

Seymour
8 pages

**47 Original Lane
Basalt, CO 81621
(303) 927-9845**

**Wilson
Building
Consultants
Inc.**

January 24, 1995

Mark Erickson
First Choice Properties
PO Box 6028
Snowmass Village, CO 81615

Re: Replacement study - Centennial Condominiums

Dear Mark:

I've concluded a replacement study for the purpose of estimating major repair and replacement costs of commonly owned property components of the Centennial Condominiums, in Aspen, as you requested. The purpose of this report is to identify potential problems, or existing deficiencies, apparent from a visual inspection of the readily accessible areas of the included systems, excluding latent and concealed defects and deficiencies. No equipment, items or systems were dismantled. This report is not intended to be technically exhaustive, and conclusions reported are objective, professional opinions based on observation and experience. Nor is it intended to be a warranty or guarantee, expressed or implied, of adequacy or performance of structures, systems, or their component parts.

The centennial project is 10-years old. During that time, wear-and-tear on the buildings appear to be above normal, primarily due to design deficiencies. Efforts being made to mitigate design problems should be effective. The added overhangs should better protect the exterior walls; and improved attic ventilation, and properly vented clothes dryers should reduce interior humidity levels. Where possible, homeowners, or the homeowners association, should also consider venting bathroom fans to the outside. Another improvement, with a very high cost-benefit ratio was suggested in the replacement schedule - a plastic ground cover.

No instrument readings were taken, but perceptible humidity levels in the

Mr. Mark Erickson
January 24, 1995
Page Two

crawl spaces remain high. Exterior grades around the buildings are generally inadequate to control perimeter drainage, so it goes under the buildings. It would be impractical to modify exterior grading, but an effective way to control moisture levels, with insufficient crawl-space ventilation, is to apply a vapor barrier to the ground surface. Laying 6-mil, polyethelyne (visqueen) plastic over the ground, in the crawl spaces, will prevent most of the ground moisture from affecting the buildings. A tight seal isn't necessary, a 6-inch overlap should be sufficient. Care should also be taken to control errant lawn-sprinkler heads, and to not over water the lawn.

As you probably know, and can see in the "durability" column on the replacement schedule, buildings ranging in age from 10 - 20 years are at the first major threshold of normal deterioration. Systems and equipment which fail (from aging) during this time must be replaced. This threshold is sometimes referred to as "fifteen-year-itis", and should be budgeted.

Window glazing was considered on the replacement schedule. When the seal between insulating glass panes pops, condensation occurs on the cold, exterior, glass pane, and the window loses any insulating value it may have had. Replacing the window unit is sometimes more cost effective than replacing the glass. Homeowners should also expect to begin replacing water heaters, kitchen appliances and possibly electric-baseboard heaters, as they fail in the next few years. These expenses were not included in the study.

Metal roofing is generally very durable. For purposes of the replacement study, it was anticipated that the roofing would have to be replaced once over the assumed 60-year life of the building. In-service conditions for the lower roof panels is somewhat extreme, considering the frequent pounding they receive from snow shed from the upper levels. For this reason, the expected useful life was reduced, and the replacement cost considered independent of the upper roof levels.

The color of the roofing panels may begin to fade, and after twenty years, begin to chip, peel or flake. If this occurs without damage to the roof panels, paint can be field applied. The original, factory paint job is likely warrantied for twenty years, but even a good quality, field-applied paint

Mr. Mark Erickson
January 24, 1995
Page Three

can only be expected to last 7 years. Painting is a relatively inexpensive way of extending the useful life of roof that only looks bad.

Substantial snow accumulations and ice damming were observed at a few isolated roof locations. Metal roofing is neither waterproof nor weather-resistant to standing water. Snow-melt cable has evidently been installed in an attempt to reduce the ice damming. Unfortunately, snow-melt cable is difficult to protect from sliding snow on metal roofs and the cables are pulling off. This dilemma appears to be inherent to the design of the roof pitches with no obvious solutions. Snow accumulated against the siding may leak into the exterior walls or affect the condition of the siding; and ice damming may occasionally develop into roof leaks. Until a solution is devised, the conditions will likely be a chronic maintenance problem.

