



TRANSITION STUDY

For

Sample Community Association
6987 Landing Drive
Sample City, VA

Date of Inspection: 9/1/2021



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What Is a Transition Study? Why Have One Completed?

A Transition Study documents the physical condition of a property and its infrastructure at a set point in time, ideally at the point in time at which a property transitions from developer-control to association-control. A transition study involves a thorough inspection of the property's common components to ensure that the property and its assets are delivered to the community in generally good condition, consistent with the age of the property, and that all systems, materials, etc. are installed and functioning as intended. Transition studies identify components in need of repair / replacement, as well as provide associated costs for the replacement or remediation of identified defects / deficiencies.

A Transition Study: A Multi-Functional Tool

- 1.) Transition Studies help assure that the community and its ownership are accepting a property that is in generally good condition, without any unknown problems or deficiencies.
- 2.) A Transition Study contains a detailed inventory of the common components that require attention or repair, and can serve as a punch-list for work to be completed.
- 3.) Transition Studies help to hold developers / builders accountable by identifying components that may have been improperly installed or constructed, even though construction passes local building inspections and/or codes.
- 4.) A Transition Study provides an unbiased third-party observation, including a thorough on-site inspection, to assist the community and its ownership in identifying and fairly negotiating costs associated with components in need of repair and/or replacement. An independent evaluation empowers the board of directors by providing an impartial document that can be used in negotiations with the developer and/or builder.
- 5.) Transition Studies ensure that developers and/or builders exit a community project with a clean bill-of-health.

Other Advantages Of Transition Studies Include:

- Assist boards in fulfilling fiduciary responsibilities
- Preserves community appearance
- Preserves capital funds for future projects for routine maintenance, repairs, and replacements
- Eliminates costs associated with unnecessary near-term capital projects borne by community



Client Profile

Client Reference Number:	21152
Type of Study:	Transition Study
Date of Non-Invasive Inspection:	September 1, 2021
Date of Study Shipment:	November 11, 2021

Community Description

Type of Development:	Community Association
Number of Units:	Current 696, At Build Out 817
Number of Buildings:	9
Year(s) Built:	2012-Present
Date of Development Turn-Over	October 2, 2021

Component Cost Information

Total Funds Required to Remedy Identified Defects:	\$375,803
Top 3 Highest Expenditures	
Asphalt Streets, Birkland, Kendal, Kirklington, Full-Depth Replacement (Partial)	\$200,000
Asphalt Streets, Kirklington (Partial), Capital Repairs & Drainage Improvements	\$47,299
Concrete Curbs and Gutters, Partial Replacement	\$24,265

Reserve Specialist / Engineer Information

This Transition Study was submitted on: November 11, 2021	
By Building Reserves, Inc.	
This Transition Study was:	
• Inspected and prepared by:	Mike Bentley, Engineer, Reserve Specialist
• Reviewed for quality by:	John Aiello, Engineer, Reserve Specialist
RS (Reserve Specialist) is the reserve provider professional designation of the Community Association Institute (CAI) representing America's 380,000 condominium, cooperative and homeowners association.	

Transition Study Components

Transition Study Components are classified as items that are:

- 1.) Components that are part of the property's common infrastructure
- 2.) Components with visually observed deficiencies and/or defects
- 3.) Components with operational deficiencies and/or defects reported by the board, management, etc.
- 4.) Components not installed per local building codes, or not installed as intended
- 5.) Components with premature aging, deterioration, or degradation

List of Transition Study Components by Property Class

TRANSITION STUDY COMPONENTS

Asphalt Pavement, Patching, Reedy Point Rd. and Lone Cedar Ln.

Concrete Flatwork, Replacement

Irrigation System, North, Add Well, Pump, Filtration and Well House

Landscape, Address Known Issues and Conduct Community Assessment

Leaks, BLS Pool Mechanical and BLS Clubhouse Irrigation Pump House

Light Poles, Tennis Courts, Paint

Pools, South Deck Patch and North Pool Coping Repair

Pond #3 BLS, Reimburse for Cost of Fountain

Roof, BLN Clubhouse, Repairs

Sports Court, Shuffleboard, Add Border and Replace Poly Surface

Stormwater Systems, Repairs and Deferred Maintenance

Walking Paths, Cinder, Partial Replenishment

Walking Paths, Wood Chips, Partial Replenishment

Walls, Fiber Cement Siding, Provide Adequate Clearance

Walls, Stone Veneer, Inspection and Repairs

Well Houses, Exterior Repairs

Miscellaneous Repairs

All Common Components not listed above are deemed to be in acceptable condition, either with no deficiencies / defects noted, or with deficiencies / defects consistent with the age of the property and its infrastructure.

