# PROPERTY CONDITION ASSESSMENT

FOR

## HAMPTON STATION
CANTON, GEORGIA

PREPARED FOR:

HAMPTON STATION HOMEOWNERS ASSOCIATION, INC.
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## SECTION ONE
## PROFILE • OBJECTIVE

On Monday, August 26, 2019, Ray Engineering, Inc., conducted a Property Condition Assessment of Hampton Station Subdivision located in Canton, Georgia. The purpose of the Property Condition Assessment was to assess the subject property and determine the present condition of all of the common elements, highlighting any deferred maintenance and current building code and fire code violations, commenting on site management issues as they relate to the care of the property and documenting all observed deficiencies.

It is understood that Ray Engineering, Inc., did not evaluate the adequacy of the original construction system or materials used and does not ensure the adequacy and sufficiency of any documents or improvements reviewed. This assessment does not purport to encompass every report, record, permit, or other documentation relevant to the property and does not create or imply any guarantee of future building conditions or value.

The purpose of the property review was to assess the subject property and to determine the present condition of the following:

- **SITE**: A parking area, concrete curbs and gutters, sidewalks, common area landscaping, three detention ponds, drainage, fencing, signage and monuments, retaining walls, a swimming pool with a water slide, and a playground.
- **BUILDING/STRUCTURAL**: The clubhouse.
- **PLUMBING**: Domestic water lines and interior sanitary sewer lines.
- **MECHANICAL**: Common mechanical, ventilation.
- **ELECTRICAL**: Security system and security gates.

We did not gain access to all areas, operate any specific equipment, or perform any tests. Ray Engineering, Inc., identified those areas that, in our opinion, require remedial work or restoration. This report is based on our professional opinion and field observations. It should be noted that site development drawings were provided for our review.

## SECTION TWO
## LIMITATION OF RESPONSIBILITIES

Ray Engineering, Inc., has been retained by the Hampton Station Homeowners Association, Inc., to prepare an existing property condition report of Hampton Station in Canton, Georgia.

This report is a summary of the property walkthrough and search of the project documents (as available). The purpose of this report is to provide the Client with the Consultant's opinion of the general disposition of the common elements.

Our report is not intended to assume any responsibility of the Architect or Engineers of Record, and the comments reflected in this report are presented only for the Client's consideration.

This report does not confirm the absence of asbestos, PCBs, toxic soils, or any other environmental concerns on this property.

## EXECUTIVE SUMMARY

Hampton Station is a residential swim and tennis community located in Lawrenceville, Georgia. The community currently consists of two phases. Phase I is completed and has 170 individual single-family homes and Phase II (The Ridge at Hampton) is made up of 85 individual single-family homes. It is the Consultant's understanding that the community began development in 2005 and is projected to be completed in 2019. There are two entrances at the property, the main one located off of Cumming Highway, and the other located off of Cotton Road in Canton, Georgia. The common elements generally consists of a parking lot, concrete curbs and gutters, sidewalks, common area landscaping, three detention ponds, common area drainage, site fencing, signage and monuments, retaining walls, a swimming pool with a water slide, and a playground.

The clubhouse is a one-story, wood-framed structure that is constructed over a basement which bears on a cast-in-place concrete slab-on-grade. There is a lofted area at the second floor of the building. The basement of the clubhouse contains, a stair hall, common corridors, a fitness room a pool equipment room, men's and women's restrooms, and a mechanical/electrical room. The main level of the clubhouse contains a living space with a fire place, meeting room, a men's and women's bathrooms, a kitchen with appliances, a storage room, an entertainment room and exterior deck. The interior finishes generally consist of painted gypsum board walls and ceilings in combination with painted wood doors, windows, and base trim. Floor coverings consist of tile throughout the clubhouse excluding the carpeted storage rooms, stair hall, fitness center, and entertainment area. The exterior finishes consist of a combination of stone veneer and fiber cementitious siding, with painted wood casing trim, signage on the roof, soffit, fascia, and wooden access ramps on both sides. The roof is a moderately steep-sloped, gable roof system with a combination of metal roofing and asphalt composite shingles. Roof runoff is collected in pre-finished half round metal gutters installed around the perimeter of the roof eave and is directed by finished grade to the surrounding yard area by downspouts. There are two HVAC split systems at the clubhouse. The clubhouse also contains sanitary sewer and water plumbing lines and common electrical equipment.

