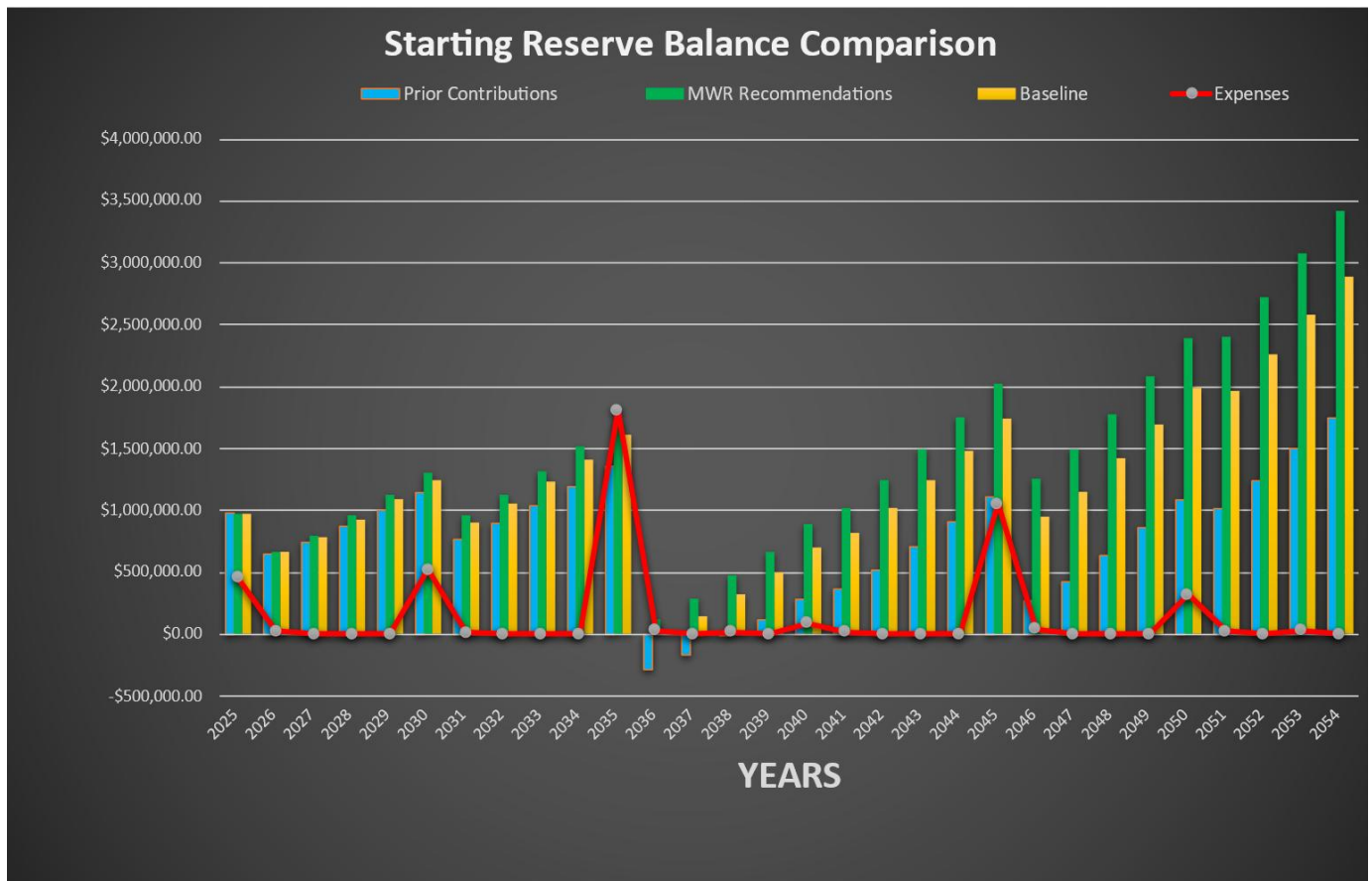
You acknowledge that the physical condition of the premises, the economic environment, and legislative environment can change and therefore, understand that the information provided in this report is provided as a “one-year” document. Because of these likely changes, we advise continuing to obtain yearly reports in order to assist you with forecasting your yearly reserves.

In addition to the foregoing, all the limitations of liability and disclaimers of warranties set forth in the Services Agreement between you and us apply to this report. Midwest Reserve’s liability is limited to the cost of this study.

# Reserve Contribution Comparison Chart



# Starting Balance Comparison Chart



# Component List Summary

\*Red highlighted components need to be addressed in the initial fiscal year.

\*Yellow highlighted components need to be addressed within the first five years.

Component #	Component Name	Quantity	Unit Measurement	UL	RUL	Cost	Next Replacement
1010	Asphalt - Sealcoating	26,000	SF	5	1	\$ 10,000	2026
1020	Asphalt - Mill & Overlay	26,000	SF	20	0	\$ 62,000	2025
1070	Metal Fencing - Replace	350	LF	30	10	\$ 27,000	2035
1090	Chain Link Fencing - Replace	610	LF	25	15	\$ 18,000	2040
1100	Trash Enclosure Gate(s) - Replace	3	Gate(s)	25	5	\$ 7,000	2030
1180	Street Lights - Replace	5	Lights	25	5	\$ 16,000	2030
1240	Entry Gate(s) - Replace	120	SF	30	20	\$ 10,000	2045
1250	Gate Operator(s) - Replace	2	Operator(s)	15	5	\$ 11,000	2030
1270	Intercom System(s) - Replace	1	System(s)	15	5	\$ 6,500	2030
1300	Security System(s) - Replace	1	System(s)	15	5	\$ 26,000	2030
1400	Pumping Station(s) - Repair/Replace	1	Station(s)	20	0	\$ 18,000	2025
1420	Erosion Control - Replace	300	LF	40	20	\$ 82,400	2045
1480	Dock Structure(s) - Replace	4,320	SF	30	10	\$ 308,000	2035
1490	Dock Deck(s) - Replace	4,320	SF	15	10	\$ 143,000	2035
1500	Dock Power Unit(s) - Replace	8	Power Unit(s)	30	10	\$ 28,600	2035
2010	Asphalt Roofing - Replace	19,300	SF	25	5	\$ 144,000	2030
2030	Flat Roofing - Replace	260	SF	25	5	\$ 8,100	2030
2120	Gutters - Replace	1,190	LF	25	5	\$ 17,300	2030
2130	Exteriors - Paint/Seal	1	Allowance	10	0	\$ 161,000	2025
2140	Vinyl Soffits - Replace	13,400	SF	30	10	\$ 131,000	2035
2170	Structural - Repairs	1	Allowance	10	0	\$ 35,000	2025
2210	Common Solid Doors - Replace	8	Doors	40	20	\$ 24,000	2045
2290	Metal Shutters/Awnings - Replace	205	SF	30	10	\$ 7,400	2035
2300	Exterior Lights - Replace	185	Lights	20	10	\$ 17,700	2035
2305	Garage Lights - Replace	25	Lights	20	0	\$ 6,470	2025
2310	Mailboxes - Replace	3	Panels	30	10	\$ 8,510	2035
2350	Coated Deck - Resurface	17,900	SF	30	10	\$ 226,000	2035
2380	Metal/Aluminum Railings - Paint	1,310	LF	10	0	\$ 19,100	2025
2390	Metal/Aluminum Railings - Replace	1,310	LF	30	10	\$ 176,000	2035
2460	Metal Staircase(s) - Repair/Refurbish	4	Staircase(s)	20	0	\$ 105,000	2025
3010	HVAC - Replace	1	System(s)	15	10	\$ 3,000	2035
3170	Elevator(s) - Replace	1	Elevator(s)	25	5	\$ 162,500	2030
3180	Elevator Cab(s) - Replace	1	Cab(s)	25	5	\$ 11,000	2030
3240	Fire Alarm System(s) - Modernize	1	System(s)	25	5	\$ 34,000	2030
3260	Exit Signs/Emergency Lights - Replace	105	Fixtures	20	0	\$ 10,900	2025
3300	Plumbing System - Repairs	1	Allowance	15	13	\$ 13,000	2038
5010	Swimming Pool - Resurface	1	Pool	15	0	\$ 33,400	2025
5030	Pool Deck (Coated) - Coat/Seal	3,640	SF	5	0	\$ 7,030	2025
5040	Pool Deck (Coated) - Resurface	3,640	SF	30	10	\$ 29,800	2035
5070	Pool Deck Lighting - Replace	8	Lights	30	10	\$ 19,200	2035
5080	Pool Deck Furniture - Replace	22	Pieces	10	1	\$ 13,600	2026

