

Client: 13297A Lakeside Village

Comp #: 102 Concrete/Curb - Repair/Replace

Quantity: Extensive square feet

Location: Walkways, curbs, patios, etc...

Evaluation: Generally stable but local areas of damage, deterioration and upheaval were observed. Repair any trip and fall hazards immediately to ensure safety. Spot concrete and curb repair (shaving or replacement) has taken place in recent years and this practice is likely to continue. Association's repair needs should be evaluated at least annually and provided from general maintenance funds, not as a cyclical reserve component

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 104 Asphalt - Seal/Repair

Quantity: Approx 64,400 square feet

Location: Asphalt private drive and parking areas

Evaluation: Fair to poor surface appearance with general deterioration, fading and previous repair illustrated. Local areas where alligating (cracking) and damage were apparent. Last significant maintenance project (targeted remove and replace along with seal coating of all asphalt reportedly occurred in 2008 at an expense of ~\$21,000.

Regular cycles of seal coating along with any needed repair has proven to be best program in our opinion for long term care of asphalt. Seal coating protects against damaging weather elements while bridging small surface cracks and providing uniform appearance over the inevitable patching and repairs needed over time. Use two coats of quality asphalt emulsion. Thorough surface preparation is also key to lasting job. Incorporate any curb paint into this project.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$21,100.00

\$.25/Sq Ft, lower estimate to clean, seal coat, paint and stripe, plus \$5,000 repair allowance

Worst Case: \$26,320.00

\$.30/Sq Ft, higher estimate to clean, seal coat, paint and stripe, plus \$7,000 repair allowance

Cost Source: Client Cost History/ Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 106 Asphalt - Resurface

Quantity: Approx 64,400 square feet

Location: Asphalt private drive and parking areas

Evaluation: General aging but no widespread damage or instability evident. As routine maintenance, keep surface clean and free of debris, ensure that drains are free flowing, repair cracks and clean oil stains promptly. Assuming timely maintenance occurs, anticipate eventual resurface (grind, overlay) at roughly the time frame below.

Useful Life:
40 years

Remaining Life:
11 years



Best Case: \$122,360.00

\$1.90/Sq Ft, lower estimate to resurface (overlay)

Worst Case: \$135,240.00

\$2.10/Sq Ft, higher estimate to resurface (overlay)

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 110 Drainage/Storm System - Replace

Quantity: Extensive system

Location: Throughout common areas

Evaluation: Systems include those within driveway/parking areas and yard drainage adjacent to buildings. Local drainage improvement projects have taken place in recent years with a \$10,670 expenditure in 2011. Inspect regularly, keep drains and grates free of debris and free flowing to ensure water evacuating as designed. Pump out sediments if needed utilizing mobile evacuator service. No further large scale projects are anticipated so ongoing maintenance and minor repair from general funds is assumed going forward.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 112 Landscape - Refurbish

Quantity: Extensive square feet

Location: Common areas

Evaluation: Although typically funded as ongoing maintenance item, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as large scale plantings, extensive bark mulch every two/three years, resodding lawn areas, extensive tree removal/delimbing, landscape improvement projects, etc... Research with Management indicates no stated desire to fund at this time. Incorporate these types of expenses into future reserve study updates if conditions warrant.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 120 Entry Sign - Refurbish

Quantity: (1) composite, 5'x7'

Location: Main entrance to community

Evaluation: Good condition of double-sided entry sign. Refurbishing project by community volunteers was indicated in 2011; such small expenses (less than \$3,000) don't merit reserve designation.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 122 Wood Pole Lights - Replace

Quantity: (26) wood

Location: Scattered common area locations

Evaluation: Half of total number were replaced in 2011 at an expense of only \$2,400; we assume partial replacements from operating budget will continue under this pattern of care. As routine maintenance, inspect and repair/change bulbs as needed. Paint along with building exterior surfaces or from operating budget.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 124 Metal Pole Lights - Replace

Quantity: (7) metal, 24'

Location: Scattered common area locations

Evaluation: Fair condition with no advanced deterioration. Same maintenance recommendations as with smaller wood pole lights will apply here as well. Durable metal construction but anticipate eventual large scale replacement to maintain uniform functionality and safety.

Useful Life:

40 years

Remaining Life:

11 years



Best Case: \$17,500.00

\$2,500/each (x7), lower estimate to replace

Worst Case: \$21,000.00

\$3,000/each (x7), higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 130 Mailboxes/Structures - Replace

Quantity: (82) boxes, (2) structure

Location: Adjacent to driveway, mailbox structures

Evaluation: Functional but general deterioration, surface pitting and worn appearance of metal mailboxes was observed. As before, eventual transition to cluster type mailboxes is likely in future (installed under existing mailbox shelters). Inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges and repair as needed from operating budget. Maintain structures (roof, paint, repair) along with other exterior building surfaces; no need for separate funding. Plan for eventual replacement intervals of mailboxes (whether individual or cluster type), due to some exposure and constant usage and wear over time.

Useful Life:
30 years

Remaining Life:
2 years



Best Case: \$6,000.00

\$1,200/each cluster average (x5), lower estimate to replace

Worst Case: \$7,000.00

\$1,400/each cluster average (x5), higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 132 Storage Sheds - Maintain/Repair

Quantity: (2) stucco/wood

Location: Northwest perimeter of property

Evaluation: Fair, stable condition. As with other small structures, maintenance and repair projects to coincide with larger residential buildings is assumed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 140 Carport Structures-Repair/Replace

Quantity: (13) assorted sizes

Location: Adjacent to asphalt private drive

Evaluation: Previous replacement of wood support posts in recent years was evident (with improvement to help shed water away from bases more effectively). Going forward, we suggest inspecting structures regularly, repairing promptly as needed from operating budget to help avoid larger replacement needs. Clean, and paint along same cycles as other building structures, no need for separate funding. Roof replacement/expenses are found within Component # 608, Carport Roof - Replace. No anticipation of separate large scale repair needs concerning carport structures with ordinary care and maintenance. No reserve funding recommended.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 144 Garbage Enclosures-Maintain/Repair

