Reserve Report
Mt. Washington Condo

Order: R5N24TGN8
Address: 1703 Mount Washington Ct Apt D
Order Date: 02-01-2023
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SUPERIOR RESERVE

ENGINEERING & CONSULTING

888-688-4560
www.superiorreserve.com

Full Reserve Study

MT Washington Hills Condominium

Baltimore, Maryland

January 24, 2019

Reference Number: 150060

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MT Washington Hills Condominium

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Reserve Component List

	Engineering Data Section	Replacement Year (red font if in 5 years or less)	Age (N/A = not available)	Useful Life (years)	Remaining Useful Life (years)	Replacement Cost without Inflation	% Included (blue font if less than 100%)	$ Included	Number of Phases	Cost per Phase	Flexibility
Exterior Building Components											
Balconies - Concrete Restoration	2.141	2026	N/A	20	7	$20,400	100%	$20,400	1	$20,400	deferrable
Chimney Chase Covers (1)	2.221	2019	original	25	0	$16,100	100%	$16,100	2	$8,050	deferrable
Doors - Front Entrances	2.281	2031	original	50	12	$13,800	100%	$13,800	1	$13,800	deferrable
Fire Escape Restoration (1)	2.321	2026	N/A	5	7	$21,000	100%	$21,000	1	$21,000	firm
Gutters and Downspouts (1)	2.361	2034	N/A	30	15	$25,000	100%	$25,000	1	$25,000	deferrable
Masonry Restoration (1)	2.421	2026	N/A	10	7	$36,000	100%	$36,000	1	$36,000	deferrable
Roofs - Asphalt Shingles (1702-04)	2.441	2038	2018	20	19	$186,000	35%	$65,100	1	$65,100	firm
Roofs - Asphalt Shingles (remaining)	2.441	2019	N/A	20	0	$186,000	65%	$120,900	2	$60,450	firm
Siding - Vinyl (1)	2.761	2036	N/A	35	17	$101,000	100%	$101,000	3	$33,667	deferrable
Skylights (remaining)	2.881	2019	original	30	0	$9,600	50%	$4,800	2	$2,400	deferrable
Soffits and Fascia - Aluminum	2.891	2036	N/A	35	17	$56,200	100%	$56,200	3	$18,733	deferrable
Interior Building Components											
Carpet - Hallways and Front Stairs	3.101	2021	N/A	15	2	$18,000	100%	$18,000	1	$18,000	deferrable
Elevator Cab Finishes (1)	3.181	2027	N/A	30	8	$39,000	100%	$39,000	1	$39,000	deferrable
Lighting - Hallways, Front Stairs and Foyers (1)	3.421	2036	N/A	30	17	$4,800	100%	$4,800	1	$4,800	deferrable
Lighting - Rear Stairwells (1)	3.431	2033	N/A	20	14	$1,900	100%	$1,900	1	$1,900	deferrable
Mailboxes	3.541	2031	original	50	12	$4,270	100%	$4,270	1	$4,270	deferrable
Painting - Hallways, Front Stairs and Foyers	3.601	2021	N/A	10	2	$16,000	100%	$16,000	1	$16,000	discretionary
Painting - Rear Stairwells (1)	3.621	2031	N/A	20	12	$7,500	100%	$7,500	1	$7,500	discretionary
Tile - Foyers	3.781	2027	original	40	8	$5,700	100%	$5,700	1	$5,700	deferrable
Building System Components											
Electrical System Main Panels (1)	4.341	2049	original	70	30	$79,000	100%	$79,000	1	$79,000	deferrable
Elevator Hydraulic Pumps and Controls (1)	4.361	2022	original	35	3	$201,900	100%	$201,900	3	$67,300	deferrable
Elevator Hydraulic Cylinders	4.361	2022	original	45	3	$94,800	100%	$94,800	3	$31,600	deferrable
Intercom System Panels	4.501	2027	original	30	8	$4,800	100%	$4,800	1	$4,800	deferrable
Life Safety Systems	4.541	2021	original	30	2	$17,000	100%	$17,000	1	$17,000	firm
Lighting - Exit and Emergency	4.561	2021	varies	30	2	$5,220	100%	$5,220	1	$5,220	deferrable
Valves	4.781	2031	original	50	12	$33,000	100%	$33,000	1	$33,000	deferrable
Garage Components											
Ceiling Tiles and Grid - Garages	5.227	2030	original	40	11	$56,600	100%	$56,600	1	$56,600	deferrable
On-Grade Concrete Floor Renovation	5.321	2030	original	30	11	$13,000	100%	$13,000	1	$13,000	discretionary
Doors and Operators - Garages (1 of 2 every 8 years)	5.371	2025	varies	8	6	$9,800	50%	$4,900	1	$4,900	deferrable
Exhaust System - Garage (1702-04) Fans and Louvers (1)	5.421	2030	original	40	11	$15,000	100%	$15,000	1	$15,000	deferrable
Fire Suppression System Heads - Garages	5.471	2030	original	50	11	$6,000	100%	$6,000	1	$6,000	deferrable
Lighting - Garage (1)	5.521	2033	2013	20	14	$5,700	100%	$5,700	1	$5,700	deferrable
Painting - Garages	5.571	2030	N/A	20	11	$15,000	100%	$15,000	1	$15,000	discretionary
Site Components											
Concrete Sidewalks and Patios (15% every 10 years)	6.181	2025	original	10	6	$22,000	15%	$3,300	1	$3,300	deferrable
Landscape (10% every 5 years)	6.541	2025	original	5	6	$50,000	10%	$5,000	1	$5,000	discretionary
Light Poles and Fixtures	6.601	2048	N/A	35	29	$20,000	100%	$20,000	1	$20,000	deferrable
Pavement Replacement - Parking Areas	6.661	2042	2017	25	23	$108,000	100%	$108,000	1	$108,000	deferrable

(1) See Property Engineering Review Page 1.201

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MT Washington Hills Condominium

Property and Service Summary

Location:	Baltimore, Maryland
Property type:	multi story condominium
Number of residential buildings:	2 separate structures with 6 separate addresses
Number of units:	61
Number of stories:	4 (plus garages)
Years of construction:	1981 through 1984
Date of inspection:	January 24, 2019
Type of service:	reserve study
Level of service:	Full Study
Length of analysis:	30 years
2019 budgeted reserve contribution:	$45,363
2020 recommended reserve contribution:	$48,900 = increase of $3,537 ($4.83 per home per month)
Exterior features:	concrete balconies, masonry veneer, vinyl siding, asphalt shingle roofs
Interior features:	hallways, garage
Building system features:	elevators
Site features:	asphalt parking area
Completed projects:	partial replacement of the roofs, replacement of garage lights
Upcoming projects:	replacement of remaining roofs, elevator modernization, interior renovation


front elevation


front elevation


front elevation

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rear elevation

Property Engineering Review

During our inspection of your property, we identify the following repairs and improvements that the property should consider:

Actionable recommendations - near term actions on these items will minimize future costs and maintain the comfort and security (See "Pages with Engineering Data" for more information where applicable):

We observed leaks into the garage, such as at the storage area K at 1704. This leak is adjacent to two large capacity downspouts that discharge into a smaller capacity, single subterranean pipe. We suspect that either water overflows at this undersized connection and/or the subterranean pipe is clogged. We observed other locations where storm water was flowing out of the clean-outs at the downspouts indicating the subterranean piping is clogged. The property should clean gutters twice a year (after trees lose their seedlings in the spring and their leaves in the fall) to ensure proper flow.

Figure 1: leak at storage area K of 1704

The building exhibits a history of crack repairs due to settlement. It is indeterminate if settlement has stabilized. We recommend the installation of foundation crack gauges to determine if movement is active. The following manufacturer provides these simple devices: https://www.humboldtmfg.com/concrete-crack-monitor-crack-gauge.html. We assume that installation of foundation piers will be necessary.

We observed trees overgrowing the roofs. The property should trim back trees to prevent damage from branches rubbing on the roofs and damaging the shingles.

The light output in the hallways is low. For safety reasons, the property should consider increasing the lighting levels by installing higher output bulbs (verify the fixtures are designed appropriately). See https://www.gsa.gov/node/82715 for a recommendation of appropriate lighting levels.

Door handles are easier to operate than the existing stairwell door knobs. This could be a potential concern in an emergency situation. The property should consider replacing all stairwell door knobs with handles and fund this expense through the operating budget. The following website provides additional information: http://www.ada-compliance.com/ada-compliance/ada-doors.html.

Knock-outs have been removed in the circuit breaker panels. This is a safety hazard. Near term repairs are necessary.

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The elevator equipment rooms do not have exhaust fans. Excessive heat can cause the elevator equipment to malfunction. The property should monitor the temperature in the elevator equipment rooms during the summer and determine if it is necessary to install exhaust fans with thermostats.

We observed locations of poor grass growth beneath trees throughout the property, resulting in erosion and root exposure. We recommend crown raising (removing lower branches) at these trees to allow sunlight penetration and sustained grass growth.

The property experiences active leaks in the garages. We observed locations were the grading is pitched towards the buildings which increases the potential for leaks into the garages. We recommend the property regrade problematic areas as part of the landscape allowance. The grade should pitch a minimum of 2%, or 1/4" per foot, away from the buildings.

Green ideas - Opportunities for energy efficiency and best practices for sustainability. Acting on these recommendations will provide significant cost savings (See "Pages with Engineering Data" for more information where applicable):

Install motion sensors on mechanical room light switches to minimize fixture operation. Motion sensing light switches are inexpensive: http://www.homedepot.com/b/Electrical-Dimmers-Switches-Outlets-Motion-Sensors/N-5yc1vZc32r/Ntk-Extended/Ntt-light+switch?Ntx=mode+matchpartialmax&NCNI-5.

The T12 lamps in the storage areas and elevator rooms are energy inefficient. The property should replace T12 lamps with energy efficient T8 or T5 high output (HO) lamps, or LED lamps.

The elevator cab lights operate continuously. Install occupancy sensors to eliminate light operation when not in operation (potential savings of 80% on elevator cab light usage). The following link provides additional information: http://www.eciamerica.com/flyers/LiteWizard-%20Brochure.pdf.

The hallway and stairwell lights operate continuously. Consider installing occupancy sensors to minimize fixture operation or installing light dimmers to minimize energy use during off peak hours. For safety reasons, maintain a minimum light level at all times. Our experience indicates properties typically have one out of three lights operate continuously and the remaining two are on sensors. Check with local code for specific requirements. The following manufacturer provides these products: http://www.xeleum.com/stairwell-low-occupancy-1.

The hallway lights operate even when daylight is available. The property should install daylight controls, which automatically shut off lights when enough ambient light exists, to maximize daylight use, minimize electrical use while still maintaining lighting level requirements (potential savings of up to approximately 50% annually). A less costly option is to install light bulbs with daylights sensors: https://www.amazon.com/Photosensor-Detection-Outdoor-Lighting-630Lumens/dp/B01LW4JUW2.

The garage exhaust system serving 1702-04 works off of switches rather than timed intervals (better) or carbon monoxide detectors (best). The switches for the fans were in the "off" position resulting in a

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safety hazard. The other buildings do not have an exhaust system (likely because they were built earlier and it was not a code requirement) but instead have voids in the block walls that allow for the free exchange of indoor and outdoor air. Portions of these voids have intentionally been blocked, also resulting in a safety hazard. At a minimum, the property should install timers for the operation of the fans and unblock the voids. The property should also consider carbon monoxide detectors to operate the exhaust fans based on the condition of the air rather than timed intervals. This maximizes the quality of the air and minimizes energy consumption.

The garage lights operate continuously. Consider installing occupancy sensors to minimize fixture operation or installing light dimmers to minimize energy use during off peak hours. For safety reasons, maintain a minimum light level all times. Our experience indicates properties typically have one out of three lights operate continuously and the remaining two are on sensors. Check with local code for specific requirements. Functional issues may arise with the motion sensors on LED lights. The property may need to put the motion sensors on timers, so the motion sensors only function during non-peak hours of garage use.

The following address provides links to incentives and rebates for energy conservation in your area: http://www.dsireusa.org/

Engineering solutions - reference this information for proper scope of work and best outcome on upcoming projects (See "Pages with Engineering Data" for more information where applicable):

The chimney chase covers are near the end of their useful lives. Chimney chase cover replacement should include a cambered top to shed water, a formed drip edge to direct water away from the siding and fasteners through the sides to minimize the potential for leaks.

Replacement of the fire escapes is not likely during the next 30 years. Instead, we recommend periodic inspections, repairs and painting.

We note the use of caulk to repair mortar joints. Mortar allows any water within the wall to weep out. The application of caulk will trap moisture in the walls and result in accelerated deterioration of the masonry. The property should remove the caulk and repair any deteriorated joints with mortar.

Proper construction of masonry walls assumes that a certain amount of water will penetrate completely through the masonry. As the water flows down the inside of the masonry, flashing at penetrations, such as the windows and doors, directs storm water over the penetrations. Weep holes/cords at the flashing allow the water to wick to the face of the masonry. Masonry walls missing any of these materials (flashing and weeps) misdirect penetrated storm water resulting in unpredictable water drainage and potential leaks. We did not observe evidence of flashing or weeps at the lintels in masonry openings at the property. Installation of these materials is necessary at the time of lintel replacement and for windows that leak.

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The property has replaced the roofs at 1702-04. The remaining roofs are at the end of their useful lives and require near term replacement. The following details should be considered when replacing the roofs:

- Use self-adhering underlayment at roof gutter edges and valleys (this was done at the replaced roofs).
- Install metal W valley flashing (rather than weaved shingles) to maximize the useful life of shingles in valleys.
- Waste pipes should utilize lead flashing to minimize future maintenance costs.
- Install metal drip edge around the entire perimeter of roofs. The drip edge discharges storm water away from the buildings and helps secure the fascia (this was done at the replaced roofs).
- Kick-out flashing is missing where roofs terminate at gutters adjacent to siding. Water flowing at the roof to wall intersections can bypass the gutters, penetrate the walls and increase the potential for water infiltration. Kick-out flashing should be installed at these locations, integrated with the shingles and step flashing.
- Ridge vents should include external wind baffles. External wind baffles would direct airflow up and over the vent, creating an area of low pressure over the vent openings, pulling air out of the attic. Ridge vents that lack external wind baffles allow air to blow into the ridge rather than exhaust out of the attic.

