

**TABLE 1 - REPLACEMENT COST SUMMARY
BELLA CASA CONDOS**

	Inventory Of Components	Effective	Normal Life Expectancy (Years)	Time to First Replacement (Years)	Time to Subsequent Replacement (Years)	Repair / Replace Costs 2007
1	Asphalt Shingles	0	25	25	25	\$ 160,000
2	Eaves troughing	0	25	25	25	\$ 60,000
3	Vinyl Deck Membrane	0	18	18	18	\$ 90,000
4	Windows	0	+25	10	1	\$1,500 per year
5	Exterior Painting	0	10	10	10	\$ 5,000
6	Carpet	0	12	12	12	\$ 42,000
7	Interior Painting	0	8	8	8	\$ 24,000
8	Lobby	0	20	20	20	\$ 15,000
9	Elevator Cab Renovations	0	20	20	20	\$ 30,000
10	Elevator Upgrades	0	25	25	25	\$ 50,000
11	Electrical & Lighting	0	various	15	10	\$ 15,000
12	Boilers	0	25	25	25	\$ 92,000
13	Circulation Pumps	0	8	8	8	\$ 10,000
14	Fan Coil Units	0	25	25	25	\$ 55,000
15	Condensing Units	0	25	25	25	\$ 45,000
16	Expansion Tanks	0	12	12	12	\$ 3,000
17	Make-Up Air Unit	0	22	22	22	\$ 98,000
18	Ventilation	0	14	14	14	\$ 58,000
19	CO Monitoring	0	12	12	12	\$ 25,000
20	Hot Water Tanks	0	8	8	8	\$ 21,000
21	Heaters	0	12	12	12	\$ 24,000
22	Miscellaneous Mechanical					\$2,000 per year
23	Fire Alarm/Intercom/Security	0	25	25	25	\$ 25,000
24	Water Proof Membrane	0	25	25	25	\$ 50,000
25	Concrete	0	10	10	10	\$ 6,000
26	Garage Door	0	20	20	20	\$ 6,000
27	Wood Fencing	0	20	20	20	\$ 8,000
28	Building Envelope	0				\$25,000 over 25 yrs
29	Reserve Fund Study	0	5	5	5	\$ 3,200
30	Contingencies					5.00%