# 30-Year Summary (Midwest Reserves)

## Percent Funded Key

Special Assessment Risk



## MIDWEST RESERVES RECOMMENDATIONS

Year	Start of Year Balance	Percent Funded	Reserve Contributions	Expenses	Special Assessment	Interest Earned
2025	\$975,000.00	61.3%	\$135,062.15	\$457,900.00	\$0.00	\$19,500.00
2026	\$671,662.15	52.7%	\$139,114.01	\$24,308.00	\$0.00	\$13,433.24
2027	\$799,901.41	57.2%	\$143,287.43	\$0.00	\$0.00	\$15,998.03
2028	\$959,186.87	61.6%	\$147,586.06	\$0.00	\$0.00	\$19,183.74
2029	\$1,125,956.67	65.4%	\$152,013.64	\$0.00	\$0.00	\$22,519.13
2030	\$1,300,489.44	68.7%	\$156,574.05	\$522,171.82	\$0.00	\$26,009.79
2031	\$960,901.45	62.5%	\$161,271.27	\$11,940.52	\$0.00	\$19,218.03
2032	\$1,129,450.23	66.4%	\$166,109.41	\$0.00	\$0.00	\$22,589.00
2033	\$1,318,148.64	70.0%	\$171,092.69	\$0.00	\$0.00	\$26,362.97
2034	\$1,515,604.31	73.0%	\$176,225.47	\$0.00	\$0.00	\$30,312.09
2035	\$1,722,141.86	75.5%	\$181,512.24	\$1,810,712.29	\$0.00	\$34,442.84
2036	\$127,384.64	20.3%	\$186,957.60	\$32,667.92	\$0.00	\$2,547.69
2037	\$284,222.02	37.2%	\$192,566.33	\$0.00	\$0.00	\$5,684.44
2038	\$482,472.79	51.3%	\$198,343.32	\$19,090.94	\$0.00	\$9,649.46
2039	\$671,374.63	60.6%	\$204,293.62	\$0.00	\$0.00	\$13,427.49
2040	\$889,095.74	68.2%	\$210,422.43	\$91,032.04	\$0.00	\$17,781.91
2041	\$1,026,268.05	72.4%	\$216,735.10	\$16,047.06	\$0.00	\$20,525.36
2042	\$1,247,481.45	77.2%	\$223,237.15	\$0.00	\$0.00	\$24,949.63
2043	\$1,495,668.23	81.2%	\$229,934.27	\$0.00	\$0.00	\$29,913.36
2044	\$1,755,515.86	84.3%	\$236,832.30	\$0.00	\$0.00	\$35,110.32
2045	\$2,027,458.48	86.9%	\$243,937.27	\$1,055,491.41	\$0.00	\$40,549.17
2046	\$1,256,453.51	83.1%	\$251,255.38	\$43,902.95	\$0.00	\$25,129.07
2047	\$1,488,935.01	87.0%	\$258,793.05	\$0.00	\$0.00	\$29,778.70
2048	\$1,777,506.76	90.2%	\$266,556.84	\$0.00	\$0.00	\$35,550.14
2049	\$2,079,613.73	92.7%	\$274,553.54	\$0.00	\$0.00	\$41,592.27
2050	\$2,395,759.55	94.7%	\$282,790.15	\$320,410.84	\$0.00	\$47,915.19
2051	\$2,406,054.05	96.2%	\$291,273.85	\$21,565.91	\$0.00	\$48,121.08
2052	\$2,723,883.07	97.8%	\$300,012.07	\$0.00	\$0.00	\$54,477.66
2053	\$3,078,372.80	99.0%	\$309,012.43	\$29,743.06	\$0.00	\$61,567.46
2054	\$3,419,209.63	100.0%	\$318,282.80	\$0.00	\$0.00	\$68,384.19

# 30-Year Summary (Baseline)

Percent Funded Key

Special Assessment Risk



## BASELINE SUMMARY

Year	Start of Year Balance	Percent Funded	Reserve Contributions	Expenses	Special Assessment	Interest Earned
2025	\$975,000.00	61.3%	\$126,018.77	\$457,900.00	\$0.00	\$19,500.00
2026	\$662,618.77	52.0%	\$129,799.33	\$24,308.00	\$0.00	\$13,252.38
2027	\$781,362.48	55.8%	\$133,693.31	\$0.00	\$0.00	\$15,627.25
2028	\$930,683.04	59.8%	\$137,704.11	\$0.00	\$0.00	\$18,613.66
2029	\$1,087,000.82	63.2%	\$141,835.24	\$0.00	\$0.00	\$21,740.02
2030	\$1,250,576.07	66.0%	\$146,090.29	\$522,171.82	\$0.00	\$25,011.52
2031	\$899,506.06	58.5%	\$150,473.00	\$11,940.52	\$0.00	\$17,990.12
2032	\$1,056,028.67	62.1%	\$154,987.19	\$0.00	\$0.00	\$21,120.57
2033	\$1,232,136.43	65.4%	\$159,636.81	\$0.00	\$0.00	\$24,642.73
2034	\$1,416,415.97	68.2%	\$164,425.91	\$0.00	\$0.00	\$28,328.32
2035	\$1,609,170.20	70.6%	\$169,358.69	\$1,810,712.29	\$0.00	\$32,183.40
2036	\$0.00	0.0%	\$174,439.45	\$32,667.92	\$0.00	\$0.00
2037	\$141,771.53	18.6%	\$179,672.63	\$0.00	\$0.00	\$2,835.43
2038	\$324,279.60	34.5%	\$185,062.81	\$19,090.94	\$0.00	\$6,485.59
2039	\$496,737.06	44.9%	\$190,614.70	\$0.00	\$0.00	\$9,934.74
2040	\$697,286.50	53.5%	\$196,333.14	\$91,032.04	\$0.00	\$13,945.73
2041	\$816,533.33	57.6%	\$202,223.13	\$16,047.06	\$0.00	\$16,330.67
2042	\$1,019,040.07	63.1%	\$208,289.83	\$0.00	\$0.00	\$20,380.80
2043	\$1,247,710.70	67.7%	\$214,538.52	\$0.00	\$0.00	\$24,954.21
2044	\$1,487,203.43	71.4%	\$220,974.68	\$0.00	\$0.00	\$29,744.07
2045	\$1,737,922.18	74.5%	\$227,603.92	\$1,055,491.41	\$0.00	\$34,758.44
2046	\$944,793.14	62.5%	\$234,432.04	\$43,902.95	\$0.00	\$18,895.86
2047	\$1,154,218.08	67.4%	\$241,465.00	\$0.00	\$0.00	\$23,084.36
2048	\$1,418,767.44	72.0%	\$248,708.95	\$0.00	\$0.00	\$28,375.35
2049	\$1,695,851.73	75.6%	\$256,170.21	\$0.00	\$0.00	\$33,917.03
2050	\$1,985,938.98	78.5%	\$263,855.32	\$320,410.84	\$0.00	\$39,718.78
2051	\$1,969,102.25	78.7%	\$271,770.98	\$21,565.91	\$0.00	\$39,382.04
2052	\$2,258,689.36	81.1%	\$279,924.11	\$0.00	\$0.00	\$45,173.79
2053	\$2,583,787.26	83.1%	\$288,321.83	\$29,743.06	\$0.00	\$51,675.75
2054	\$2,894,041.78	84.6%	\$296,971.49	\$0.00	\$0.00	\$57,880.84



