

Client: 9999vp Vacation Ownership - Interiors

Comp #: 2101 Villa Carpet - Replace

Quantity: Approx 3200 Sq Yd

Location: LR & Bdrm flooring of all 40 villas

Evaluation: Generally good condition. Minor wear and stains. No loose seams or significant deterioration noted.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$112,000.00

Worst Case: \$144,000.00

Lower est for replacement carpet, installed @
\$35/Sq Yd

Higher estimate, \$45/Sq Yd

Cost Source: ARI Cost Database

Comp #: 2102 Villa Slate/Tile Floor - Replace

Quantity: Approx 10000 Sq Ft

Location: Entryway, kitchen, and bathrooms of all 40 villas

Evaluation: Good general condition. No chips or cracks, no grout loss, no unevenness. No problems noted in all areas inspected. Expect to eventually replace due to aesthetic reasons, not physical wear & tear.

Useful Life:
18 years

Remaining Life:
15 years



Best Case: \$200,000.00

Worst Case: \$275,000.00

Lower estimate to remove and replace, \$20/Sq Ft

Higher estimate, addnl material or labor costs,
\$27.50/Sq Ft

Cost Source: ARI Cost Database

Client: 9999vp Vacation Ownership - Interiors

Comp #: 2210 Villa Interior - Repaint

Quantity: (40) 2-bdrm units

Location: Interior wall surfaces of all units.

Evaluation: Currently painted with a "flat" finish. Minor scuffs and marks showing. No advanced or unsightly deterioration, but expect to repaint with a semi-gloss at next opportunity.



Useful Life:
6 years

Remaining Life:
3 years

Best Case: \$90,000.00

Worst Case: \$112,000.00

Lower estimate to prep and paint, \$2250/unit

Higher estimate, \$2800/unit

Cost Source: ARI Cost Database

Comp #: 2230 Window Treatments - Replace

Quantity: (3) areas/villa

Location: Each bedroom window area + LR

Evaluation: Wood mini-blinds (bdrm), fabric drapes (bdrm), and vertical block-outs in LR. Bedroom drapes have no open/close mechanism. Good condition observed in all areas. Expect to replace as part of soft goods replacement project.



Useful Life:
6 years

Remaining Life:
3 years

Best Case: \$46,000.00

Worst Case: \$62,000.00

Lower estimate for replacement of all window treatments, \$1150/unit

Higher estimate, \$1550/unit

Cost Source: ARI Cost Database

Client: 9999vp Vacation Ownership - Interiors

Comp #: 2240 Villa Lighting - Replace

Quantity: Approx 25 lights/villa

Location: Living Rm, Bedrooms, Dining area (shown), and bathrooms

Evaluation: All fixtures are attractive and functional. Expect to change out a fraction of fixtures that are not built-in to unit (like recessed ceiling fixtures) as part of case goods replacement project.

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$75,000.00

Worst Case: \$105,000.00

Lower estimate for (15) replacement lights per unit,
\$125 ea fixture

Higher estimate, \$175 ea fixture

Cost Source: ARI Cost Database

Comp #: 2301 Case Goods - Replace

Quantity: Approx (29) pcs/unit

Location: Living rooms, dining areas, and bedrooms of all 40 villas

Evaluation: General good condition. Minor scuffing on dining chair and barstool legs, moderate scuffing on Master Bedroom dresser top (from TV movement). No problems noted, no accelerated deterioration noted (except for master bdrm dresser, which could/should be replaced with a unit that is not as deep).

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$389,000.00

Worst Case: \$500,000.00

Lower estimate for replacement of all case goods,
\$9725/unit

Higher estimate, \$12500/unit

Cost Source: ARI Cost Database

Client: 9999vp Vacation Ownership - Interiors

Comp #: 2310 Soft Goods - Replace

Quantity: Upholstered & cloth items

Location: Dining, Living rm, and bedroom areas of villas

Evaluation: Sofabed, (3) bedspreads, reupholstering of all seating areas, and shower curtain (guest bathroom). General good condition, no glaring problems noted (accelerated wear or abuse). Expect to keep on a regular cycle to maintain an attractive appearance throughout units.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$143,000.00

Worst Case: \$184,000.00

Lower estimate for replacement of all soft goods,
\$3575/unit

Higher estimate, \$4600/unit

Cost Source: ARI Cost Database

Comp #: 2325 Mattresses - Replace

Quantity: (120) mattresses

Location: (1) king in Master Bedroom (shown), (2) double-beds in Guest Bedroom

Evaluation: Good condition observed, no problems reported. Assume rotated regularly. Expect to replace on same cycle as soft goods.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$36,000.00

Worst Case: \$50,000.00

Lower estimate to replace all mattresses, \$900/unit

Higher estimate, \$1250/unit

Cost Source: ARI Cost Database

Client: 9999vp Vacation Ownership - Interiors

Comp #: 2330 Artwork/Décor - Replace

Quantity: Extensive prints, items

Location: Scattered throughout villas

Evaluation: Wall-mounted items, small items on countertop or mantelpiece. All in good, attractive condition when inspected, but expect that these will need to be replaced on the same cycle as soft goods for continuity of appearance and styling.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$34,000.00