Homeowner Responsibilities are classified as:

- 1.) Components maintained and replaced by unit owners, not included within the scope of this study

Homeowner Responsibilities consist of:

Concrete Driveways
Electrical Systems, Serving Individual Unit(s)
Homes and Lots
Landscaping, Mulch Beds and Shrubs, Serving Single Family Homes
Pipes, Subsurface Utilities, Laterals, Sanitary Sewer, Serving Individual Unit(s)
Pipes, Subsurface Utilities, Laterals, Water Supply, Serving Individual Unit(s)

Components Maintained by Others are classified as:

- 1.) Components maintained and replaced by other entities, not included within the scope of this study

Components Maintained by Others consist of:

Coventry at Barrington Park Elements
Dumpsters
Fire Hydrants
Lift Stations and Generators
Light Poles and Fixtures, Streets
Pipes, Subsurface Utilities, Mains and Laterals, Gas
Pipes, Subsurface Utilities, Mains, Sanitary Sewer, Under Private Streets
Pipes, Subsurface Utilities, Mains, Sanitary Sewer, Under Public Streets
Pipes, Subsurface Utilities, Mains, Water Supply, Under Private Streets
Pipes, Subsurface Utilities, Mains, Water Supply, Under Public Streets
Pipes, Subsurface Utilities, Storm Water, Under Public Streets
Propane Supply Area
Utility Boxes and Meters

1.) Asphalt Pavement Parking Lot, BLS Clubhouse

At the time of inspection, the asphalt pavement appeared in appropriate condition with respect to its age. We opine that there is no significant underlying defects or deferred maintenance related to the parking lot pavement.

2.) HVAC, Exercise Rooms at BLN and BLS Clubhouses

At the time of our inspection, we did not identify conditions adverse to the purpose of the exercise rooms. Additionally, we did not observe deterioration related to reported high humidity levels.

3.) Beach, BLN Pond, Attractive Nuisance

The Board shared concerns about a proposed sand beach creating an "attractive nuisance" which could pose a safety risk to children at a BLN pond. At the time of inspection, the beach, nor any accompanying signage was installed. Therefore, we exclude this component from the Transition Study at this time.

4.) Pools, ADA Lifts

None of the pools in the community are served by ADA lifts. However, because the community is private, we understand that ADA lifts are not required under current guidelines.

5.) Zelkova Trees

The Board is concerned that the Zelkova trees in the community were installed improperly and may result in a diminished life. The trees that have been planted have been inspected by the County and were deemed acceptable. Furthermore, the landscape contractor serving the community did not identify conditions that would affect the remaining useful life of the trees.

6.) Asphalt Pavement, Streets, Wear Course, BLN

Portions of the north section of the community are still under construction and the streets lack a wear course. General construction practice holds that the wear course will be installed after the majority of home construction is complete and heavy equipment traffic diminishes significantly. We assume the Declarant will complete road construction.

7.) Costs Identified In This Report

Costs identified in this report are not meant to be bids, but only approximations of possible remediation costs. Actual remediation for each condition identified may vary significantly. Further investigation of some/all of the defects may be required by licensed professionals in those specific fields.

8.) Underground Infrastructure

This inspection was a non-invasive, non-destructive inspection. We did not inspect the subsurface water supply, waste, or storm water pipes for installation, damage or condition. We are not aware of any known problems with the subsurface piping. We assume the underground infrastructure is in good condition with respect to its age.

9.) Equipment

Our inspection does not include operating any of the mechanical or electrical equipment. Unless we were alerted to specific conditions related to the performance of any Association-owned mechanical or electrical equipment, we assume they are in good working condition relative to their age.

10.) Fire Suppression System, BLS Clubhouse

The client reports past leaks originating from connections between the system pipes and heads, possibly resulting from inappropriate fastening methods. Based on information provided by the fire suppression system maintenance vendor, there are no underlying, systemic defects that may affect the remaining useful life of the system.

Asphalt Pavement, Patching, Reedy Point Rd. and Lone Cedar Ln.

