SYSTEMS & CONDITIONS TABLE

Condition* : Excellent, Good, Fair, Poor
Action** : NM = Normal Maintenance Only,
IR = Immediate Repair Needed,
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EUL= Estimated Useful Life
ERL=Estimated Remaining Life
DM=Deferred Maintenace
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Date: xxxxxxxx 2003

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Project Address
Project City

ITEM	EUL	AGE	CONDITION*	ERL	DIFF?	ACTION**	NOW?	DM	FIELD NOTES
SITE									
Roadways / Parking Lots									
Asphaltic Concrete (overlay)									Not applicable.
Asphaltic Concrete (cut & patch)									Not applicable.
Seal Coat	5	8	Fair	-3					Areas of cracking observed throughout parking lot.
Concrete Paving									Not applicable.
Striping	5	8	Fair	-3		IR			Striping deteriorated.
Curbs	30	27	Fair	3		IR			Some areas of deterioration observed.
Pedestrian Paving (sidewalks/patio slabs)	30	27	Good to Poor	3		CN			Patio slabs in good condition. Sidewalks have extensive areas of deterioration.
Site Utilities									
Site Water Lines	40	27	Good	13		NM			
Site Sanitary Lines	(50+)	27	Good	23+		NM			
Site Drainage (Storm Drainage)	(50+)	27	Good	23+		NM			
Site Lighting	25	27	Good	-2		NM			Repaired and replaced as required.
Landscaping									
Trees, grass, shrubbery & plantings	(50+)	27	Good	23+		NM			
Irrigation System									Not applicable.
Retaining walls (timber)									Not applicable.
Site Fences, Wood	(25)	1	Good	24		NM			Replaced last year.
Site Fences, Painted Metal	(50+)	27	Good	23+		NM			Paint as required as part of operating budget.
Signage	(40)	27	Good	13		NM			
Swimming Pools									
Pool - Deck	(15)	27	Fair	-12		IR			Areas of deterioration.
Pool - Plaster/Liner	(15)	1	Good	14		NM			Pool resurfaced last year.
Pool Heating Equipment									Not applicable.
Pool Filtration Equipment	(10)	4	Good	6		RR			Replacement anticipated later in term.
Pool Pumps	(10)	4	Good	6		RR			Replacement anticipated later in term.
Basketball/Volleyball Court									Not applicable.
Playgrounds									Not applicable.
Mail Facilities									Not applicable.
Trash Enclosures	(10)	1	Good	9		NM			Wood fencing replaced last year.

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ARCHITECTURAL									
Foundation (structural)	(50+)	27	Good	23+		NM			Buildings 3733 and 3737 mudjacked in 1999 and 2000.
Building Slab (structural)	(50+)	27	Good	23+		NM			
Superstructure	(50+)	27	Good	23+		NM			
Exterior Walls - Brick	(40)	27	Good	13		NM			
Exterior Stairs - Concrete/metal rails	(50+)	27	Fair	14-15		IR			Areas of deterioration observed.
Balconies/Patios	(20)	27	Fair to Poor	-7		IR			Some decks and fences repaired and some deteriorated.
Roof - Built-up roof	(20)	27	Poor	-7		IR			Roof leaks and does not drain well. Drywall walls and ceilings water damaged due to roof leaks.
Mansard Roof - Wood Shingles	(20)	27	Poor	-7		IR			Shingles deteriorated and missing.
Roof Drainage (Gutters / Downspouts etc.)	(25)	27	Poor	-2		IR			Insufficient roof drains.
Windows (frames and glazing)	(30)	27	Good	3		NM			
Doors									
Exterior Unit Doors	(25)	1	Good	24		NM			Entry doors were repaired and adjusted last year.
Sliding Glass Patio Doors	(15)	varies	Good	varies		NM			Repaired and replaced as required.
Building Mounted Lighting	(25)	varies	Good	varies		NM			Repaired and replaced as required.
Carports	(40)	27	Poor	13		NM			T-111 siding and wood shingle mansard roofs deteriorated.
Common Area Improvements									
Floor coverings (carpets)	(7)	27	Good	-20		RR			Replacement of carpet is anticipated later in term.
Floor coverings (vinyl)	(15)	27	Good	-12		RR			Immediate repair of water damaged vinyl near shower. Replacment of vinyl is anticipated later in term.
Public bathroom fixtures	(15)	varies	Good	varies		NM			Repaired and replaced as required.

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MECHANICAL & ELECTRICAL									
HVAC									
Heating System (electric furnace)	(20)	27	Fair	-7		IR/RR			Replacement of all 144 units anticipated during the term.
Cooling System (electric AC condenser)	(20)	27	Fair	-7		RR			Replacement of 120 units anticipated later in the term.
Plumbing System									
Hot and Cold Water Distribution (copper)	(50)	27	Good	13		NM			
Sanitary Waste & Vent System (PVC)	(50+)	27	Good	13		NM			
Bath Fixtures (sink, toilet, tub)	(20)	varies	Good	varies		NM			Repair and replace as required.
Domestic Water Heaters	(12)	27	Fair	-12		RR			Replacment of 120 units is anticipated later in term.
Gas Distribution									Not applicable.
Electrical System									
Building Power / Wiring	(50+)	27	Good	23+		NM			
Breaker Panels	(50+)	27	Good	23+		NM			
GFI - ground fault interupter circuitry	(50+)	27	Good	23+		NM			
Life Safety Systems									
Fire Hydrants	(50+)	27	Good	13+		NM			
Smoke Detectors	(10)	27	Good	-17		NM			Replace as required as part of operating budget.
Fire Extinguishers	(10)	27	Good	-17		NM			Replace as required as part of operating budget.
Fire Alarms/Pull Stations	(20)	27	Good	-7		NM			Replace as required as part of operating budget.
Emergency Lights - Audio/Visual Strobes									Not applicable.
Security Systems	(15)	3	Good	12		NM			Repair as part of operating budget.

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DWELLING UNITS									
Flooring									
Carpet	(7)	27	Fair	-20		IR/RR			Replace of 36 units in the near term and all 144 units later.
Vinyl	(10)	27	Fair	-17		IR			Replacement of 36 units in the near term.
Tile									Not applicable.
Cabinetry									
Kitchen	(20+)	varies	Good	varies		NM			Repair and replace as required.
Bathrooms	(20+)	varies	Good	varies		NM			Repair and replace as required.
Countertops and Sinks									
Kitchen	(20)	varies	Good	varies		NM			Repair and replace as required.
Bathrooms	(20)	varies	Good	varies		NM			Repair and replace as required.
Bath Fixtures									
Toilet	(20)	varies	Good	varies		NM			Repair and replace as required.
Tub / Shower & Enclosures	(20)	varies	Good	varies		NM			Repair and replace as required.
Appliances									
Refrigerator	(15)	27	Good	-12		IR			Replacement of 36 units in the near term.
Range / Stove	(15)	27	Good	-12		IR			Replacement of 36 units in the near term.
Range Hood	(15)	27	Good	-12		IR			Replacement of 36 units in the near term.
Dishwasher	(10)	27	Good	-17		IR/RR			Replacement of 9 units/year is anticipated in years 1 to 12.
Disposal	(5)	27	Good	-22		RR			Replacement of 24 units/year is anticipated in years 1 to 12
Clothes Washer	(10)	27	Good	-17		RR			Replacement of 9 units is anticipated in years 1 to 9.
Clothes Dryer	(15)	27	Good	-12		RR			Replacement of 7 units is anticipated in years 1 to 7.
Window Coverings (blinds)	(15)	varies	Good	varies		NM			Replace as required as part of operating budget.