The recently replaced roofs use clips to secure the flashing at roof to wall intersections. This is a very nice detail as it eliminates exposed fasteners and minimizes the potential for leaks.

Flashing is missing above the window and door openings in the vinyl siding. Flashing, in conjunction with building paper, would collect any water that gets behind the siding and direct it back to the exterior. The lack of flashing results in accelerated window and substrate deterioration, and increases the potential for water infiltration. This condition is made worse with the lack of building paper behind the siding. Siding replacement should include flashing and building paper.

Landscape replacement timing is discretionary. Annual operating budgets should include funds for mowing, trimming, flowers and replacement of a limited amount of dead landscape. We include an allowance for periodic partial replacements of landscape to include replacement of overgrown bushes or trees as the property sees necessary. Overgrown bushes and trees can cause damage to exterior building components or site elements such as roots causing damage to sidewalks or driveways and branches causing damage to roofs or siding. Although unpredictable, this allowance could also be used for any landscape that has died from drought, disease, etc.

Implementation of these repairs and improvements could increase the useful life of the components, minimize operating costs and provide guidance at the time of component replacement.

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Reserve Study Overview

This reserve study is a *physical and financial analysis* of your property that determines what components of your property will eventually require either major repairs or restoration, or complete replacement. Large, one-time contributions (special assessments) for these projects can be eliminated with development of a *reserve* through relatively smaller annual contributions. The physical analysis determines the existing quantities, conditions, useful lives and costs of the components. The financial analysis determines the existing financial situation of your property and the reserves necessary to offset the future expenses.

Reserve Component

Components in this reserve study meet the following requirements:

- responsibility of the property
- limited useful life expectancy
- predictable *remaining* useful life expectancy
- above a minimum threshold cost

Components that do not fulfill the above requirements are not included in this study.

30 Year Analysis

The analysis for this reserve study encompasses the next 30 years. The components of the property age each year. Those who enjoy the use of each component are financially responsible for what they enjoyed. This length of an analysis is necessary to analyze the aging of nearly all the major components of the property. The expectation is not that the current Residents, Board of Directors and/or Management will be present at the property in 30 years. Rather, the future analysis aids in determining the most accurate *current* contribution for the aging components.

Funding Method

The funding method of this reserve study utilizes the *cash flow method*. With the cash flow method, contributions to the reserve fund are designed to offset variable annual expenditures. We experiment with different contribution scenarios until an ideal scenario is discovered to offset reserve expenditures. All expenses and contributions are *pooled* together. Our experience indicates that the cash flow method typically results in lower overall contributions than the *component method*, which typically segregates funds.

Funding Goal

The funding goal of this reserve study is to maintain a reserve balance above a minimum *threshold* during the years of major expenditures. We assume a contingency reserve balance of not less than

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approximately ten percent (10%) of the expenditures in the **threshold funding year** (The year the reserve balance is at its lowest point. See Funding Plan Page 1.401 for the identification of this year). The property can determine if they prefer a higher or lower contingency.

The ideal situation is when the threshold funding year is in the last year of the analysis. This provides the maximum amount of time that the property can save up for major expenses. A critical situation is when the threshold funding year is in the first few years of the analysis. This situation requires major initial reserve contributions to offset near term expenditures.

Funding

This reserve study assumes an ideal situation where all future costs are offset by annual contributions to the reserve fund. *We understand that this is not always possible.* Our experience suggests that major projects are funded through multiple means such as partially through the reserve fund and partial through either additional assessments or bank loans. The specific funding of the projects is determined by the property at the time of the event (this is not something we can forecast). The goal of the property should be to follow the recommended funding plan outlined in this reserve study. If the recommended reserve contributions are not feasible as determined by the Board of Director's judgment, this reserve study should then be used, at a minimum, to justify the need for an *increase* over the *current* reserve fund contribution.

Flexibility

The time of replacement for each component involves a varying degree of deduction. To help understand the criticality of each replacement time, we provide the following replacement flexibility guide:

firm - Replacement time has little, if any, flexibility. Deferring the replacement time would have an adverse effect on the property.
deferrable - Replacement time has limited flexibility. Continually deferring the replacement time would eventually have an adverse effect on the property and raise aesthetic concerns.
discretionary - Replacement time has flexibility. Continually deferring the replacement time would either raise aesthetic concerns or the component does not affect the functionality of the property. The replacement costs for certain discretionary expenses can vary greatly as they are subject to improvements and expansions as desired by the property.

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Reserve Study Requirements

Property Declarations occasionally define reserve study requirements. The state legislature may also define reserve study requirements. The following is a link to state reserve study requirements (the property should be aware more recent or pending legislation may exist since the date of this report):

http://mgaleg.maryland.gov/webmga/frmStatutesText.aspx?article=grp&section=11-109&ext=html&session=2015RS&tab=subject5

It is our intention that this reserve study complies with these requirements. The property should consult with their attorney on discrepancies between reserve study requirements. Contact us for any revision necessary to the reserve study to fulfill these requirements.

Cost estimates

We obtain the cost estimates for replacements from the following sources:

- published sources (*RS Means* based on standard union labor rate)
- historical costs
- proprietary information

Our estimates are not guarantees of actual replacement costs. We base our estimates on our calculation of expected market rate for your specific location and specific situation. Multiple contractor bids will result in multiple cost estimates. *Multiple* contractor estimates will inevitably vary from our *single* estimate. The property should verify the scope of work in the contractor's estimate is similar to what is noted on the Engineering Data page (Engineering Data pages are all the data pages subsequent to "Limiting Conditions", Page 1.701). Common reasons for cost discrepancies include varying scopes of work and improvements over the existing components. Technological improvements also cause cost discrepancies - what may have been current technology at the time of the study could be obsolete at the time of replacement. If the property receives an estimate that is higher than the estimate in this reserve study for the same scope of work, the property should use this study as a tool to negotiate a lower cost. If the property receives an estimate that is lower than the estimate in this reserve study for the same scope of work - the estimate is below the expected market rate.

Long Lived Components

There exists components at the property that will not require replacement during the 30 year analysis. Although these long lived components will eventually require replacement, they do not fall within the scope of the analysis. Periodic updates of the study will eventually include their replacement. Frequent updates of the study will ensure the property has up to 30 years to plan for their eventual replacement. The following is a list of ***common*** long lived components for the property:

- electrical system wiring

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- fire separation door in garage
- foundations
- pipes within the building walls and subsurface
- structural frames

Operating Budget

The operating budget provides funds necessary for the daily operation of the property. In general, the operating budget includes expenses that repeat from year to year, such as administrative expenses and cleaning. All the property components require maintenance. *This reserve study does not include maintenance costs that would traditionally fall under an operating budget.* We assume the property will fund normal annual maintenance through the operating budget. We also assume that the property will fund replacement of components below an estimated minimum threshold cost of

$3,000

through the operating budget. The following is a list of components that we assume the property will fund through the operating budget:

- air compressors for dry sprinkler systems
- crack repairing, patching and striping of asphalt pavement
- electric heaters
- hallway decorations
- landscape annual maintenance
- pumps with a capacity of less than five horsepower
- smoke detectors (battery operated)
- trash corral
- valves with small diameters

The items in the list above have a minimal (if any) impact on our recommended reserve fund contribution. If the property chooses to fund these expenses through reserves, updates of this reserve study would account for these expenses.

Owner Responsibility

The property's Declaration assigns the responsibility of certain components to the owners. These are typically components where the use is solely enjoyed by the owner. The following is a list of components that are the responsibility of the owners as described to us during our meeting at the property:

- balcony floor finishes
- electrical systems within the individual units

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- heating, ventilating and air conditioning (HVAC) units serving the individual units
- interiors of the individual units
- lights at balconies and patios
- pipes that branch off the common pipes to the individual unit plumbing fixtures
- windows and doors

We do not provide an opinion on the accuracy of this list. Historical practices for repairs and replacements occasionally conflict with what is stated in the Declaration. The property should consult with their attorney to verify the accuracy of the information in this list provided to us.

Although these components are maintained by the owners, Declarations typically allow the Board of Directors to have *architectural control* over replacement. This aids in keeping a uniform appearance throughout the property. Owner replacement projects with a high dollar value can be managed by the property but the expenses charged back to the owners. This simplifies complex projects by having one contractor and further ensures a uniform appearance.

Additional Assessments

The objective of properly planned operating budgets and reserve contributions is to avoid additional assessments. However, additional assessments are necessary for unplanned costs such as code change requirements, unobservable conditions, property improvements, etc. We *do not* recommend the property fund these expenses through reserves. The property should consult with an attorney to determine if the property Bylaws have a provision for these types of expenses.

Definitions and Supporting Information

Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) are national organizations that provide requirements for reserve studies. The property should refer to these organizations for reserve study definitions and supporting information. The following are links to these organizations:

http://www.caionline.org

http://www.apra-usa.com/

Reserve Fund Status

If the property were to fund all expenditures identified in this study through reserves, an increase in the reserve contributions is necessary. See Funding Plan Page 1.401 for our recommended reserve funding plan.

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Updates

The reserve study is a static snap shot in time based on the date of the inspection. However, costs, inflation rates, interest rates and weather conditions are dynamic in that they are always changing. This necessitates periodic *updates* of the reserve study. An update is less costly than the original reserve study since there is less labor involved in gathering information on your property. We suggest updating the reserve study every three to six years. Factors that can determine when an update should occur are an upcoming major project, completion of a major project, major change to the property, known change in the interest and/or inflation rates compared to the last reserve study, etc. Please contact us for a reserve study update proposal when necessary.

Sincerely,

Justin J. Maier, RS
Partner
Superior Reserve Engineering & Consulting
justin@superiorreserve.com
888-688-4560
Report submitted on: February 11, 2019

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ENGINEERING & CONSULTING

Recommended Reserve Funding Plan
MT Washington Hills Condominium

Year	Inflated expenditures (2.9% annual)	Recommended reserve contributions	Ending reserve balance	Average $ per home per month (61 homes)	$ increase per month from previous year	% increase from previous year
2019*	($70,900)	$45,363	$194,735	$61.97	-	-
2020	($72,956)	$48,900	$174,333	$66.80	$4.83	7.8%
2021	($59,528)	$52,400	$170,620	$71.58	$4.78	7.2%
2022	($107,756)	$55,900	$121,658	$76.37	$4.78	6.7%
2023	($110,881)	$59,400	$72,095	$81.15	$4.78	6.3%
**2024	($114,097)	$62,900	**$21,828**	$85.93	$4.78	5.9%
2025	($15,670)	$64,700	$71,785	$88.39	$2.46	2.9%
2026	($94,547)	$66,600	$44,994	$90.98	$2.60	2.9%
2027	($62,220)	$68,500	$52,237	$93.58	$2.60	2.9%
2028	$0	$70,500	$124,487	$96.31	$2.73	2.9%
2029	$0	$72,500	$200,202	$99.04	$2.73	2.8%
2030	($151,469)	$74,600	$126,568	$101.91	$2.87	2.9%
2031	($134,681)	$76,800	$70,640	$104.92	$3.01	2.9%
2032	$0	$79,000	$151,843	$107.92	$3.01	2.9%
2033	($18,652)	$81,300	$218,154	$111.07	$3.14	2.9%
2034	($38,386)	$83,700	$268,284	$114.34	$3.28	3.0%
2035	($13,114)	$86,100	$347,367	$117.62	$3.28	2.9%
2036	($214,928)	$88,600	$226,723	$121.04	$3.42	2.9%
2037	($87,661)	$91,200	$234,831	$124.59	$3.55	2.9%
2038	($202,269)	$93,800	$129,974	$128.14	$3.55	2.9%
2039	($107,079)	$96,500	$121,889	$131.83	$3.69	2.9%
2040	($119,298)	$99,300	$104,129	$135.66	$3.83	2.9%
2041	($78,587)	$102,200	$130,061	$139.62	$3.96	2.9%
2042	($208,438)	$105,200	$28,392	$143.72	$4.10	2.9%
2043	$0	$105,200	$135,212	$143.72	$0.00	0.0%
2044	($16,451)	$105,200	$227,553	$143.72	$0.00	0.0%
2045	($34,381)	$105,200	$303,631	$143.72	$0.00	0.0%
2046	($167,477)	$105,200	$246,804	$143.72	$0.00	0.0%
2047	$0	$105,200	$357,992	$143.72	$0.00	0.0%
2048	($45,822)	$105,200	$425,124	$143.72	$0.00	0.0%
2049***	($203,457)	$105,200	$334,387	$143.72	$0.00	0.0%

* reserve contributions are budgeted
**2024 is the THRESHOLD FUNDING YEAR (the year the reserve balance is at its lowest point)

2049***Ending reserve balance considers the need for replacement of the piping after 2049.