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **1.77%** **LINE ITEM: 1**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
Quantity Present: 11 Square Yards	Current Unit Cost: \$600.00
Estimated Current Age in Years: ~9	Total Cost: \$6,667

COMPONENT PHOTOGRAPHS



Intersection overview



Evidence of past standing water



Standing water adjacent to catch basin



Pavement lower than catch basin entrance

Special Conditions

Our inspection notes two catch basins near the intersection of Reedy Point Road and Lone Cedar Lane where the entrances appear higher in elevation relative to the surrounding pavement and gutters, preventing adequate drainage. The standing water will accelerate deterioration of the pavement and concrete gutter. Remediation will require resetting the catch basins, so the intake grates are set to the proper height, and replacement of the surrounding pavement and concrete gutters.

Concrete Flatwork, Replacement

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **2.54%** **Line Item: 2**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
Quantity Present: 1,225 Square Feet	Current Unit Cost: \$7.80
Estimated Current Age in Years: to 9	Total Cost: \$9,555

COMPONENT PHOTOGRAPHS



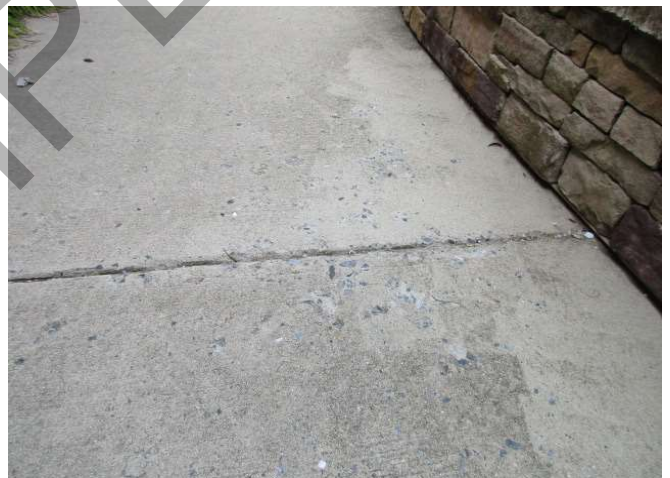
Spalled concrete sidewalk south mailbox kiosk



Cracked coating at south mailbox kiosk



Spalled concrete driveway apron at 18201 Delafort Lane



Spalled concrete near BLS clubhouse entrance

Special Conditions

Our inspection identifies relatively limited locations of concrete deterioration, with the worst locations being around the BLS mailbox kiosk building, at a sidewalk near the BLS clubhouse entrance and at the driveway apron serving 18201 Delafort Lane. Remediation will require demolishing the existing concrete flatwork, reforming and pouring new concrete.

Irrigation System, North, Add Well, Pump, Filtration and Well House

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **53.22%** **Line Item: 3**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
Quantity Present: 1 Allowance	Current Unit Cost: \$200,000.00
Estimated Current Age in Years: to 3	Total Cost: \$200,000

COMPONENT PHOTOGRAPHS



Existing BLN well house



Existing BLN water treatment



Existing BLN pump variable frequency drive



Existing BLN irrigation controller

Special Conditions

The client and the Association's irrigation contractor report insufficient water supply capacity to serve the north irrigation system. The current system has 169 zones and a max flow of 150-GPM (gallons per minute), but will likely use up to 225 zones at build out. Even now, without full build out, the system cannot adequately deliver water to all of the irrigated areas. Remediation may require installation of a new well, well pump and controls, well house, water treatment equipment and irrigation controller. This is a large project and our cost is only a rough estimate until further work can be completed to determine the location and depth of the new well, plans can be created for the well house, and the exact capacity of the pump can be identified. This report should be updated as new information becomes available. We assume the new system will support up to 151 zones with a max flow of between 130- and 140-GPM.

