

Client: 17674A Vista Del Lago

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**Comp #:** 102 Concrete - Repair/Replace

Quantity: Extensive linear feet

Location: Curbs adjacent to roadway / parking, sidewalks

Evaluation: Three curb types: rolled (majority), extruded (pictured) and reinforced. Sidewalk around clubhouse. Most in generally good condition; some local cracking and spalling noted. There is no predictable expectation for total replacement, but expect some repair needs to mount as association ages. It is typically difficult to get vendor to perform small repairs at reasonable cost, and therefore we suggest setting aside a repair allowance for these areas every few years to supplement the operating budget. Time larger repairs when practical to coincide with Asphalt - Seal/Repair (Component #202) for cost efficiency. Paint any required curbs and fire lanes at that time as well. As routine maintenance, inspect regularly, pressure wash for appearance and fill local cracks as needed using general maintenance & repair funds. Note: see component 1200 for pool deck.

Useful Life:  
4 years

Remaining Life:  
2 years



Best Case: \$1,000.00  
Lower allowance for repair

Worst Case: \$2,000.00  
Higher allowance for repair; more extensive

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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Comp #: 106 RV Lot - Refurbish

Quantity: Approx 170 x 150

Location: Common area

Evaluation: Generally functional area - gravel fairly well distributed and compacted at the time of our inspection. Treat periodic replenishment and regrade as general maintenance expense in year of occurrence (large maintenance funding in current operating budget). Association reportedly needs to install a retaining wall in this area in 2009. Preliminary estimates are in the \$12,000 to \$20,000 range, projected as one-time project below. No plans in place to pave within the foreseeable future - incorporate funding into reserve study updates if pavement is elected. Again, treat gravel work as maintenance expense.

Useful Life:

Remaining Life:  
0 years



Best Case: \$12,000.00

Lower allowance for one time retaining wall installation

Worst Case: \$20,000.00

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #:** 116 Decks, Stairs - Repair/Replace

Quantity: Approx 820 square feet

Location: Clubhouse: front and rear

Evaluation: Generally fair to good, stable condition at the time of our inspection. No areas of rot or other advanced wear noted. Composite decking with pressure treated structural members. Plan for roughly 20 years of service life before large scale repair/replacement. Some periodic local repair work will likely be needed in future years - particularly at areas without roof to protect. Treat those local repairs as general maintenance expenses. Ensure that rail assembly is secure. Reserves suggested below for large scale repair/replacement.

Useful Life:  
22 years

Remaining Life:  
10 years



Best Case: \$24,600.00  
\$30/Sq Ft, Lower allowance for repair/replacement

Worst Case: \$28,700.00  
\$35/Sq Ft, Higher allowance; more extensive scope, upgrades, etc...

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #:** 120 Deck, Stair Railing -Repair/Replace

**Quantity:** Approx 155 linear feet

**Location:** Deck and stairs at clubhouse

**Evaluation:** Generally stable condition; some general fading and wear, small rust spots, but not significant at this time. See component #1107 for cyclical painting. This railing is a durable material with expected life of 30 to 40 years or more depending upon care and maintenance. We do not suggest setting aside reserves at this time. As routine maintenance, inspect regularly to ensure safety and stability; repair promptly as needed using general operating/maintenance funds. Note: pool rail / fence is addressed separately herein, component #1201. See component 1107 for painting information.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

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**Comp #:** 130 Signs - Replace

Quantity: Entry, misc.

Location: Entry to community, general common area

Evaluation: Good, legible condition of signs. Entry are stone monuments which should last indefinitely with ordinary care. There are a few small required signs at common areas (I.e., speed limit) that when replacement is needed should be less than \$200 and therefore best expensed as general maintenance items. As routine maintenance, inspect regularly, clean / touch up for appearance and repair from operating budget. No reserve funding suggested for signage.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

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**Comp #:** 201 Asphalt - Resurface (Overlay)

Quantity: Approx 80,850 square ft

Location: Roadway, parking areas of association

Evaluation: Generally fair to good, intact condition. No widespread cracking, waviness, etc... One area where asphalt is undermined and a safety hazard (see photo). We suggest the association factor general annual repairs and cleaning (\$1,000 to \$2,000) within operating budget and cyclical seal coating and repair and eventual resurface within reserve schedule. Regular cycles of seal and repair (see component #202) are recommended for maximum design life. As routine maintenance, keep surface clean and free of debris, ensure that drains are free flowing, repair cracks and clean oil stains promptly. Assuming proactive maintenance, plan to resurface (grind, overlay) at roughly the time frame below.