Please find the replacement schedule and invoice for services rendered enclosed. Thank you for the opportunity to provide this service. If I may provide additional information, or evaluate any specific conditions, please call me.

Yours Truly,



James J. Wilson
President

REPLACEMENT COST STUDY **WILSON BUILDING CONSULTANTS, INC.**

CLIENTS: Centennial Homeowners Association

PROPERTY: Centennial Condominiums, Aspen

DATE: January 24, 1995

Component durability estimates are considered average values from established industry standards. The age of components is estimated from their observed condition, and may require adjustment based on actual age.

Cost estimates are based on in-kind replacement of a quality similar to existing components. No alternatives were considered. Cost estimates are based on present costs, and have not been adjusted to reflect future costs.

<u>Component</u>	<u>Estimated Years of Remaining Useful Life (Durability)</u>		<u>Estimated Replacement Cost</u>
Pavement overlay (Teal Ct. & Free Silver Ct.)	7	(10 - 15)	\$ 278,860
Seal	0	(1 - 3)	8,445
Paint (Parking Stalls)	0	(1 - 3)	725
Walkways	30	(30 - 40)	
Replace existing damage	2	(30 - 40)	5,060
Rebuild retaining wall (212 Teal Ct.)	2	(40 - Life)	5,000
Install plastic ground cover in crawl spaces	0	(30 - 40)	5,474
Roofing	15	(20 - Life)	155,835
Lower roofs	10	(20 - Life)	15,498
Sliding Glass Doors	10	(10 - 20)	39,525
Replace existing damage	1	(10 - 20)	4,650
Windows	10	(10 - 20)	207,900
Replace existing damage	1	(10 - 20)	23,265
Exterior Paint (stain) & Caulk	2	(4 - 6)	142,042
TOTAL			<u>\$ 892,279</u>

ESTIMATED REPLACEMENT COSTS
BY
FIRST CHOICE PROPERTIES & MANAGEMENT, INC.

CLIENT: THE CENTENNIAL OWNERS' ASSOCIATION

DATE: FEBRUARY 1, 1995

First Choice Properties & Management felt that James Wilson, certified building engineer, of Wilson Building Consultants, did an excellent job on the Centennial replacement study, particularly with the thoroughness of his analysis and estimates of useful life.

However, we felt that some of his estimated replacement costs were high. Indeed, if his figures were accurate, additional replacement funding would be necessary. Therefore, we procured actual bids for several of the items on his list, and made reasonable estimates based on our experience for bids which have not yet been received.

Below are the components from the Wilson Replacement Study with First Choice Properties' estimated replacement costs:

<u>COMPONENT</u>	<u>REMAINING USEFUL LIFE</u>	<u>ESTIMATED REPLACEMENT COST</u>
Pavement overlay (includes stripe painting)	7	\$61,000
Seal (much more complete job than replacement study)	0	34,300
Walkway repair	2	5,060
Rebuild retaining wall	2	5,000
Install plastic ground cover	0	5,474
Roofing (we don't think we'll to do anything but paint)	15	N/A
Sliding glass doors	10	N/A
Windows	10	N/A
Exterior painting & staining (\$11,000 per building X 7 = \$77,000 --> twice in 10 yrs.)	2	<u>154,000</u>
TOTAL		\$264,834 =====

REPLACEMENT COST STUDY

WILSON BUILDING CONSULTANTS, INC.

CLIENTS: Centennial Homeowners Association

PROPERTY: Centennial Condominiums, Aspen

DATE: January 24, 1995

Component durability estimates are considered average values from established industry standards. The age of components is estimated from their observed condition, and may require adjustment based on actual age.

Cost estimates are based on in-kind replacement of a quality similar to existing components. No alternatives were considered. Cost estimates are based on present costs, and have not been adjusted to reflect future costs.