Landscape, Address Known Issues and Conduct Community Assessment

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS:	6.46%	Line Item: 4
ESTIMATED UNIT QUANTITY AND AGE		ESTIMATED REPLACEMENT COSTS
Quantity Present:	1 Allowance	Current Unit Cost: \$24,265.00
Estimated Current Age in Years:	to 9	Total Cost: \$24,265

COMPONENT PHOTOGRAPHS



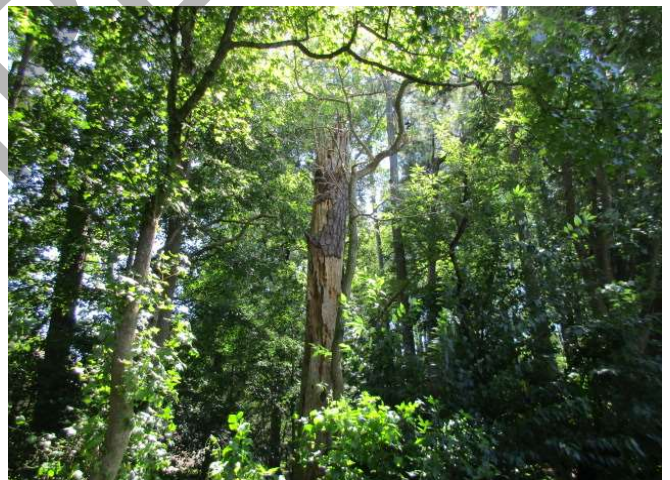
Dead trees



Mature trees in close proximity to homes on Carroll Drive



Dead tree in natural area west of BLS clubhouse



Dead trees

Special Conditions

Our inspection identifies dead trees and limbs which can pose a risk to humans and to property. Identification of the extent of the work required to remediate all of the deferred maintenance is beyond the scope of this study. We include an allowance for up to 32 hours for an arborist/landscaper (\$195/hour) to identify all locations of dead trees or limbs. Additionally, the client provides us with 2 bids from Lawson's Tree Service which identifies \$16,525 worth of needed remediation related to landscape along Carroll Drive and at the community dog parks. Furthermore, we note dead trees in the natural area west of the BLS clubhouse which could pose a threat to pedestrians. We include an allowance of \$1,500 to prune branches below 15'. Limbs requiring pruning above 15' will require an aerial tree service at an additional cost. The cost of this remediation will change pending the results of the community landscape audit. This report should be revised once the audits are completed.

Leaks, BLS Pool Mechanical and BLS Clubhouse Irrigation Pump House

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS:	0.35%	Line Item: 5
ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS	
Quantity Present:	2 Locations	Current Unit Cost: \$650.00
Estimated Current Age in Years:	to 9	Total Cost: \$1,300

COMPONENT PHOTOGRAPHS



Water damage at BLS clubhouse irrigation well house



Standing water at BLS clubhouse irrigation well house



Water on floor at BLS clubhouse pool mechanical equipment room



Special Conditions

Our inspection identified standing water on the floor of the BLS clubhouse pool mechanical equipment room as well as at the BLS clubhouse well house. The sources of the leaks were not apparent at the time of inspection. Standing water can deteriorate the building structures as well as increase humidity levels that could lead to mold growth. Remediation will require identification of the leaks and making appropriate repairs. At this time, our allowance does not include replacement of any of the wood framing members or mold remediation (if mold is present). The cost of this project should be updated if mold remediation or structural repairs are required.

Light Poles, Tennis Courts, Paint

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **0.84%** **Line Item: 6**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
Quantity Present: 9 Each	Current Unit Cost: \$350.00
Estimated Current Age in Years: to 9	Total Cost: \$3,150

COMPONENT PHOTOGRAPHS



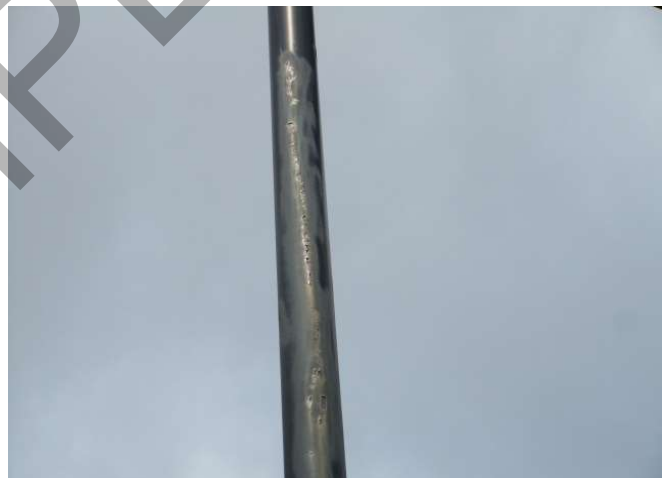
Tennis court light poles



Faded finish at pole



Finish deterioration



Faded finish at pole

Special Conditions

Nine light poles serve the tennis courts. The finishes on the poles appear poor and represent a condition defect due to deferred maintenance. Remediation will require preparation of the surfaces and painting of each pole.