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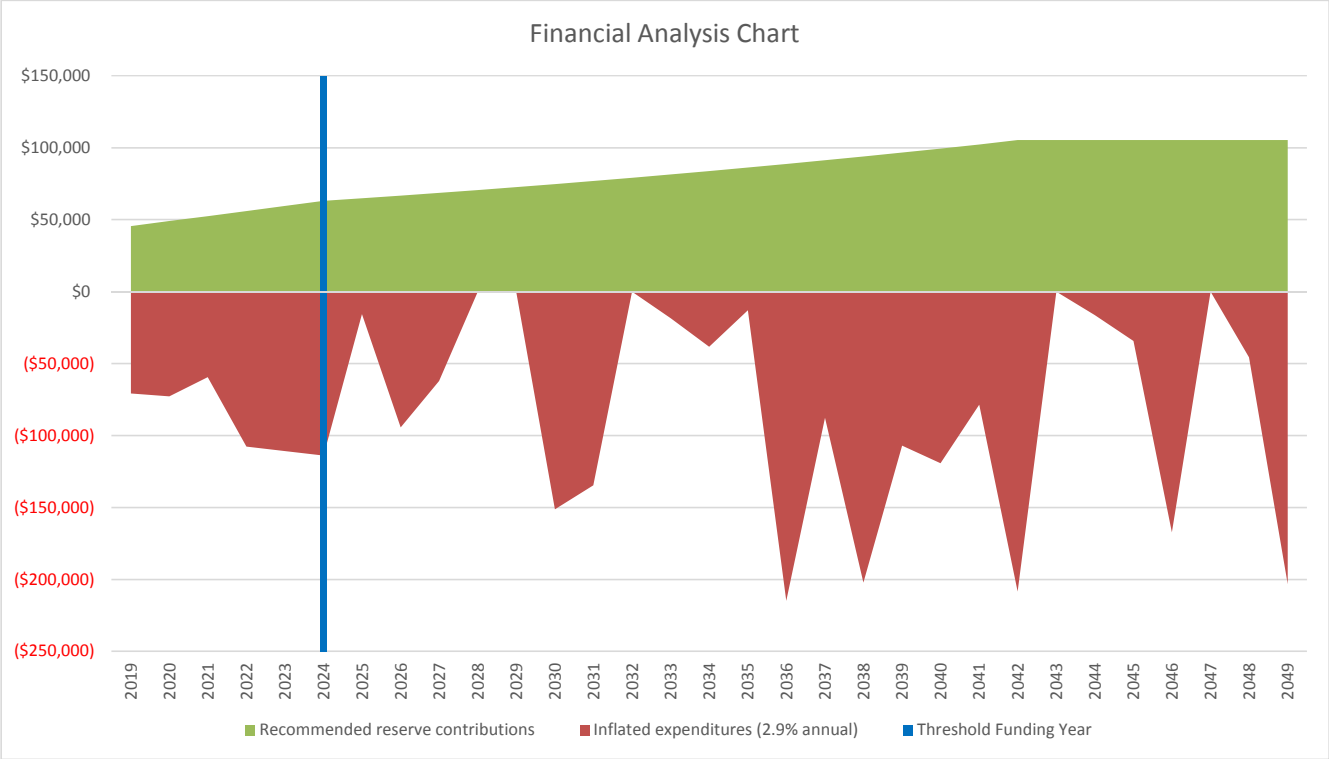
SUPERIOR RESERVE
ENGINEERING & CONSULTING

MT Washington Hills Condominium



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30 Year Expenditure Summary

SUPERIOR RESERVE
ENGINEERING & CONSULTING

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

MT Washington Hills Condominium						threshold funding year		
Fiscal year	2019	2020	2021	2022	2023	2024	2025	2026
Construction inflation rate	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	100.0%	102.9%	105.9%	109.0%	112.1%	115.4%	118.7%	122.2%
Beginning balance (January 1, 2019)	$219,445	$194,735	$174,333	$170,620	$121,658	$72,095	$21,828	$71,785
Inflated expenditures (2.9% annual)	($70,900)	($72,956)	($59,528)	($107,756)	($110,881)	($114,097)	($15,670)	($94,547)
Recommended reserve contributions	$45,363	$48,900	$52,400	$55,900	$59,400	$62,900	$64,700	$66,600
Estimated interest earned (2.0% PROJECTED yield rate)	$827	$3,654	$3,415	$2,894	$1,918	$930	$927	$1,156
Ending reserve balance	$194,735	$174,333	$170,620	$121,658	$72,095	$21,828	$71,785	$44,994

Reserve Component List

Exterior Building Components								
Balconies - Concrete Restoration								24,919
Chimney Chase Covers (1)	8,050	8,283						
Doors - Front Entrances								
Fire Escape Restoration (1)								25,652
Gutters and Downspouts (1)								
Masonry Restoration (1)								43,975
Roofs - Asphalt Shingles (1702-04)								
Roofs - Asphalt Shingles (remaining)	60,450	62,203						
Siding - Vinyl (1)								
Skylights (remaining)	2,400	2,470						
Soffits and Fascia - Aluminum								
Interior Building Components								
Carpet - Hallways and Front Stairs			19,059					
Elevator Cab Finishes (1)								
Lighting - Hallways, Front Stairs and Foyers (1)								
Lighting - Rear Stairwells (1)								
Mailboxes								
Painting - Hallways, Front Stairs and Foyers			16,941					
Painting - Rear Stairwells (1)								
Tile - Foyers								
Building System Components								
Electrical System Main Panels (1)								
Elevator Hydraulic Pumps and Controls (1)				73,327	75,453	77,641		
Elevator Hydraulic Cylinders				34,430	35,428	36,456		
Intercom System Panels								
Life Safety Systems			18,000					
Lighting - Exit and Emergency			5,527					
Valves								
Garage Components								
Ceiling Tiles and Grid - Garages								
On-Grade Concrete Floor Renovation								
Doors and Operators - Garages (1 of 2 every 8 years)							5,817	
Exhaust System - Garage (1702-04) Fans and Louvers (1)								
Fire Suppression System Heads - Garages								
Lighting - Garage (1)								
Painting - Garages								
Site Components								
Concrete Sidewalks and Patios (15% every 10 years)							3,917	
Landscape (10% every 5 years)							5,936	
Light Poles and Fixtures								
Pavement Replacement - Parking Areas								

Costs plus Inflation

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30 Year Expenditure Summary

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MT Washington Hills Condominium

Fiscal year	2027	2028	2029	2030	2031	2032	2033	2034
Construction inflation rate	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	125.7%	129.3%	133.1%	137.0%	140.9%	145.0%	149.2%	153.5%
Beginning balance (January 1, 2019)	$44,994	$52,237	$124,487	$200,202	$126,568	$70,640	$151,843	$218,154
Inflated expenditures (2.9% annual)	($62,220)	$0	$0	($151,469)	($134,681)	$0	($18,652)	($38,386)
Recommended reserve contributions	$68,500	$70,500	$72,500	$74,600	$76,800	$79,000	$81,300	$83,700
Estimated interest earned (2.0% PROJECTED yield rate)	$963	$1,750	$3,215	$3,235	$1,953	$2,203	$3,663	$4,816
Ending reserve balance	$52,237	$124,487	$200,202	$126,568	$70,640	$151,843	$218,154	$268,284

Reserve Component List

Exterior Building Components								
Balconies - Concrete Restoration								
Chimney Chase Covers (1)								
Doors - Front Entrances					19,447			
Fire Escape Restoration (1)					29,594			
Gutters and Downspouts (1)								38,386
Masonry Restoration (1)								
Roofs - Asphalt Shingles (1702-04)								
Roofs - Asphalt Shingles (remaining)								
Siding - Vinyl (1)								
Skylights (remaining)								
Soffits and Fascia - Aluminum								
Interior Building Components								
Carpet - Hallways and Front Stairs								
Elevator Cab Finishes (1)	49,022							
Lighting - Hallways, Front Stairs and Foyers (1)								
Lighting - Rear Stairwells (1)							2,835	
Mailboxes					6,017			
Painting - Hallways, Front Stairs and Foyers					22,548			
Painting - Rear Stairwells (1)					10,569			
Tile - Foyers	7,165							
Building System Components								
Electrical System Main Panels (1)								
Elevator Hydraulic Pumps and Controls (1)								
Elevator Hydraulic Cylinders								
Intercom System Panels	6,033							
Life Safety Systems								
Lighting - Exit and Emergency								
Valves					46,505			
Garage Components								
Ceiling Tiles and Grid - Garages				77,515				
On-Grade Concrete Floor Renovation				17,804				
Doors and Operators - Garages (1 of 2 every 8 years)							7,312	
Exhaust System - Garage (1702-04) Fans and Louvers (1)				20,543				
Fire Suppression System Heads - Garages				8,217				
Lighting - Garage (1)							8,505	
Painting - Garages				20,543				
Site Components								
Concrete Sidewalks and Patios (15% every 10 years)								
Landscape (10% every 5 years)				6,848				
Light Poles and Fixtures								
Pavement Replacement - Parking Areas								

Costs plus Inflation

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ENGINEERING & CONSULTING

MT Washington Hills Condominium

Fiscal year	2035	2036	2037	2038	2039	2040	2041	2042
Construction inflation rate	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	158.0%	162.6%	167.3%	172.1%	177.1%	182.3%	187.6%	193.0%
Beginning balance (January 1, 2019)	$268,284	$347,367	$226,723	$234,831	$129,974	$121,889	$104,129	$130,061
Inflated expenditures (2.9% annual)	($13,114)	($214,928)	($87,661)	($202,269)	($107,079)	($119,298)	($78,587)	($208,438)
Recommended reserve contributions	$86,100	$88,600	$91,200	$93,800	$96,500	$99,300	$102,200	$105,200
Estimated interest earned (2.0% PROJECTED yield rate)	$6,096	$5,684	$4,570	$3,612	$2,494	$2,238	$2,319	$1,569
Ending reserve balance	$347,367	$226,723	$234,831	$129,974	$121,889	$104,129	$130,061	$28,392

Reserve Component List

Exterior Building Components								
Balconies - Concrete Restoration								
Chimney Chase Covers (1)								
Doors - Front Entrances								
Fire Escape Restoration (1)		34,141					39,387	
Gutters and Downspouts (1)								
Masonry Restoration (1)		58,528						
Roofs - Asphalt Shingles (1702-04)				112,066				
Roofs - Asphalt Shingles (remaining)					107,079	110,184		
Siding - Vinyl (1)		54,735	56,322	57,955				
Skylights (remaining)								
Soffits and Fascia - Aluminum		30,456	31,339	32,248				
Interior Building Components								
Carpet - Hallways and Front Stairs		29,264						
Elevator Cab Finishes (1)								
Lighting - Hallways, Front Stairs and Foyers (1)		7,804						
Lighting - Rear Stairwells (1)								
Mailboxes								
Painting - Hallways, Front Stairs and Foyers							30,009	
Painting - Rear Stairwells (1)								
Tile - Foyers								
Building System Components								
Electrical System Main Panels (1)								
Elevator Hydraulic Pumps and Controls (1)								
Elevator Hydraulic Cylinders								
Intercom System Panels								
Life Safety Systems								
Lighting - Exit and Emergency								
Valves								
Garage Components								
Ceiling Tiles and Grid - Garages								
On-Grade Concrete Floor Renovation								
Doors and Operators - Garages (1 of 2 every 8 years)							9,190	
Exhaust System - Garage (1702-04) Fans and Louvers (1)								
Fire Suppression System Heads - Garages								
Lighting - Garage (1)								
Painting - Garages								
Site Components								
Concrete Sidewalks and Patios (15% every 10 years)	5,214							
Landscape (10% every 5 years)	7,900					9,114		
Light Poles and Fixtures								
Pavement Replacement - Parking Areas								208,438

Costs plus Inflation

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ENGINEERING & CONSULTING

MT Washington Hills Condominium

Fiscal year	2043	2044	2045	2046	2047	2048	2049
Construction inflation rate	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	198.6%	204.4%	210.3%	216.4%	222.7%	229.1%	235.8%
Beginning balance (January 1, 2019)	$28,392	$135,212	$227,553	$303,631	$246,804	$357,992	$425,124
Inflated expenditures (2.9% annual)	$0	($16,451)	($34,381)	($167,477)	$0	($45,822)	($203,457)
Recommended reserve contributions	$105,200	$105,200	$105,200	$105,200	$105,200	$105,200	$105,200
Estimated interest earned (2.0% PROJECTED yield rate)	$1,620	$3,592	$5,259	$5,450	$5,988	$7,754	$7,520
Ending reserve balance	$135,212	$227,553	$303,631	$246,804	$357,992	$425,124	$334,387

Reserve Component List

Exterior Building Components							
Balconies - Concrete Restoration				44,141			
Chimney Chase Covers (1)		16,451	16,928				
Doors - Front Entrances							
Fire Escape Restoration (1)				45,440			
Gutters and Downspouts (1)							
Masonry Restoration (1)				77,896			
Roofs - Asphalt Shingles (1702-04)							
Roofs - Asphalt Shingles (remaining)							
Siding - Vinyl (1)							
Skylights (remaining)							5,658
Soffits and Fascia - Aluminum							
Interior Building Components							
Carpet - Hallways and Front Stairs							
Elevator Cab Finishes (1)							
Lighting - Hallways, Front Stairs and Foyers (1)							
Lighting - Rear Stairwells (1)							
Mailboxes							
Painting - Hallways, Front Stairs and Foyers							
Painting - Rear Stairwells (1)							
Tile - Foyers							
Building System Components							
Electrical System Main Panels (1)							186,247
Elevator Hydraulic Pumps and Controls (1)							
Elevator Hydraulic Cylinders							
Intercom System Panels							
Life Safety Systems							
Lighting - Exit and Emergency							
Valves							
Garage Components							
Ceiling Tiles and Grid - Garages							
On-Grade Concrete Floor Renovation							
Doors and Operators - Garages (1 of 2 every 8 years)							11,552
Exhaust System - Garage (1702-04) Fans and Louvers (1)							
Fire Suppression System Heads - Garages							
Lighting - Garage (1)							
Painting - Garages							
Site Components							
Concrete Sidewalks and Patios (15% every 10 years)			6,939				
Landscape (10% every 5 years)			10,514				
Light Poles and Fixtures						45,822	
Pavement Replacement - Parking Areas							

Costs plus Inflation

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SUPERIOR RESERVE
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1.404.2019

2019

Hybrid Reserve Expenditures and Funding Plan

January 1, 2019 through December 31, 2019

Year of forecast:	0
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2019:	100.0%
Unaudited, provided, beginning reserve balance as of January 1, 2019:	$219,445
Budgeted reserve contribution: +	$45,363
Estimated interest earned (0.4% yield rate): +	$827
Total contributions: =	$46,190