From our observation, the common elements and clubhouse were generally found to be in good condition with the exception of some construction deficiencies and deferred maintenance items which will require restoration.

It should be noted that this report is not intended to supersede any punch list items that may have been previously submitted by the Association to the developer, but is intended only to supplement any previous punch list.

## ENVIRONMENTAL

Ray Engineering, Inc., did not perform a Phase I Environmental Survey of the property. However, we did review the property to ensure that we did not observe any obvious environmental concerns and to ensure that the site was environmentally clean. From our site observation, we did not observe any signs of any surface contamination or obvious signs of underground or aboveground storage of potentially hazardous materials. We also did not observe any signs of urea formaldehyde foam insulation, utility company transformers containing PCBs, spill-discolored ground, or stressed vegetation.

# SECTION THREE
# SITE

## 3.1 PARKING AREA

### CLUBHOUSE PARKING LOT

The parking lot is located at the front of the clubhouse and appears to consist of a graded aggregate base, asphalt base course, and asphalt surface course. The perimeter of the parking lot is surrounded by concrete curbs and gutters with a large landscape island. It is our understanding that the surface course of the asphalt was installed in 2006. From our review, the asphalt-wearing course appeared to be in fair condition with the exception of the following:

- There are numerous linear cracks throughout the parking lot with some sections of "alligatored" cracking as well (reference photographs 1-4). Most hairline and linear cracks typically, are the result of expansion, contraction, and normal wear and tear of the asphalt over time. Based on the age of the asphalt, the cracks could be the result of traffic loading during construction or poor installation.

*Cracks and roughness in the asphalt can expand and sections of the asphalt can deteriorate if not remediated. The cracks should be properly sealed and patched to prevent expansion of the crack and degradation of the asphalt.*

***For the purpose of the reserve, in order to prolong the useful life of the asphalt pavement, we recommend that the cracks be filled and the pavement be sealcoated and striped every six years. The useful life of asphalt pavement is approximately 20 years, after which a new layer of asphalt should be installed. Prior to overlay, any settled areas should be removed, the base then re-compacted, and a new layer of asphalt course installed. A budget should be allotted for the resurfacing of the asphalt with a 1-1/2" overlay every 20 years.***

## 3.2 CONCRETE CURBS AND GUTTERS/SIDEWALKS

### CONCRETE CURB AND GUTTER/SIDEWALKS

The sections of sidewalk at the property encompass each side of the private roads behind the concrete curb. Some sections of sidewalk are located at the clubhouse, amenity area, tennis courts, and basketball courts. The concrete curb and gutters are located at the perimeter of the clubhouse parking lot and private roads. Due to hidden conditions, the thickness of the concrete could not be determined at the time of our review.

From our review, the sidewalks, curbs, and gutters were generally found to be in good condition with only minor repair work required for restoration. During the course of our review, we observed the following:

- Multiple sections of sidewalk are cracked, chipped, and/or settled which have marred the finished surface of the concrete. We also observed a tree root displacing a section of sidewalk (reference photographs 5-8). We observed several locations where the curbs are deteriorated, cracked, or chipped out (reference photograph 9-14).

  *It is recommended that the cracked and settled sections of the concrete sidewalk/curbs be repaired and sealed, as needed. Some sections of the sidewalks/curbs should be replaced as well.*

Most of the cracks at the concrete sidewalks and curbs show no evidence of displacement, which would represent a trip hazard. This is typically due to shrinkage or slight settlement of the concrete. Most of the cracks should be monitored for further movement.