Pools, South Deck Patch and North Pool Coping Repair

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS:	0.38%	Line Item: 7
ESTIMATED UNIT QUANTITY AND AGE		ESTIMATED REPLACEMENT COSTS
Quantity Present:	2 Locations	Current Unit Cost: \$720.00
Estimated Current Age in Years:	1 to 9	Total Cost: \$1,440

COMPONENT PHOTOGRAPHS



Concrete settlement at BLS pool deck



Coping deterioration at BLN - photo provided by client



Special Conditions

Our inspection identifies a trip hazard near a deck drain at the BLS clubhouse pool deck. Furthermore, the client provided us with a photo displaying deterioration of a limited portion of the BLN pool coping. Remediation will require replacement of affected concrete elements. Our inspection identifies other locations of hairline cracks at the BLS concrete pool deck. We do not consider the presence of these hairline cracks as a defect with respect to the deck's age.

Pond #3 BLS, Reimburse for Cost of Fountain

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS:	1.84%	Line Item: 8
ESTIMATED UNIT QUANTITY AND AGE		ESTIMATED REPLACEMENT COSTS
Quantity Present:	1 Allowance	Current Unit Cost: \$6,924.78
Estimated Current Age in Years:	N/A	Total Cost: \$6,925

COMPONENT PHOTOGRAPHS



Pond #3 with narrow area at east side



Looking east from sidewalk

***Description of Work Order/Purchase/Reimbursement Request,
receipts
(Include support for request, i.e. quote, proposal, etc.)***

PO #21972 - AquaMaster 1/2hp Shasta Volcano Aerator to be installed in the NE corner of BLS Pond #3. This installation will include an AquaMaster 2 Light Set 11 Watt LED. Envirotech will arrange for an electrical sub-contractor for this work.

Description of fountain

Special Conditions

Pond #3 at the south portion of the community is L-shaped. The north end of the L-shape lacked adequate aeration which lead to reported algae blooms. The Association spent \$4,727.78 to purchase a fountain and \$2,197.00 to upgrade the electric service in 2021 to address this condition. Remediation will require reimbursement of these costs.

Roof, BLN Clubhouse, Repairs

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS:	1.52%	Line Item: 9
ESTIMATED UNIT QUANTITY AND AGE		ESTIMATED REPLACEMENT COSTS
Quantity Present:	1 Allowance	Current Unit Cost: \$5,700.00
Estimated Current Age in Years:	1 to 2	Total Cost: \$5,700

COMPONENT PHOTOGRAPHS



"Hump" over metal/shingle interface - photo provided by client



Nail pops - photo provided by client



Loose ridge vent - photo provided by client



Missing shingle - photo provided by client

Special Conditions

The roof at the BLN clubhouse has bulges where the metal roofs interface with the shingle roofs, nail pops, missing shingles and a loose roof vent. Close-up inspection off the roof is beyond the scope of this Transition Study. Photos identifying the existing conditions were provided by the client. Remediation will require inspection of the roof to identify all issues, securing the ridge vents, properly terminating the metal roofs under the shingles, replacement of missing shingles and addressing nail pops.

Sports Court, Shuffleboard, Add Border and Replace Poly Surface

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: 2.34% **Line Item: 10**

ESTIMATED UNIT QUANTITY AND AGE

ESTIMATED REPLACEMENT COSTS

Quantity Present:	2	Each	Current Unit Cost:	\$4,400.00
Estimated Current Age in Years:		to 3	Total Cost:	\$8,800

COMPONENT PHOTOGRAPHS



Shuffleboard courts



Damaged poly surface



Landscape growth adjacent to court



Lack of border around poly surface

Special Conditions

Two shuffleboard courts are located at the north section of the community along Carroll Drive. We note damage to the poly playing surface, reportedly caused by landscape equipment. The client informs us that the landscaper has paid for repairs thus far. However, we opine that the damage will continue due to a lack of border or buffer area around the courts, forcing the landscape equipment to be in close proximity to the playing surface. Remediation will require installation of a border around each court as well as replacement of the poly playing surface.