MT Washington Hills Condominium

2019 Expenditures

	Number of phases	Flexibility	Engineering Data Section	
Chimney Chase Covers (1)	2	deferrable	2.221	($8,050)
Roofs - Asphalt Shingles (remaining)	2	firm	2.441	($60,450)
Skylights (remaining)	2	deferrable	2.881	($2,400)
Total expenditures:				($70,900)
			Ending reserve balance:	$194,735

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SUPERIOR RESERVE
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2020

Hybrid Reserve Expenditures and Funding Plan

January 1, 2020 through December 31, 2020

Year of forecast:	1
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2020:	102.9%
Beginning reserve balance:	$194,735
Recommended reserve contribution: +	$48,900
Estimated interest earned (2.0% PROJECTED yield rate): +	$3,654
Total contributions: =	$52,554

MT Washington Hills Condominium

2020 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Chimney Chase Covers (1)	2	deferrable	2.221	($8,283)
Roofs - Asphalt Shingles (remaining)	2	firm	2.441	($62,203)
Skylights (remaining)	2	deferrable	2.881	($2,470)
Total expenditures:				($72,956)
			Ending reserve balance:	$174,333

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2021

Hybrid Reserve Expenditures and Funding Plan

January 1, 2021 through December 31, 2021

Year of forecast:	2
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2021:	105.9%
Beginning reserve balance:	$174,333
Recommended reserve contribution: +	$52,400
Estimated interest earned (2.0% PROJECTED yield rate): +	$3,415
Total contributions: =	$55,815

MT Washington Hills Condominium

2021 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Carpet - Hallways and Front Stairs	1	deferrable	3.101	($19,059)
Painting - Hallways, Front Stairs and Foyers	1	discretionary	3.601	($16,941)
Life Safety Systems	1	firm	4.541	($18,000)
Lighting - Exit and Emergency	1	deferrable	4.561	($5,527)
Total expenditures:				($59,528)
			Ending reserve balance:	$170,620

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SUPERIOR RESERVE
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2022

Hybrid Reserve Expenditures and Funding Plan

January 1, 2022 through December 31, 2022

Year of forecast:	3
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2022:	109.0%
Beginning reserve balance:	$170,620
Recommended reserve contribution: +	$55,900
Estimated interest earned (2.0% PROJECTED yield rate): +	$2,894
Total contributions: =	$58,794

MT Washington Hills Condominium

2022 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Elevator Hydraulic Pumps and Controls (1)	3	deferrable	4.361	($73,327)
Elevator Hydraulic Cylinders	3	deferrable	4.361	($34,430)
Total expenditures:				($107,756)
			Ending reserve balance:	$121,658

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SUPERIOR RESERVE
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2023

Hybrid Reserve Expenditures and Funding Plan

January 1, 2023 through December 31, 2023

Year of forecast:	4
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2023:	112.1%
Beginning reserve balance:	$121,658
Recommended reserve contribution: +	$59,400
Estimated interest earned (2.0% PROJECTED yield rate): +	$1,918
Total contributions: =	$61,318

MT Washington Hills Condominium

2023 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Elevator Hydraulic Pumps and Controls (1)	3	deferrable	4.361	($75,453)
Elevator Hydraulic Cylinders	3	deferrable	4.361	($35,428)
Total expenditures:				($110,881)
			Ending reserve balance:	$72,095

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

2024 (Threshold)

Hybrid Reserve Expenditures and Funding Plan

January 1, 2024 through December 31, 2024

Year of forecast:	5
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2024 (Threshold):	115.4%
Beginning reserve balance:	$72,095
Recommended reserve contribution: +	$62,900
Estimated interest earned (2.0% PROJECTED yield rate): +	$930
Total contributions: =	$63,830

MT Washington Hills Condominium

2024 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Elevator Hydraulic Pumps and Controls (1)	3	deferrable	4.361	($77,641)
Elevator Hydraulic Cylinders	3	deferrable	4.361	($36,456)
Total expenditures:				($114,097)
			Ending reserve balance:	$21,828

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

1.404.2025

2025

Hybrid Reserve Expenditures and Funding Plan

January 1, 2025 through December 31, 2025

Year of forecast:	6
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2025:	118.7%
Beginning reserve balance:	$21,828
Recommended reserve contribution: +	$64,700
Estimated interest earned (2.0% PROJECTED yield rate): +	$927
Total contributions: =	$65,627

MT Washington Hills Condominium

2025 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Doors and Operators - Garages (1 of 2 every 8 years)	1	deferrable	5.371	($5,817)
Concrete Sidewalks and Patios (15% every 10 years)	1	deferrable	6.181	($3,917)
Landscape (10% every 5 years)	1	discretionary	6.541	($5,936)
Total expenditures:				($15,670)
			Ending reserve balance:	$71,785

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

1.404.2026

2026

Hybrid Reserve Expenditures and Funding Plan

January 1, 2026 through December 31, 2026

Year of forecast:	7
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2026:	122.2%
Beginning reserve balance:	$71,785
Recommended reserve contribution: +	$66,600
Estimated interest earned (2.0% PROJECTED yield rate): +	$1,156
Total contributions: =	$67,756

MT Washington Hills Condominium

2026 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Balconies - Concrete Restoration	1	deferrable	2.141	($24,919)
Fire Escape Restoration (1)	1	firm	2.321	($25,652)
Masonry Restoration (1)	1	deferrable	2.421	($43,975)
Total expenditures:				($94,547)
			Ending reserve balance:	$44,994

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2027

Hybrid Reserve Expenditures and Funding Plan

January 1, 2027 through December 31, 2027

Year of forecast:	8
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2027:	125.7%
Beginning reserve balance:	$44,994
Recommended reserve contribution: +	$68,500
Estimated interest earned (2.0% PROJECTED yield rate): +	$963
Total contributions: =	$69,463

MT Washington Hills Condominium

2027 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Elevator Cab Finishes (1)	1	deferrable	3.181	($49,022)
Tile - Foyers	1	deferrable	3.781	($7,165)
Intercom System Panels	1	deferrable	4.501	($6,033)
Total expenditures:				($62,220)
			Ending reserve balance:	$52,237

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

1.404.2028

2028

Hybrid Reserve Expenditures and Funding Plan

January 1, 2028 through December 31, 2028

Year of forecast:	9
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2028:	129.3%
Beginning reserve balance:	$52,237
Recommended reserve contribution: +	$70,500
Estimated interest earned (2.0% PROJECTED yield rate): +	$1,750
Total contributions: =	$72,250

MT Washington Hills Condominium

2028 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Total expenditures:				$0
			Ending reserve balance:	$124,487

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

1.404.2029

2029

Hybrid Reserve Expenditures and Funding Plan

January 1, 2029 through December 31, 2029

Year of forecast:	10
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2029:	133.1%
Beginning reserve balance:	$124,487
Recommended reserve contribution: +	$72,500
Estimated interest earned (2.0% PROJECTED yield rate): +	$3,215
Total contributions: =	$75,715

MT Washington Hills Condominium

2029 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Total expenditures:				$0
			Ending reserve balance:	$200,202

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2030

Hybrid Reserve Expenditures and Funding Plan

January 1, 2030 through December 31, 2030

Year of forecast:	11
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2030:	137.0%
Beginning reserve balance:	$200,202
Recommended reserve contribution: +	$74,600
Estimated interest earned (2.0% PROJECTED yield rate): +	$3,235
Total contributions: =	$77,835

MT Washington Hills Condominium

2030 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Ceiling Tiles and Grid - Garages	1	deferrable	5.227	($77,515)
On-Grade Concrete Floor Renovation	1	discretionary	5.321	($17,804)
Exhaust System - Garage (1702-04) Fans and Louvers (1)	1	deferrable	5.421	($20,543)
Fire Suppression System Heads - Garages	1	deferrable	5.471	($8,217)
Painting - Garages	1	discretionary	5.571	($20,543)
Landscape (10% every 5 years)	1	discretionary	6.541	($6,848)
Total expenditures:				($151,469)
			Ending reserve balance:	$126,568

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SUPERIOR RESERVE
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2031

Hybrid Reserve Expenditures and Funding Plan

January 1, 2031 through December 31, 2031

Year of forecast:	12
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2031:	140.9%
Beginning reserve balance:	$126,568
Recommended reserve contribution: +	$76,800
Estimated interest earned (2.0% PROJECTED yield rate): +	$1,953
Total contributions: =	$78,753

MT Washington Hills Condominium

2031 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Doors - Front Entrances	1	deferrable	2.281	($19,447)
Fire Escape Restoration (1)	1	firm	2.321	($29,594)
Mailboxes	1	deferrable	3.541	($6,017)
Painting - Hallways, Front Stairs and Foyers	1	discretionary	3.601	($22,548)
Painting - Rear Stairwells (1)	1	discretionary	3.621	($10,569)
Valves	1	deferrable	4.781	($46,505)
Total expenditures:				($134,681)
			Ending reserve balance:	$70,640

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2032

Hybrid Reserve Expenditures and Funding Plan

January 1, 2032 through December 31, 2032

Year of forecast:	13
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2032:	145.0%
Beginning reserve balance:	$70,640
Recommended reserve contribution: +	$79,000
Estimated interest earned (2.0% PROJECTED yield rate): +	$2,203
Total contributions: =	$81,203

MT Washington Hills Condominium

2032 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Total expenditures:				$0
			Ending reserve balance:	$151,843

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2033

Hybrid Reserve Expenditures and Funding Plan

January 1, 2033 through December 31, 2033

Year of forecast:	14
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2033:	149.2%
Beginning reserve balance:	$151,843
Recommended reserve contribution: +	$81,300
Estimated interest earned (2.0% PROJECTED yield rate): +	$3,663
Total contributions: =	$84,963

MT Washington Hills Condominium

2033 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Lighting - Rear Stairwells (1)	1	deferrable	3.431	($2,835)
Doors and Operators - Garages (1 of 2 every 8 years)	1	deferrable	5.371	($7,312)
Lighting - Garage (1)	1	deferrable	5.521	($8,505)
Total expenditures:				($18,652)
			Ending reserve balance:	$218,154

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SUPERIOR RESERVE
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2034

Hybrid Reserve Expenditures and Funding Plan

January 1, 2034 through December 31, 2034

Year of forecast:	15
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2034:	153.5%
Beginning reserve balance:	$218,154
Recommended reserve contribution: +	$83,700
Estimated interest earned (2.0% PROJECTED yield rate): +	$4,816
Total contributions: =	$88,516

MT Washington Hills Condominium

2034 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Gutters and Downspouts (1)	1	deferrable	2.361	($38,386)
Total expenditures:				($38,386)
			Ending reserve balance:	$268,284

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2035

Hybrid Reserve Expenditures and Funding Plan

January 1, 2035 through December 31, 2035

Year of forecast:	16
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2035:	158.0%
Beginning reserve balance:	$268,284
Recommended reserve contribution: +	$86,100
Estimated interest earned (2.0% PROJECTED yield rate): +	$6,096
Total contributions: =	$92,196

MT Washington Hills Condominium

2035 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Concrete Sidewalks and Patios (15% every 10 years)	1	deferrable	6.181	($5,214)
Landscape (10% every 5 years)	1	discretionary	6.541	($7,900)
Total expenditures:				($13,114)
			Ending reserve balance:	$347,367

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2036

Hybrid Reserve Expenditures and Funding Plan

January 1, 2036 through December 31, 2036

Year of forecast:	17
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2036:	162.6%
Beginning reserve balance:	$347,367
Recommended reserve contribution: +	$88,600
Estimated interest earned (2.0% PROJECTED yield rate): +	$5,684
Total contributions: =	$94,284

MT Washington Hills Condominium

2036 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Fire Escape Restoration (1)	1	firm	2.321	($34,141)
Masonry Restoration (1)	1	deferrable	2.421	($58,528)
Siding - Vinyl (1)	3	deferrable	2.761	($54,735)
Soffits and Fascia - Aluminum	3	deferrable	2.891	($30,456)
Carpet - Hallways and Front Stairs	1	deferrable	3.101	($29,264)
Lighting - Hallways, Front Stairs and Foyers (1)	1	deferrable	3.421	($7,804)
Total expenditures:				($214,928)
			Ending reserve balance:	$226,723

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SUPERIOR RESERVE
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2037

Hybrid Reserve Expenditures and Funding Plan

January 1, 2037 through December 31, 2037

Year of forecast:	18
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2037:	167.3%
Beginning reserve balance:	$226,723
Recommended reserve contribution: +	$91,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$4,570
Total contributions: =	$95,770

MT Washington Hills Condominium

2037 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Siding - Vinyl (1)	3	deferrable	2.761	($56,322)
Soffits and Fascia - Aluminum	3	deferrable	2.891	($31,339)
Total expenditures:				($87,661)
			Ending reserve balance:	$234,831

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SUPERIOR RESERVE
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2038

Hybrid Reserve Expenditures and Funding Plan

January 1, 2038 through December 31, 2038

Year of forecast:	19
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2038:	172.1%
Beginning reserve balance:	$234,831
Recommended reserve contribution: +	$93,800
Estimated interest earned (2.0% PROJECTED yield rate): +	$3,612
Total contributions: =	$97,412

MT Washington Hills Condominium

2038 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Roofs - Asphalt Shingles (1702-04)	1	firm	2.441	($112,066)
Siding - Vinyl (1)	3	deferrable	2.761	($57,955)
Soffits and Fascia - Aluminum	3	deferrable	2.891	($32,248)
Total expenditures:				($202,269)
			Ending reserve balance:	$129,974

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2039

Hybrid Reserve Expenditures and Funding Plan

January 1, 2039 through December 31, 2039

Year of forecast:	20
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2039:	177.1%
Beginning reserve balance:	$129,974
Recommended reserve contribution: +	$96,500
Estimated interest earned (2.0% PROJECTED yield rate): +	$2,494
Total contributions: =	$98,994