<u>Component</u>	<u>Estimated Years of Remaining Useful Life (Durability)</u>		<u>Estimated Replacement Cost</u>	
Pavement overlay (Teal Ct. & Free Silver Ct.)	7	(10 - 15)	\$ 278,860	101,000
Seal	0	(1 - 3)	8,445	10,000
Paint (Parking Stalls)	0	(1 - 3)	725	10,000 34,330
Walkways	30	(30 - 40)		Included in paving bid.
Replace existing damage	2	(30 - 40)	5,060	OK
Rebuild retaining wall (212 Teal Ct.)	2	(40 - Life)	5,000	OK
Install plastic ground cover in crawl spaces	0	(30 - 40)	5,474	OK
Roofing	15	(20 - Life)	155,835	> Don't think we will have to do anything but paint
Lower roofs	10	(20 - Life)	15,498	
Sliding Glass Doors	10	(10 - 20)	39,525	> N/A.
Replace existing damage	1	(10 - 20)	4,650	
Windows	10	(10 - 20)	207,900	> N/A.
Replace existing damage	1	(10 - 20)	23,265	
Exterior Paint (stain) & Caulk	2	(4 - 6)	142,042	10,000 Per
TOTAL			\$ 892,279	BID. 7 BIDS.

ESTIMATED REPLACEMENT COSTS
BY
FIRST CHOICE PROPERTIES & MANAGEMENT, INC.

CLIENT: THE CENTENNIAL OWNERS' ASSOCIATION

DATE: FEBRUARY 1, 1995

First Choice Properties & Management felt that James Wilson, certified building engineer, of Wilson Building Consultants, did an excellent job on the Centennial replacement study, particularly with the thoroughness of his analysis and estimates of useful life.

However, we felt that some of his estimated replacement costs were high. Indeed, if his figures were accurate, additional replacement funding would be necessary. Therefore, we procured actual bids for several of the items on his list, and made reasonable estimates based on our experience for bids which have not yet been received.

Below are the components from the Wilson Replacement Study with First Choice Properties' estimated replacement costs:

<u>COMPONENT</u>	<u>REMAINING USEFUL LIFE</u>	<u>ESTIMATED REPLACEMENT COST</u>
Pavement overlay (includes stripe painting)	7	\$61,000
Seal (much more complete job than replacement study)	0	34,300
Walkway repair	2	5,060
Rebuild retaining wall	2	5,000
Install plastic ground cover	0	5,474
Roofing (we don't think we'll to do anything but paint)	15	N/A
Sliding glass doors	10	N/A
Windows	10	N/A
Exterior painting & staining (\$11,000 per building X 7 = \$77,000 --> twice in 10 yrs.)	2	<u>154,000</u>
TOTAL		\$264,834 =====

1997
CAUTION ON THESE
H & H DRO-HADY
D. VANCE PLASTER
CIRCUITS ASSEN. PAINT WORKS

PRODUCT 218

Hill's Inc., Groton, MA 01471 To Order PHONE TOLL FREE 1-800-226-6380

RECYCLED PAPER
Contents 40% Pre-Consumer + 10% Post-Consumer

Proposal

Page No. of Pages

BASALT CONSTRUCTION CO.

P.O. Box 110 100 Medicine Bow Court

SILT, CO 81652

303-876-5943 303-920-9842

Kelly Lynn, President

Michael Lynn, Vice President

PROPOSAL SUBMITTED TO

First Choice Properties-Mark Erickson

STREET

P.O. Box 6028

CITY, STATE and ZIP CODE

Snowmass Village, Co. 81615

ARCHITECT

DATE OF PLANS

PHONE Fax 923-4702

923-4488

DATE

1/25/95

JOB NAME

Centennial

JOB LOCATION

Free Silver-Aspen

Mark

JOB PHONE

We Propose hereby to furnish material and labor — complete in accordance with specifications below, for the sum of:

Payment to be made as follows:

dollars (\$

Upon substantial completion of each item

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specification involving extra costs will be executed only upon written orders, and will become extra charge over and above the estimate. All agreements contingent upon strikes, delays or delays beyond our control. Owner to carry fire, tornado and other risks insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within

30

days

We hereby submit specifications and estimates for:

As per drawing you faxed to me and after measuring the parking lots described, any structural work is extra to the below prices.