Useful Life:  
24 years

Remaining Life:  
18 years



Best Case: \$145,530.00  
\$1.80/Sq Ft, lower estimate to resurface (overlay)

Worst Case: \$161,700.00  
\$2.00/Sq Ft, higher estimate to resurface (overlay)

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #:** 202 Asphalt - Seal/Repair

Quantity: Approx 80,850 square ft

Location: Roadway, parking areas of association

Evaluation: Generally fair surface condition; some fading and wear since last reported seal coat in 2007. Large crack noted (see photo). Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. Seal coating protects against damaging weather elements while bridging small surface cracks and providing uniform appearance over the inevitable patching and repairs needed over time, ultimately extending total life. Apply two coats or flood application of quality asphalt emulsion, XLR-8 or similar. Surface preparation is key to lasting performance. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance.



Useful Life:  
4 years

Remaining Life:  
2 years

Best Case: \$14,550.00

\$.18/Sq Ft, lower estimate to clean/seal/stripe

Worst Case: \$19,400.00

\$.24/Sq Ft, higher estimate to clean/seal/stripe

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #:** 303 HVAC Units - Replace

Quantity: (1) Lennox

Location: Clubhouse

Evaluation: Assumed to be in functional condition- no reported problems. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles. Plan for replacement at the typical service life expectancy indicated below.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$2,500.00  
Lower estimate to replace

Worst Case: \$3,500.00  
Higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #:** 305 Water Heater - Replace (a)

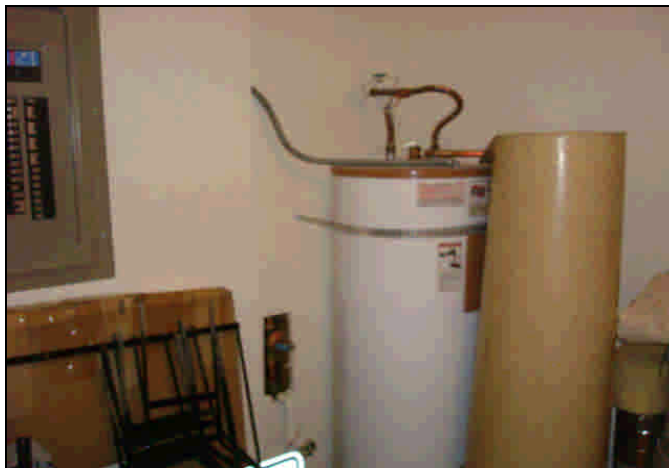
Quantity: (1) water heaters

Location: Clubhouse

Evaluation: Generally fair condition; no leaks or apparent corrosion noted. Regular inspections and maintenance is recommended. Best to plan for replacement at the typical life expectancy of fifteen years.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$600.00  
Lower estimate to replace

Worst Case: \$800.00  
Higher estimate

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #:** 305 Water Heater - Replace (b)

Quantity: (1) water heaters

Location: Laundry

Evaluation: Generally fair condition; no leaks or apparent corrosion noted. Regular inspections and maintenance is recommended. Best to plan for replacement at the typical life expectancy of fifteen years.

