

System / Component	Year										Expected life	Remaining Life	Budget	
	1	2	3	4	5	6	7	8	9	10				
General Conditions														
1 Rod & videotape sewer line	\$600													\$600
2 Cleaning of the catch basin	\$400		\$400		\$400		\$400		\$400					\$2,000
3 Remove decorative limestone over entry areas & replace steel lintel		\$18,000										50	1	\$18,000
4 Removal & replacement of 10 lintels along south & east walls							\$12,000					50	7	\$12,000
5 Repair & rebuild exterior Wythe of masonry walls at parapet level		\$60,000										50	1	\$60,000
6 Repair interior portion of walls at parapet level		\$30,000										50	1	\$30,000
7 Repair overhead garage door opening		\$2,000										50	1	\$2,000
8 Repair safety or security lights	\$1,500											5	0	\$1,500
9 Repair intercom system					\$1,500							5	4	\$1,500
10 Repair all flues for fireplaces	\$2,000											25	0	\$2,000
Entrances														
6100														
A Clean & decorate vesibule area	\$1,000					\$1,000						5	0	\$2,000
B Paint or decorate walls & ceiling, repair broken stair in stair tower		\$8,000										5	1	\$8,000
C Replace carpet		\$7,000										5	1	\$7,000
6104-06														
A Clean & decorate vesibule area		\$1,000					\$1,000					5	1	\$2,000
B Paint or decorate interior stair tower & landings		\$8,000										5	1	\$8,000
C Replace carpet			\$7,000									5	2	\$7,000
6110														
A Clean & decorate vesibule area		\$1,000										5	1	\$1,000
B Paint and/or decorate stair tower	\$8,000											5	0	\$8,000
C Replace carpet	\$6,500											5	0	\$6,500
Roofs														
1 Repair roof penetrations	\$750											15	0	\$750
2 Repair west roof	\$1,000											5	0	\$1,000
3 Replace west roof			\$20,000									20	4	\$20,000
4 Replace mid roof		\$20,000										20	1	\$20,000
5 Replace south roof									\$20,000			20	9	\$20,000
Exterior														
1 Rebuild chimney at northwest corner	\$5,000											50	0	\$5,000
2 Install approved flue liner	\$4,000											25	0	\$4,000
3 Remove & replace all conduits	\$2,500											25	0	\$2,500
4 Minor tree trimming	\$750													\$750
5 Remove & replace damaged sidewalk									\$10,000			50	9	\$10,000
6 Complete raising of guardrails	\$2,000											25	0	\$2,000
7 Double up floor joists or stiffen porch floors		\$10,000										25	1	\$1,000
8 Prep and seal porches			\$10,000				\$10,000					5	2	\$20,000
9 Repair rear porch components	\$20,000											25	0	\$20,000
Interior														
1 Install fire code ceiling in electrical room	\$2,000											25	0	\$2,000
2 Repair drywall in garage	\$2,500											25	0	\$2,500
3 Install fan assisted electrical resistance heater in garage	\$1,000											10	0	\$1,000
4 Install stair or stoop, and overhead light in electrical room	\$500											25	0	\$500
5 Provide automatic door closer to service door	\$500													\$500
6 Replace cold water main	\$12,000											50	0	\$12,000
7 Install cold water main pump assembly	\$5,000											20	0	\$5,000
8 Install electrical resistance heater in bicycle room	\$1,500											10	0	\$1,500
9 Repair bicycle room walls					\$5,000							50	4	\$5,000
TOTALS	\$81,000	\$165,000	\$37,400		\$6,900	\$1,000	\$1,400	\$22,000	\$400	\$30,000				\$336,100