

Client: 20796A Fox Creek Farm HOA

Comp #: 103 **Conc. Deck/Walk - Repair/Replace**

Quantity: Numerous GSF

Location: Throughout community

Evaluation: Extensive concrete is in overall good condition with isolated areas of settlement. Recommend repairing any trip/fall hazards immediately and inspect yearly for any ongoing damage. Repair and replace concrete to mitigate any subsurface moisture which will accelerate deterioration. Allowance includes concrete swales at detention ponds.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$2,500.00

Worst Case: \$3,500.00

Lower allowance to partially repair and replace

Higher allowance to partially repair and replace

Cost Source: ARI Cost Database

Comp #: 505 **Wood Fence - Replace**

Quantity: Apprx 3,975 LF

Location: Deerwood Drive, Mt. View, and Pace Street

Evaluation: Wood fence is in good condition with no significant signs of damage. Useful life may vary depending on lumber grade of cedar used, post integrity (how well they are secured), and exposure to the elements. Recommend yearly inspections to ensure fence is intact.

Useful Life:
25 years

Remaining Life:
23 years



Best Case: \$99,400.00

Worst Case: \$119,300.00

\$25/LF - Lower estimate to replace

\$30/LF - Higher estimate to replace

Cost Source: ARI Cost Database

Client: 20796A Fox Creek Farm HOA

Comp #: 1001 Irrigation/Backflow - Replace/Upgrd

Quantity: Large System

Location: Throughout common areas

Evaluation: Funding is for an ongoing cycle of partial replacement of irrigation system, due to age, changing technology in water saving devices and damage caused by maturing trees/roots.



Useful Life:
1 years

Remaining Life:
0 years

Best Case: \$4,000.00

Lower allowance to partially replace and upgrade system

Worst Case: \$6,000.00

Higher allowance to partially replace and upgrade system

Cost Source: ARI Cost Database

Comp #: 1003 Irrigation Controllers - Replace

Quantity: Apprx 3 Controllers

Location: Throughout community, on fence near entrances to community

Evaluation: Controllers are reported to be working. Funding anticipates replacing clocks on a cyclical basis with no expectations of replacing all of them at the same time. Funding includes upgrading controllers due to changing technology in water saving devices.



Useful Life:
6 years

Remaining Life:
1 years

Best Case: \$1,000.00

Lower allowance to replace 1 controller

Worst Case: \$3,000.00

Higher allowance to replace 2 controllers

Cost Source: ARI Cost Database

Client: 20796A Fox Creek Farm HOA

Comp #: 1005 Trees - Replace (partial)

Quantity: Numerous Vegetation

Location: Throughout common areas

Evaluation: Trees and vegetation are mature and appear in overall good condition. Funding is for ongoing replacement of trees and vegetation due to winter kill and disease. Funding includes any minor work in detention areas for maintaining drainage.

Useful Life:
3 years

Remaining Life:
1 years



Best Case: \$5,000.00

Worst Case: \$7,000.00

Lower allowance to replace trees and vegetation

Higher allowance to replace trees and vegetation

Cost Source: ARI Cost Database

Comp #: 1109 Wood Fence - Restain

Quantity: Apprx 3,975 LF

Location: Deerwood Drive, Mt. View, and Pace Street

Evaluation: Wood fence is in good condition with isolated areas of graffiti. Recommend sealing fence on a regular basis to maintain appearance.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$12,900.00

Worst Case: \$14,900.00

\$3.25/LF - Lower estimate to restain 1 side

\$3.75/LF - Higher estimate to restain 1 side

Cost Source: ARI Cost Database

Client: 20796A Fox Creek Farm HOA

Comp #: 1402 Signage/Monument - Refurbish

Quantity: 3 Monument Signs

Location: Throughout community

Evaluation: Monument signs vary in condition. Recommend ongoing inspections of stone and lettering to ensure appearance. At this time, no expectation for a complete replacement. Funding is for ongoing refurbishment of stone and lettering. Funding includes any repairs to stone work on monuments and columns.



Useful Life:
10 years

Remaining Life:
1 years

Best Case: \$7,000.00

Lower allowance for refurbishment

Worst Case: \$10,000.00

Higher allowance for refurbishment

Cost Source: ARI Cost Database

Comp #: 1505 Landscape Lights - Replace

Quantity: Numerous Lights

Location: Monument signs

Evaluation: Landscape lights vary in condition from good to poor. As noted, at time of inspection isolated lights were damaged. Funding is for ongoing replacement with no expectation for a complete replacement of all lights at the same time.



Useful Life:
5 years

Remaining Life:
0 years

Best Case: \$2,000.00

Lower allowance to partially replace lights

Worst Case: \$2,500.00

Higher allowance to partially replace lights

Cost Source: ARI Cost Database