Quantity: (5) wood, assorted

Location: Adjacent to asphalt private drive and parking areas

Evaluation: Fair condition with no significant damage. These simple wood constructions without gates may continue to be sustained as needed from operating budget. Treat individual structural repairs/replacments as an ongoing maintenace item.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 150 **Perimeter Fence, South-Replace Part**

Quantity: Approx 640 linear feet

Location: South perimeter (312th street)

Evaluation: Condition varies for wood fencing upon South perimeter but mostly fair and stable. No anticipation of all-at-once replacement as significant local renovations occur every few years to sustain as barrier and maintain aesthetics (~\$3,000 last in 2011). In any event, continue to avoid contact with ground and surrounding vegetation and provide regular intervals of refinishing to protect wood and help to maintain appearance (paint project expenses have occurred along with exterior buildings in recent years). Intervals of significant local replacements will likely continue going forward, next projected to occur in 2014. Track expenses and update in future reserve updates as conditions merit.

Useful Life:
3 years

Remaining Life:
2 years



Best Case: \$2,800.00

Lower allowance for local replacement

Worst Case: \$3,200.00

Higher allowance for local replacement

Cost Source: Client Cost History

Client: 13297A Lakeside Village

Comp #: 152 Perimeter Fence, West - Replace

Quantity: Approx 850 linear feet

Location: West perimeter (Birchwood)

Evaluation: Fair to poor condition with more deterioration observed at this wood fencing along perimeter adjacent to neighboring community (Birchwood). Association Manager indicated that any maintenance/replacement expenses of this run of wood fence would be shared equally with the neighboring community. Plans for replacement continue to be deferred but eventual large scale replacement is projected in the near future subject to the agreement of neighboring community.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$13,600.00

\$32/LF total, 50% share of lower cost (\$16/LF) to
replace 850 LF

Worst Case: \$15,300.00

\$36/LF total, 50% share of higher cost (\$18/LF)
to replace 850 LF

Cost Source: ARI Cost Database: Similar Project Cost History

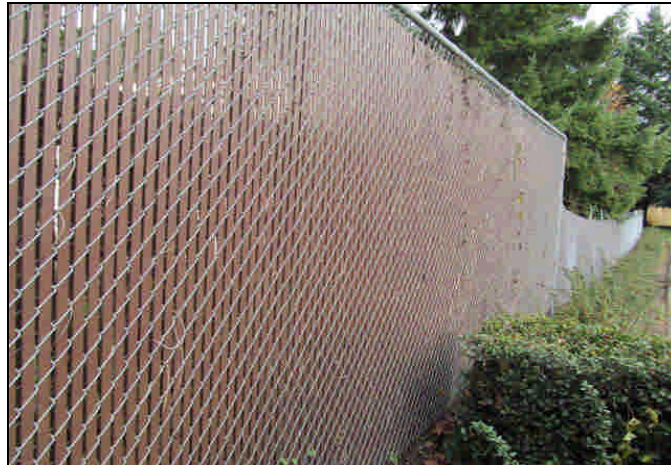
Client: 13297A Lakeside Village

Comp #: 160 Perimeter Fence, North - Replace

Quantity: Approx 320 linear feet

Location: North perimeter

Evaluation: Two different ages, condition, types and height of chain link fencing with slats lead us to conclude that these runs are likely owned by the two adjacent communities. No known shared maintenance agreements so no impact upon reserves is factored.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 162 Building 3-5 Patio Fences - Replace

Quantity: Approx 640 linear feet

Location: Adjacent to Building 3-5 grade level patios

Evaluation: General deterioration with Management indicating plans for replacement of grade level patio fences at Buildings 3, 4 and 5 to occur in 2013 at a projected expense of \$27,200 (\$1,700 per yard). For purposes of general planning, assume similar large scale replacements expressed at the interval below. Time projects to coincide with paint cycles for cost efficiency if possible.



Useful Life:

18 years

Remaining Life:

1 years

Best Case: \$25,600.00

\$40/LF, lower estimate to replace

Worst Case: \$28,800.00

\$45/LF, higher estimate to replace

Cost Source: Estimate Provided by Client

Client: 13297A Lakeside Village

Comp #: 163 Building 1-2 Patio Fences - Replace

Quantity: Approx 400 linear feet

Location: Adjacent to Building 1 and 2 grade level patios

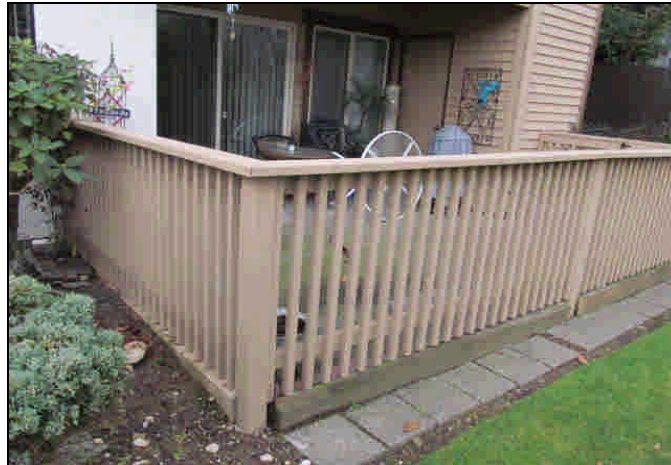
Evaluation: Good condition; repairs were completed in recent years with \$9,000 expenditure in 2011. Assuming proactive maintenance from general operating funds and timely paint intervals, anticipate next interval of significant replacement projected below.