# 30-Year Summary (Prior)

## Percent Funded Key

Special Assessment Risk



## PRIOR RESERVES CONTRIBUTIONS

Year	Start of Year Balance	Percent Funded	Reserve Contributions	Expenses	Special Assessment	Interest Earned
2025	\$975,000.00	61.3%	\$106,000.00	\$457,900.00	\$0.00	\$19,500.00
2026	\$642,600.00	50.4%	\$109,180.00	\$24,308.00	\$0.00	\$12,852.00
2027	\$740,324.00	52.9%	\$112,455.40	\$0.00	\$0.00	\$14,806.48
2028	\$867,585.88	55.8%	\$115,829.06	\$0.00	\$0.00	\$17,351.72
2029	\$1,000,766.66	58.2%	\$119,303.93	\$0.00	\$0.00	\$20,015.33
2030	\$1,140,085.93	60.2%	\$122,883.05	\$522,171.82	\$0.00	\$22,801.72
2031	\$763,598.88	49.7%	\$126,569.54	\$11,940.52	\$0.00	\$15,271.98
2032	\$893,499.87	52.6%	\$130,366.63	\$0.00	\$0.00	\$17,870.00
2033	\$1,041,736.50	55.3%	\$134,277.63	\$0.00	\$0.00	\$20,834.73
2034	\$1,196,848.86	57.6%	\$138,305.96	\$0.00	\$0.00	\$23,936.98
2035	\$1,359,091.79	59.6%	\$142,455.14	\$1,810,712.29	\$0.00	\$27,181.84
2036	-\$281,983.53	-44.9%	\$146,728.79	\$32,667.92	\$0.00	\$0.00
2037	-\$167,922.66	-22.0%	\$151,130.65	\$0.00	\$0.00	\$0.00
2038	-\$16,792.00	-1.8%	\$155,664.57	\$19,090.94	\$0.00	\$0.00
2039	\$119,781.63	10.8%	\$160,334.51	\$0.00	\$0.00	\$2,395.63
2040	\$282,511.78	21.7%	\$165,144.55	\$91,032.04	\$0.00	\$5,650.24
2041	\$362,274.52	25.6%	\$170,098.88	\$16,047.06	\$0.00	\$7,245.49
2042	\$523,571.83	32.4%	\$175,201.85	\$0.00	\$0.00	\$10,471.44
2043	\$709,245.12	38.5%	\$180,457.90	\$0.00	\$0.00	\$14,184.90
2044	\$903,887.92	43.4%	\$185,871.64	\$0.00	\$0.00	\$18,077.76
2045	\$1,107,837.32	47.5%	\$191,447.79	\$1,055,491.41	\$0.00	\$22,156.75
2046	\$265,950.45	17.6%	\$197,191.22	\$43,902.95	\$0.00	\$5,319.01
2047	\$424,557.74	24.8%	\$203,106.96	\$0.00	\$0.00	\$8,491.15
2048	\$636,155.85	32.3%	\$209,200.17	\$0.00	\$0.00	\$12,723.12
2049	\$858,079.14	38.3%	\$215,476.18	\$0.00	\$0.00	\$17,161.58
2050	\$1,090,716.90	43.1%	\$221,940.46	\$320,410.84	\$0.00	\$21,814.34
2051	\$1,014,060.86	40.5%	\$228,598.67	\$21,565.91	\$0.00	\$20,281.22
2052	\$1,241,374.84	44.6%	\$235,456.63	\$0.00	\$0.00	\$24,827.50
2053	\$1,501,658.97	48.3%	\$242,520.33	\$29,743.06	\$0.00	\$30,033.18
2054	\$1,744,469.42	51.0%	\$249,795.94	\$0.00	\$0.00	\$34,889.39


# Excluded Components

The components listed below have not been included within the reserve study due to not meeting the requirements for the following three-part test provided by the National Reserve Study Standards (<https://www.caionline.org/pages/default.aspx>):

1. The association has the obligation to maintain or replace the existing element. (Client Not Responsible)
2. The need and schedule for this project can be reasonably anticipated. (Unpredictable Life Expectancy)
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs (Below Minimum Threshold, Operating Expense)

Reason			
Component Name			
Unpredictable Life Expectancy	Insignificant Cost	Client Not Responsible	Operating Expense
Site Drainage	Concrete Driveways/Sidewalks/Curbs Repairs	Boat Lift Replacements (4)	Landscaping
Irrigation System (Underground Lines)	Wood Fence Replacement	Unit Windows	Tree Trimming
Retaining Wall Repairs	Street Sign Replacements	Unit Glass Doors (30)	Roof Cleaning/Treatment
Masonry Siding	Monument Sign Lettering Replacements	Unit Solid Doors (30)	Snow Removal/Treatment
Electrical System	Landscape Light Replacements (2)	USPS Parcel Kiosk Mailboxes (2)	Pressure Washing
Utility Infrastructure	Irrigation Controller Replacement (1)	Unit HVAC Systems	
Building Structural Members	Rope Fence Replacement (375 LF)		
Building Foundation(s)	Outdoor Table Replacements (2)		
	Outdoor Dining Chair Replacements (2)		
	Charcoal Grill Replacement (1)		
	Fan Forced Heater Replacements (2)		
	1-HP Air Compressor Replacement (1)		
	Pool Cover Replacement (1)		
	Pool Equipment Replacements		

# Component Inventory Details




The "Component Details" section of a reserve study report provides a comprehensive breakdown of the various components that are part of the homeowner association's property. These components can include buildings, infrastructure, common areas, amenities, and other elements that require maintenance, repairs, and replacement over time. The purpose of this section is to provide a detailed inventory of each component, including important information related to its condition, lifespan, replacement costs, inspection image, and more.