South Parking Lot

- | | |
|---|--------------------|
| 1. Clean and Crack fill. | 2,000.00 |
| 2. Tack coat and overlay one inch average asphalt | 23,175.00 |
| 3. Stripe | 1,500.00 |
| | <u>\$26,675.00</u> |

Alternate South Parking Lot

PRODUCT 218

12345 INC., BOSTON, MA 01071 TEL: 617-555-1234 TOLL FREE 1-800-555-1234

RECYCLED PAPER
Contains 40% Pre-Consumer & 10% Post-Consumer

Proposal

Page No.

of

Pages

BASALT CONSTRUCTION CO.

P.O. Box 110 10 Medicine Bow Court

SILT, CO 81652

303-876-5943 303-920-9842

Kelly Lynn, President

Michael Lynn, Vice President

PROPOSAL SUBMITTED TO

First Choice Properties-Mark Erickson

PHONE Fax 923-4702

923-4488

DATE

1/25/95

STREET

P.O. Box 6028

CITY, STATE and ZIP CODE

Snowmass Village, Co. 81615

ARCHITECT

DATE OF PLANS

JOB NAME

Centennial

JOB LOCATION

Free Silver-Aspen

Mark

JOB PHONE

We **Propose** hereby to furnish material and labor -- complete in accordance with specifications below, for the sum of:

Payment to be made as follows:

dollars (\$)

Upon substantial completion of each item

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications for involving extra costs will be executed only upon written orders, and will become extra charge over and above the estimate. All agreements contingent upon strikes, delays or delays beyond our control. Owner to carry fire, tornado and other risks insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within

30

days

We hereby submit specifications and estimates for:

As per drawing you faxed to me and after measuring the parking lots described, any structural work is extra to the below prices.

South Parking Lot

- Clean and Crack fill. 2,000.00
 - Tack coat and overlay one inch average asphalt 23,175.00
 - Stripe 1,500.00
- \$26,675.00**

Alternate South Parking Lot

- Clean and crack fill 2,000.00
 - 2 coats water base, and sand 2% rubber sealcoat 11,580.00
 - Stripe 1,500.00
- \$15,080.00**

North Parking Lot

- Clean and crack fill 2,500.00
 - Tack coat and overlay one inch average of asphalt 30,000.00
 - Stripe 1,750.00
- \$34,250.00**

Alternate North Parking Lot

- Clean and crack fill 2,500.00
 - 2 coats water base, sand 2% rubber sealcoat 15,000.00
 - Stripe 1,750.00
- \$19,250.00**

Invoices over 15 days are past due and will bear interest at 2% per month. If placed with an attorney for collection, owner agrees to pay for reasonable attorney fees and all costs.

Acceptance of Proposal

and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Owner

Date of Acceptance:

Signature

P.O. Box 102
Basalt, CO 81621
(970) 927-9845

**Wilson
Building
Consultants
Inc.**

April 19, 1999

Seymour Sievert
First Choice Properties
0402 Park Ave.
Basalt, CO 81621

Re: Replacement study - Centennial Condominiums

Dear Seymour:

As you requested, I've updated my 1/24/95 replacement study of the Centennial Condominiums, in Aspen. The purpose of the study is to estimate major repair and replacement costs of commonly owned property components. This report is intended to identify existing deficiencies, or potential problems, apparent from a visual inspection of the readily accessible areas and systems, excluding latent and concealed defects and deficiencies. No equipment, items or systems were dismantled. This report is not intended to be technically exhaustive, and conclusions reported are objective, professional opinions based on observation and experience. Nor is it intended to be a warranty or guarantee, expressed or implied, of adequacy or performance of structures, systems, or their component parts.

Since the last inspection, the Centennial project has aged four years. It is now 14-years old. Visible wear-and-tear on the buildings and site appears to be no more than normal. Efforts made to mitigate past deficiencies appear to have been effective.

Added eave overhangs appears to have greatly reduced siding degradation from roof drainage. The overhangs must be maintained to remain effective, however. Some tweaking is needed where two overhangs meet, perpendicularly, at interior corners. Walls are water streaked, at the affected corners, from water circumventing the overhangs. These leaks must be eliminated, or the water will cause localized siding distortions. Localized distortion quickly becomes widespread damage as a destructive water-intrusion cycle develops. Distorted siding permits water intrusion, which causes more distortion and permits more water intrusion...