***For the purpose of the reserve, any cracks and settling sections of concrete should be monitored, and if they continue to settle, these sections should be replaced. We have provided two separate budgets for the maintenance of each item. The budgets are provided for the replacement of damaged, deteriorated, or settled sections of sidewalks and curbs at the property. The budgets are provided every six years and the funding can be used when necessary, during the estimated useful life. The budgets are not for complete replacement of the concrete, only replacement of the sections that become trip hazards or safety***

***concerns. Any vertical displacement at cracks that could potentially represent a trip hazard and liability should be replaced.***

## 3.3 COMMON AREA LANDSCAPING

### COMMON AREA LANDSCAPING

The landscaping at the common areas consists of small and large trees, shrubs, median islands, a parking area island, and common landscaped areas. From our review, the common area landscaping appeared to be in generally good condition and mostly installed properly; however, we did observe the following:

- Some trees were observed to be to close to structure that should be removed to prevent damage to nearby structures (reference photographs 5, 12, & 15).

  *All tress that are located within 10' of a structure should be removed or monitored to prevent any damage*

***The appearance of the community is very subjective, as is the allocation of funds for the upgrade of the landscape materials. From our experience with similar communities, upgrading of the community landscaping is typically done every five years. For the purpose of the reserve, a budget should be allocated for the replacement of any uprooting, damaged or diseased shrubs and trees, trimming of trees, and upgrade of the landscaping every five years. This is not designed for yearly or routine landscaping or annual flower installation. All large trees that are located within 10' of a structure should be removed or monitored to prevent any damage.***

## 3.4 DETENTION PONDS

### DETENTION PONDS

The three above-ground detention ponds are surrounded by metal fencing. Each of the detention ponds at the property appeared to be functioning properly; however, we observed the following:

- At the detention pond off of Creekshire Drive, we observed that the riprap has not been distributed properly. The concrete inlet also appears to be deteriorated with some previous crack repairs (reference photograph 16).

- At the detention pond off of Creekshire Trail, we observed large amounts of overgrown vegetation (reference photograph 17).

*We could not determine if the detention ponds have been reviewed or accepted by local authorities, and if not, it is recommended that the detention ponds be inspected and approved by local authorities before the property is turned over. Typically, a county requires that all storm water management facilities that serve a single lot, commercial, industrial development, or is located within an area controlled by a residential Homeowners Association be privately owned and maintained. The owners shall maintain a perpetual non-exclusive easement which allows for access maintenance and prohibits the diminution of storm water quality provided by the approval and design. As a result of these regulations, once the ponds are turned-over by the Developer, it is the Homeowners Association's responsibility to maintain the detention pond in accordance with the original design, which would incorporate the cleaning and maintenance of the detention pond basin and the removal of all brushy, silt and debris. Subsequently, in the schedule of values and budgeting in the Capital Reserve Analysis, we have only included the maintenance of the detention pond once they are properly cleaned of all silt, brush and debris and turned-over by the Developer.*

*It is recommended that all silt, debris, and vegetation be removed from the detention ponds before the property is turned over. It is also recommended that the ponds be further investigated to determine of the drainage structures are constructed properly and are draining, as required.*

***For the purpose of the reserve study, it is recommended that a budget be allotted for the removal of silt, vegetation and debris at the detention ponds every 15 years. It is also recommended that a budget be allotted for the repair and cleaning of the concrete structure at the detention ponds every eight years.***

## 3.5 COMMON AREA DRAINAGE

The common area drainage generally consists of the surface flow to drain inlets located in the curbs and gutters, in the common area landscape areas, at the amenity area and at the easements within the community. The storm water drainage is then piped underground to one of the three above ground detention ponds. From our review, we observed the following:

- At the clubhouse, there is a large drain inlet that appears to be clogged with pine straw (reference photographs 19).

  *The drainage inlet should also have an apron installed around the perimeter to prevent clogging of the drain from debris. The Association should consider installed concrete aprons at all large drainage inlets at the common landscaped areas of the property.*

- In the swimming pool area, there appears to be ponding water near a water fountain resulting in mildew growth (reference photographs 20).

  *We recommend the instillation of a French drain to assist in diverting water away from the swimming pool deck.*

- There is a section of the basketball court that has ponding water and does not properly drain off the court (reference photograph 21).