Every component that did not meet the cost threshold has been added to the non-funded component details section under "Immaterial Cost".

The Component Details section is crucial for understanding the current status of each component, its expected lifespan, and the financial requirements for future repairs or replacements. It forms the foundation for calculating reserve funding needs, budget planning, and determining whether the association is adequately prepared to cover future expenses. A thorough and accurate inventory of component details ensures that the reserve study report provides a clear roadmap for the association's financial management and maintenance planning.

See the following pages for your association's component details.



1010

**Asphalt - Sealcoating**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Throughout property

Component History:

Next Replacement: 2026

UL: 5 RUL: 1

Quantity: 26,000 SF

Estimated Cost: \$10,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, would indicate some wear and minor signs of deterioration in the asphalt sealcoating. The surface may show early signs of cracking or small potholes, which could result from weather-induced stress and aging. While the overall condition may not be optimal, there is still potential to address the issues through timely maintenance and repairs. With proactive measures such as crack filling, patching, and additional sealcoating, it is possible to preserve the integrity of the asphalt and prevent further degradation.

General Information: It's essential to conduct regular inspections and assessments to determine the appropriate timing for sealcoating maintenance and to ensure the longevity and safety of the asphalt pavement. Regular sealcoating maintenance can save you substantial costs in the long run and ensure the safety and aesthetics of your community.

Additional Notes: None

1020

**Asphalt - Mill & Overlay**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Throughout property

Component History: 2005: Original to construction

Next Replacement: 2025

UL: 20 RUL: 0

Quantity: 26,000 SF

Estimated Cost: \$62,000.00

Cost Source: MWR Data

Inspection Condition: In a poor condition assessment, the asphalt exhibits significant deterioration and distress. Cracks and potholes are prevalent, posing potential hazards to pedestrians and vehicles. The pavement's structural integrity may be compromised, leading to potential safety risks and decreased functionality. Extensive rehabilitation or replacement might be necessary to restore the pavement's usability and ensure a safe environment.

General Information: Asphalt mill and overlay involves removing the top layer of an existing asphalt surface and replacing it with a new layer. This process is commonly used to rejuvenate aging or damaged pavements. It's crucial to regularly assess the condition of your asphalt surfaces and plan for maintenance and repair as needed. A proactive approach, along with periodic inspections and a well-thought-out reserve fund, will help you manage the costs and ensure the longevity of your asphalt pavement. Consulting with a professional. The cost for this component can vary depending on the amount of asphalt depth milled.

Additional Notes: None

1070

**Metal Fencing - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Perimeter of property (including pool)

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 350 LF

Estimated Cost: \$27,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, metal fencing displays moderate signs of deterioration and wear. There may be some instances of rust or corrosion, especially in areas with exposure to harsh weather conditions. Although the structural integrity is generally intact, it is crucial to address these issues promptly to prevent further deterioration. We recommend routine inspections and performing necessary repairs, such as rust removal and repainting, to keep the fencing in a fair condition and extend its usable life.

General Information: Metal fencing, while durable and long-lasting, requires proper maintenance to maintain its condition over time. Routine inspections, cleaning, and repainting can significantly extend the life of the fencing and preserve its functionality. Furthermore, selecting high-quality materials and professional installation can contribute to its longevity and reduce the need for premature replacement.

Additional Notes: Height: 6' | (3) Pedestrian Gates

1090

**Chain Link Fencing - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Perimeter of property

Component History: 2015: Installed

Next Replacement: 2040

UL: 25 RUL: 15

Quantity: 610 LF

Estimated Cost: \$18,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, chain link fencing shows noticeable signs of wear. Although the fence is still structurally sound, there may be areas with moderate rust or minor damage that could impact its longevity. In such cases, proactive maintenance, such as spot treatments, rust removal, and localized repairs, can help extend the life of the fence and delay the need for a full replacement.

General Information: Chain link fencing is a popular and cost-effective option for securing properties while providing visibility and maintaining an open feel. However, like any structure, it requires regular maintenance to maximize its lifespan and functionality. Routine inspections, cleaning, and minor repairs can significantly extend the life of your chain link fence.

Additional Notes: Height: 6'



1100

**Trash Enclosure Gate(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Trash enclosure(s)

Component History: 2005: Original to construction

Next Replacement: 2030

UL: 25 RUL: 5

Quantity: 3 Gate(s)

Estimated Cost: \$7,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, trash enclosure gates exhibit noticeable wear and tear. There might be some minor functionality issues, such as loose hinges or rust spots, which could affect their performance over time. While the gates are still operational, it's crucial to address these concerns promptly to prevent further deterioration. We suggest implementing a maintenance plan that includes repairs and surface treatments to prolong their usability.

General Information: Replacing trash enclosure gates is a vital aspect of maintaining a well-functioning and aesthetically pleasing community. Quality gates not only enhance the property's overall appearance but also contribute to its security and safety. Investing in durable materials and proper installation can significantly extend the lifespan of the gates, reducing the need for frequent replacements and associated expenses.

Additional Notes: Dimensions Per Gate: 9' x 6' | Material: Metal/Wood

1180

**Street Lights - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Throughout property

Component History: 2005: Original to construction

Next Replacement: 2030

UL: 25 RUL: 5

Quantity: 5 Lights

Estimated Cost: \$16,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, street lights in your community show moderate signs of wear and aging. While they are still functional, some components might require attention. As a proactive measure, we recommend initiating a scheduled maintenance plan to address these issues promptly and prevent further deterioration.

General Information: Street light replacement is a vital aspect of maintaining a well-lit and safe community. These lights play a crucial role in enhancing visibility during nighttime, reducing accidents, deterring criminal activities, and promoting overall community well-being. Regularly assessing the condition of street lights is essential in identifying potential issues early on and planning for timely maintenance or replacement. By adhering to a proactive approach, your community can save on long-term expenses and ensure the continued functionality and safety of its street lighting system. When considering a replacement project, it's essential to work with a reputable and experienced contractor to ensure the selection of energy-efficient and durable lighting solutions that meet the specific needs of your community. Lights were not tested during the inspection.

Additional Notes: Material: Metal | Height: 30' | (5) Single-Fixture Lights

1240

**Entry Gate(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Entry/exit area of property

Component History: 2015: Installed

Next Replacement: 2045

UL: 30 RUL: 20

Quantity: 120 SF

Estimated Cost: \$10,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, entry gates exhibit moderate signs of aging and wear. Some components may be showing early signs of deterioration, such as rust or minor mechanical issues.

General Information: Replacing entry gates is a substantial undertaking that involves careful planning and budgeting. We strongly advise considering factors such as material selection, security features, aesthetics, and long-term maintenance costs when choosing the new gates. By investing in high-quality and durable entry gates, you can enhance the property's curb appeal, increase its overall value, and provide peace of mind to the community members.

Additional Notes: (2) Vehicular Gates

1250

**Gate Operator(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Entry/exit area of property

Component History: 2015: Installed

Next Replacement: 2030

UL: 15 RUL: 5

Quantity: 2 Operator(s)

Estimated Cost: \$11,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Gate operators play a pivotal role in maintaining the security and controlled access of your property. Regularly assessing their condition is vital to ensure the safety of residents and visitors while preventing unauthorized entry. With harsh weather conditions, gate operators may be susceptible to accelerated wear and tear. Conducting timely inspections, adhering to maintenance schedules, and keeping abreast of technological advancements will contribute significantly to their longevity and cost-effectiveness.