Useful Life:  
15 years

Remaining Life:  
6 years



Best Case: \$600.00  
Lower estimate to replace

Worst Case: \$800.00  
Higher estimate

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #:** 324 Exterior Lights - Replace

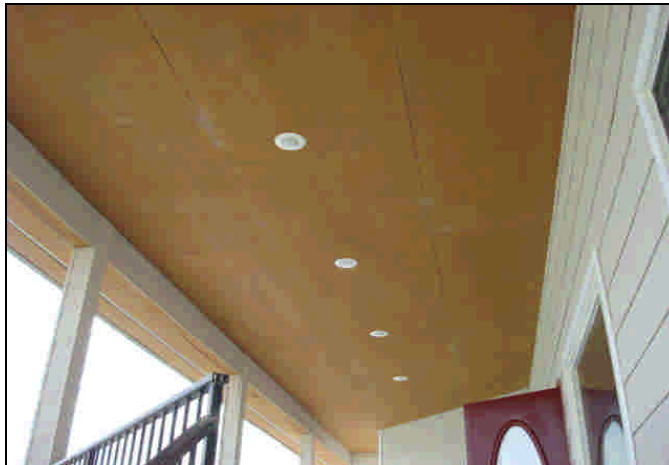
Quantity: Minimal fixtures

Location: Clubhouse exterior

Evaluation: Observed during daylight hours and assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. No predictable expectation to replace all at once or in large scale, so best to treat as general maintenance issue. If association wishes to add exterior lighting at some point which is more subject to weather elements, funding can be incorporated into reserve study updates. No reserve funding suggested at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

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**Comp #:** 325 Interior Lights - Replace

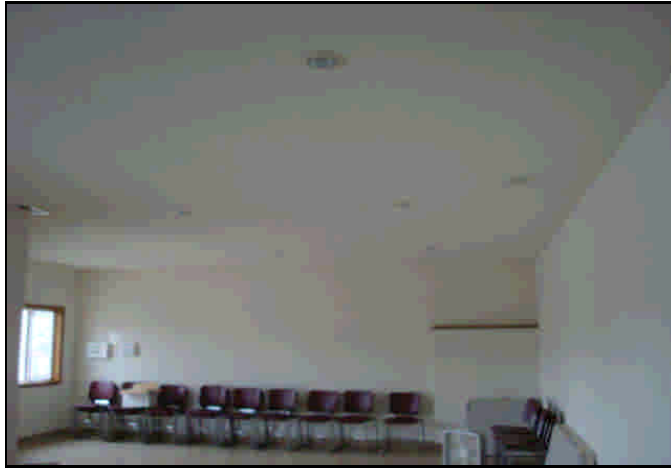
Quantity: Assorted fixtures

Location: Clubhouse interior

Evaluation: Generally functional condition. As routine maintenance, inspect, repair/change bulbs as needed. With ordinary care and maintenance, there is no predictable expectation to replace all at once or in large scale at these protected interior locations. Evaluate needs each year and replace individual fixtures locally as needed using general maintenance and repair funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

**Comp #:** 403 Mailboxes - Replace

Quantity: (3) 16-unit (2) 12-unit

Location: Cluster boxes near clubhouse

Evaluation: Generally fair, stable condition. Some fading and wear, but no conditions that appear to affect function. As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges and repair as needed from operating budget. Best to plan for total replacement at roughly the time frame below due to constant usage and wear over time. Note: USPS has a limited budget for replacement and should not be relied upon for purposes of long term planning.



Useful Life:  
20 years

Remaining Life:  
8 years

Best Case: \$6,500.00

\$1,300/box, (avg) lower estimate to replace, includes installation (x5)

Worst Case: \$7,000.00

\$1,400/box, higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #:** 407 Gas Bbq - Replace

Quantity:

Location:

Evaluation:



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 17674A Vista Del Lago

---

**Comp #:** 503 Metal Fence/Rail - Replace

Quantity: Approx 260 linear feet

Location: Adjacent to main entrance of community

Evaluation: These sections of ornate railing are in good condition with no damage or instability noted. Higher quality than type at pool perimeter and deck of clubhouse. With ordinary care and maintenance (periodic inspection and local repair) there is no predictable expectation to replace in large scale as reserve project. Treat as general maintenance issue.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

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**Comp #:** 505 Chain Link Fence - Total Replace

Quantity: Approx 2,400 linear feet

Location: Perimeter of property

Evaluation: Generally fair to good, stable condition. Local sections replaced not long ago after wind storm (vendor indicates thinner posts and slats caused to fall down). Research with Chaparal fence suggests planning to replace the vinyl slats every ten years or so and the complete fence every 20 to 25 years. In our experience, a thirty year schedule is more appropriate. As routine maintenance, inspect regularly for any damage, repair as needed using general maintenance funds. Plan to remove and replace at roughly the time frame below.