Worst Case: \$48,000.00

Lower estimate to replace all small decorative items, \$850/unit

Higher estimate, \$1200/unit

Cost Source: ARI Cost Database

Comp #: 2340 Ceiling Fan - Replace

Quantity: (120) ceiling fans

Location: Living rm and each bedroom

Evaluation: Ceiling fans generally have a long useful life, but as mechanical components they are subject to breakdown on an irregular basis due to varied usage. Expect to replace individually as required on a maintenance basis, not in bulk as a Reserve expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 9999vp Vacation Ownership - Interiors

Comp #: 2360 TV/VCR - Replace

Quantity: (3) TV, (1) VCP/unit

Location: Larger TV & VCP in LR, other TVs on dressers in bedrooms

Evaluation: Good Philips brand equipment. All modern in appearance, all in good functional condition. Expect to replace roughly in sequence with soft goods replacement cycle, changing VCPs to DVD players

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$38,000.00

Worst Case: \$46,000.00

Lower estimate for replacement TV eqp, \$950/unit

Higher estimate, \$1150/unit

Cost Source: ARI Cost Database

Comp #: 2410 Balcony/Patio Furniture - Replace

Quantity: (5) pieces/villa

Location: Balcony or patio of each villa

Evaluation: (4) chair, (1) table with plastic top. Good general condition. Full outdoor weather exposure. Minimal staining on webbing, minimal chipping on frames.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$20,000.00

Worst Case: \$28,000.00

Lower estimate to replace with similar set, \$550/set

Higher estimate, \$700/set

Cost Source: ARI Cost Database

Client: 9999vp Vacation Ownership - Interiors

Comp #: 2520 Baseboard Heaters - Replace

Quantity: Approx (360) Total

Location: Entry, Living Rm, and (2) ea in Master bdrm and Guest Bdrm for a total of 6/unit

Evaluation: Generally good condition observed. Some minor mechanical damage due to bumping. As association ages, expect local random repairs and replacements. Expect to handle these on an ongoing maintenance basis, not in bulk as a Reserve project.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2601 Kitchen - Refurbish

Quantity: (40) kitchen areas

Location: Adjacent to entryway

Evaluation: Granite countertops are clean, shiny, and attractive. Cabinets are two-tone wood, with simple hinges and handles. Stainless steel sink with disposal. All areas are good general condition and appearance.

Useful Life:

15 years

Remaining Life:

12 years



Best Case: \$180,000.00

Worst Case: \$260,000.00

Lower estimate for new cabinetry, sink, and refurbishing of countertops, \$4500 ea kitchen

Higher estimate, \$6500 ea location

Cost Source: ARI Cost Database

Client: 9999vp Vacation Ownership - Interiors

Comp #: 2602 DW, Fridge, Range - Replace

Quantity: (40) kitchen sets

Location: Kitchens

Evaluation: GE side-by-side refrig, GE Potscrubber DW, GE range with mechanical controls. All appliances in good condition with minimal wear, no abuse noted.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$72,000.00

Worst Case: \$106,000.00

Lower estimate to replace with similar pieces,
\$1800/unit

Higher estimate, \$2650/unit

Cost Source: ARI Cost Database

Comp #: 2613 Microwave - Replace

Quantity: (40) GE Spacemaker

Location: Kitchen

Evaluation: Model XL1400. Good condition when inspected. All digital display and controls. Expect to replace more frequently than other kitchen appliances due to usage and construction

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$9,000.00

Worst Case: \$11,000.00

Lower estimate to replace with similar unit, \$225 ea

Higher estimate, \$275 ea

Cost Source: ARI Cost Database

Client: 9999vp Vacation Ownership - Interiors

Comp #: 2615 **Small Appliances - Replace**

Quantity: Extensive small pieces

Location: Kitchen and bathrooms of units

Evaluation: Coffee maker, toaster, blender, hair dryer, etc. Individually small components with small replacement costs. Expect to replace individually as consumables, not in bulk as Reserve projects.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2701 **Bathroom - Refurbish**

Quantity: (80) bathrooms

Location: Adjacent to bedrooms of each unit

Evaluation: Painted with interior repaint project #2210, tile floor replaced with slate/tile floor project #2102. Same granite countertop as kitchen. Nice wood cabinetry (similar to kitchen styling), with some water stains generally worse in Master bathroom. Shiny chrome fixtures. Master has glass enclosure shower, guest (shown) has tub/shower combination.



Useful Life:
15 years

Remaining Life:
12 years

Best Case: \$280,000.00

Worst Case: \$360,000.00

Lower estimate to refurbish @ \$3500 ea bathroom (2/villa)

Higher estimate, \$4500 ea

Cost Source: ARI Cost Database