MT Washington Hills Condominium

2039 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Roofs - Asphalt Shingles (remaining)	2	firm	2.441	($107,079)
Total expenditures:				($107,079)
			Ending reserve balance:	$121,889

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SUPERIOR RESERVE
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2040

Hybrid Reserve Expenditures and Funding Plan

January 1, 2040 through December 31, 2040

Year of forecast:	21
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2040:	182.3%
Beginning reserve balance:	$121,889
Recommended reserve contribution: +	$99,300
Estimated interest earned (2.0% PROJECTED yield rate): +	$2,238
Total contributions: =	$101,538

MT Washington Hills Condominium

2040 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Roofs - Asphalt Shingles (remaining)	2	firm	2.441	($110,184)
Landscape (10% every 5 years)	1	discretionary	6.541	($9,114)
Total expenditures:				($119,298)
			Ending reserve balance:	$104,129

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SUPERIOR RESERVE
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2041

Hybrid Reserve Expenditures and Funding Plan

January 1, 2041 through December 31, 2041

Year of forecast:	22
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2041:	187.6%
Beginning reserve balance:	$104,129
Recommended reserve contribution: +	$102,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$2,319
Total contributions: =	$104,519

MT Washington Hills Condominium

2041 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Fire Escape Restoration (1)	1	firm	2.321	($39,387)
Painting - Hallways, Front Stairs and Foyers	1	discretionary	3.601	($30,009)
Doors and Operators - Garages (1 of 2 every 8 years)	1	deferrable	5.371	($9,190)
Total expenditures:				($78,587)
			Ending reserve balance:	$130,061

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SUPERIOR RESERVE
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2042

Hybrid Reserve Expenditures and Funding Plan

January 1, 2042 through December 31, 2042

Year of forecast:	23
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2042:	193.0%
Beginning reserve balance:	$130,061
Recommended reserve contribution: +	$105,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$1,569
Total contributions: =	$106,769

MT Washington Hills Condominium

2042 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Pavement Replacement - Parking Areas	1	deferrable	6.661	($208,438)
Total expenditures:				($208,438)
			Ending reserve balance:	$28,392

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

2043

Hybrid Reserve Expenditures and Funding Plan

January 1, 2043 through December 31, 2043

Year of forecast:	24
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2043:	198.6%
Beginning reserve balance:	$28,392
Recommended reserve contribution: +	$105,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$1,620
Total contributions: =	$106,820

MT Washington Hills Condominium

2043 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Total expenditures:				$0
			Ending reserve balance:	$135,212

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2044

Hybrid Reserve Expenditures and Funding Plan

January 1, 2044 through December 31, 2044

Year of forecast:	25
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2044:	204.4%
Beginning reserve balance:	$135,212
Recommended reserve contribution: +	$105,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$3,592
Total contributions: =	$108,792

MT Washington Hills Condominium

2044 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Chimney Chase Covers (1)	2	deferrable	2.221	($16,451)
Total expenditures:				($16,451)
			Ending reserve balance:	$227,553

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SUPERIOR RESERVE
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2045

Hybrid Reserve Expenditures and Funding Plan

January 1, 2045 through December 31, 2045

Year of forecast:	26
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2045:	210.3%
Beginning reserve balance:	$227,553
Recommended reserve contribution: +	$105,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$5,259
Total contributions: =	$110,459

MT Washington Hills Condominium

2045 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Chimney Chase Covers (1)	2	deferrable	2.221	($16,928)
Concrete Sidewalks and Patios (15% every 10 years)	1	deferrable	6.181	($6,939)
Landscape (10% every 5 years)	1	discretionary	6.541	($10,514)
Total expenditures:				($34,381)
			Ending reserve balance:	$303,631

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

2046

Hybrid Reserve Expenditures and Funding Plan

January 1, 2046 through December 31, 2046

Year of forecast:	27
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2046:	216.4%
Beginning reserve balance:	$303,631
Recommended reserve contribution: +	$105,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$5,450
Total contributions: =	$110,650

MT Washington Hills Condominium

2046 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Balconies - Concrete Restoration	1	deferrable	2.141	($44,141)
Fire Escape Restoration (1)	1	firm	2.321	($45,440)
Masonry Restoration (1)	1	deferrable	2.421	($77,896)
Total expenditures:				($167,477)
			Ending reserve balance:	$246,804

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

2047

Hybrid Reserve Expenditures and Funding Plan

January 1, 2047 through December 31, 2047

Year of forecast:	28
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2047:	222.7%
Beginning reserve balance:	$246,804
Recommended reserve contribution: +	$105,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$5,988
Total contributions: =	$111,188

MT Washington Hills Condominium

2047 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Total expenditures:				$0
			Ending reserve balance:	$357,992

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

2048

Hybrid Reserve Expenditures and Funding Plan

January 1, 2048 through December 31, 2048

Year of forecast:	29
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2048:	229.1%
Beginning reserve balance:	$357,992
Recommended reserve contribution: +	$105,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$7,754
Total contributions: =	$112,954

MT Washington Hills Condominium

2048 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Light Poles and Fixtures	1	deferrable	6.601	($45,822)
Total expenditures:				($45,822)
			Ending reserve balance:	$425,124

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

2049

Hybrid Reserve Expenditures and Funding Plan

January 1, 2049 through December 31, 2049

Year of forecast:	30
Annual CONSTRUCTION inflation rate:	2.9%
Compounded CONSTRUCTION inflation in 2049:	235.8%
Beginning reserve balance:	$425,124
Recommended reserve contribution: +	$105,200
Estimated interest earned (2.0% PROJECTED yield rate): +	$7,520
Total contributions: =	$112,720

MT Washington Hills Condominium

2049 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Skylights (remaining)	2	deferrable	2.881	($5,658)
Electrical System Main Panels (1)	1	deferrable	4.341	($186,247)
Doors and Operators - Garages (1 of 2 every 8 years)	1	deferrable	5.371	($11,552)
Total expenditures:				($203,457)
			Ending reserve balance:	$334,387

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Mt. Washington Hills Condominiums
2019 Operating Budget APPROVED

ACCT. NO.	NAME	2018	8 month act	YEAR ENDp	2019	
	INCOME					
51200	Base Fee	206424	145215	218272	208620	
51529	Moving Fees	300	300	300	300	
51537	Late Charge Income	800	598	800	1000	
	TOTAL INCOME	**207524**	**146113**	**219372**	**209920**	
	EXPENSES					
63154	Xerox/Postage	600	468	584	600	
63200	Management Fee	21976	14651	21975	22635	3%
63400	Legal	500	4148	500	500	
63500	Audit	1150	1200	1200	1200	
63600	Telephone	1500	1036	2001	1500	
63900	Miscellaneous Administative	400	175	175	200	
64500	Electricity	10000	7217	10800	10800	
64510	Water & Sewer	26000	18750	28125	27290	
65150	Janitorial Supplies	200	162	162	200	
65170	Janitorial Contract	17594	11823	17734	18444	
65190	Exterminating	612	609	762	612	
65311	Fire Inspection/Prevention	4000	1901	5000	4000	
65360	Lawn/Grounds Supplies	200	0	0	200	
65370	Grounds Contract	15840	10865	15840	15840	
65420	Contractor Repairs	23232	23289	30000	16500	
65450	Elevator Repairs	1525	156	156	1525	
65452	Elevator Contract	4650	3872	4504	5156	3%
65480	Snow Clearing	8376	12740	12740	8500	
67190	Taxes (Other)	200	0	0	200	
67200	Insurance	24000	18529	24131	24850	
67240	Insurance Repairs	0	0	0	0	
67241	Insurance Loss	0	0	0	0	
69010	Replacement Reserves	41164	27440	41160	45363	
69020	General Reserves	3805	2536	3805	3805	
	TOTAL EXPENSES	**207524**	**161567**	**221354**	**209920**	
	CONDO FEE				**285/mth**	

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CUO of Mt. Washington Hills Condominium, I

1.502

December, 2018

Account Name			Account Number	Maturity Date	Amount
Revere Bank - (10697)	MM Res	1.10%	#509679		
Beginning Balance		90,795.85			
investment activity	12/01/2018	92.04			
Ending Balance					90,887.89
Wells Fargo (10706)	MM RR	0.10%	#2000043247019		
Beginning Balance		104,461.48			
investment activity	12/01/2018	8.28			
Wells Fargo Bank	12/04/2018	3,430.00			
Wells Fargo Bank	12/04/2018	317.08			
VOID CHECK 075S1 113	12/04/2018	-3,430.00			
VOID CHECK 075S1 113	12/04/2018	-317.08			
Wells Fargo Bank	12/13/2018	3,430.00			
Wells Fargo Bank	12/13/2018	317.08			
Mt. Washington Hill	12/18/2018	-1,000.00			
Wells Fargo Bank	12/18/2018	3,430.00			
Wells Fargo Bank	12/18/2018	317.08			
VOID CHECK 075S1 114	12/18/2018	-3,430.00			
VOID CHECK 075S1 114	12/18/2018	-317.08			
Knott Mechanical	12/20/2018	-1,075.68			
Ending Balance					106,141.16
Revere Bank - (10722)	18 Mo CD	Res - 2.00%	#706829	10/04/2019	
Beginning Balance		22,416.16			
Ending Balance					22,416.16
Total Savings					219,445.21
Balance Operating Checking Account					2,555.40
Total Operating Checking & Savings Accounts					222,000.61

Order: R5N24TGN8
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Summary of Qualifications

Justin J. Maier, P.E., RS

Partner

Services

Justin J. Maier is a partner and co-founder of Superior Reserve Engineering and Consulting. Justin J. Maier provides *expert* reserve and transition studies, and property engineering reviews. Properties that have benefited from his experience include townhome associations, condominium associations, planned unit developments, marinas, resorts, hotels, churches and country clubs. These properties vary from complex high rise buildings to vintage buildings of historical significance. He has provided these services to *more than* 1,700 properties throughout the United States and worldwide.

Prior Experience

Prior to co-founding Superior Reserve with Nik J. Clark, Mr. Maier had conducted reserve and transition studies with Reserve Advisors for 14 years. During this time, he was the Director of Product Development where he oversaw the development, improvement and production efficiency of reserve and transition studies for the firm. He was the leading producer of reserve and transition studies. Mr. Maier was instrumental in improving the quality of reports both in content, clarity and appearance. Reserve Advisors experienced tremendous success based on the standard of reserve and transition study quality that he implemented.

Mr. Maier was a structural engineer for Wausau Window and Wall Systems. There he analyzed stresses in horizontal and vertical components of aluminum frame curtain wall window systems in projects throughout the United States for both wind pressure and suction loads. He was involved in field work to correct improperly installed system components.

Mr. Maier was an Assistant Engineer for Crest Consulting Engineers. His services required on-site field investigation of architectural and structural failures, analysis of the preexisting design and conditions, and determination of the design shortfalls or owner modifications that caused the failures. He designed remedial repairs, produced cost estimates for the repairs, prepared the specifications and oversaw the implementation of the repairs.

Expert Witness

Through the expert witness of Mr. Maier, the Villages at Cumberland Trail in Columbus, Ohio and The Retreat Homeowners Association in Indianapolis, Indiana were able to successfully negotiate a settlement for their construction defects.

Education

Milwaukee School of Engineering (MSOE) - Bachelors of Science in Architectural Engineering

Professional Affiliations

Professional Engineer (P.E.) - licenses held in WI, IL, OH, NY, TX, DC, VA, MD, MI, MN, PA
Reserve Specialist (RS) - credential awarded by Community Association's Institute (CAI)
Certified Pool / Spa Operator - issued by the National Swimming Pool Foundation

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Terms, Conditions and Limitations

1) Superior Reserve Engineering & Consulting (SREC) will perform a visual inspection of the property. While due diligence will be exercised during the onsite inspection, we make no representations regarding latent or hidden defects not observable from a visual inspection. We do not conduct invasive or destructive testing nor provide an exhaustive review of building code compliance. Material testing, core sampling, performance testing of building or site elements and equipment is not part of the scope of work.
2) Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.
3) SREC may rely on information provided to us, by the client named in this contract, in our report. We assume information provided to us by the client to be correct and assume no liability for the accuracy of information provided to us by the client. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction.
4) Our Reserve Study Report in whole or part is not and cannot be used as a design specification, design engineering services or an appraisal.
5) Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials could, if present, adversely affect the validity of this study. Unless otherwise stated in this report, the existence of hazardous substance, that may or may not be present on or in the property, was not considered. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.
6) In the event of errors in our report, SREC's liability is limited to the cost of this study.

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SUPERIOR RESERVE
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Balconies - Concrete Restoration

Material:	concrete
Drainage configuration:	balconies drain water through an opening in the railing
Overall condition:	satisfactory
Specific condition:	no known deficiencies
Quantity (square feet):	2,400
Quantity (each):	34
Cost ($/square foot):	$8.10
Cost ($/each):	$600
Current total cost:	**$20,400**
Cost per home:	$334
Assumptions:	1) Total replacement of the balconies will not be necessary. 2) Access for repairs is from the exterior.
Homeowner responsibility:	floor finishes
Anticipated expenses:	mobilization topside concrete repairs (1%) underside concrete repairs (1%) concrete crack repairs caulk joint at building


concrete balconies


tile at topside


carpet at topside


balcony drainage

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SUPERIOR RESERVE
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Chimney Chase Covers

Cover material:	galvanized steel
Chase material:	siding
Drip edge at perimeter:	does not exist to shed water over the siding
Cambered top:	does not exist resulting in standing water
Fastener locations:	through the sides (ideal)
Overall condition:	**fair to poor**
Specific condition:	weathering and rust
Quantity (each):	23
Cost ($ each):	$700
Current total cost:	**$16,100**
Cost per home:	$264
Operating expenses:	painting, caulking at flue penetrations
Assumptions:	replace with 24 gauge galvanized steel

Engineering solutions: The chimney chase covers are near the end of their useful lives. Chimney chase cover replacement should include a cambered top to shed water, a formed drip edge to direct water away from the siding and fasteners through the sides to minimize the potential for leaks.