Useful Life:  
30 years

Remaining Life:  
20 years



Best Case: \$55,200.00

\$23/LF, lower estimate to remove and replace

Worst Case: \$62,400.00

\$26/LF, higher estimate

Cost Source: Research with Chaparal Fence: 509-687-6191

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Client: 17674A Vista Del Lago

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**Comp #:** 505 Chain Link Vinyl Slats - Replace

Quantity: Approx 2,400 linear feet

Location: Perimeter of property

Evaluation: Generally fair condition. Local sections replaced not long ago after wind storm. Research with Chaparal fence suggests planning to replace the vinyl slats every ten years or so and the complete fence every 20 to 25 years. We have scheduled replacement of the slats below at 15 year intervals. As routine maintenance, inspect regularly for any damage, repair as needed using general maintenance funds.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$9,600.00

Worst Case: \$14,400.00

\$4.00/LF, lower estimate to remove and replace slats

\$6.00/LF, higher estimate

Cost Source: Research with Chaparal Fence: 509-687-6191

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Client: 17674A Vista Del Lago

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**Comp #:** 601 Clubhouse Flooring - Replace (a)

Quantity: Approx 200 square yards

Location: Clubhouse interior: upper level (plus exercise)

Evaluation: Generally fair condition of carpet and vinyl flooring. Some matting and wear patterns throughout. We suggest planning to replace within the next couple of years (2010 below), best timed after interior repainting (component #1110). As part of ongoing maintenance program vacuum and mop regularly and professionally clean as needed. Wide variety of type and quality available; a mid-range funding allowance is factored below for planning purposes. Note: tile should last for extended period and is not included below.

Useful Life:  
12 years

Remaining Life:  
1 years



Best Case: \$6,000.00

\$30/Sq Yd, lower allowance to replace, installed

Worst Case: \$8,000.00

\$40/Sq Yd, higher allowance; upgraded

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

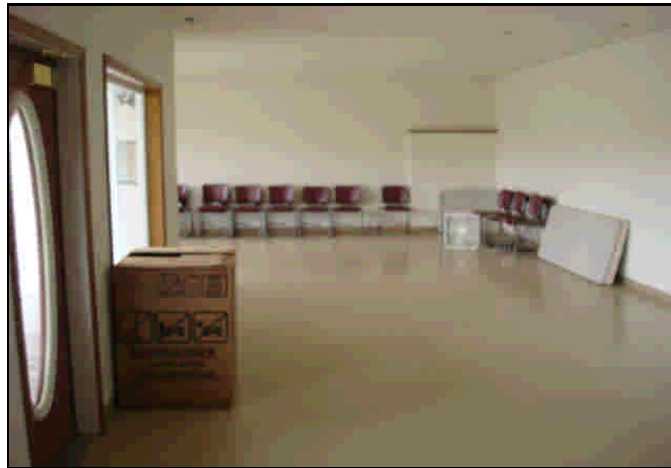
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**Comp #: 601 Clubhouse Flooring - Replace (b)**

Quantity: Approx 160 square yards

Location: Clubhouse interior: lower level

Evaluation: Generally fair condition - better than upper level, presumably due to less traffic, but some seams are showing / losing adhesion. We suggest planning to replace in roughly 5 years (2014 below), best timed after interior repainting (component #1110). As part of ongoing maintenance program mop regularly. Wide variety of type and quality available; a mid-range funding allowance is factored below for planning purposes.



Useful Life:  
15 years

Remaining Life:  
5 years

Best Case: \$3,200.00

\$20/Sq Yd, lower allowance to replace, installed

Worst Case: \$4,800.00

\$30/Sq Yd, higher allowance; upgraded

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 901 Appliances - Replace**

Quantity: Assorted pieces

Location: Clubhouse

Evaluation: Generally functional condition of appliances. Prudent planning suggests setting aside funds for the periodic replacement of recreation building appliances at regular intervals to maintain function.



