

Client: 9999HO Sample HOA

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**Comp #:** 201 Asphalt - Resurface

Quantity: Approx 35,500 GSF

Location: Driveway through association

Evaluation: Observed to be in good to fair condition. Signs of cracking found in various areas. Very extended life if periodically sealed and repaired, but expect eventual resurface to be necessary.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$44,400.00

Lower estimate for resurface project, \$1.25/GSF

Worst Case: \$62,100.00

Higher estimate, includes more repair work, \$1.75/GSF

Cost Source: ARI Cost Database

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

Quantity: Approx 35,500 GSF

Location: Driveway throughout association

Evaluation: Observed to be in fair to poor condition. Signs of dryness and loss of seal evident. Seal coat has been scheduled after our site inspection and before end of Fiscal Year, so assume almost new condition for this coming Fiscal Year.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$5,300.00

\$0.15/GSF, estimate for to clean, seal, and stripe.

Worst Case: \$7,100.00

\$0.20/GSF, Higher estimate, includes additional local repair expenses.

Cost Source: ARI Cost Database

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**Comp #:** 404 **Patio Furniture - Replace**

Quantity: (15) Assorted pieces

Location: Pool and spa area

Evaluation: Some strap fading and paint chipping from frames. Missing straps on chairs, and tears on the umbrellas were apparent. Time to replace this asset.

Useful Life:  
6 years

Remaining Life:  
0 years



Best Case: \$2,700.00

Estimate for replacement, avg of \$175 each piece

Worst Case: \$3,700.00

Higher estimate for better quality replacement, avg of \$250/each.

Cost Source: ARI Cost Database

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**Comp #:** 503 **Iron Fence - Replace**

Quantity: Approx 620 LF, 5 Ft high

Location: Pool, entry gates, unit handrails

Evaluation: Minor signs of rusting and corrosion noted at base of structure. Expect local repairs, but no expectation for total replacement if painted and maintained on an ongoing basis.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 1208 Spa Heater - Replace**

Quantity: (1) Laars 250,000 BTU

Location: Pool equipment area, enclosed room

Evaluation: Appears to be in good working order. Moderate rusting/scaling of burners. Housing is still clean. Igniter assembly appears to have been replaced. No evidence of fire damage inside.



Useful Life:  
10 years

Remaining Life:  
2 years

Best Case: \$2,300.00

Lower estimate for replacement heater, installed

Worst Case: \$2,875.00

Higher estimate.

Cost Source: ARI Cost Database

**Comp #: 1305 Wood Shingle Roof - Replace**

Quantity: Approx 77,900 GSF

Location: All roof areas.

Evaluation: Good condition. No warping or dislocation of wood shingles noted. No reports of leaking through roofs.



Useful Life:  
25 years

Remaining Life:  
13 years

Best Case: \$467,000.00

\$6.00/GSF, lower estimate for replacement.

Worst Case: \$584,000.00

\$7.50/GSF, Higher labor or material cost estimates

Cost Source: Research with Local Vendor/Contractor