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galvanized steel chimney chase cover


chimney chase cover


chimney chase cover


rust at metal

SUPERIOR RESERVE
ENGINEERING & CONSULTING

Doors - Front Entrances

Location:	front entrances
Manufacturer:	*Kawneer*
Door frame composition:	aluminum
Glass type:	single pane glass (energy inefficient)
Overall condition:	good to fair
Specific condition:	normal weathering and wear
Door quantity (each):	6
Cost ($/door):	$2,300
Current total cost:	**$13,800**
Cost per home:	$226
Operating expenses:	refinishing, hardware replacement
Cost includes:	doors, frames, hardware, sidelights and transom windows

aluminum frame door at front entrances

entrance door and sidelight

entrance door and sidelight

entrance door, sidelight and transom

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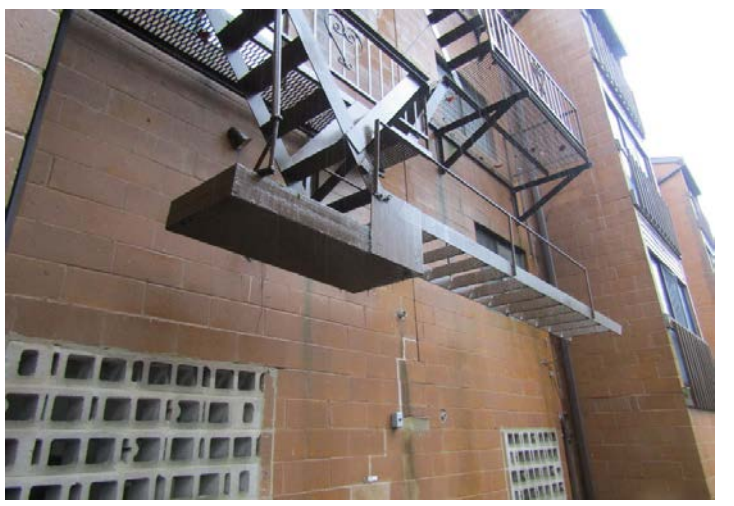
Fire Escape Restoration

Material:	metal
Overall condition:	fair
Specific condition:	weathering and rust
Quantity (each):	3
Cost ($/each):	$12,000
Current total cost:	**$36,000**
Cost per home:	$590
Anticipated expenses:	painting, minor repairs
Operating expenses:	interim touch up painting

Engineering solutions: Replacement of the fire escapes is not likely during the next 30 years. Instead, we recommend periodic inspections, repairs and painting.


fire escape


overview of fire escape


fire escape


fire escape

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SUPERIOR RESERVE
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Gutters and Downspouts

Material:	aluminum
Gutter profile:	6 inch seamless K-style
Gutter fasteners:	screws
Downspout size:	3 by 4 inch (adequate)
Discharge configuration:	into subterranean piping
Overall condition:	good to fair
Specific condition:	weathering
Quantity (linear feet):	3,200
Per home (linear feet):	50
Cost ($/linear foot):	$7.80
Current total cost:	**$25,000**
Cost per home:	$410
Operating expenses:	semiannual inspections, repairs at seams, fastening points and subterranean connections, cleaning gutters and subterranean piping
Cost includes:	remove gutters and downspouts install 6 inch gutters (.027 thick) install 3 by 4 inch downspouts (.020 thick) mobilization


gutters attached with screws


missing downspout at rear of 1704


overflowing downspout


two downspouts at location of leak into garage at 1704

Actionable recommendations: We observed leaks into the garage, such as at the storage area K at 1704. This leak is adjacent to two large capacity downspouts that discharge into a smaller capacity, single subterranean pipe. We suspect that either water overflows at this undersized connection and/or the subterranean pipe is clogged. We observed other locations where storm water was flowing out of the clean-outs at the downspouts indicating the subterranean piping is clogged. The property should clean gutters twice a year (after trees lose their seedlings in the spring and their leaves in the fall) to ensure proper flow.

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SUPERIOR RESERVE
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Masonry Restoration

Construction:
brick and block masonry units
running bond pattern
mortar joints are tooled concave (ideal)
brick sills (higher maintenance cost)
lintel (note 1) weeps and flashing not visible

Overall condition: fair

Specific conditions:
efflorescence (note 2) is evident
masonry exhibits cracks
mortar exhibits step cracks
spalled masonry is evident
lintel paint is in good condition
caulking is in good condition
previous repairs are evident

Quantity (square feet): 15,000

Per home (square feet): 250

Cost ($/square foot): $2.40

Current total cost: **$36,000**

Cost per home: $590

Anticipated work:
mobilization
replace lintels (2%)
paint lintels
repoint (note 3) masonry (5%)
replace masonry (limited amount)
caulk windows, doors and joints (50%)
foundation piers


cracks in masonry


step cracks


joints repaired with caulk


efflorescence

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Actionable recommendations: The building exhibits a history of crack repairs due to settlement. It is indeterminate if settlement has stabilized. We recommend the installation of foundation crack gauges to determine if movement is active. The following manufacturer provides these simple devices: https://www.humboldtmfg.com/concrete-crack-monitor-crack-gauge.html. We assume that installation of foundation piers will be necessary.

Engineering solutions: We note the use of caulk to repair mortar joints. Mortar allows any water within the wall to weep out. The application of caulk will trap moisture in the walls and result in accelerated deterioration of the masonry. The property should remove the caulk and repair any deteriorated joints with mortar.

(note 1) Structural supports above openings in masonry that transfer the above weight onto the main structural system.

(note 2) White, powdery deposit of soluble salts carried to the surface of masonry by moisture. The moisture evaporates, leaving the residue.

(note 3) Raking and cutting out defective mortar to a depth of not less than ½ inch nor more than ¾ inch and replacing it with new mortar. Face grouting is the process of placing mortar over top of the existing mortar. We advise against face grouting. Compact the new mortar in two lifts/layers.

SUPERIOR RESERVE
ENGINEERING & CONSULTING

Roofs - Asphalt Shingles

Material:	asphalt shingles
Overall condition:	**new to poor**
Specific condition:	new shingles (1702-04), and weathering, granule loss and damage at remaining
Roof pitch (average):	6:12
Quantity in squares(note 1):	300
Per home (squares):	5
Cost ($/square):	$620
Current total cost:	**$186,000**
Cost per home:	$3,049
Operating expenses:	semi annual inspections and repairs
Anticipated expenses:	total removal of existing roofing (note 2) sheathing replacement contingency (5%) #15 felt underlayment self adhering underlayment at gutter edge metal drip edge at roof perimeters (note 3) open valleys with metal W flashing lead boot flashing at waste pipes Class A 240-260 pounds/square shingles rooftop ventilation bathroom vents discharge through roofs sealed nail heads

roof with asphalt shingles

self adhering underlayment at gutter edge

clip holds flashing - very nice detail at new roofs

missing kick-out flashing at roof, siding and gutter intersection

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Engineering solutions: See the Property Engineering Review (Section 1.201) for our observations on the condition of the roofs.

(note 1) One square equals 100 square feet.

(note 2) Benefits of total replacement (rather than overlay/shingle over) include: 1) replacement of deteriorated sheathing, and proper flashing at penetrations and roof perimeters 2) ensuring the new shingles will lay properly 3) ensuring the useful life of the new shingles will not be diminished due to continued deterioration of underlying shingles 4) cost of removal will not be deferred to future budgets

(note 3) Metal flashing at the perimeter of the roof that directs water away from the structure. The absence of this roofing component increases the likelihood of water infiltration.

damaged shingles

weathered shingles

damaged shingles

granule loss

roof overview

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missing shingle

weathered shingles

trees overgrowing roof

SUPERIOR RESERVE
ENGINEERING & CONSULTING

Siding - Vinyl

Material:	vinyl
Profile:	Dutch lap
J channel (note 1):	exists at windows, doors and other penetrations (proper)
Building paper (note 2):	does not exist
Gap between siding & roof:	does not exist (note 3)
Flashing at openings:	does not exist
Overall condition:	good to fair
Specific condition:	weathering and unmatched replacement pieces
Quantity (square feet):	22,000
Per home (square feet):	360
Cost ($/square foot):	$4.60
Current total cost:	**$101,000**
Cost per home:	$1,656
Coordinate with:	soffits and fascia
Operating expenses:	cleaning, securing/replacement of loose pieces
Anticipated costs:	remove siding install building paper replacement with .042-inch thick vinyl siding replace address identification mobilization

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Engineering solutions: See the Property Engineering Review (Section 1.201) for our observations on the condition of the siding.

(note 1) Trim that conceals the thermal expansion and contraction of siding at end joints. Caulk would typically fail at these locations due to the excessive movement of the siding.
(note 2) Siding is an exterior cladding that is not watertight. Water-vapor permeable building paper is necessary to prevent water from contacting sheathing and interior finishes. Lack of building paper will result in water penetration and deterioration of building substrate.
(note 3) The siding throughout the property is in direct contact with the roof. This condition impedes drainage and makes replacement of the shingles more difficult. The Vinyl Siding Institute recommends a 1/2" gap at these locations. It is our opinion that repairs to these conditions are not necessary at this time. Future repairs and replacement should following the guidelines set by the Vinyl Siding Institute: http://www.vinylsiding.org


vinyl siding with Dutch lap profile


siding in contact with the roof


installation missing building paper


unmatched replacement pieces

SUPERIOR RESERVE
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Skylights

Overall condition: **new to poor**

Specific condition: newer skylights, older skylights and cracked glass

Quantity (each): 12

Cost each: $800

Current total cost: **$9,600**

Cost per home: $157

newer skylights

cracked glass

older skylights

older skylight

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SUPERIOR RESERVE
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Soffits and Fascia - Aluminum

Soffit material:	aluminum
Ventilation type:	vented soffits (100%)
Ventilation status:	adequate
Fascia material:	aluminum
Overall condition:	good to fair
Specific condition:	isolated loose soffit
Quantity (square feet):	7,700
Per home (square feet):	130
Cost ($/square foot):	$7.30
Current total cost:	**$56,200**
Cost per home:	$921
Coordinate with:	siding
Operating expenses:	securing/replacement of loose pieces, clearing vents
Anticipated costs:	remove soffits and fascia install vented .020" thick aluminum soffit install .032 inch fascia cladding remove and reinstall gutters mobilization


aluminum soffit


vented soffits (100%)


fascia


loose soffit

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SUPERIOR RESERVE
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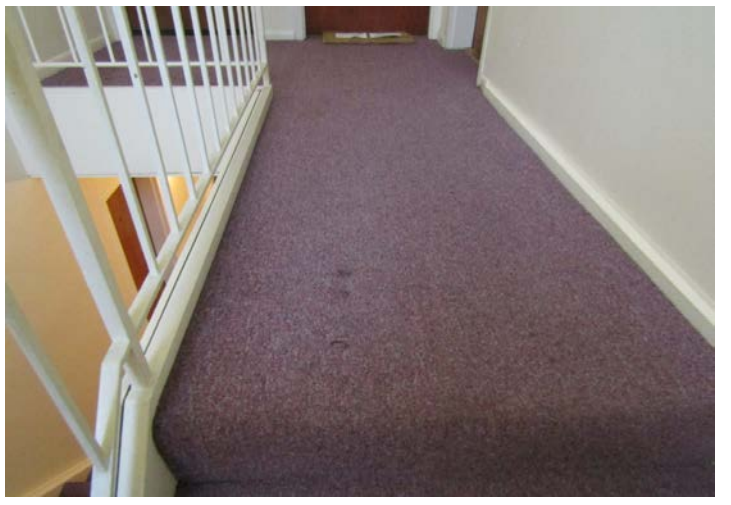
Carpet - Hallways and Front Stairs

Locations:	hallways and front stairs
Description:	broadloom loop pile carpet
Patterned layout:	no
Carpet pad:	no
Overall condition:	fair
Specific condition:	stains, wear and frays
Quantity (square yards):	400
Per home (square yards):	7
Cost ($/square yard):	$45
Current total cost:	**$18,000**
Cost per home:	$295
Operating expenses:	vacuuming, spot removal and periodic cleanings
Assumptions:	medium traffic weight nylon carpet with 36 ounces of fiber per square yard

broadloom loop pile carpet

stains

wear



stains

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SUPERIOR RESERVE
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Elevator Cab Finishes

Materials:	tile flooring laminate walls acrylic ceiling
Overall condition:	fair
Specific condition:	scuffs
Average light level (lux):	80 (200 is ideal)
Quantity (each):	3
Cost ($/each):	$13,000
Current total cost:	**$39,000**
Cost per home:	$639
Operating expenses:	interim replacements, refinishing of hardware and metal surfaces

elevator cab finishes

scuffs

Green ideas: The elevator cab lights operate continuously. Install occupancy sensors to eliminate light operation when not in operation (potential savings of 80% on elevator cab light usage). The following link provides additional information: http://www.eciamerica.com/flyers/LiteWizard-%20Brochure.pdf

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SUPERIOR RESERVE
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Lighting - Hallways, Front Stairs and Foyers

Locations:	hallways, front stairs and foyers
Mounted on:	wall and ceiling
Bulb type:	fluorescent
Overall condition:	satisfactory
Average light level (lux):	50 (200 is ideal)
Quantity (each):	30
Cost ($ each):	$160
Current total cost:	**$4,800**
Cost per home:	$79
Assumptions:	reuse of existing wiring
Operating expenses:	bulb replacement

Actionable recommendations: The light output in the hallways is low. For safety reasons, the property should consider increasing the lighting levels by installing higher output bulbs (verify the fixtures are designed appropriately). See https://www.gsa.gov/node/82715 for a recommendation of appropriate lighting levels.