Useful Life:  
20 years

Remaining Life:  
8 years

Best Case: \$2,500.00

Lower allowance to replace

Worst Case: \$3,500.00

Higher allowance to replace

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

**Comp #: 902 Exercise Equipment - Replace**

Quantity: Assorted equipment

Location: Exercise room, clubhouse

Evaluation: Items are reportedly donated and in functional condition. No predictable expectation for reserve funding needs at this time. Treat small items as maintenance expense. If association desires upgrades at some point, additional equipment, etc... funding can be incorporated into reserve study updates. No basis for funding at this time.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 903 Furniture - Replace**

Quantity: Assorted pieces

Location: Clubhouse interior

Evaluation: Generally functional condition. Fabric is somewhat faded and worn in upstairs groupings. Red plastic chairs in basement are functional / utility in nature. There is no expectation to replace all at once, but best to plan for periodic partial replace, reupholster, etc... to maintain function and appearance. We suggest timing along with upstairs paint projects (component #1110).



Useful Life:  
12 years

Remaining Life:  
1 years

Best Case: \$3,000.00

Worst Case: \$5,000.00

Lower allowance for replacement/updating

Higher allowance for replacement/updating

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 17674A Vista Del Lago

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**Comp #:** 904 Washers/Dryers - Replace

Quantity: (3) sets

Location: Laundry building

Evaluation: Reported to be in functional condition, one set newer. It appears this equipment is factored within the operating budget, not as reserve component. This is proper in our opinion as replacement needs are not predictable for this type of equipment. No reserve funding appropriate under this pattern of care.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #:** 905 Pool Table

Quantity: (1) pool table

Location: Clubhouse

Evaluation: Good condition - recently purchased. With ordinary care and maintenance, there is no predictable expectation to replace. Replace felt, accessories, etc... when needed as general maintenance expense. No reserve funding suggested.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

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**Comp #:** 909 Bathrooms - Refurbish

Quantity: Four bathrooms

Location: Clubhouse, laundry building

Evaluation: Functional condition. As routine maintenance, inspect regularly, perform any needed local repairs promptly utilizing general operating funds. Prudent planning suggests setting aside funds for periodic large scale refurbishing which may include items such as: plumbing fixtures, vanity area, lighting, flooring, ventilation, accessories, décor, etc...

Useful Life:  
20 years

Remaining Life:  
8 years



Best Case: \$5,000.00

Worst Case: \$10,000.00

Lower allowance to refurbish

Higher allowance; more extensive, elaborate

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #:** 912 Office Equipment - Replace

Quantity: Assorted equipment

Location: Office areas of clubhouse

Evaluation: Several items were donated and it appears the association purchased a copier not long ago. Expect periodic replacement needs but not on larger scale, predictable basis as reserve project. Treat as general operating/maintenance expense when needs arise.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

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**Comp #:** 1002 Irrigation System - Repair/Replace

Quantity: Moderate irrigation

Location: Throughout common area landscaping

Evaluation: As routine maintenance, inspect regularly, test system, repair as needed from operating budget. Follow proper winterization and spring start up procedures. If properly installed and bedded without defect, the elements within this component are generally low cost and have a failure rate that is difficult to predict. Best suited to be handled thru the operating budget. No basis for reserve funding at this time.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

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**Comp #:** 1107 Metal Fence/Rail - Repaint

Quantity: Approx 440 linear feet

Location: Deck and stairs at clubhouse, pool fence

Evaluation: Fair to poor surface condition with fading and local rust throughout. We suggest setting aside reserves to paint in 2009 and roughly every 8 years thereafter to protect and maintain appearance. As routine maintenance, inspect regularly to ensure safety and stability; repair promptly as needed using general operating/maintenance funds.