Additional Notes: Make: Hysecurity | Model: SwingSmart DC 20 | Date: 2015

1270

**Intercom System(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Entry/exit areas

Component History: 2015: Installed

Next Replacement: 2030

UL: 15 RUL: 5

Quantity: 1 System(s)

Estimated Cost: \$6,500.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Maintaining your community intercom system involves regular inspections, cleaning, and testing to ensure proper functionality. Check for physical damage, ensure a stable power supply, and keep software updated if applicable. Verify cabling and connections, protect outdoor components from weather, and educate users on proper handling. Schedule professional maintenance, keep records, and plan for potential upgrades. This proactive approach guarantees reliable communication and extends the system's lifespan.

Additional Notes: Make: DKS | Model: 1835-080 | Date: 2005

1300

**Security System(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Throughout common areas

Component History: 2015: Replaced for \$20,000

Next Replacement: 2030

UL: 15 RUL: 5

Quantity: 1 System(s)

Estimated Cost: \$26,000.00

Cost Source: Inflated Client Cost History

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Security camera systems play a vital role in safeguarding your property, assets, and the well-being of occupants. Regular assessments and timely maintenance are essential to ensure these systems remain in optimal condition. As an association, you are likely to encounter various environmental factors, such as temperature fluctuations and extreme weather conditions, which may impact the longevity of your security cameras.

Additional Notes: (25) Cameras

1400

**Pumping Station(s) - Repair/Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Parking garage

Component History: 2005: Original to construction

Next Replacement: 2025

UL: 20 RUL: 0

Quantity: 1 Station(s)

Estimated Cost: \$18,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: A pump station plays a critical role in managing water and wastewater systems within your property. It typically comprises pumps, motors, controls, and other associated equipment responsible for maintaining proper water flow, pressure, and wastewater disposal. Pump stations can be exposed to various weather conditions, which may accelerate wear and deterioration over time.

Additional Notes: Make: Simplex | Model: W-8164-T-100-B | Serial: N/A



1420

**Erosion Control - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Adjacent to waterfront area

Component History: 2005: Original to construction

Next Replacement: 2045

UL: 40 RUL: 20

Quantity: 300 LF

Estimated Cost: \$82,400.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: If erosion control features are present at the time of inspection, this component provides funds for repairs/replacements of current erosion control features as is. Erosion control measures for ponds are essential to prevent soil erosion, maintain water quality, and preserve the structural integrity of the pond. Erosion can occur due to various factors, including water runoff, wind, and wave action. Implementing erosion control measures is crucial for the long-term health and functionality of the pond. For a sustainable long-term approach, consider partnering with a qualified pond maintenance contractor or a professional landscaping company that specializes in stormwater management. Such experts can offer expertise in pond restoration, erosion control, and vegetation management tailored to your retention pond's unique needs.

Additional Notes: Material: Rip-Rap

1480

**Dock Structure(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Adjacent to waterfront area

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 4,320 SF

Estimated Cost: \$308,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, docks exhibit moderate signs of wear and degradation. Although still functional, these docks may show some noticeable wear on the decking. There might be some minor decay in the dock material or signs of corrosion on metal elements. In such situations, it is crucial to address maintenance issues promptly to prevent further deterioration. Depending on the extent of damage, repair or replacement of specific components may be recommended to ensure the safety and longevity of the dock.

General Information: This component represents funding for the total replacement of the structure. Replacing docks is a crucial decision to maintain the safety and functionality of your waterfront property. In certain regions, the docks are exposed to various environmental factors, such as fluctuating water levels, freeze-thaw cycles, and severe weather conditions. Regular inspections and maintenance are essential to identify early signs of deterioration and prevent minor issues from escalating into major problems.

Additional Notes: Structure Material: Wood

1490

**Dock Deck(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Adjacent to waterfront area

Component History: 2005: Original to construction | 2020: Replaced for \$135,000

Next Replacement: 2035

UL: 15 RUL: 10

Quantity: 4,320 SF

Estimated Cost: \$143,000.00

Cost Source: Inflated Client Cost History

Inspection Condition: In a fair condition assessment, docks show signs of moderate wear and tear. There might be minor cracks or warping in the decking, with occasional signs of decay in wooden components. Fasteners may show some signs of rust or deterioration. Pilings might exhibit some surface weathering, and slight movement may be noticeable. Floating docks could show slight sinking or unevenness due to waterlogging or component fatigue.

General Information: This component represents funding for the total replacement of the decking. Maintaining your dock's condition is paramount to ensuring the safety and enjoyment of its users. Regular inspections and timely repairs play a vital role in preventing minor issues from escalating into major safety concerns. Weather conditions, water quality, and usage patterns can all influence the rate of deterioration. Addressing issues promptly not only extends the lifespan of your dock but also minimizes overall repair costs.

Additional Notes: Deck Material: Composite

1500

**Dock Power Unit(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Grounds

Location: Adjacent to waterfront area

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 8 Power Unit(s)

Estimated Cost: \$28,600.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Dock power units play a vital role in providing electrical power to various equipment and vessels at your property. Regular inspections and proactive maintenance are essential to keep these units in good working condition and extend their lifespan. You should also be mindful of the region's specific weather conditions and environmental factors that may affect the durability of these units, such as extreme temperatures, humidity, and potential exposure to water and corrosive elements. We recommend establishing a comprehensive maintenance plan that includes routine checks, lubrication, electrical testing, and component replacements, as needed. This component can last from 15-30 years, however, we recommend cycling with the dock structure component for financial planning purposes.

Additional Notes: Make: Marina Power and Lighting | Model: HL13-GFI | Serial/Date: N/A

2010

**Asphalt Roofing - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building rooftop(s)

Component History: 2005: Original to construction

Next Replacement: 2030

UL: 25 RUL: 5

Quantity: 19,300 SF

Estimated Cost: \$144,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for the roof component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition of roofs. Further investigations into the roof's condition would need to be professionally completed by a roof inspector/vendor.

General Information: Asphalt roofs are a popular choice for properties due to their durability and cost-effectiveness. Fluctuating weather patterns, including extreme temperatures and precipitation, can impact the condition of your roof over time. Regular maintenance, such as clearing debris, inspecting for damages, and addressing minor issues promptly, can significantly extend the lifespan of your asphalt roof. We advise scheduling routine roof inspections by experienced professionals to identify and address potential problems early on. Implementing a proactive maintenance plan will not only save you money on costly repairs but also extend the life of your roof. While the remaining useful life has been given for this component in the report, we recommend discussing this with your insurance provider to see if there is any early replacement that may need to occur.

Additional Notes: None

2030

## Flat Roofing - Replace

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building rooftop(s)

Component History: 2005: Original to construction

Next Replacement: 2030

UL: 25 RUL: 5

Quantity: 260 SF

Estimated Cost: \$8,100.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for the roof component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition of roofs. Further investigations into the roof's condition would need to be professionally completed by a roof inspector/vendor.