Useful Life:

18 years

Remaining Life:

17 years



Best Case: \$16,000.00

\$40/LF, lower estimate to replace

Worst Case: \$18,000.00

\$45/LF, higher estimate to replace

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Comp #: 164 Goose Fence - Replace

Quantity: Approx 700 linear feet

Location: Adjacent to lake

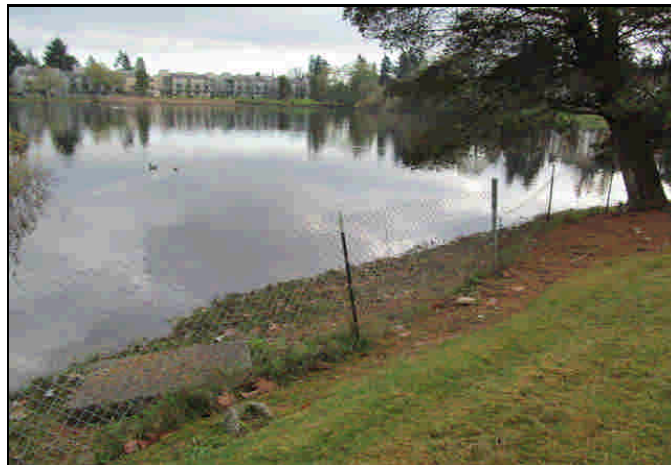
Evaluation: Plans for replacement of existing wire fence, transitioning to a 3' vinyl coated chain link, have been deferred and are now indicated for 2013 at a preliminary expense of \$5,000. Reserve funding recommended at the level indicated below.

Useful Life:

40 years

Remaining Life:

1 years



Best Case: \$4,800.00

Lower estimate to replace fence

Worst Case: \$5,200.00

Higher estimate to replace fence

Cost Source: Estimate Provided by Client

Client: 13297A Lakeside Village

Comp #: 170 Wood Bridge - Repair/Replace

Quantity: (1) wood, 4'x28'

Location: Common area

Evaluation: Fair condition without noteworthy deterioration. Inspect regularly, clean for appearance, paint and repair promptly as needed from operating budget. No reserve funding anticipated for large scale replacement if sufficient provision from annual operating budget is maintained.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 172 Cabana Deck - Repair/Replace

Quantity: Approx 170 square feet

Location: Cabana

Evaluation: Good structural condition; refurbished last in 2008. Clean and apply sealer for protection, appearance and maximum design life. Plan for significant replacement at roughly the time frame below.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$5,100.00

\$30/Sq Ft, lower estimate to repair/replace

Worst Case: \$6,120.00

\$36/Sq Ft, higher estimate to repair/replace

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 400 **Pool Deck - Resurface**

Quantity: Approx 1,500 square feet

Location: Perimeter of pool

Evaluation: Local areas of surface cracking but no widespread instability noted. Inspect regularly, pressure wash for appearance, fill/seal any cracks which may develop to minimize further damage to pool deck and repair as needed from operating budget. There are a variety of ways to resurface pool decks, we recommend that research be conducted to evaluate the associations preferred method. Eventual removal and replacement with similar surface factored below.

Useful Life:
40 years

Remaining Life:
11 years



Best Case: \$21,000.00

Lower estimate to remove and replace with similar material

Worst Case: \$27,000.00

Higher estimate to remove and replace with similar material

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 402 **Pool - Resurface**

Quantity: Approx 600 SF surface

Location: Adjacent to Cabana

Evaluation: Similar poor condition with deterioration, fading and staining of plaster as our previous site inspection that occurred last in 2008. Tile work is also faded and has local damage. No plans or bids for resurface project to take place in 2012 as the community deals with higher priority issues. Project is long overdue and should occur as soon as possible in 2013. We recommend to continue to professionally clean and maintain as well as running the filters throughout the winter to minimize algae/debris buildup. Consider the purchase of a safety/winter cover to enhance security and reduce maintenance activity and expense. Best plan for regular intervals of pool resurfacing to maintain a quality appearance.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$18,000.00

Worst Case: \$22,000.00

Lower estimate to resurface, includes tile work

Higher estimate to resurface, includes tile work

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 407 Pool Fence - Replace

Quantity: Approx 150 linear feet

Location: Perimeter of pool area

Evaluation: Good condition of vinyl coated chain link fencing which was replaced last in 2008 at an expense of ~\$7,500 to comply with code requirements. Inspect regularly to ensure stability and repair as needed from operating funds; clean periodically to maintain good appearance. Highly visible location; plan for replacement at roughly the time frame below.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$5,250.00
Lower estimate to replace

Worst Case: \$6,750.00
Higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 408 Pool Heater - Replace

Quantity: (1) Raypack, gas

Location: Cabana, pool room

Evaluation: Fair condition, replaced last in 2006. No reported or observed problems at this time. We recommend regular professional inspections, maintenance, and repairs to help maximize useful life cycles. Plan for regular intervals of replacement at roughly the time frame listed below.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$4,000.00
Lower estimate to replace

Worst Case: \$5,000.00
Higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 410 Pool/Spa Filters - Replace

Quantity: (2) assorted

Location: Cabana, pool room

Evaluation: Fair condition of pool media filter and spa cartridge filter with no reported problems. Varying ages, both replaced within the last 11 years. Inspect regularly, backwash, replace sand, cartridge and repair as needed. Too small an individual expense to merit reserve designation, continue treating as maintenance item.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 412 Pool/Spa Pumps/Valves - Replace

Quantity: (3) assorted

Location: Cabana, pool room

Evaluation: Assumed to be functioning and in operating order. Typical failure rate of these types of components is difficult to predict and the individual repair/replacement costs are too small to merit reserve funding status.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 414 Pool/Spa Furniture - Replace

Quantity: Moderate quantity

Location: Adjacent to pool

Evaluation: We assume most of the pool furniture was being stored when we last inspected on 12.2.2011. Inspect regularly, clean by wiping down with an appropriate cleaner and repair/replace promptly as needed to ensure safety. No anticipation of large scale replacements meriting reserve designation. Incorporate funding into future reserve updates if expense patterns increase significantly for intervals of higher quantity/quality purchases.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 420 Spa - One-Time Renovation

Quantity: (1) 7' diameter

Location: Adjacent to pool, enclosed

Evaluation: No direct observations were made since spa was covered up by plywood when we recently inspected. Decommissioned for a number of years but renovations are now planned in 2013. Code compliance and repairs at a one-time project expense of \$8,000 are projected below.