Stormwater Systems, Repairs and Deferred Maintenance

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **12.59%** **Line Item: 11**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
Quantity Present: 1 Allowance	Current Unit Cost: \$47,299.00
Estimated Current Age in Years: to 9	Total Cost: \$47,299

COMPONENT PHOTOGRAPHS



Lack of geotextile fabric at Pond #2 - photo from Envirotech report



Rill formed at Pond #3 behind lot #401 - photo from Envirotech report



Final outfalls with vegetation growth - photo from Envirotech report.



Erosion at Pond #4 behind lots #96-99 - photo from Envirotech report

Special Conditions

The Association contracted with Envirotech Environmental Consulting, Inc. to produce a report related to deferred maintenance or defects with the stormwater management systems and tax ditch. The tax ditches were inspected on 9/30/21 and 10/21/21, and the ponds/general drainage conditions were inspection on 9/10/21. The inspections identified several locations of deferred maintenance, invasive plant growth, and damage from nuisance animals. We include an allowance of \$47,299 to fund remediation of these condition defects and base our cost on proposals provided by Envirotech. Reference the Envirotech reports for a detail breakdown of individual remediation costs.

Walking Paths, Cinder, Partial Replenishment

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **3.27%** **Line Item: 12**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
Quantity Present: 30,715 Square Feet	Current Unit Cost: \$0.40
Estimated Current Age in Years: to 9	Total Cost: \$12,286

COMPONENT PHOTOGRAPHS



Approximate locations of cinder walking path



Missing cinder



Missing walking surface



Missing cinders

Special Conditions

Cinder walking trails are located throughout the southern portion of the community, as indicated in the map above. Our inspection notes locations of thin or non-existent cinders. We opine these conditions represent a condition defect stemming from deferred maintenance. Remediation will require replenishing the walking surface to an adequate depth.

Walking Paths, Wood Chips, Partial Replenishment

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **2.02%** **Line Item: 13**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
Quantity Present: 6,340 Square Feet	Current Unit Cost: \$1.20
Estimated Current Age in Years: to 9	Total Cost: \$7,608

COMPONENT PHOTOGRAPHS



Approximate locations of wood chip walking paths



Lack of adequate coverage



Thin wood chip coverage



Thin wood chip coverage

Special Conditions

Wood chip walking paths are located in the natural area west of the BLS clubhouse. The wood chip walking surface appears thin in many areas, allowing for plant growth or muddy areas to develop. We opine that this represents a condition defect through deferred maintenance. Remediation will require replenishing the wood chips to an adequate depth.

Walls, Fiber Cement Siding, Provide Adequate Clearance

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **5.81%** **Line Item: 14**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
Quantity Present: 1,150 Square Feet	Current Unit Cost: \$19.00
Estimated Current Age in Years: to 9	Total Cost: \$21,850

COMPONENT PHOTOGRAPHS



Non-matching siding at BLS clubhouse south elevation



Loose siding at south elevation



Insufficient spacing between concrete and siding



Hole in siding at BLN clubhouse near north door

Special Conditions

The fiber cement siding at the BLS clubhouse is installed with insufficient spacing between the roofs and walls and between the ground and walls. A minimum of 2" should be allowed between the siding and non-permeable surfaces, and at least 6" between the siding and landscape elements such as soil or mulch. Remediation will require removal of the siding the affected areas and installation of appropriate flashings. Additionally, we note that the siding at the south wall of the BLS clubhouse is in poor condition with loose and non-matching siding. Finally, we note a hole in the siding at the BLN clubhouse north pool access door. Remediation will require replacement of the siding.

Walls, Stone Veneer, Inspection and Repairs

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **2.37%** **Line Item: 15**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
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Quantity Present:	13,705	Square Feet	Current Unit Cost:	\$0.65
Estimated Current Age in Years:		to 9	Total Cost:	\$8,908

COMPONENT PHOTOGRAPHS



Loose stone at BLN clubhouse



Damaged stone at BLS clubhouse knee wall



Missing stone at BLN mailbox kiosk wall



Efflorescence at entrance monument

Special Conditions

Stone veneer is located at the exteriors of the common buildings, at knee walls around the BLS clubhouse pool and tennis courts, as well as at the entrance monuments. Our inspection notes many locations of missing, cracked or damaged stones, as well as efflorescence (an indication of active or past water infiltration). Remediation will require an inspection of all the masonry walls and rebuilding certain locations and an investigation into potential water infiltration where efflorescence has been identified.