General Information: Flat roofs are common due to their cost-effectiveness and suitability for certain architectural styles. Flat roofing systems can consist of single ply roofing, modified bitumen roofing, TPO roofing, or any other similar roofing system. Proper maintenance is essential to ensure the longevity and performance of flat roofs, especially in regions where they are more susceptible to weathering from extreme temperature fluctuations, heavy rain, and snow. Regular inspections, cleaning, and prompt repairs can help prevent minor issues from escalating into major problems. We advise scheduling annual or bi-annual routine roof inspections by experienced professionals to identify and address potential problems early on. Implementing a proactive maintenance plan will not only save you money on costly repairs but also extend the life of your roof. While the remaining useful life has been given for this component in the report, we recommend discussing this with your insurance provider to see if there is any early replacement that may need to occur.

Additional Notes: None

2120

**Gutters - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building rooftop(s)

Component History: 2005: Original to construction

Next Replacement: 2030

UL: 25 RUL: 5

Quantity: 1,190 LF

Estimated Cost: \$17,300.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, gutters may show small cracks, minor rust spots, or possible loose attachments. While the gutters may still be functioning adequately, some maintenance and repairs may be required to prevent further deterioration.

General Information: Roof gutters play a crucial role in protecting your property from water damage caused by rainfall. Gutters direct rainwater away from the roof and foundation, preventing water from pooling and causing structural damage. Regular inspections and maintenance are vital to keep your gutters in working condition. Cleaning them of debris, leaves, and other obstructions is recommended to ensure efficient water flow. Timely repairs and addressing minor issues can prevent more significant problems in the future.

Additional Notes: None



2130

## Exteriors - Paint/Seal

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2015: Painted for \$113,763

Next Replacement: 2025

UL: 10 RUL: 0

Quantity: 1 Allowance

Estimated Cost: \$161,000.00

Cost Source: Inflated Client Cost History

Inspection Condition: In a poor condition assessment, the exterior paint shows significant degradation and deterioration. The paint exhibits widespread cracking, peeling, and discoloration, posing a risk not only to the building's appearance but also to its structural integrity. Window and door sealants show signs of cracking and complete failure.

General Information: Regular maintenance and inspection of the exterior paint are vital to preserving the long-term value of your property. To ensure the longevity of your building's paint, consider implementing routine inspections, cleaning, and timely repainting. Remember, a well-maintained exterior paint not only enhances the property's curb appeal but also acts as a crucial barrier against environmental elements.

Additional Notes: 34,000 SF of Paint | 17,900 GSF of Coated Decks | 4,590 LF of Sealants |

2140

**Vinyl Soffits - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Balcony and walkway ceilings

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 13,400 SF

Estimated Cost: \$131,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, vinyl soffits displays some signs of age and wear. It might show moderate fading, a few minor cracks, or small sections where the siding has come loose.

General Information: Vinyl soffit has been a popular choice for properties due to its durability, low maintenance requirements, and resistance to harsh weather conditions. However, like any exterior material, it is subject to wear over time. Proper installation and routine maintenance play vital roles in extending the lifespan of vinyl soffits. Inspecting the soffits routinely and promptly addressing any identified issues can help prevent minor problems from escalating into more extensive and costly repairs.

Additional Notes: None

2170

## Structural - Repairs

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2015: Restoration work completed for \$24,300

Next Replacement: 2025

UL: 10 RUL: 0

Quantity: 1 Allowance

Estimated Cost: \$35,000.00

Cost Source: Inflated Client Cost History

Inspection Condition: No condition has been given for the structural repairs component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition of structural components. Further investigations on the structures condition would need to be professionally completed by a structural engineer or other qualified professional.

General Information: Structural repairs are a comprehensive process aimed at preserving and revitalizing the external elements of the structure. If the structure has façade, the repairs involve addressing cracks, chips, and other damage to the exterior surfaces of a building. If the structure has masonry, repairs or replacements of damaged bricks or stones may take place. If the small issues in the structure are left not repaired, bigger issues could arise. We recommend doing restoration work during every paint cycle. If the client had an inspection done by a qualified engineer or similar entity, the findings from their report should be incorporated here. Funding here is for a general allowance for any partial repairs.

Additional Notes: (1) Building(s)

2210

**Common Solid Doors - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2005: Original to construction

Next Replacement: 2045

UL: 40 RUL: 20

Quantity: 8 Doors

Estimated Cost: \$24,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, solid doors show some signs of wear and tear. This may include minor scratches, dents, or fading of the finish. While the doors still function adequately, there might be slight difficulties in opening or closing them.

General Information: Doors included within this component are located within the common areas throughout the property. Solid doors are crucial components of any building, providing security, privacy, and insulation. Regular maintenance, including cleaning, lubricating hinges, and refinishing, can extend the lifespan of these doors and keep them in good condition. Proper weather-stripping and insulation can also enhance energy efficiency and reduce heating and cooling costs. Regular inspections by qualified professionals can identify potential issues early on, allowing for timely repairs or replacements and avoiding costly emergency situations.

Additional Notes: None

2290

**Metal Shutters/Awnings - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 205 SF

Estimated Cost: \$7,400.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, metal shutters exhibit moderate signs of wear and deterioration. There might be some chipping or peeling of paint, minor rust spots, or a few dents here and there.

General Information: When considering the replacement of metal shutters, it's important to factor in various aspects. These include the type of materials to be used, such as durable and corrosion-resistant metals like aluminum or galvanized steel. The design and color of the new shutters should also complement the overall architecture and aesthetics of your property.

Additional Notes: (2) Shutters/Awnings

2300

**Exterior Lights - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2015: Replaced

Next Replacement: 2035

UL: 20 RUL: 10

Quantity: 185 Lights

Estimated Cost: \$17,700.00

Cost Source: MWR Data

Inspection Condition: In fair condition assessment, exterior lights show some noticeable deterioration. This could include minor corrosion and possible rust.

General Information: Regular assessments of your property's exterior lights are essential to maintain a safe and visually appealing environment. Depending on their condition, timely replacements can save you money on long-term maintenance and enhance the overall value of your property. Lights were not tested during the inspection.

Additional Notes: (100) Wall Lights | (85) Ceiling Lights

2305

**Garage Lights - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Parking garage

Component History: 2005: Original to construction

Next Replacement: 2025

UL: 20 RUL: 0

Quantity: 25 Lights

Estimated Cost: \$6,470.00

Cost Source: MWR Data

Inspection Condition: In poor condition assessment, garage lights exhibit significant wear and malfunction. This could include severe corrosion, and visible rust. Faulty lighting not only affects the property's safety and aesthetics but can also lead to increased maintenance costs and potential liability issues.

General Information: Regular assessments of your property's garage lights are essential to maintain a safe and visually appealing environment. Depending on their condition, timely replacements can save you money on long-term maintenance and enhance the overall value of your property. Lights were not tested during the inspection.

Additional Notes: None

2310

**Mailboxes - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 3 Panels

Estimated Cost: \$8,510.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, recessed or surface mounted mailboxes may exhibit some moderate wear and minor deterioration. There might be slight fading or chipping of the paint, and minimal surface rust could be present, especially in areas with harsh weather conditions. Hinges and locks might function adequately but could show signs of wear.

