

**Section 2: Cost Estimate Schedules - Immediate Repairs and Replacement of Capital Items**  
**Section 2.1: Immediate Repairs**

Assessment Date(s):	June 22, 2022
Year Built:	2021
Age(s):	1
Total Net Rentable SF:	56,630
No. Dwelling Units:	76
Inflation Rate	3.00%
Estimated Annual Unit Turnover	0

<b>Life Safety: Items that may impact the health or safety of residents, employees or visitors</b>						
Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section Reference
Fire Extinguisher, Install	1	Allow	\$2,500.00	\$2,500.00	No fire extinguishers were observed or reported present at the Property. Nova recommends installation of fire extinguishers in the common areas and mechanical rooms and/or where required by local code, as applicable.	3.3.6
<b>Subtotal: Life Safety</b>				\$2,500		

<b>Critical Repair: Items recommended for completion within the next six months.</b>						
Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section Reference
Elevator Inspections	2	EA	\$250.00	\$500.00	The date of the last elevator inspection was not provided to Nova. Reinspect the elevator systems and/or provide documentation.	3.3.8
<b>Subtotal: Critical Repair</b>				\$500		

<b>Deferred Maintenance: Non-recurring capital items typically recommended for completion within 12 months.</b>						
<b>Subtotal: Deferred Maintenance</b>						

<b>Total Immediate Repairs</b>	\$3,000	
--------------------------------	---------	--

**Items of Note**

<b>Items of Note: Non-Life Safety, typically have an aggregate cost less than \$3,000 (\$1,000 or less for Small Mortgage Loans) and can be addressed by on-site staff.</b>		
Item	Brief Description	Section Reference