- Along the main entrance road one of the median islands has a storm drain that is damaged and is severely deteriorated (reference photograph 22). This storm drain should be replaced as soon as possible to avoid drainage issues from the roadway.

  *Before any corrective action is taken, we would recommend that copies of the approved Civil Engineering plans for the development be provided for review. Assuming that the current drainage is constructed as required by the Civil Engineering plans; it is recommended that the referenced areas with poor drainage, dead grass and/or exposed soil be regraded or additional drainage to eliminate the ponding water and inadequate*

*drainage be installed. The areas should be re-landscaped with a proper ground cover. It is also recommended that swales and river rock be installed to improve the surface flow of water, as needed.*

***For the purpose of the reserve, it is recommended that a budget be allotted, approximately every seven years, for drainage restoration, erosion repairs and repair and partial replacement of storm system and riprap aprons, as needed, beginning after the repairs to the drainage have been established. The budget for the drainage may decrease over time as a result of proper maintenance.***

## 3.6 SITE FENCING

**SITE FENCING**

The common area fencing at the property consists of painted wood ranch style fencing and metal fencing. The wood ranch style fencing is located along the main entrance roadway, along the road near the amenity area, behind the playground area, and by the Phase II entry signage. Metal fencing is located exclusively around the perimeter of the swimming pool/slide area.

From our review, the fencing appeared to be in generally good condition and constructed properly. The paint will also begin to chip and fade over time and a new coat should be installed. We observed the following:

- Some broken/warped rails were observed in the wood fencing. The wood fencing in some areas are stained from landscape work (reference photographs 23-24)

*Any loose boards should be secured and broken boards should be replaced. The fencing should be properly painted and sealed.*

***For the purpose of the reserve, a budget should be allotted for the repair, painting and partial replacement of the common area wood fencing, as needed, approximately every***

***eight years. We also recommend an allotted budget for the repair and painting of the metal fencing every ten years.***

## 3.7 SIGNAGE AND MONUMENTS

**SIGNAGE AND MONUMENTS**

The main entrance to the community is identified by large decorative brick veneer monuments with stone accents and painted inset signage illuminated by ground mounted flood lights. There is also a second smaller brick veneer monument with stone accent and painted insert signage for phase II of the community. Hampton Station's clubhouse has a large sign on the roof similar to the entry signage. Sections of the wood ranch style fencing at the property has intermediate stone veneer monuments. From our review, the signage and monuments appeared to be in generally good condition and well maintained; however, we observed the following:

- The main entry signage has an observable hole (reference photograph 27).

- The main entry monument appears to have deteriorated grouted joints, stair-step cracks, and mildew growth (reference photograph 28).

  *It is recommended that the deteriorated grout joints and stair step cracks be remediated by re-grouting and sealing the brick.*

- Mildew growth was observed in varying degrees on all noted monuments.

  *It is recommended that the monuments and signage be pressure washed on a regular basis.*

***For the purpose of the reserve, any mildew growth on the monuments and grout joints may be power washed as part of regular maintenance for a better appearance. It is recommended that a budget be allocated for the repair, cleaning, and tuck pointing of the signage and monuments every eight years. It is also recommended that a budget be***

***allotted for the repair, cleaning, and tuck pointing of the stone veneer monuments every eight years.***

## 3.8 RETAINING WALLS

### RETAINING WALLS

The retaining walls at the property are located at the clubhouse and consist of stone veneer planter walls at the front and rear of the clubhouse as well as one timber wall, and one large modular that runs along the swimming pool area. Upon review, the retaining walls appear to be in generally good condition excluding the timber wall which appears to be in fair condition. Our observations as follows:

- The top timber of the timber retaining wall appears to have been damaged and requires replacement (reference photograph 33)

  *It is recommended that any deteriorated timbers be replaced and properly secured to the wall.*

***For the purpose of the reserve, it is recommended that a budget be allotted for the repair and maintenance of the stone planters every eight years. The timber wall should have repairs/partial replacements performed every fifteen years. The modular block retaining wall should be repaired/maintained every twelve years.***

## 3.9 SWIMMING POOL/WATER SLIDE

### SWIMMING POOL

The swimming pool consists of an in-ground concrete pool with a plaster finish. The pool deck consists of a concrete slab-on-grade and is surrounded by an aluminum picket fence and supported below grade by a modular retaining wall. The pool surface generally has an expected life of approximately ten years after which it should be to be resurfaced. From our review, the concrete pool deck appeared to be in fair condition with some linear cracks and settlement observed at sections of the concrete (reference photographs 34-37). The cracks

appear to be the result of shrinkage from original construction and by thermal movement that has occurred over time.