Useful Life:

Remaining Life:
1 years



Best Case: \$7,500.00

Worst Case: \$8,500.00

Lower estimate to renovate

Higher estimate to renovate

Cost Source: Estimate Provided by Client

Client: 13297A Lakeside Village

Comp #: 422 Spa - Resurface

Quantity: (1) 7' diameter

Location: Adjacent to pool, enclosed

Evaluation: This component represents future intervals of regular resurfacing and tile work. Expect to schedule more frequently compared to pool due to chemical concentrations and higher heat.

Useful Life:
5 years

Remaining Life:
6 years



Best Case: \$4,000.00

Lower allowance to resurface, includes tile work

Worst Case: \$6,000.00

Higher allowance to resurface, includes tile work

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 424 Spa Heater - Replace

Quantity: (1) Purex, gas

Location: Cabana, pool room

Evaluation: Older 150,000 BTU input unit, replaced last in 2001 but since spa has been decommissioned for a number of years, useful life is likely extended. Plan for regular intervals of replacement at roughly the time frame listed below.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$3,500.00

Lower estimate to replace

Worst Case: \$4,500.00

Higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 440 Tennis Court - Resurface

Quantity: Approx 7,200 square feet

Location: Adjacent to Cabana

Evaluation: Fair to poor condition of asphalt surface with local cracking, damage and general deterioration observed. Inspect regularly, fill/seal any cracks which may develop to prevent further damage. No preliminary bids or plans for renovation to occur in 2012 or 2013 as the community deals with higher priority needs. For purposes of long term planning, large scale resurfacing (overlay) project to maintain this community amenity should be anticipated at the interval indicated below.

Useful Life:
30 years

Remaining Life:
2 years



Best Case: \$23,000.00

Lower estimate for renovation, asphalt resurface
(overlay)

Worst Case: \$27,000.00

Higher estimate for renovation, asphalt resurface
(overlay)

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 440 Tennis Court - Seal/Repair

Quantity: Approx 7,200 square feet

Location: Adjacent to Cabana

Evaluation: Once eventual resurface project takes place, plan for future intervals of cleaning, minor repair and top coating to maintain quality a playing surface and appearance going forward.

Useful Life:
5 years

Remaining Life:
7 years



Best Case: \$4,500.00

Lower estimate for clean, minor repair and top coat

Worst Case: \$5,500.00

Higher estimate for clean, minor repair and top coat

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 444 Tennis Court Fence - Replace

Quantity: Approx 360 linear feet

Location: Adjacent to Cabana

Evaluation: Some surface corrosion but no significant instability noted. Sturdy component that can last for extended period of time if not damaged or abused. Clean, treat for corrosion and repair as needed from operating funds. Best to plan for eventual replacement at the time frame indicated below.

Useful Life:
40 years

Remaining Life:
12 years



Best Case: \$7,200.00

Lower estimate to replace

Worst Case: \$8,640.00

Higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 500 **Elastomeric Decks - Seal/Repair**

Quantity: Approx 560 square feet

Location: Elevated decks (8) adjacent to some individual units at Building 3 only

Evaluation: No image available; unable to access on date of site inspection. These few decks utilize liquid applied traffic coating and were last repaired and seal coated in 2008, utilizing a Pacific Polymers product. It is important to provide for maintenance top coating periodically for waterproof integrity, protection of surrounding structure, maintenance of any warranty and a uniform quality appearance. Although coating may appear intact, surface will lose mil thickness each year and even imperceptible holes can lead to water intrusion and damage. As routine maintenance, we suggest annual professional inspections, with cleaning and repair as needed. Clean with mild solution such as TSP; bleach can be added if mold/mildew become a problem. Going forward, plan for regular intervals of professional maintenance top coating at every four-six year interval.

Useful Life:

5 years

Remaining Life:

1 years



Best Case: \$4,420.00

\$7.00/Sq Ft, lower estimate to clean, seal and top coat, plus minor \$500 repair allowance

Worst Case: \$6,040.00

\$9.00/Sq Ft, higher estimate to clean, seal and top coat, plus minor \$1,000 repair allowance

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 502 Vinyl Decks - Repair/Resurface (a)

Quantity: Approx 490 square feet

Location: Elevated decks (7) adjacent to individual units

Evaluation: Good to fair condition for the Association's (62) decks that utilize vinyl membranes for traffic surfaces. No problems with lifting or seam separation at the few decks we observed. Phased projects have occurred since 2006 to significantly repair deck structure, resurface and replace rails on a priority basis and are now completed. Vinyl traffic and water proofing material can typically last for extended period with ordinary care and maintenance. Take care when moving patio furniture, barbecuing, etc... not to gouge or damage. Annual professional inspections are strongly suggested to ensure waterproof integrity, proper adhesion of surface and drainage. Clean as needed with mild solution to prevent mildew. In our experience, covering will eventually fade and wear over time, necessitating regular intervals of replacement at roughly the 15-20 year time frame below. First of six phases, represents future cycles of deck resurfacing and minor repair at those decks completed last in 2006 (122, 124, 126, 132, 134, 136, 326). Note; photo is representative and not indicative of phasing.

Useful Life:
18 years

Remaining Life:
12 years



Best Case: \$9,800.00

\$20/Sq Ft, lower estimate to resurface, includes
minor repair allowance for structure and rails

Worst Case: \$14,700.00

\$30/Sq Ft, higher estimate to resurface, includes
minor repair allowance for structure and rails

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 502 Vinyl Decks - Repair/Resurface (b)

Quantity: Approx 630 square feet

Location: Elevated decks (9) adjacent to individual units

Evaluation: Second of six phases, represents future cycles of deck resurfacing and minor repair at those decks completed last in 2007 (135, 222, 331, 422, 431, 432, 434). The reader should note that (18) units have two decks instead of one deck. Note; photo is representative and not indicative of phasing.