Useful Life:  
8 years

Remaining Life:  
0 years



Best Case: \$4,400.00

\$10.00/LF, lower estimate to repaint

Worst Case: \$5,280.00

\$12.00/LF, higher estimate; more prep, local repair included

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #:** 1110 Interior Surfaces - Repaint (a)

Quantity: Approx 5,700 square feet

Location: Clubhouse upper level Interior wall and ceiling surfaces

Evaluation: Fair condition - general scrapes and wear. We suggest regular cycles of professional painting to maintain appearance; best timed prior to flooring replacement (component #601). Keep touchup paint on site for in between cycle maintenance projects.



Useful Life:  
12 years

Remaining Life:  
1 years

Best Case: \$3,990.00  
\$0.70/Sq Ft, lower estimate to repaint

Worst Case: \$5,130.00  
\$.90/Sq Ft, higher estimate to repaint; more prep, color change, etc...

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #:** 1110 Interior Surfaces - Repaint (b)

Quantity: Approx 5,200 square feet

Location: Clubhouse lower level wall and ceiling surfaces

Evaluation: Fair condition - better than upper level. We suggest regular cycles of professional painting to maintain appearance; best timed prior to flooring replacement (component #601). Keep touchup paint on site for in between cycle maintenance projects.



Useful Life:  
15 years

Remaining Life:  
5 years

Best Case: \$3,640.00  
\$0.70/Sq Ft, lower estimate to repaint

Worst Case: \$4,680.00  
\$.90/Sq Ft, higher estimate to repaint; more prep, color change, etc...

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #:** 1116 Bldg Exteriors - Paint/Caulk/Repair

**Quantity:** Approx 3,540 GSF

**Location:** Exterior building surfaces of Clubhouse and Laundry: siding, trim, doors, etc..

**Evaluation:** Generally fair to poor condition of painted surfaces with fading, failed caulking, open joints. We suggest planning to paint and repair locally as needed in 2009 and every eight years thereafter. As routine maintenance, inspect regularly and touch up / repair locally as needed. Typical Northwest paint cycles are between five to eight years depending upon surface preparation, material quality, application methods, site and weather conditions. Removal and replacement of sealant(s) with high quality product is important part of surface preparation. Repair areas of siding as needed prior to painting.



Useful Life:  
8 years

Remaining Life:  
0 years

Best Case: \$5,310.00  
\$1.50/GSF, lower estimate to prep and paint / caulk

Worst Case: \$7,080.00  
\$2.00/GSF, higher estimate; includes some local repair

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #:** 1120 Siding/Windows - Repair/Replace

**Quantity:** Approx 3,540 GSF

**Location:** Exterior building surfaces of Clubhouse and Laundry

**Evaluation:** Generally fair condition noted during our limited scope inspection, but we did note open joints around windows and trim, no head flashings at windows, not corner caulking... Forensic evaluation is beyond the scope of our service - we assume no hidden defect(s) exist and that proper underlying waterproofing details are in place. Association may be wise to have local contractor / building envelope professional remove critical areas to ensure proper installation and waterproofing. If installed correctly, there is no predictable expectation for large scale repair/replacement within the scope of our report. Repair as general maintenance or along with paint projects (component #11160). No basis for reserve funding at this time.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

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**Comp #:** 1200 Pool Deck - Resurface

Quantity: Approx 3,780 square feet

Location: Perimeter of pool

Evaluation: Generally good condition with no significant cracking or settling. Inspect regularly, pressure wash for appearance, fill/seal any cracks which may develop to minimize damage to pool deck and repair as needed from operating budget. There are a variety of ways to resurface pool decks, we recommend that as the community continues to age, that research be conducted to evaluate the associations preferred method. Plan to resurface at roughly the time frame below.

Useful Life:  
30 years

Remaining Life:  
18 years



Best Case: \$45,360.00

\$12.00/Sq Ft, lower estimate to resurface

Worst Case: \$52,920.00

\$14.00/Sq Ft, higher estimate to resurface

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #: 1201 Pool Fence - Repair/Replace**

Quantity: Approx 285 linear feet

Location: Perimeter of pool

Evaluation: Generally stable condition. Surface is faded and there are rust spots throughout - see component #1107 for recommendation to paint at this time. Fence was reportedly inspected and passed by Health Dept. recently with addition of top mounted latch mechanism. We suggest planning to eventually replace this fence at time of pool deck resurface (component #1200). Repair locally as maintenance project or include with paint.