Well Houses, Exterior Repairs

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: **2.51%** **Line Item: 16**

ESTIMATED UNIT QUANTITY AND AGE	ESTIMATED REPLACEMENT COSTS
Quantity Present: 3 Each	Current Unit Cost: \$3,150.00
Estimated Current Age in Years: to 9	Total Cost: \$9,450

COMPONENT PHOTOGRAPHS



Damaged and rusted door at BLS clubhouse well house, likely from impact with the masonry sill



Damaged door at BLN well house, likely from impact with the masonry sill



Cracked vinyl trim at BLN well house



Loose door trim at BLN well house

Special Conditions

Our inspection notes rust and damage at the BLS clubhouse well house doors, and a damaged door leaf, door trim and vinyl siding at the BLN well house. Additionally, we note that the door damage is likely caused by the doors colliding with the masonry sills. Remediation will require replacement of the affected components and grinding down or replacing the masonry sills at all 3 well houses to prevent future damage.

Standing water in the BLS clubhouse well house may have led to rust at the door. We discuss the water leak at the BLS clubhouse well house previously in this report.

Miscellaneous Repairs

TRANSITION STUDY COMPONENTS

PERCENTAGE OF TOTAL COSTS: 0.16% **Line Item: 17**

ESTIMATED UNIT QUANTITY AND AGE

ESTIMATED REPLACEMENT COSTS

Quantity Present:	1	Allowance	Current Unit Cost:	\$600.00
Estimated Current Age in Years:		to 9	Total Cost:	\$600

COMPONENT PHOTOGRAPHS



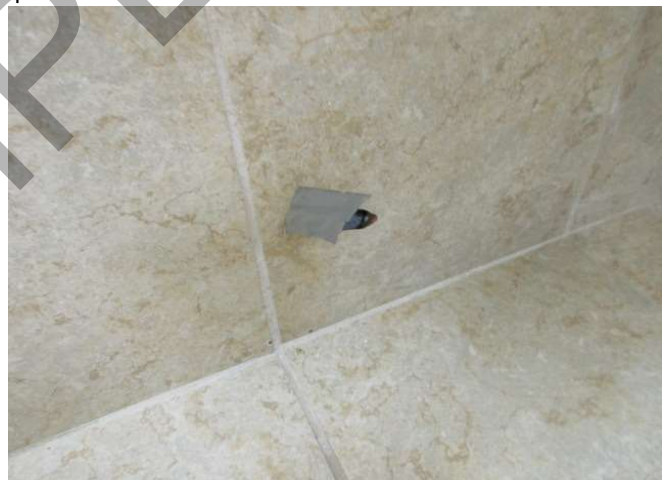
Gap between zero-depth entry and deck at BLS clubhouse pool



Gap between zero-depth entry and deck at BLS clubhouse pool



Erosion under sidewalk at BLS clubhouse north pool area entrance



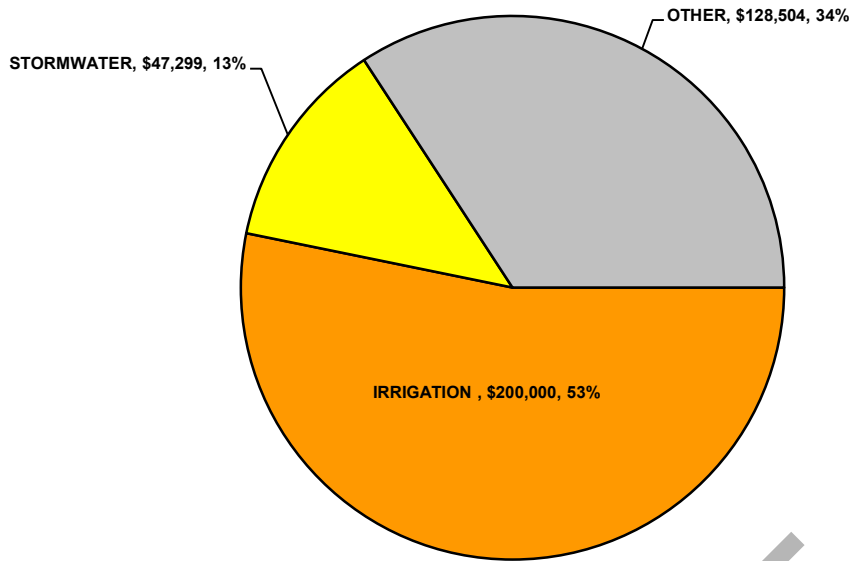
Hole at Bellevue rest room tile

Special Conditions

Miscellaneous repairs needed include caulking the interface between the zero-depth entry at the BLS clubhouse main pool, addressing the erosion at the north gate of the BLS clubhouse pool and replacing the damaged tile at the Bellevue men's rest room. We include an allowance to remediate these condition defects.