Green ideas: The hallway lights operate continuously. Consider installing occupancy sensors to minimize fixture operation or installing light dimmers to minimize energy use during off peak hours. For safety reasons, maintain a minimum light level at all times. Our experience indicates properties typically have one out of three lights operate continuously and the remaining two are on sensors. Check with local code for specific requirements.

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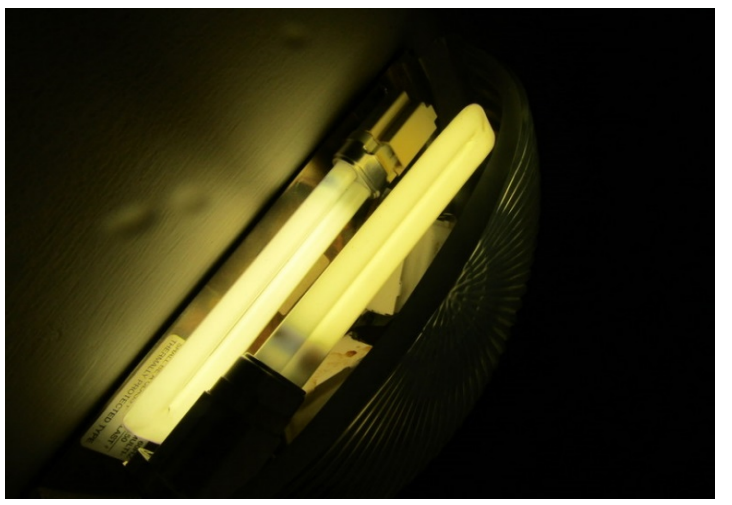
Green ideas: The hallway lights operate even when daylight is available. The property should install daylight controls, which automatically shut off lights when enough ambient light exists, to maximize daylight use, minimize electrical use while still maintaining lighting level requirements (potential savings of up to approximately 50% annually). A less costly option is to install light bulbs with daylights sensors: https://www.amazon.com/Photosensor-Detection-Outdoor-Lighting-630Lumens/dp/B01LW4JUW2.

typical lighting


fluorescent bulb


wall light


light operating during daylight

SUPERIOR RESERVE
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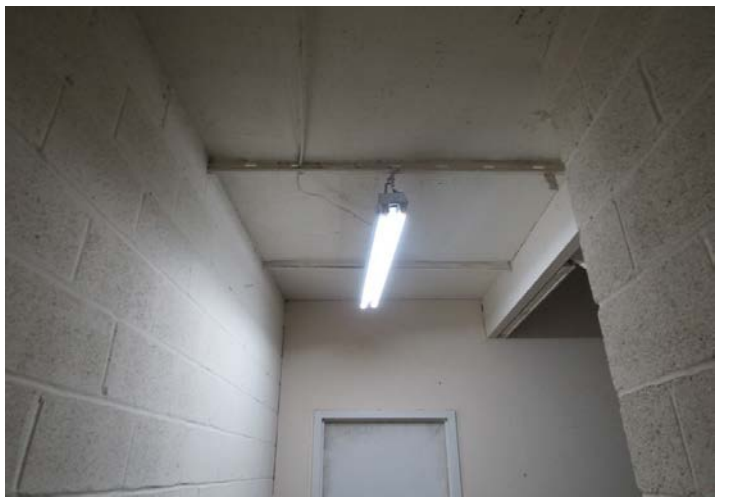
Lighting - Rear Stairwells

Location:	rear stairwells
Mounted on:	ceiling
Bulb type:	LED
Overall condition:	good
Average light level (lux):	300 (200 is ideal)
Quantity (each):	12
Cost ($ each):	$160
Current total cost:	**$1,900**
Cost per home:	$31
Assumptions:	reuse of existing wiring
Operating expenses:	bulb replacement

Green ideas: The stairwell lights operate continuously. Consider installing occupancy sensors to minimize fixture operation or installing light dimmers to minimize energy use during off peak hours. For safety reasons, maintain a minimum light level at all times. Our experience indicates properties typically have one out of two lights operate continuously and the remaining are on sensors. Check with local code for specific requirements. The following manufacturer provides these products: http://www.xeleum.com/stairwell-low-occupancy-1

lighting in the rear stairwells



lighting in the rear stairwells

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Mailboxes

Locations:	foyers
Manufacturer:	*American Device and Salsbury*
Size:	16 inches x 5 inches
Overall condition:	fair
Specific condition:	scuffs and wear
Quantity (each):	61
Cost ($/box):	$70
Current total cost:	**$4,270**
Operating expenses:	lock replacement, refinishing

mailboxes


mailboxes


mailboxes

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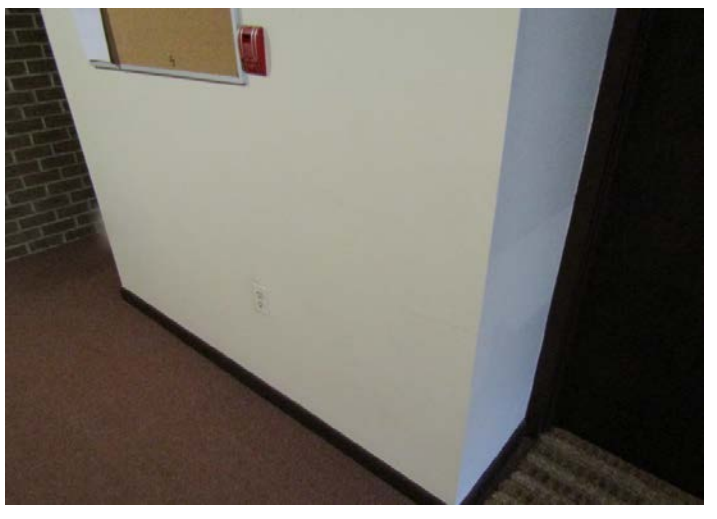
Painting - Hallways, Front Stairs and Foyers

Locations:	hallways, front stairs and foyers
Surfaces:	walls, ceilings and door frames
Color scheme:	single tone
Overall condition:	fair
Specific condition:	scuffs and minor damage
Quantity (square feet):	16,000
Per home (square feet):	260
Cost ($/square foot):	$1.00
Current total cost:	**$16,000**
Cost per home:	$262
Operating expenses:	interim paint touch ups and wall repairs
Assumptions:	two coats of paint

painted surfaces

minor scuffs

minor damage



painted surfaces

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SUPERIOR RESERVE
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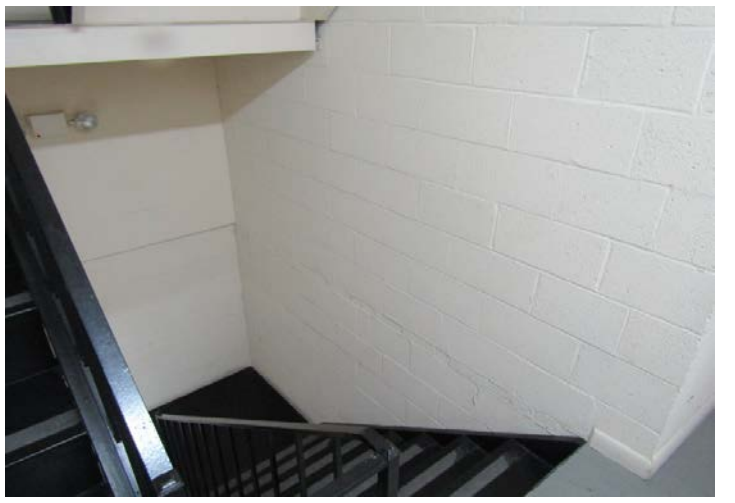
Painting - Rear Stairwells

Number of stairwells:	3
Overall condition:	good to fair
Specific condition:	scuffs
Average cost per stairwell:	$2,500
Current total cost:	**$7,500**
Cost per home:	$123
Operating expenses:	interim paint touch ups and wall repairs
Assumptions:	two coats of paint
Surfaces to paint:	walls ceilings floors railings

Actionable recommendations: Door handles are easier to operate than the existing stairwell door knobs. This could be a potential concern in an emergency situation. The property should consider replacing all stairwell door knobs with handles and fund this expense through the operating budget. The following website provides additional information: http://www.ada-compliance.com/ada-compliance/ada-doors.html



paint on stairwell walls, ceilings, floors and railings

paint in stairwells

painted surfaces

door knob rather than handle

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SUPERIOR RESERVE
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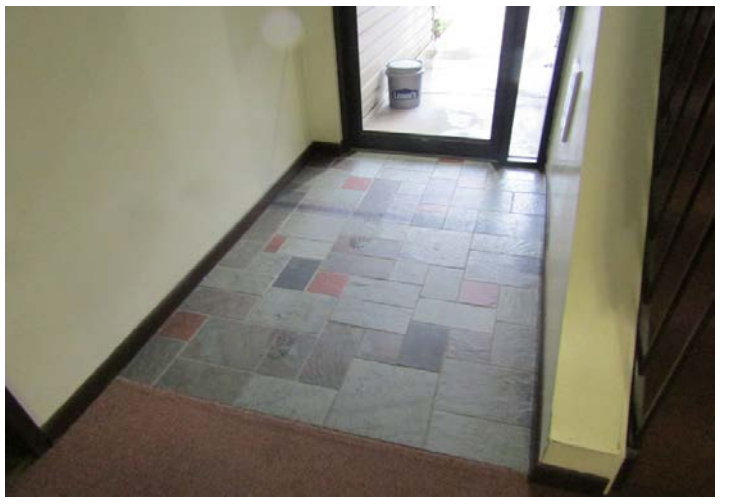
Tile - Foyers

Location:	foyers
Tile size:	4 inch by 8 inch and random
Floor to wall transition:	wood trim
Overall condition:	good to fair
Specific condition:	cracks and grout damage
Quantity (square yards):	30
Cost ($/square yard):	$190
Current total cost:	**$5,700**
Cost per home:	$93
Operating expenses:	regrouting

4 inch by 8 inch tile in the foyer

tile overview

grout damage



random size tile in the foyer

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SUPERIOR RESERVE
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Electrical System Main Panels

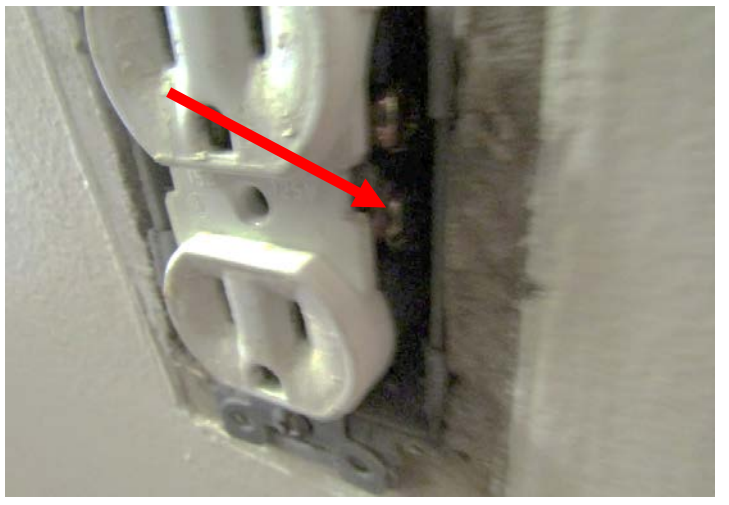
Panel manufacturer:	*Square D, FPE and Challenger*
Wiring material:	copper wires for low ampacity circuits
Circuit protection type:	circuit breaker panels for low ampacity circuits
Operational condition:	satisfactory
Physical condition:	no visible deterioration
Quantity of panels (each):	8
Current total cost:	**$79,000**
Cost per home:	$1,295
Operating expenses:	periodic thermoscans and partial replacements
Assumptions:	wiring will not require replacement
Unit responsibility:	electrical system within the unit

Actionable recommendations: Knock-outs have been removed in the circuit breaker panels. This is a safety hazard. Near term repairs are necessary.

electric panel

missing knock-outs

main panel



copper wiring

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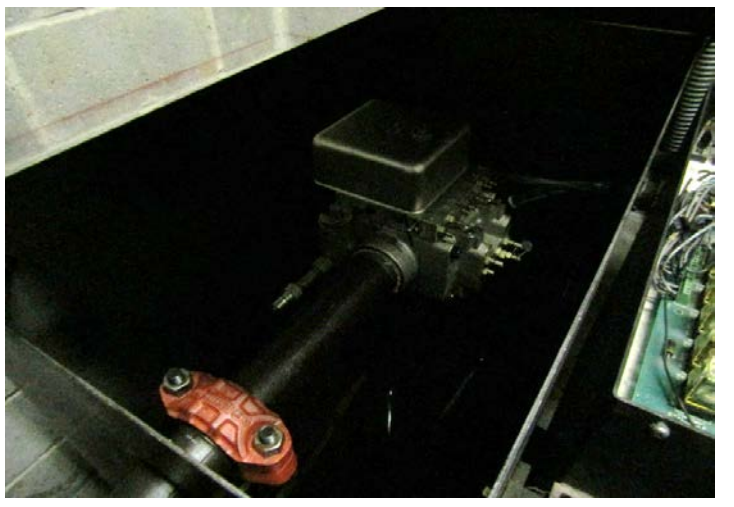
Elevators

Manufacturer:	*Otis* and *Dover*
Quantity (each):	3
Type of hoist mechanism:	hydraulic
Control type:	relay logic controls
Car capacity (lbs.):	2,500
Motor capacity (hp):	25
Cylinder type (assumed):	double bottom
Number of stops (each):	4
Operational condition:	satisfactory
Specific condition:	history of repairs
Temperature setting on thermostat (F):	no thermostat
Government inspect date:	8/31/2018
Results of inspection:	passed
Pump and control cost:	**$201,900**
Cost per elevator:	$67,300
Cost per home:	$3,310
Cost includes:	computerized elevator controls cab buttons (1 panel per cab) call buttons door operators (3 total)
Assumptions:	cabs and shafts will not require replacement during next 30 years
Operating expenses:	interim upgrades and replacements
Cylinder cost:	**$94,800**

relay logic controls



elevator pump

call button

cab buttons

Actionable recommendations: The elevator equipment rooms do not have exhaust fans. Excessive heat can cause the elevator equipment to malfunction. The property should monitor the temperature in the elevator equipment rooms during the summer and determine if it is necessary to install exhaust fans with thermostats.