Useful Life:
18 years

Remaining Life:
13 years



Best Case: \$12,600.00

\$20/Sq Ft, lower estimate to resurface, includes
minor repair allowance for structure and rails

Worst Case: \$18,900.00

\$30/Sq Ft, higher estimate to resurface, includes
minor repair allowance for structure and rails

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 502 Vinyl Decks - Repair/Resurface (c)

Quantity: Approx 630 square feet

Location: Elevated decks (9) adjacent to individual units

Evaluation: Third of six phases, represents future cycles of deck resurfacing and minor repair at those decks completed last in 2008 (123, 133, 223, 233, 234, 321, 521, 531). If proactively inspected and maintained we assume that more significant repairs/replacements such as occurred in recent years (\$3,000-\$5,000 per deck) will not be required again for the foreseeable future. Note; photo is representative and not indicative of phasing.

Useful Life:
18 years

Remaining Life:
14 years



Best Case: \$12,600.00

\$20/Sq Ft, lower estimate to resurface, includes
minor repair allowance for structure and rails

Worst Case: \$18,900.00

\$30/Sq Ft, higher estimate to resurface, includes
minor repair allowance for structure and rails

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 502 Vinyl Decks - Repair/Resurface (d)

Quantity: Approx 910 square feet

Location: Elevated decks (13) adjacent to individual units

Evaluation: Fourth of six phases, represents future cycles of deck resurfacing and minor repair at those decks completed last in 2009 (121, 125, 126, 131, 221, 224, 231, 234, 526). Note; photo is representative and not indicative of phasing.

Useful Life:

18 years

Remaining Life:

15 years



Best Case: \$18,200.00

\$20/Sq Ft, lower estimate to resurface, includes minor repair allowance for structure and rails

Worst Case: \$27,300.00

\$30/Sq Ft, higher estimate to resurface, includes minor repair allowance for structure and rails

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Comp #: 502 Vinyl Decks - Repair/Resurface (e)

Quantity: Approx 700 square feet

Location: Elevated decks (10) adjacent to individual units

Evaluation: Fifth of six phases, represents future cycles of deck resurfacing and minor repair at those decks completed last in 2010 (136, 224, 232, 321, 326, 336, 421, 423, 433). Note; photo is representative and not indicative of phasing.

Useful Life:

18 years

Remaining Life:

16 years



Best Case: \$14,000.00

\$20/Sq Ft, lower estimate to resurface, includes minor repair allowance for structure and rails

Worst Case: \$21,000.00

\$30/Sq Ft, higher estimate to resurface, includes minor repair allowance for structure and rails

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 502 Vinyl Decks - Repair/Resurface (f)

Quantity: Approx 980 square feet

Location: Elevated decks (14) adjacent to individual units

Evaluation: Last of six phases, represents future cycles of deck resurfacing and minor repair at those decks completed last in 2011 (424, 521, 522, 523, 524, 525, 526, 532, 533, 534, 535, 536). Note; photo is representative and not indicative of phasing.

Useful Life:
18 years

Remaining Life:
17 years



Best Case: \$19,600.00

\$20/Sq Ft, lower estimate to resurface, includes
minor repair allowance for structure and rails

Worst Case: \$29,400.00

\$30/Sq Ft, higher estimate to resurface, includes
minor repair allowance for structure and rails

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 503 **Stairs/Landings - Repair/Replace**

Quantity: (13) assemblies

Location: Access to upper/lower floor locations

Evaluation: No widespread deterioration observed or significant prior repair history indicated. As routine maintenance, we recommend regular professional inspections to ensure stability and weather proofing; perform any needed repairs promptly. Ensure that tread connections are tight and secure. Paint components regularly along with building exteriors. Generally protected from exposure and utilizing concrete treads and landings with metal brackets for construction. With ordinary care and maintenance there is no anticipation of large scale expenses impacting reserves within the scope of this reserve study.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 506 Indoor/Outdoor Carpet - Replace

Quantity: Approx 270 square yards

Location: Stair landings

Evaluation: Most locations exhibit general deterioration and wear. Select material with proper waterproof backing for this application. Uniform replacement is recommended to maintain a quality appearance.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$4,680.00

\$180/each landing (x26), lower estimate to replace

Worst Case: \$5,720.00

\$220/each landing (x26), higher estimate to replace

Cost Source: Estimate Provided by Client

Comp #: 510 Entry Landings - Seal

Quantity: Minor square feet

Location: Grade level entry landings to upper/lower floors

Evaluation: Previous plans to improve all grade level entry landings to liquid applied traffic coatings are no longer desired. The few entry landings that currently have this type of material will be maintained from general operating funds

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 520 Exterior Lights - Replace

Quantity: (182) assorted

Location: Exterior common and limited common area locations

Evaluation: Ages, condition and exposure to weathering varies considerably for assorted types of fixtures; some are older and exhibit general deterioration. Partial replacements in groupings should be accomplished from general operating funds to maintain a uniform, quality appearance and functionality.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 526 Vents - Clean

Quantity: Extensive quantity

Location: Exterior building elevations

Evaluation: We recommend regular professional inspections and cleaning, funded from the operating budget, to ensure the vents are performing properly and to mitigate any potential structural damage or fire hazard.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 530 **Entry/Utility Doors - Replace**

Quantity: (176) assorted

Location: Entry to individual units, common and limited common area utility locations

Evaluation: Entry doors are in fair condition with no significant damage or instability apparent. Approximately 40 replacements of deteriorated exterior hollow-core doors at storage closets has occurred since 2008 (with transition to proper exterior grade doors). Research with Management indicated that remaining replacements will be provided on an ongoing basis from annual operating funds. As routine maintenance, inspect regularly, repair hardware as needed from maintenance budget. Clean and refinish doors along with other exterior surfaces. With such ordinary care and maintenance there is no expectation for large scale/cyclical replacement of doors.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 540 Bldg 4, 5 and Cabana - Paint