Useful Life:  
30 years

Remaining Life:  
18 years



Best Case: \$17,100.00

Worst Case: \$22,800.00

\$60/LF, lower allowance to replace

\$80/LF, higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 1202 Pool - Resurface**

Quantity: Approx 1,400 sf surface

Location: Pool surface

Evaluation: Fair to poor condition of surface with some cracking and general pitting of plaster. Pool is used frequently, kept at 81 degrees and is not reported to be covered. We recommend professional cleaning and maintenance to maximize life; maintain proper chemical balance. Plan for regular intervals of pool resurfacing to maintain function and a quality surface, appearance.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$14,000.00

Worst Case: \$18,000.00

Lower estimate to resurface

Higher estimate to resurface; includes tile work

Cost Source: Estimate by Pool Refinishing Service, Everett: 509.670.8976

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Client: 17674A Vista Del Lago

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**Comp #: 1204 Pool Tile/Coping - Replace**

Quantity: Approx 180 linear feet

Location: Perimeter of pool

Evaluation: Clean and repair as needed in between cycles of replacement as part of routine maintenance. Best to plan for regular intervals of total replacement, timed to coincide with future pool resurface project, for cost efficiency.

Useful Life:  
24 years

Remaining Life: Photo Not Available

Best Case:  
\$\_\_\_\_/LF, lower estimate to replace

Worst Case:  
\$\_\_\_\_/LF, higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 1207 Pool Filters - Replace**

Quantity: (2) 4.9 sq ft sand

Location: Pool equipment room

Evaluation: Generally functional condition of filters - some corrosion, leaks. As routine maintenance, inspect regularly, clean / back flush, change sand and repair/replace as needed. Replacement cycles are estimated to be in the 15 year range per vendor, Pool to Spa.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$2,000.00  
\$1,000/ea, lower estimate to replace; installed

Worst Case: \$2,800.00  
\$1,400/ea, higher estimate; upgraded, additional job scope

Cost Source: Research with Pool to Spa, Rick: 509-670-7613

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Client: 17674A Vista Del Lago

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**Comp #:** 1208 Gas Pool Heater - Replace

Quantity: (1) Pentair mini-max

Location: Pool equipment room

Evaluation: Generally good operating condition; reportedly replaced within the last few years. We recommend ongoing regular professional inspections, maintenance and repair to help maximize life. Typical life expectancy indicated below per installation vendor.



Useful Life:  
10 years

Remaining Life:  
8 years

Best Case: \$2,800.00  
Lower allowance to replace

Worst Case: \$3,200.00  
Higher allowance to replace; upgraded

Cost Source: Research with Pool to Spa, Rick: 509-670-7613

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**Comp #:** 1209 Pool Heat Pump - Replace

Quantity: (1) condensing unit

Location: Exterior of pool equipment room

Evaluation: Generally good operating condition. Plan to replace at roughly the 10 year mark of life per installation vendor. Regular inspections and cleaning is recommended for best performance and maximum life.



Useful Life:  
10 years

Remaining Life:  
8 years

Best Case: \$4,500.00  
Lower estimate to replace

Worst Case: \$5,500.00  
Higher estimate

Cost Source: Research with Pool to Spa, Rick: 509-670-7613

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Client: 17674A Vista Del Lago

**Comp #:** 1210 Pool Pumps/Valves - Replace

Quantity: (2) pumps, assrtd valves

Location: Pool room

Evaluation: Assumed to be functional condition. We recommend regular professional inspections and maintenance. Failure rate of these types of components is difficult to predict and can often be rebuilt instead of replaced (<\$500). Therefore, not suitable for reserve designation at this time. Treat as general operating/maintenance issue when repair/replacements are needed.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