An inspection of the crawl spaces, over the winter, revealed dramatic improvements in perceptible humidity levels, with the installation of a ground cover. Reduced crawl-space humidity typically increases building durability, in general. Excessive drainage from window "weep" holes, at isolated locations, indicates indoor-humidity levels may still be too high in some units. Unvented bathrooms and/or clothes dryers commonly increase indoor-humidity levels, which creates condensation on the windows that ultimately drains out the weep holes and down the siding. As above, this condition

Mr. Seymore Sievert
April 19, 1999
Page Two

threatens siding under the windows.

The condition of the asphalt pavement appears to be the most significant current concern. Those portions of pavement that have "alligatored" should be replaced immediately. With further delay there is a risk of increased pavement damage. The substrate might also deteriorate with continued exposure, which will compound repair costs. The remaining pavement should be sealed immediately, and scheduled for replacement within the next two years.

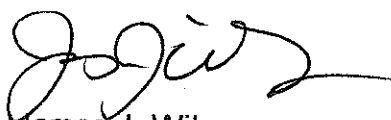
Curbs along the roads and parking areas are also cracked at isolated locations. The cracks range from insignificant to serious. The insignificant cracks can be ignored, but seriously cracked curbs should be replaced. In most cases these curbs are located along the drainage flow, and the cracks have resulted from freeze/thaw damage. Replacing seriously damaged curbs will maintain drainage.

There are also varying degrees of sidewalk damage ranging from minor cracking to differential settling. Sidewalk sections that have settled up to two inches are a trip hazard. The worst of these, along normal circulation routes, should be replaced immediately. Replacement of other cracked sidewalks may be phased, or even delayed indefinitely. Sealing existing cracks will delay the need for replacement.

Failed seals in window panes continues to be widespread. There is no urgency, but some windows should be scheduled for replacement each year.

Other components included on the attached replacement schedule are self-explanatory. Replacement costs of \$81,700 should be anticipated for the current year. Estimated replacement costs for the next 5 years total \$ 804,700. If I may provide additional information, or further evaluate specific conditions, please call. Thank you for the opportunity to provide this service.

Yours Truly,

A handwritten signature in black ink, appearing to read "J. Wilson", written over a horizontal line.

James J. Wilson
President

REPLACEMENT COST STUDY

WILSON BUILDING CONSULTANTS, INC.

CLIENTS: Centennial Homeowners Association

PROPERTY LOCATION: Centennial Condominiums, Aspen

DATE: April 19, 1999

Component durability estimates are considered average values from established industry standards. The age of components is estimated from their observed condition, and may require adjustment based on actual age.

Cost estimates are based on complete, in-kind replacement of a quality similar to existing components. Replacement of some systems could be phased, but no such alternatives were considered. Cost estimates are based on present costs, and have not been adjusted to reflect future costs.

<u>Component</u>	<u>Estimated Years of Remaining Useful Life (Durability)</u>		<u>Estimated Replacement Cost</u>
Site Controls/Sensors	2	(10 - 15)	\$ 2,500
Landscaping			
Lawn sprinklers	5	(10 - 15)	20,000
Roads and Parking	2	(10 - 15)	150,000
Replace damaged pavement (Teal Ct. and Free Silver Ct.)	0	(10 - 15)	54,000
Curb and Gutter	25	(40 - Life)	0
Replace existing damage	2	(30 - 40)	1,000
Seal	0	(1 - 3)	5,000
Paint (parking stalls)	0	(1 - 3)	1,000
Walkways	25	(30 - 40)	0
Replace existing damage	0	(30 - 40)	3,500
Retaining Walls	25	(40 - Life)	0
Replace existing damage	5	(40 - Life)	10,000
Roofing	15	(20 - Life)	207,000
Lower roofs	5	(20 - Life)	21,000
Exterior Doors	10	(10 - 40)	53,000
Replace existing damage (SGDs)	1	10 - 20)	3,200
Windows	6	(10 - 20)	275,000
Replace existing damage	1	(10 - 20)	15,000
Exterior Paint and Caulk	2	(4 - 6)	189,000
CURRENT YEAR TOTAL			\$ 81,700
5-YEAR TOTAL			\$ 804,700