General Information: When considering the replacement of recessed or surface mounted mailboxes, it's important to evaluate their condition carefully. Regular maintenance, such as repainting and cleaning, can extend the lifespan of your mailboxes. However, weather conditions in certain regions can take a toll on mailbox units over time. Monitoring signs of fading paint, rust, malfunctioning hinges, and damaged locks is crucial to determine the appropriate time for replacement. Replacing your mailboxes not only enhances the curb appeal of your property but also ensures the safety and security of mail delivery for you and your neighbors.

Additional Notes: Type: Recessed | Style: 4C | Make: Salisbury | Serial/Date: N/A | (1) 20-Box (1) 25-Box, (1) 11-Box/2-Parcel



2350

**Coated Deck - Resurface**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Balconies and walkways

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 17,900 SF

Estimated Cost: \$226,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for the coated deck component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition of structural components. Further investigations on the structures condition would need to be professionally completed by a structural engineer or other qualified professional.

General Information: Over time, coated decks can develop unsightly imperfections like rough patches, uneven surfaces, and irregularities due to wear, weathering, or previous maintenance. In these cases, the process of grinding becomes a valuable technique to create a smoother and more visually appealing surface. By utilizing specialized grinding equipment with abrasive components, these imperfections are carefully removed, resulting in a more even and attractive deck surface. This is vital when considering resurfacing or applying new coatings, as it ensures that the new materials adhere uniformly and contribute to a seamless finish. The grinding process not only enhances the deck's aesthetic appeal but also provides a safer and more comfortable environment for occupants, reducing the risk of tripping and making the deck more enjoyable to use.

Additional Notes: None

2380

**Metal/Aluminum Railings - Paint**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2015: Painted for \$11,000

Next Replacement: 2025

UL: 10 RUL: 0

Quantity: 1,310 LF

Estimated Cost: \$19,100.00

Cost Source: Inflated Client Cost History

Inspection Condition: In a poor condition assessment, metal/aluminum railings show that the paint coating has significantly deteriorated, and the railings might show signs of advanced rusting and corrosion. The paint may have peeled or chipped extensively, leaving the metal vulnerable to further damage from the elements. Comprehensive repainting and addressing rusted areas are imperative to restore the railings' protection, prevent safety hazards, and prolong their overall lifespan.

General Information: Properly maintaining and periodically repainting metal or aluminum railings in varying climates is essential to ensure their longevity and aesthetic appeal. In certain regions, fluctuating weather conditions, including exposure to snow, rain, and sunlight, can contribute to paint deterioration and rust formation. Regular cleaning to remove dirt and debris, as well as routine inspections to identify paint defects and rust spots, are recommended. Engaging in proactive maintenance, such as repainting and rust treatment, will not only enhance the appearance of your railings but also extend their functional life.

Additional Notes: Height: 36"

2390

## Metal/Aluminum Railings - Replace

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 1,310 LF

Estimated Cost: \$176,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, metal/aluminum railings show moderate signs of wear and tear. This could include some level of rust or corrosion, minor structural concerns, or fading of the finish.

General Information: It's essential to recognize that the climate can have a substantial impact on the lifespan of metal/aluminum railings due to temperature fluctuations, humidity, and exposure to the elements. Regular inspections and proactive maintenance are key to extending the life of these structures and preventing costly replacements.

Additional Notes: Height: 36"

2460

**Metal Staircase(s) - Repair/Refurbish**

*The association's Component Picture  
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2005: Original to construction

Next Replacement: 2025

UL: 20 RUL: 0

Quantity: 4 Staircase(s)

Estimated Cost: \$105,000.00

Cost Source: Estimate Provided by Client

Inspection Condition: In a poor condition assessment, metal staircases show signs of significant deterioration. This could include widespread rust, corrosion, or structural instability. Metal staircases in poor condition might exhibit severe bending, sagging, or misalignment, posing potential safety hazards. The connections and welds may be compromised, further impacting the stability of the staircase.

General Information: Regularly assessing the condition of metal staircases at your property is essential for ensuring the safety and value of your investment. By addressing issues in a timely manner and considering factors such as weather conditions, usage, and maintenance practices, you can effectively manage the lifecycle of your metal staircases and maintain a secure and aesthetically pleasing environment for your property's occupants.

Additional Notes: (4) 5-Story Staircase(s) | The association plans to repair the staircases in 2025 for \$105,000.

3010

## HVAC - Replace

*The association's Component Picture  
will be Inserted here.*

Chapter: Mechanical

Location: Condenser(s) at exterior of building at flat roof, air handler(s) at interior of building

Component History: 2005: Original to construction | 2020: Replaced for \$2,100

Next Replacement: 2035

UL: 15 RUL: 10

Quantity: 1 System(s)

Estimated Cost: \$3,000.00

Cost Source: Inflated Client Cost History

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Properly functioning HVAC systems are vital for maintaining indoor comfort and air quality, as well as managing energy costs. Regular maintenance, timely repairs, and system upgrades play a crucial role in extending the lifespan of these systems and optimizing their performance. By investing in routine assessments and necessary improvements, property owners can ensure that their HVAC systems operate efficiently, keeping occupants comfortable throughout the year while also minimizing operational costs and potential disruptions.

Additional Notes: Type: Mini-Split | Make: Mitsubishi Electric | Model/Size: 1-Ton | Date: 2020

3170

**Elevator(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Mechanical

Location: Elevator room

Component History: 2005: Original to construction

Next Replacement: 2030

UL: 25 RUL: 5

Quantity: 1 Elevator(s)

Estimated Cost: \$162,500.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Elevators play a crucial role in ensuring efficient vertical transportation within buildings. In certain climates, factors such as temperature variations and humidity levels can impact elevator components over time. Regular maintenance is vital to extend the lifespan of your elevator system and to ensure its reliable and safe operation. Modernization efforts can also improve efficiency, enhance safety features, and comply with updated regulations.

Additional Notes: Type: Hydraulic | Make: Otis | Number of Stops: 6 | Date: 2005

3180

**Elevator Cab(s) - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Mechanical

Location: Elevator cab interiors

Component History: 2005: Original to construction

Next Replacement: 2030

UL: 25 RUL: 5

Quantity: 1 Cab(s)

Estimated Cost: \$11,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Elevator cabs play a crucial role in ensuring safe and convenient vertical transportation within buildings. Regular maintenance and assessments are vital to ensure optimal performance, longevity, and passenger satisfaction. Elevator cab conditions are influenced by factors such as usage intensity, maintenance practices, and exposure to environmental elements. Proactive measures, such as routine inspections, addressing minor issues promptly, and adhering to recommended maintenance schedules, can significantly impact the overall condition of elevator cabs.

Additional Notes: Type: Basic | Capacity: 3,500 lbs

3240

**Fire Alarm System(s) - Modernize**

*The association's Component Picture  
will be Inserted here.*

Chapter: Mechanical

Location: Throughout building

Component History: 2005: Original to construction

Next Replacement: 2030

UL: 25 RUL: 5

Quantity: 1 System(s)

Estimated Cost: \$34,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Fire alarm systems are an essential part of building safety, particularly in the regions where varying weather conditions can pose unique challenges. These systems are designed to detect and alert occupants to the presence of a fire, allowing for timely evacuation and minimizing property damage. Regular inspections, testing, and maintenance are crucial to ensuring the reliable functioning of fire alarm systems. Routine servicing helps prevent false alarms, ensures timely response from emergency services, and extends the system's overall lifespan. Additionally, staying up to date with advancements in fire detection technology can enhance the effectiveness of your system.