The pool pump room is located at the basement of the clubhouse and it is our understanding that the pumps are functioning properly and are maintained on a regular basis. We understand that a component of the equipment expels water onto the floor and should be repaired (reference photograph 38)

*It is recommended that the cracked sections of the concrete be sealed to prevent moisture penetration and all settled sections be either replaced or grinded down as they present a potentially trip hazard.*

***As it pertains to the reserve study, the following is the estimated useful life of the components of the pool:***

***Swimming Pool Surface - Resurface/Replace Tiles .....Every 8-10 years***
***Swimming Pool Deck – Repair/Seal Cracks.....Every 5-6 years***
***Swimming Pool Deck – Partial Replace/Resurface.....Every 8-10 years***
***Swimming Pool Furniture – Repair/Partial Replacement.....Every 4-5 years***
***Swimming Pool Fence/Gate – Repair/Paint.....Every 7-8 years***
***Swimming Pool Equipment – Replace Pumps/Motors.....Every 7-9 years***
***Swimming Pool Filtration System – Replace Filters.....Every 7-9 years***

***We have provided budgets for each of the referenced items above and have included them in the reserve.***

**WATER SLIDE**

Near the swimming pool is a water slide access area and appears to consist of a single-flume, fiberglass slide. The slide is supported by round steel that are installed at the soil below. The slide discharges into the swimming pool. From our review, the water slide appeared to be in generally good condition and well maintained; however, we did observe the following:

- Some mildew growth and staining is  at the top of the slide (reference photograph 40).

*It is recommended that the slide be resurfaced and painted regularly.  It also is recommended that a scheduled maintenance contract be established by a qualified contractor in order to maintain the water slide periodically throughout the course of its lifetime.*

***It is recommended that a budget be allotted for the resurfacing and painting of the fiberglass of the waterslide every ten years.  The waterslide pump should be replaced every six years.***

## 3.10 TENNIS COURTS & BASKETBALL COURT

### TENNIS COURTS

The community amenity area contains two hard-surfaced, lighted tennis courts surrounded by a metal chain link fence.  The courts appear to consist of an asphalt base wearing course topped with a liquid applied playing surface over an aggregate base course.  The chain link fence is approximately 10′ high and access is provided by swinging entry gates.  The gates are secured with a magnetic key fob system.  From our review, the tennis courts appeared to be in poor condition.  The following is our observations:

- There are multiple large cracks throughout both of the tennis courts which should be sealed to prevent water infiltration below the surface (reference photographs 41-43)
- The light switch for one of the tennis court's lights is located on a wood post in front of the tennis courts before you enter the gates.  The post for the light switch appears to be leaning and may possibly fall in the future (reference photograph 44).

*It is recommended that the post be replaced as soon as possible.*

***For the purpose of the reserve, the following is the estimated useful life of the components of the tennis courts.***

***Tennis Courts 1 &2 – Resurface (Crack Repair)……..Every 6-7 years***
***Tennis Courts – Replace Surface/Fence……Every 20-25 years***
***Tennis Cts Fencing/Light Poles – Repair/Paint/Partial Repl. .....Every 9-10 years***
***Tennis Courts Equipment/Appurtenances – Replace.....Every 6-7 years***

***We have provided budgets for each of the referenced items above and have included them in the reserve.***

**BASKETBALL COURT**

The community amenity area contains one hard-surfaced, basketball court surrounded by a metal chain link fence. The courts appear to consist of an asphalt base wearing course topped with a liquid applied playing surface over an aggregate base course. The chain link fence is approximately 10′ high along three sides and approximately four feet along one side. Access is provided by swinging entry gates and the gates are secured with a magnetic key fob system. From our review, the basketball court appeared to be in fair condition; however, we observed the following:

- The security gate to the basketball court is broken allowing unrestricted access to the courts (reference photograph 45).