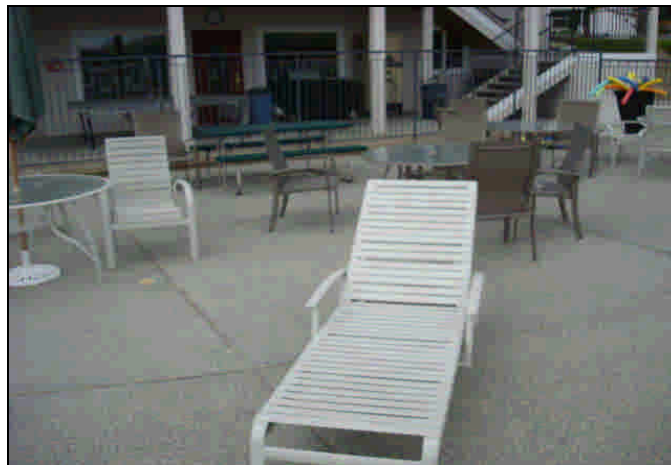
Cost Source:

**Comp #:** 1211 Pool Furniture - Replace

Quantity: ~(41) assorted pieces

Location: Perimeter of pool

Evaluation: Varying age and condition - generally stable / functional. Newer furniture was reportedly purchased using proceeds from yard sale. No expectation to replace all at once, but we suggest setting aside funds for periodic partial replacement every few years to continue function and appearance.



Useful Life:  
3 years

Remaining Life:  
2 years

Best Case: \$1,500.00  
Lower furniture allowance

Worst Case: \$2,000.00  
Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 17674A Vista Del Lago

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**Comp #:** 1303 Building Roof - Repair/Replace

Quantity: Approx 4,500 sq ft

Location: Rooftop of Clubhouse, laundry and pool equipment, guard shack

Evaluation: Generally good condition observed during our limited scope visual inspection. We assume roof was installed per manufacturers specifications and applicable building codes. As routine maintenance, we recommend professional inspections at least twice annually and after windstorms. Promptly replace any damage or any other repair needed to ensure waterproof integrity of roof. Fastener grommets should be checked regularly and replaced if deteriorated. Plan for replacement at roughly the time frame indicated below.

Useful Life:  
30 years

Remaining Life:  
18 years



Best Case: \$36,000.00

\$8.00/Sq Ft, lower estimate to remove and replace roof

Worst Case: \$45,000.00

\$10.00/Sq Ft, higher estimate; upgrades, underlying repair needs

Cost Source: ARI Cost Database: Similar Project Cost History

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Client: 17674A Vista Del Lago

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**Comp #:** 1811 Electrical/Plumbing -Repair/Replace

Quantity: Wiring, piping

Location: Clubhouse, common areas

Evaluation: Analysis of these hidden systems is beyond the scope of our services. No reported problems or deficiencies. Typically, if installed per architectural specifications and local building codes, there is no predictable time frame for large scale repair/replacement expenses within the scope of our report. If leaks, poor flow / water quality, extensive tripping of breakers, etc... become evident, have qualified professional inspect closely and develop scope of repair/replacement. Treat minor repairs as ongoing maintenance expense. If patterns of significant repair emerge, funding may be incorporated into future reserve study updates. No basis for reserve funding at this time.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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Client: 17674A Vista Del Lago

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**Comp #:** 1901 Landscape - Refurbish

Quantity: Moderate square feet

Location: Common areas

Evaluation: Typically funded as ongoing maintenance item, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as: large scale plantings, extensive bark mulch every two/three years, resodding lawn areas, landscape improvement projects, etc... No basis or stated desire to fund at this time, these types of expenses may be incorporated into future reserve study updates as needed, desired.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #:** 1902 Drainage System - Maintain/Repair

Quantity: Storm drainage

Location: Throughout community

Evaluation: Assumed to have been properly designed with adequate provisions for community drainage needs. As routine maintenance, inspect regularly, keep drains and grates free of debris and free flowing to ensure water evacuating as designed. Pump out sediments if needed utilizing mobile evacuator service; fund from operating budget. No expectation of large scale repairs/replacement at this time. No reserve funding suggested.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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