Additional Notes: Panel Make: Edwards | Panel Model: Io Series | Fire Alarm Devices: (20) Pull Stations, (31) Smoke Detectors, (27) Horns, (11) Horns/Strobes



3260

**Exit Signs/Emergency Lights - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Mechanical

Location: Throughout building

Component History: 2005: Original to construction

Next Replacement: 2025

UL: 20 RUL: 0

Quantity: 105 Fixtures

Estimated Cost: \$10,900.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Exit signs and emergency lights are integral components of any building's life safety systems, designed to guide occupants safely to exits during emergencies such as power outages, fires, or other hazardous situations. Regular maintenance, inspection, and testing are essential to ensure that these devices are functioning properly and adhering to local safety codes and regulations. Certain regions' climate and environmental conditions can impact the performance and longevity of exit signs and emergency lights. Extreme temperatures, humidity, and other factors can contribute to wear and tear on the devices, making routine assessments even more critical.

Additional Notes: (30) Exit Signs | (75) Emergency Lights

3300

**Plumbing System - Repairs**

*The association's Component Picture  
will be Inserted here.*

Chapter: Mechanical

Location: Throughout building

Component History: 2023: Repairs completed for \$12,000

Next Replacement: 2038

UL: 15 RUL: 13

Quantity: 1 Allowance

Estimated Cost: \$13,000.00

Cost Source: Inflated Client Cost History

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: The life expectancy for this component is unpredictable from a visual inspection. If funding has been included, it is due to the history provided by the client or at request of the client. Proper maintenance and timely repairs are essential for the longevity and efficiency of your plumbing system, especially considering the unique challenges posed by certain climates. Harsh winters can lead to frozen pipes and increased stress on the system. Regular inspections allow us to catch small issues before they escalate, saving you from more extensive repairs down the line.

Additional Notes: None

5010

**Swimming Pool - Resurface**

*The association's Component Picture  
will be Inserted here.*

Chapter: Amenities

Location: Pool deck

Component History: 2005: Original to construction

Next Replacement: 2025

UL: 15 RUL: 0

Quantity: 1 Pool

Estimated Cost: \$33,400.00

Cost Source: MWR Data

Inspection Condition: The swimming pool was covered during the time of inspection. Therefore, no visual condition was able to be assessed.

General Information: Swimming pool resurfacing is a critical aspect of maintaining your pool's longevity and ensuring a safe and visually appealing swimming environment. In some regions, clients often face challenges related to the region's fluctuating weather conditions, including freezing temperatures in winter and intense sunlight in summer. These environmental factors can impact the durability of the pool's surface over time. Regular inspections and maintenance play a vital role in preventing minor issues from escalating into major problems. Resurfacing involves applying a new finish to the pool's interior surface, which can be made of various materials such as plaster, pebble, or aggregate. This process not only addresses cosmetic concerns but also helps restore the pool's structural integrity.

Additional Notes: Internal Surface Area: 1140 SF | Pool Perimeter: 120 LF | Depth: 3'6" - 5'6" | (2) Ladders | (1) Railing

5030

Pool Deck (Coated) - Coat/Seal

*The association's Component Picture  
will be Inserted here.*

Chapter: Amenities

Location: Pool deck

Component History:

Next Replacement: 2025

UL: 5 RUL: 0

Quantity: 3,640 SF

Estimated Cost: \$7,030.00

Cost Source: MWR Data

Inspection Condition: In a poor condition assessment, the coated pool deck displays noticeable and widespread deterioration. Cracks, peeling, fading, and water penetration issues are evident. Prolonged exposure to harsh environmental factors, lack of regular maintenance, and delayed repairs have contributed to the significant degradation of the coating.

General Information: Harsh UV rays, temperature fluctuations, moisture, and freeze-thaw cycles can contribute to the degradation of coatings over time. It's essential to choose high-quality sealants designed to withstand these conditions. Regular cleaning, maintenance routines, and proactive repairs are key to extending the lifespan of the coated pool deck.

Additional Notes: None

5040

**Pool Deck (Coated) - Resurface**

*The association's Component Picture  
will be Inserted here.*

Chapter: Amenities

Location: Pool deck

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 3,640 SF

Estimated Cost: \$29,800.00

Cost Source: MWR Data

Inspection Condition: Please refer to the coat/seal component for condition.

General Information: Over time, coated pool decks can develop unsightly imperfections like rough patches, uneven surfaces, and irregularities due to wear, weathering, or previous maintenance. In these cases, the process of grinding becomes a valuable technique to create a smoother and more visually appealing surface. By utilizing specialized grinding equipment with abrasive components, these imperfections are carefully removed, resulting in a more even and attractive deck surface. This is vital when considering resurfacing or applying new coatings, as it ensures that the new materials adhere uniformly and contribute to a seamless finish. The grinding process not only enhances the deck's aesthetic appeal but also provides a safer and more comfortable environment for occupants, reducing the risk of tripping and making the deck more enjoyable to use.

Additional Notes: None

5070

**Pool Deck Lighting - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Amenities

Location: Pool deck

Component History: 2005: Original to construction

Next Replacement: 2035

UL: 30 RUL: 10

Quantity: 8 Lights

Estimated Cost: \$19,200.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, pool deck lighting shows some minor issues that require attention. The fixtures might exhibit slight signs of weathering, such as minor rust or fading of materials.

General Information: Proper pool deck lighting is crucial for maintaining a safe and inviting outdoor environment. Illumination not only enhances the aesthetics of the pool area but also ensures that users can navigate the space with confidence, especially during evening hours. Regular maintenance, including cleaning fixtures, inspecting wiring, and replacing bulbs, is essential to extend the lifespan of the lighting system. Additionally, investing in energy-efficient lighting solutions can result in long-term cost savings while minimizing environmental impact. Lights were not tested during the inspection.

Additional Notes: Material: Metal | Height: 10' | (8) Single-Fixture Lights

5080

**Pool Deck Furniture - Replace**

*The association's Component Picture  
will be Inserted here.*

Chapter: Amenities

Location: Pool deck

Component History:

Next Replacement: 2026

UL: 10 RUL: 1

Quantity: 22 Pieces

Estimated Cost: \$13,600.00

Cost Source: MWR Data

Inspection Condition: In a poor condition assessment, pool deck furniture is significantly worn, damaged, or structurally compromised. Furniture in poor condition may have broken parts, severe structural issues, extensive rust or decay, and faded finishes.

General Information: Pool deck furniture plays a vital role in enhancing the aesthetic appeal and functionality of your pool area. Regular maintenance, such as cleaning, applying protective coatings, and addressing minor repairs promptly, can help prolong the life of your furniture. Proper storage during off-seasons and proactive care will prevent excessive wear and tear. It's important to consider the climate and weather conditions in certain regions, as they can impact the longevity of your pool deck furniture.

Additional Notes: Material: Sling | (10) Loungers | (8) Dining Chairs | (2) Dining Tables | (2) Umbrellas