  *It is recommended that the shorter fencing be replaced with the same fencing height as the other three sides. We recommend the security gate be repaired at the same time.*

- There is ponding water on the basketball court (reference photograph 21).

  *It is recommended that the sections of the tennis court surface be resurfaced to provide a slope to properly allow water to drain off the basketball court and towards the nearest drainage area.*

***For the purpose of the reserve, the following is the estimated useful life of the components of the tennis courts.***

***Basketball Court – Resurface (Crack Repair) ……Every 6-7 years***
***Basketball Court – Replace Surface/Fence……Every 20-25 years***
***Basketball Court Equipment/ Appurtenances – Replace ..... …….Every 6-7 years***

***We have provided budgets for each of the referenced items above and have included them in the reserve.***

## 3.11 PLAYGROUND

### PLAYGROUND

The playground equipment is located at the amenity area, behind the clubhouse and swimming pool. The playground equipment consists of wood framing with plastic equipment. The equipment is surrounded by a wood timber perimeter barrier that retains mulch. From our review, the playground equipment appeared to be in generally good condition; however, we observed the following:

- Some timbers are deteriorated and should be replaced to prevent a tripping hazard (reference photograph 47)

  *It is recommended that any deteriorated timbers be replaced and re-secured around the perimeter of the playground.*

- The mesh below the mulch is exposed (reference photograph 47).

  *It is recommended that the mesh be repaired or replaced and additional mulch be installed at the playground area.*

***For the purpose of the reserve, it is recommended that a budget be allotted for the repair and partial replacement of the playground equipment every eight years. It is also recommended that a budget be allotted for the complete replacement of the playground equipment every 20 years.***

# SECTION FOUR
# BUILDING

## 4.1 CLUBHOUSE

### INTERIOR/EXTERIOR

The clubhouse is a one-story, wood-framed structure that is constructed over a basement which bears on a cast-in-place concrete slab-on-grade. There is a lofted area at the second floor of the building. The basement of the clubhouse contains a stair hall, common corridors, a fitness room, a pool equipment room, men's and women's restrooms, and a mechanical/electrical room. The main level of the clubhouse contains a living space with a fire place, a meeting room, men's and women's restrooms, kitchen with appliances, a storage room, an entertainment room, and an elevated deck. The interior finishes generally consist of painted gypsum board walls and ceilings in combination with painted wood doors, windows, and base trim. The floor coverings consist of tile throughout the clubhouse excluding the carpeted storage rooms, stair hall, fitness center, and entertainment area. The exterior finishes consist of a combination of stone veneer and fiber cementitious siding, with painted wood casing trim, signage on the roof, soffit, fascia, and wooden access ramps on both sides, signage on the roof, soffit, fascia, and wooden access ramps on both sides. The roof is a moderately steep-sloped, gable roof system with a combination of metal seam roofing and asphalt composite shingles. Roof runoff is collected in pre-finished half round metal gutters installed around the perimeter of the roof eave and is directed by finished grade to the surrounding yard area by downspouts. There are two HVAC split systems at the clubhouse. The clubhouse also contains sanitary sewer and water plumbing lines and common electrical equipment.

It is our understanding that the basement clubhouse bathrooms have a sewer odor and there was standing water observed in the drain. We also understand the association plans to replace the carpet in the fitness center with another material. From our review, the clubhouse appeared to be in generally good condition, properly constructed and well maintained; however, we did observe the following conditions:

- The wood posts at the front of the clubhouse are split (reference photograph 48). We recommend to water proof these cracks to prevent water infiltration.

- The wood access ramps on both sides of the clubhouse are deteriorated, splitting, and warping (reference photograph 49).

  *It is recommended that the wood be painted, repaired, and partially replaced.*

- There is a hole in the fitness center drywall in addition to drywall damage in both basement restrooms (reference photographs 50-51).