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Intercom System Panels

Manufacturer:	*Jeron* and *NuTone*
Quantity (each):	6
Locations:	exterior doors
Operational condition:	satisfactory
Physical condition:	no visible deterioration
Cost each:	$800
Current total cost:	**$4,800**
Cost per home:	$79

Jeron intercom system

Jeron intercom system

NuTone intercom system

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Life Safety Systems

Operational condition: satisfactory

Current total cost: **$17,000**

Cost per home: $279

Operating expenses: testing of devices

Assumptions: Reuse of existing wiring, replacement cost includes only that amount necessary to recreate the same functionality. An upgrade would result in a higher replacement cost.

Unit responsibility: We assume the units are responsible for the emergency devices within their residences. We assume the units will be back-charged for the cost to replace their components when the components in the common areas are replaced.

Types of devices: pull stations (9)
audio/visual fixtures (13)
control panels

audio fixture

pull station

emergency devices

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Lighting - Exit and Emergency

Manufacturer:	*Lithonia Lighting* and *Carpenter*
Exit lights (each):	3
Emergency lights (each):	26
Operational condition:	satisfactory
Cost per fixture:	$180
Current total cost:	**$5,220**
Cost per home:	$86
Operating expenses:	testing of devices, replacement of bulbs
Assumptions:	reuse of existing wiring

exit light fixture


emergency light fixture

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Valves

Assemblies (each): 2

Serving: incoming water, fire suppression system

Operational condition: satisfactory

Physical condition: history of leaks

Average cost per valve: $16,500

Current total cost: **$33,000**

Cost per home: $541

Operating expenses: replacement of valves less than 4" in diameter

valves

valves

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Ceiling Tiles and Grid - Garages

Location:	garages
Tile size:	two-foot by four-foot
Overall condition:	**fair to poor**
Specific condition:	stains and damage
Quantity (square feet):	14,500
Cost ($/square foot):	$3.90
Current total cost:	**$56,600**
Cost per home:	$928
Operating expenses:	interim replacements of damaged tiles
Assumptions:	5/8 inch thick fiberglass ceiling board

two-foot by four-foot ceiling tile and grid typical of the garages

stains

ceiling tiles

water damage

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SUPERIOR RESERVE
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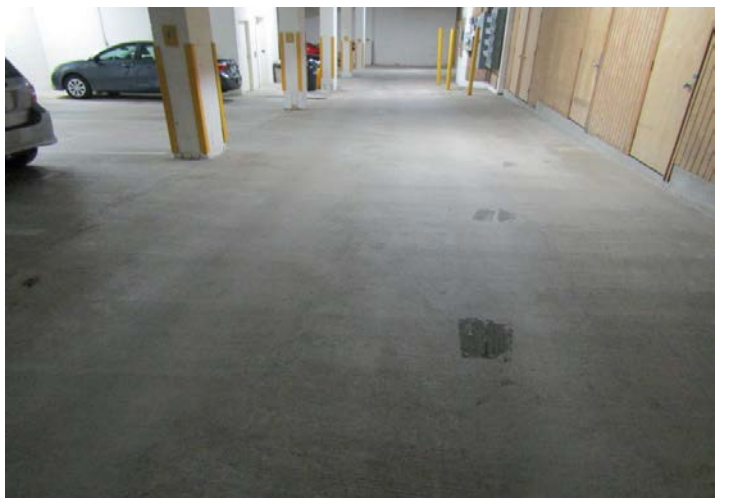
On-Grade Concrete Floor Renovation

Floor type:	on-grade concrete
Overall condition:	good to fair
Specific condition:	minor cracks, wear, damage and wall leaks
Floor area (square feet):	21,000
Current total cost (note 1):	**$13,000**
Cost per home:	$213
Operating expenses:	sealer application (only if desired), interim repairs, cleaning
Anticipated expenses:	concrete crack repairs replace on-grade concrete (1%) epoxy injection of wall leaks stripe parking areas


on-grade concrete


minor cracks


wall leaks


minor damage

(note 1) On-grade garage concrete has a useful life of up to 100 years. Replacement of all the concrete during a single event is unlikely. Instead, we assume periodic replacements of limited quantities.

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Doors and Operators - Garages

Doors (each):	2
Door type:	panel
Door material:	metal
Operator manufacturer:	*LiftMaster*
Operational condition:	satisfactory
Physical condition:	normal wear
Cost each:	$4,900
Current total cost:	**$9,800**
Cost per home:	$161
Operating expenses:	interim operator and panel replacements

metal panel garage door

LiftMaster door operator

garage door

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Exhaust System - Garage (1702-04)

Exhaust fan type:	wall mounted
Exhaust fan manufacturer:	*Dayton*
Louver type:	fixed (energy inefficient)
Operational condition:	satisfactory
Physical condition:	no visible deterioration
Current fan and louver cost:	**$15,000**
Cost per home:	$246
Assumptions:	reuse of existing wiring
Operating expenses:	interim belt, bearing, motor and sensor replacements
Anticipated expenses:	louvers (70 square feet) fans (4 each)

Dayton wall mounted exhaust fan (notice switch in "off" position)

fixed louver

Green ideas: The garage exhaust system serving 1702-04 works off of switches rather than timed intervals (better) or carbon monoxide detectors (best). The switches for the fans were in the “off” position resulting in a safety hazard. The other buildings do not have an exhaust system (likely because they were built earlier and it was not a code requirement) but instead have voids in the block walls that allow for the free exchange of indoor and outdoor air. Portions of these voids have intentionally been blocked, also resulting in a safety hazard. At a minimum, the property should install timers for the operation of the fans and unblock the voids. The property should also consider carbon monoxide detectors to operate the exhaust fans based on the condition of the air rather than timed intervals. This maximizes the quality of the air and minimizes energy consumption.

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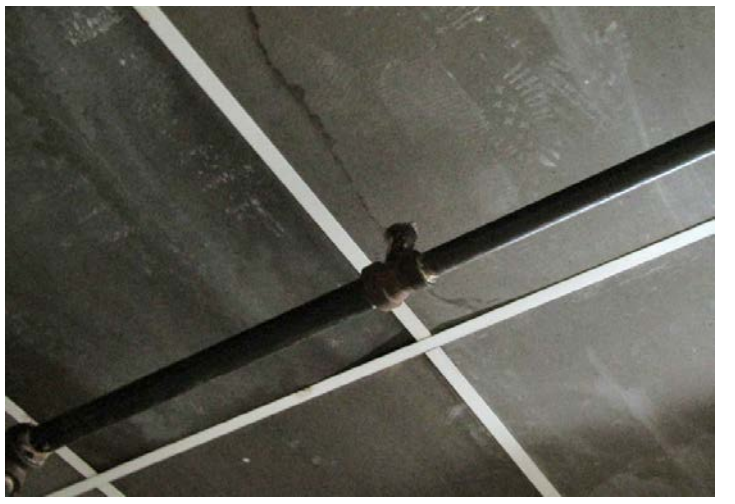
Fire Suppression System Heads - Garages

Location:	garages
Area (square feet):	21,000
Head type:	pendent and conventional
Overall condition:	good to fair
Physical condition:	minor rust
Cost ($/square foot):	$0.30
Current total cost:	**$6,000**
Cost per home:	$98
Operating expenses:	testing, interim head replacements, painting of pipes, compressor
Cost includes:	replacement of heads only



fire suppression system with conventional head

conventional head

pendent head

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Lighting - Garages

Lamp type:	LED
Quantity (each):	30
Operational condition:	good
Physical condition:	no visible deterioration
Illumination level (lux):	70 (50 is ideal)
Cost each:	$190
Current total cost:	**$5,700**
Cost per home:	$93
Assumptions:	reuse of existing wiring
Operating expenses:	bulb replacement


LED garage light


LED garage light

Green ideas: The garage lights operate continuously. Consider installing occupancy sensors to minimize fixture operation or installing light dimmers to minimize energy use during off peak hours. For safety reasons, maintain a minimum light level all times. Our experience indicates properties typically have one out of three lights operate continuously and the remaining two are on sensors. Check with local code for specific requirements. Functional issues may arise with the motion sensors on LED lights. The property may need to put the motion sensors on timers, so the motion sensors only function during non-peak hours of garage use.

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Painting - Garages

Painted surfaces:	walls and columns
Surface area (square feet):	17,000
Overall condition:	fair
Specific condition:	scuffs and stains
Cost ($/square foot):	$0.90
Current total cost:	**$15,000**
Cost per home:	$246
Operating expenses:	cleaning, touch up painting

painted surfaces in garage

paint on columns

finish deterioration

painted surfaces

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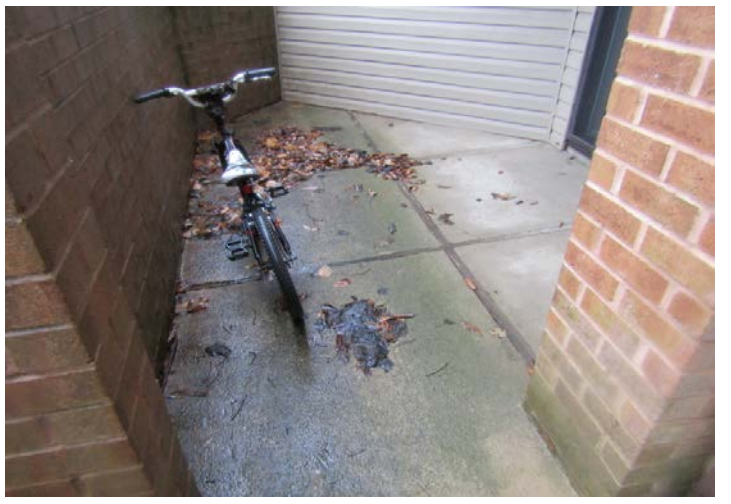
Sidewalks and Patios

Material:	concrete
Finish:	plain
Overall condition:	good to fair
Specific condition:	cracked sections
Locations:	throughout property
Length (linear feet):	600
Quantity (square feet):	2,600
Per home (square feet):	40
Cost ($/square foot):	$8.40
Current total cost (note 1):	**$22,000**
Assumptions:	4-inch thick, 3,000 psi replacement concrete with 6x6 - W1.4xW1.4 steel reinforcing mesh
Operating expenses:	marking of trip hazards, interim replacements of deteriorated sections, slab jacking (pumping grout under sections to lift them)

concrete sidewalks

cracked concrete

crack in concrete



concrete patio

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(note 1) Concrete sidewalks and patios have a useful life of up to 60 years. Replacement of all the sidewalks and patios during a single event is unlikely. Instead, we assume periodic replacements of limited quantities.

SUPERIOR RESERVE
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Landscape

Location served:	entire site
Landscaped acreage:	0.9
Estimated cost (note 1):	**$50,000**
Cost per home:	$820
Operating expenses:	mowing, trimming, flowers, sod, mulch, etc.
Assumptions:	We base our tree replacement cost on removal of the existing tree and replacement with a balled and burlapped tree, 8'-10' in height, 1" caliper.
Components:	trees bushes repairs to catch basins in landscape areas wood retaining walls regrading

landscape

grade pitched towards garage

Actionable recommendations: We observed locations of poor grass growth beneath trees throughout the property, resulting in erosion and root exposure. We recommend crown raising (removing lower branches) at these trees to allow sunlight penetration and sustained grass growth.

poor grass growth

Actionable recommendations: The property experiences active leaks in the garages. We observed locations were the grading is pitched towards the buildings which increases the potential for leaks into the garages. We recommend the property regrade problematic areas as part of the landscape allowance. The grade should pitch a minimum of 2%, or 1/4" per foot, away from the buildings.

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Engineering solutions: Landscape replacement timing is discretionary. Annual operating budgets should include funds for mowing, trimming, flowers and replacement of a limited amount of dead landscape. We include an allowance for periodic partial replacements of landscape to include replacement of overgrown bushes or trees as the property sees necessary. Overgrown bushes and trees can cause damage to exterior building components or site elements such as roots causing damage to sidewalks or driveways and branches causing damage to roofs or siding. Although unpredictable, this allowance could also be used for any landscape that has died from drought, disease, etc.

landscape and wood retaining walls

(note 1) Replacement of all the landscape in a single event is unlikely. Instead, we include an allowance for periodic partial replacements.

SUPERIOR RESERVE
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Light Poles and Fixtures

Pole material:	metal
Quantity of poles (each):	10
Pole height (feet):	8
Fixture material:	metal
Quantity of fixtures (each):	13
Overall condition:	good
Specific condition:	no visible deterioration
Locations:	parking area and buildings
Average cost ($/each):	$2,000
Current total cost:	**$20,000**
Cost per home:	$328
Assumptions:	reuse of existing subterranean electrical supply wiring and footings
Operating expenses:	painting, bulb replacement

metal light pole with metal light fixture

light fixture atop pole

light pole and fixture

light fixture on building

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Pavement Replacement - Parking Areas

Material:	asphalt
Location:	parking areas
Overall condition:	good
Specific condition:	no visible deterioration
Typical traffic type:	residential vehicles and garbage trucks
Quantity (square yards):	2,500
Per home (square yards):	41
Quantity of catch basins:	3
Square yards of pavement per catch basin:	800 (reasonable amount of pavement per drain)
Repaving method:	replacement
Cost ($/square yard):	$43
Current total cost:	**$108,000**
Cost per home:	$1,770
Operating expenses:	crack repairing, patching and striping
Anticipated costs:	remove pavement, regrade & augment base install 4 inches of new pavement repairs to catch basins (3 each) stripe parking areas

asphalt pavement at parking areas

pavement overview

pavement in good condition

asphalt pavement

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