Quantity: Approx 32,000 GSF

Location: Building 4 and 5 plus Cabana, exterior surfaces

Evaluation: Ages and levels of general deterioration and fading of exterior surface finishes varies somewhat throughout community since painting projects have been phased in recent years. Appearance is good to fair for the most part. Building 4 and 5 plus the Cabana were painted last in 2008 at an expense of ~\$40,000. We recommend regular professional inspections with prompt touch-up and repair as needed to ensure that the waterproof integrity of the buildings is maintained. Typical Northwest paint cycles are between five and seven years depending upon surface preparation, material quality, application methods and weather conditions. Removal and replacement of caulking with high quality product is important part of surface preparation. If practical, local replacements of wood siding, trim and stucco should be timed when mobilized for these larger paint projects.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$58,000.00

\$1,800/unit (x30), lower estimate to clean, seal and repaint exterior structures, plus \$4,000 minor repair allowance

Worst Case: \$65,000.00

\$2,000/unit (x30), higher estimate to clean, seal and repaint exterior structures, plus \$6,000 minor repair allowance

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 541 Building 3 - Paint

Quantity: Approx 19,000 GSF

Location: Building 3, exterior surfaces

Evaluation: Building 3 finishes are without unusual deterioration; paint project occurred last in 2009 an expense of \$28,000. For purposes of long term planning, anticipate next project in 2016.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$34,900.00

\$1,800/unit (x18), lower estimate to clean, seal and repaint exterior structures, plus \$2,500 minor repair allowance

Worst Case: \$39,500.00

\$2,000/unit (x18), higher estimate to clean, seal and repaint exterior structures, plus \$3,500 minor repair allowance

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Comp #: 542 Bldg 1, 2 and Carports - Paint

Quantity: Approx 30,000 GSF

Location: Building 1, 2 and Carports, exterior surfaces

Evaluation: Surface finishes are newer here with Building 1, 2 and the Carports painted last in 2011 at an expense of \$65,000 (including minor repair of siding).

Useful Life:
6 years

Remaining Life:
5 years



Best Case: \$58,000.00

\$1,800/unit (x30), lower estimate to clean, seal and repaint exterior structures, plus \$4,000 minor repair allowance

Worst Case: \$66,000.00

\$2,000/unit (x30), higher estimate to clean, seal and repaint exterior structures, plus \$6,000 minor repair allowance

Cost Source: Client Cost History Adjusted/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 544 Exterior Surfaces - Repair/Replace

Quantity: Approx 82,000 GSF, total

Location: Building exterior surfaces

Evaluation: Exterior cladding (siding) consists primarily of either stucco material or mahogany wood. No water infiltration into building structures was reported. Elevations of hard coat stucco were remedied from 2000-2008 with no further widespread repair needs indicated there. Also noted, targeted repairs/replacements of wood siding have historically taken place to coincide with exterior paint projects at Lakeside Village; not as a separate expense. This is likely to continue since we observed areas of local warping and general deterioration of wood siding. Screws have apparently been drilled into siding in some areas to counteract cupping/warping - this is a marginal measure at best. Careful monitoring of paint and sealants along with timely maintenance is key to help prevent large scale siding replacement or underlying structural repair needs, particularly at transitions, penetrations and areas with highest exposure to weathering. We recommend regular evaluations of building exterior performance by a highly qualified contractor or engineer (including Component #1000 - Association Annual Inspection); follow any repair recommendations closely. For purposes of long term planning, we assume a funding allowance factored within paint projects (Components # 540-542) for local repair and replacement of siding/trim will suffice to maintain exteriors for the foreseeable future. Adjust in reserve updates as conditions merit. Note; project costs/timing may vary significantly dependant upon needs, specifications and any underlying structural damage.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 546 Windows/Glass Doors - Replace

Quantity: (758) assorted

Location: Exterior building elevations

Evaluation: Varying ages, condition and types evident; many are older and some may even be original to 1980 construction. It is our understanding that replacement expenses for Unit windows/glass doors (glass and frames) are considered the responsibility of the respective Unit Owner. As with all exterior components that have an effect on weather proofing performance, regular inspections and maintenance, quality specifications and timely replacements are key regardless of responsibility for expenses. Regarding the few "common area" windows at the Cabana, we assume individual replacements when needed as an operating budget item.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 600 **Building 1-4 Roofs - Replace**

Quantity: Approx 35,700 square feet

Location: Rooftop of Buildings 1, 2, 3 and 4

Evaluation: Fair condition observed during our limited scope visual inspection with only general deterioration as expected ; no reported problems. These roofs were replaced last in projects that occurred between 2002 and 2003 when original wood shake roof was transitioned to this composition shingle. As routine maintenance, we recommend professional inspections at least twice annually and after wind storms, promptly replacing damaged/missing shingles or any other repair as may be needed to ensure that the water proof integrity of the buildings is maintained. Keep gutters and downspouts clear and free of debris to allow water to evacuate from rooftops as designed. Anticipate practical useful life of roughly 25 years as projected below.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$114,240.00

\$3.20/Sq Ft; lower estimate to tear off and reroof

Worst Case: \$135,660.00

\$3.80/Sq Ft; higher estimate to tear off and reroof

Cost Source: Research with Local Contractor/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 602 Building 5 Roof - Replace

Quantity: Approx 9,500 square feet

Location: Rooftop of Building 5

Evaluation: Newer condition since replaced in 2010 at an expense of \$29,500. Although warranty period may be longer, anticipate practical useful life of roughly 25 years as projected below.