  *It is recommended that the interior drywall of the clubhouse be repaired and re-painted. This is not a structural concern and is for aesthetic purposes only.*

- The bathroom tile in both the basement restrooms have stains on them (reference photographs 52 & 53).

  *The tile and grouting should be cleaned and partially replaced.*

***For the purpose of the reserve, the following are the estimated useful lives of the components of the clubhouse:***

***Clubhouse Roof – Resurface Shingles …….....Every 12-15 years***
***Clubhouse Roof – Resurface Metal Seam Roof …….....Every 20-25 years***
***Clubhouse Roof – Repl. Gutters and Downspouts ……...Every 20-25 years***
***Clubhouse Ext. Surfaces – Rep./Paint/Tuck Point.……...Every 8-10 years***
***Clubhouse Interior Finishes– Repair/Paint……..…….....Every 10-12 years***
***Clubhouse Bathrooms – Repair/Paint…….....Every 10-12 years***
***Clubhouse Bathrooms – Upgrade……...…...Every 18-20 years***
***Clubhouse Kitchen Cabinets/Countertops – Part. Replace……..Every 20-25 years***
***Clubhouse Furniture – Partial Replacement…….……...….Every 8-10 years***
***Clubhouse Fitness Equipment – Partial Replacement…….....Every 4-5 years***

***Clubhouse Tile – Repair/Partial Replace…….....Every 4-5 years***

***Clubhouse Carpet – Replace…….……Every 9-10 years***

***Clubhouse Balcony – Repair/Stain…….....Every 9-10 years***

***Clubhouse Kitchen Applia. – Rep./Partial Repl……....Every 10-12 years***

***Clubhouse HVAC Systems – Replace Equipment….....Every 12-15 years***

***Clubhouse Electrical Fixtures – Partial Repl……....Every 7-8 years***

***Clubhouse Plumbing Fixtures – Partial Repl……..…...Every 7-8 years***

***Clubhouse Water Heater – Replace……Every 10-12 years***

***Clubhouse Drinking Fountains – Replace……Every 12-15 years***

***We have provided budgets for each of the referenced items above and have included them in the reserve.***

# SECTION FIVE
# SECURITY EQUIPMENT/COMMON ELECTRICAL

## 5.1 SECURITY EQUIPMENT

### SECURITY GATES

There are four security gates in the property that provide access to the pool area, tennis courts, and basketball court. It is our understanding that there have been issues with the tennis courts and basketball gates not functioning properly and are in need of repairs. From our review, the security gates appeared to be in poor condition and require replacement

*It is recommended that all security be inspected to determine if they are functioning properly before the property is turned-over. If a gate system is not functioning properly, it is recommended that the gate be repaired before the property is turned-over.*

Due to changes in code compliance, technology and normal wear and tear, remote access systems and directories become obsolete and/or become lacking in new features. Most systems can be upgraded or modified as needed to keep-up with the changing requirements and features.

***For the purpose of the reserve, it is recommended that a budget be allotted for the replacement of the entry motors and the access controllers every 10 to 12 years.***

### SECURITY SYSTEM

From our review, the security system appeared to be functioning properly and in generally good condition. It should be noted that we did not operate or test each camera as it was not part of the scope of work; however, we did visually observe all accessible equipment for the purpose of identifying any obvious deficiencies. Due to changes in code compliance, technology and normal wear and tear, security systems become obsolete and/or outdated in new features. Most systems can be upgraded or modified, as needed, to keep up with the changing requirements and features.

***For the purpose of the reserve, it is recommended that a budget be allotted every seven to eight years for the upgrading of the security system.***

## 5.2 LIGHTING

### ACCENT LIGHTING

The lighting at the property consists of small accent lighting along the entry monuments, clubhouse, trees lining, and around the common areas. From our review, the accent lighting appeared to be operating properly and in good condition. Typically, this type of lighting has a useful life of 10 to 15 years with proper maintenance.

***For the purpose of the reserve, it is recommended that a budget be allotted for the repair and partial replacement of the accent lighting fixtures every six to seven years.***