	Subtotal	Multi Per Unit
2021 Planning Exercise	$ 217,270.00	$ 3,394.84
Multi Improvements / Repairs	Cost	
Condo 1 (10 units)		
Replace deck railings to comply with national code. All back rails, front top.	35000	
Inspect all electrical in attic of carport		
Inspection of rear decks by structural engineer	500	
Carport roof repair, plywood underlayment (weather dependent)		
Trash room - Clean, seal floor, repaint, line bottom 4' of walls with marine plywood or sheet metal. Relocate hose bib.	120	
Post smoking etiquette signs, such as "no discarding of butts" under carport		
Clean dryer vents (regular fall program)		
Add doggy clean up station	0	
Remove any pellet grills	0	
Paint carport and building as needed		
Selective tree trimming or removal of trees and/or limbs against the building		
Community closet, have owners mark their property and clean out unclaimed junk		
Repaint badly painted dryer vents		
Install two guest parking signs		
Remove overgrown, end of life bushes and hews		
Replace dryer, range vents, air vents as needed		
Condo 2 (10 units)		
Inspect electrical in attic of carport		
Inspection of rear decks by structural engineer	500	
Cover sprinkler access inground control box		
Downspout needed in center rear of building		
Post smoking etiquette signs, no discarding of butts		
Paint / touch up trim in back of building		
Kill / remove invasive weeds / growth on right side retaining wall		
Replace 3 fire extinguisher cases that are rusted (or clean and repaint).		
Caps on retaining wall on left side rear of building		
Add doggy clean up station	0	
Replace dryer, range vents, air vents as needed		
Condo 3 (12 units)		
Inspection of rear decks by structural engineer	500	
Inspect all electrical in attic of carport		
New pier, uplift work	7500	
Manage water run-off between condo 3-4		
Retaining wall rework, between 3-4 gather input from contractors		
Clean dryer vents		
Paint as needed		

Rear trim paint	1000	
Selective tree trimming or removal of trees and/or limbs against the building		
Add downspout in rear on right side		
Post smoking etiquette signs, no discarding of butts		
Add permanent storage locker numbers on all storage units		
Leaves against building, check grading against building	0	
Remove overgrown, end of life bushes and hews		
Add doggy clean up station	0	
Paint siding to match by rear faucet		
Install retaining wall caps on right side of building In rear		
Replace dryer, range vents, air vents as needed		
Replace light fixtures with sealed can lights on carport		
Condo 4 (12 units)		
Replace deck railings to comply with national code. All back rails, front top.	41000	
Install new retaining walls, weed barrier, rerock	19500	
Inspection of rear decks by structural engineer	500	
Soffit and Fascia on rear and ends of building	4500	
Inspect all electrical in attic of carport		
Power wash building	900	
Paint / replace trim that is green	4000	
Post smoking etiquette signs, no discarding of butts		
Clean dryer vents		
Manage water run-off between condo 3-4		
Paint as needed		
Selective tree trimming or removal of trees and/or limbs against the building		
Remove overgrown, end of life (EOF) bushes and hews		
Add the number “4” on storage locker 434		
Replace 4” dryer vents and larger vents on rear of building		
Windows on left side of building have broken seals (Owner issue)		
Replace carport can lights		
Install pet station	0	
Condo 5 (12 units)		
Inspection of rear decks by structural engineer		
Install new piers replacing blocks		
Inspect all electrical in attic of carport		
Clean dryer vents		
Remove dead tree rear, left side		
Shore up electrical transformer box on right side		
Rock in area by meters		
Check sprinkler wiring, place in electrical box		
Clean and rake debris around base of AC’s		
Clean tape off door of water softener room		
Selective tree trimming or removal	0	
Paint / touch up as needed		
Repaint deck face boards		

Cover / hide PVC irrigation pipes on right side of building front		
Add barrier/rock (done)	2250	
Remove bushes on left side of carport (mature barberry, hews, etc.), rock in plant area		
Install new decking and rails on mailbox walkway		
Install pet station	0	
Route / hide 8" drain		
Replace all can lights in carport		
Townhouse 1-2		
Inspection of rear decks by structural engineer	500	
Cover over flashing along roof where step flashing shows		
Remove bushes		
Siding / soffits / trim. Tear off and re-side	55000	
New eve/overhang lights		
Clean dryer vents		
Townhouse 3-4		
Inspection of rear decks by structural engineer	500	
Replace deck and screen room (Davis)	11000	
Replace deck and screen room (Cook)	11000	
Replace stair pads with piers	1000	
Siding / soffit was never done on building 3-4 (last one)	5000	
Remove dead tree on between townhouse 3-4		
Replace trim on rear		
Eve flashing, cover over		
Re-roof mailbox roof		
Cap retaining wall on left side of building		
Clean dryer vents		
Townhouse 5-6		
Replace deck and screen room (6 Chally)	11000	
Replace stair pad with pier	1000	
Inspection of rear decks by structural engineer	500	
Siding paint or replace		
Remove bushes, rock in place		
Clean dryer vents		
Townhouse 7-8		
Clean stained, moldy roof	1500	
Replace stair pad with pier	1000	
Inspection of rear decks by structural engineer	500	
Clean dryer vents		

NOTES
contractor. Need additional bids
maint team or electrician
engineer
maint team
maint team
maint team
contractor
Maint team or electrician
engineer
contractor
engineer
maint team or elect
contractor estimate

contractor estimate
contractor. Need additional bids
Contractor
engineer
contractor
maint
contractor
engineer
maint team
outsource
contractor
contractor
contractor

contractor
engineer
additional contractor, bids needed
engineer
contractor
contractor
contractor
contractor
contractor
engineer
need estimate
engineer

2021 Planning Exercise		
COMMON	**COST**	**UNITS**
Paving	0	150
Kitchen	0	
Total / Per Unit	0	$ -