Useful Life:
25 years

Remaining Life:
23 years



Best Case: \$32,100.00

\$3.20/Sq Ft; lower estimate to tear off and reroof

Worst Case: \$37,450.00

\$3.80/Sq Ft; higher estimate to tear off and reroof

Cost Source: Research with Local Contractor/Similar Project Cost History

Comp #: 606 Cabana Roof - Replace

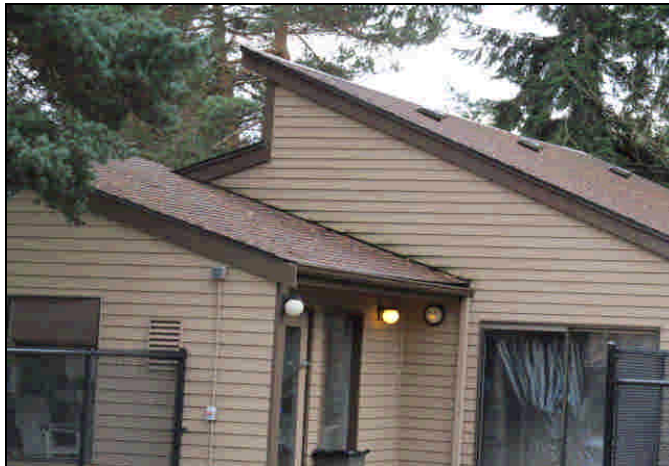
Quantity: Approx 2,600 square feet

Location: Rooftop of Cabana

Evaluation: Fair; transition to composition shingle in 2005 at an expense of \$9,500. Timely cleaning, moss treatments will help achieve useful life cycle projected below.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$8,320.00

\$3.20/Sq Ft; lower estimate to tear off and reroof

Worst Case: \$9,880.00

\$3.80/Sq Ft; higher estimate to tear off and reroof

Cost Source: Research with Local Contractor/Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 608 Carport Roofs, ~1/3 - Replace (a)

Quantity: Approx 5,300 square feet

Location: Rooftop of carports

Evaluation: Carport roofs were replaced in projects that occurred in 2003, 2005 and 2008 . For purposes of long term planning, assume replacement of 2003 carport roofs as expressed below. Note; image is representative and not necessarily indicative of phasing.

Useful Life:

25 years

Remaining Life:

16 years



Best Case: \$14,840.00

\$2.80/Sq Ft; lower estimate to tear off and reroof

Worst Case: \$16,960.00

\$3.20/Sq Ft; higher estimate to tear off and reroof

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 608 Carport Roofs, ~1/3 - Replace (b)

Quantity: Approx 5,300 square feet

Location: Rooftop of carports

Evaluation: Anticipate replacement of 2005 carport roofs at timeline below. Note; image is representative and not necessarily indicative of phasing.

Useful Life:

25 years

Remaining Life:

18 years



Best Case: \$14,840.00

\$2.80/Sq Ft; lower estimate to tear off and reroof

Worst Case: \$16,960.00

\$3.20/Sq Ft; higher estimate to tear off and reroof

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 608 Carport Roofs, ~1/3 - Replace (c)

Quantity: Approx 5,300 square feet

Location: Rooftop of carports

Evaluation: Carport roofs last replaced in 2008 are factored below. Note; image is representative and not necessarily indicative of phasing.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$14,840.00

\$2.80/Sq Ft; lower estimate to tear off and reroof

Worst Case: \$16,960.00

\$3.20/Sq Ft; higher estimate to tear off and reroof

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 620 Gutters/Downspouts-Repair/Replace

Quantity: Approx 6,500 linear feet

Location: Perimeter of buildings, carports

Evaluation: Age and condition varies; no significant damage or instability observed at this time. Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and continue to repair/replace as needed from general operating funds. No anticipation of large scale replacements from reserves under this pattern of care.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 630 Chimney Caps/Covers - Replace

Quantity: (79) caps, (27) covers

Location: Rooftop of buildings

Evaluation: Some replacements in recent years were apparent, with Management indicating plans to continue replacing any remaining worn metal work as ongoing maintenance from operating funds (each cover/cap location at an expense of ~\$1,800 for stainless steel covers). Inspect regularly along with all rooftop components to ensure water proofing of buildings is maintained and clean/ treat with rust inhibitor where appropriate to help extend life. Assuming adequate provisions for timely replacements from annual budget we have not factored reserve funding. Track needs and expenses carefully if incorporating in future reserve study updates.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 700 Cabana Interior Surfaces - Refinish

Quantity: Approx 3,300 square feet

Location: Interior surfaces, Cabana

Evaluation: Ongoing project when we most recently inspected on 12.2.2011; approved bid was \$4,400. Regular cycles of painting and refinishing of wood surfaces (including spa room) are recommended to maintain appearance.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$4,200.00

Lower estimate to refinish painted surfaces and wood

Worst Case: \$4,600.00

Higher estimate to refinish painted surfaces and wood

Cost Source: Client Cost History

Comp #: 702 Cabana Flooring - Replace

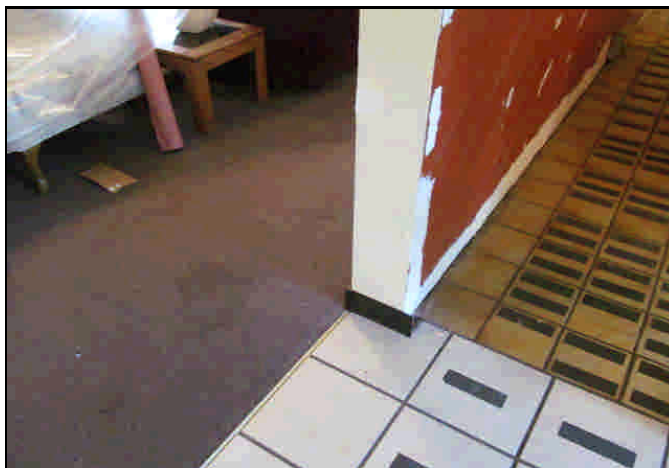
Quantity: Approx 120 square yards

Location: Cabana interior

Evaluation: As in 2008, similar dated appearance of all flooring (carpet, tile and linoleum) when we inspected on 12.2.2012. Plans are to only replace carpeting at an expense of \$1,700 in 2011. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Timing and expense for flooring replacement is somewhat subjective by nature but periodic needs for aesthetic updating are not. For purposes of long term planning, best practice is to anticipate replacement of all flooring at the time frame below.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$4,800.00