COMPONENT QUANTITY, AGE AND COST INFORMATION

Graph Illustrates Total Costs By Property Class



Component Inventory		Replacement Quantities		Ages	Replacement Costs	
Line Item	Component Listed by Property Class	Estimated Total Quantity	Units	Estimated Current Age	Estimated Unit Cost	Estimated Total Cost
TRANSITION STUDY COMPONENTS						
1	Asphalt Pavement, Patching, Reedy Point Rd. and Lone Cedar Ln.	11	Square Yards	~9	\$600.00	\$6,667
2	Concrete Flatwork, Replacement	1,225	Square Feet	to 9	\$7.80	\$9,555
3	Irrigation System, North, Add Well, Pump, Filtration and Well House	1	Allowance	to 3	\$200,000.00	\$200,000
4	Landscape, Address Known Issues and Conduct Community Assessment	1	Allowance	to 9	\$24,265.00	\$24,265
5	Leaks, BLS Pool Mechanical and BLS Clubhouse Irrigation Pump Ho	2	Locations	to 9	\$650.00	\$1,300
6	Light Poles, Tennis Courts, Paint	9	Each	to 9	\$350.00	\$3,150
7	Pools, South Deck Patch and North Pool Coping Repair	2	Locations	1 to 9	\$720.00	\$1,440
8	Pond #3 BLS, Reimburse for Cost of Fountain	1	Allowance	N/A	\$6,924.78	\$6,925
9	Roof, BLN Clubhouse, Repairs	1	Allowance	1 to 2	\$5,700.00	\$5,700
10	Sports Court, Shuffleboard, Add Border and Replace Poly Surface	2	Each	to 3	\$4,400.00	\$8,800
11	Stormwater Systems, Repairs and Deferred Maintenance	1	Allowance	to 9	\$47,299.00	\$47,299
12	Walking Paths, Cinder, Partial Replenishment	30,715	Square Feet	to 9	\$0.40	\$12,286
13	Walking Paths, Wood Chips, Partial Replenishment	6,340	Square Feet	to 9	\$1.20	\$7,608
14	Walls, Fiber Cement Siding, Provide Adequate Clearance	1,150	Square Feet	to 9	\$19.00	\$21,850
15	Walls, Stone Veneer, Inspection and Repairs	13,705	Square Feet	to 9	\$0.65	\$8,908
16	Well Houses, Exterior Repairs	3	Each	to 9	\$3,150.00	\$9,450
17	Miscellaneous Repairs	1	Allowance	to 9	\$600.00	\$600

TOTAL COST TO REMEDY ALL DEFICIENCIES / DEFECTS: \$375,803

Terms and Definitions

CURRENT COST OF REPLACEMENT: That amount required today derived from the quantity of the Transition Component and its unit cost to replace or repair a Transition Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current local market prices for materials, labor and manufacturing equipment, contractor' overhead, profit and fees, but without provisions for building permits, over time, bonuses for labor or premiums for material and equipment. We include removal and disposal costs in the cost of replacement where applicable.

COMPONENT: The individual line items in the Transition Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Study.

COMPONENT INVENTORY: The task of selecting and quantifying Transition Components. This task is accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate Association representative(s) of the association or cooperative.

FUNDING REQUIREMENT: The amount of money that is needed to offset the costs of identified capital repairs and /or replacements.

INVESTIGATION TYPE: Type or means of establishing and identifying a defect, repair, or required replacement. Investigation types, include but are not limited to: Visual, Board-Reported, Vendor-Reported, Developer-Reported, Third-Party Report, Municipality Code Violation, etc.

PHYSICAL ANALYSIS: The portion of the Transition Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Transition Study.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Transition Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

TRANSITION STUDY: A transition study identifies and documents visually-observed, board-reported, or vendor-reported construction, material, or design deficiencies of a property and its infrastructure. The Transition Study consists of two parts: the Physical Analysis and the Financial Analysis.

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a Transition component can be expected to serve its intended function if properly constructed in its present



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