\$40/Sq Yd, lower estimate to replace flooring

Worst Case: \$6,000.00

\$50/Sq Yd, higher estimate to replace flooring

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 704 Cabana Great Room - Remodel

Quantity: Moderate square feet

Location: Cabana

Evaluation: Window coverings are planned for replacement in late 2011; minor expense was indicated. No anticipation of large scale remodeling or expenses to replace furnishings, décor, window treatments, etc.... We assume community standards will continue to be met utilizing maintenance funds and/or donated items for the foreseeable future. No reserve funding is factored.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 706 Cabana Kitchen/Appliances-Refurbish

Quantity: Moderate square feet

Location: Cabana

Evaluation: Same small kitchen with older and mismatched refrigerator and electric stove. It is our understanding that individual replacements of appliances or cabinetry refurbishing when needed will be provided from general funds. No large scale projects from reserves are anticipated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 708 Cabana Bathrooms - Refurbish

Quantity: (2) small

Location: Cabana interior

Evaluation: Both bathrooms are simple two-piece facilities without showers. We assume ongoing individual replacement of items such as of fixtures, vanities, lighting, etc.. from annual operating budget will suffice to maintain. Our recommendations are to include replacement of bathroom flooring and painting projects along with other interior surfaces, not as separate events.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 720 Cabana Water Heater - Replace

Quantity: (1) Rheem, 50 gallon

Location: Recreation area

Evaluation: Replaces last in 2007. Too small an expense to merit reserve designation; proactive replacement from operating funds is recommended (~10 year useful life).



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 900 Plumbing - Repair/Replace

Quantity: Extensive system

Location: Throughout common and limited common areas

Evaluation: No comprehensive evaluation of plumbing systems is known to this writer; assessing the plumbing systems is beyond the scope of a reserve study. It is our understanding that several water damage incidents have occurred in the recent past. As your community is already over thirty years old, prudent measure would include ongoing expert inspections of all supply and drainage systems to establish any timeline and specifications for potential repiping projects within the scope of our thirty year reporting period. Also, effecting timely inspections and replacements of "high risk" components such as water heaters, hose connections, etc... inside Units, regardless of responsibility for expense would be considered a best practice. If installed per architectural specifications and local building codes, there is no predictable time frame yet for large scale repair/replacement expenses for the foreseeable future. Treat minor repairs as an ongoing maintenance expense. Funding may be incorporated into future reserve study updates when remaining life of existing plumbing systems appears to be less than thirty years. No reserve funding suggested at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

Comp #: 902 Electrical - Repair/Replace

Quantity: Extensive system

Location: Throughout common and limited common areas

Evaluation: Association Manager indicates needs for eventual replacement of electrical meter banks (as already seen at one building). Assessing the electrical systems is beyond the scope of our services. We recommend professional routine inspections (including infrared or thermographic testing) to assess conditions on an ongoing basis, along with regular maintenance of cleaning, tightening connections, etc... Treat minor repairs as ongoing maintenance expense. Components are typically long lived when properly installed without defect. Reserve funding for a one-time project as indicated below.

Useful Life:

Remaining Life:
4 years



Best Case: \$44,000.00

Worst Case: \$52,000.00

Lower estimate to replace electrical meter banks

Higher estimate to replace electrical meter banks

Cost Source: Estimate Provided by Client

Client: 13297A Lakeside Village

Comp #: 904 Fire Monitoring - One-Time Project

Quantity: Extensive system

Location: Residential buildings

Evaluation: Future project; no image available. Requirements to upgrade your 1980 construction to contemporary NFPA standards (monitoring panels for buildings, detection and warning devices within units, etc...) now apply to your community - currently to least three of the five residential buildings. Firm bids, definitive scope and specifications for such a project were being evaluated at the time of this report's writing. Our research with Management indicated a one- time project to install systems at all five buildings in 2012 (for cost efficiency, uniform safety) was most likely course of action; budget allowance upon reserves is factored below.

Useful Life:

Remaining Life:
0 years

Photo Not Available

Best Case: \$80,000.00

Worst Case: \$90,000.00

Lower allowance to comply with NFPA standards

Higher allowance to comply with NFPA standards

Cost Source: Estimate Provided by Client

Client: 13297A Lakeside Village

Comp #: 908 **Fire Alarm Panels - Replace**

Quantity: (5) panels

Location: One per building

Evaluation: Future project; no image available. As already mentioned, fire monitoring and detection systems are assumed to be installed in 2012. Going forward, individual owners are presumed to be responsible to maintain systems inside their respective units. Prudent planning suggests setting aside funding for periodic replacement of fire panels at the roughly the interval indicated below.

Useful Life:

20 years

Remaining Life:

20 years

Photo Not Available

Best Case: \$10,000.00

\$2,000/each (x5), lower estimate to replace panels

Worst Case: \$12,500.00

\$2,500/each (x5), higher estimate to replace panels

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297A Lakeside Village

Comp #: 1000 Association Annual Inspection

Quantity: Every year

Location: Common and limited common areas

Evaluation: Forensic building inspection is beyond the scope of a Reserve Study. Many Associations are required to have the Condominium inspected annually by a qualified engineer or architect in order to ascertain the physical condition of the improvements in the Condominium and to determine whether maintenance, repairs or replacements of any improvements are indicated. The inspection typically covers, at a minimum, the building envelopes, including the roofs, siding, decks, caulking, flashings, windows and doors. Although your Associations governing documents do not appear to require such, we strongly recommend the Board provide for regular comprehensive building envelope inspections, funded from the maintenance/operating budget, to ensure the weatherproofing and structural integrity of the buildings is maintained.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 13297A Lakeside Village

- Comp #:** 1002 Reserve Study WSV
- Quantity:** Every three years
- Location:** Common and limited common areas
- Evaluation:** Per Washington law, chapter 64.34 RCW Article 3, Section 1 reserve study updates with site inspections are required every three years to assess changes in condition (i.e., physical, economic, governmental, etc...) and the resulting effect on the community's long-term reserve plan. Most appropriately factored through operating budget, not as reserve component.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