CENTENNIAL HOUSING PROJECT SURVEY AND ANALYSIS

By

WHITE HORSE CONSULTANTS
LAWRENCE A. DOBLE, P.E., C.B.O.
Box 3042, Aspen, CO 81612
2061mfr@sopris.net
970-920-2405

DRAFT (January 25, 1999)

PURPOSE, SCOPE AND LIMITATIONS:

The purpose of the survey was to examine and evaluate the visible structural elements of the existing buildings of the "Centennial Project" for conformity with the structural engineering regulations and requirements for material of construction (Volume 2, 1994 UBC).

The purpose of this report was **not** to evaluate the "built in" (as built) aspects of the existing construction.

The scope of this survey was limited to those elements that are visible without removing or otherwise damaging functioning elements of the houses.

This study was conducted in accordance with generally accepted structural engineering principals and standards of practices in this area at this time. We will make no warranty either expressed or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from visual inspections, the existing type of construction, and our experience in this area. Our findings include interpolation and extrapolation of visible conditions identified at the time of the survey.

SURVEY:

General: (200, 300, 400 Teal Court & 100, 200, 300, 400 Free Silver Court)

Dates of Inspection:

December 16 & 17, 1998

Type of Construction:

The buildings are three-story wood-framed construction with a concrete stem wall and concrete footing foundation.

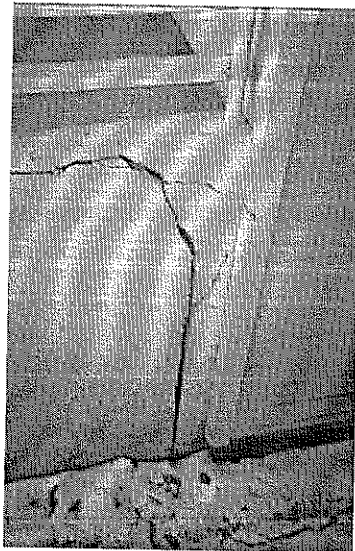
Approximate Age:

The buildings are approximately 14-15 years old.

200 Teal Court:

General Conditions:

The most obvious sign of distress was a major crack in an exterior retaining wall system between units 214 & 215. There also was a portion of the floor that is deflected at an area (the common wall between units 214 & 217). There is a joist that has been cut resulting in the deflection. It appears that a plumber cut the floor joist during construction in order to run the waste pipes associated with the water closets.



This is a photograph of the cracked exterior retaining wall between units 214 & 215.

Recommendations:

The exterior retaining wall should be rebuilt. The simplest abatement solution for floor deflection at the cut floor joist would be to provide a header (one 2x12 would be adequate) that would effectively "box out" the waste pipe. A licensed contractor should replace the exterior retaining wall. A licensed contractor should repair the floor joist. A licensed contractor should make other repairs, if discovered, during the exterior retaining wall and joist repairs.

Conclusions:

The problems listed above should be abated as soon as possible. The exterior retaining wall does not provide an immediate threat to the building structural system. The exterior retaining wall does however provide a walking surface that needs to be maintained for the convenience of the owners of units 214 & 217. Continued deflection of the floor between units 214 & 217 could cause collateral problems (plumbing leaks, etc.) and ultimately could cause structural failure of the floor framing system in this area.

300 Teal Court:

General Conditions:

There were no visible signs of structural distress.

Recommendations:

A licensed contractor should make other repairs, if discovered, during the joist repairs to building 400.

400 Teal Court:

General Conditions:

The only visible sign of distress was a portion of the floor that was deflected at an area (the common wall between units 410&412). There is a joist that has been cut resulting in the deflection. It appears that a plumber cut the floor joist during construction in order to run the waste pipes associated with the water closets.

Recommendations:

The simplest abatement solution for floor deflection at a cut joist would be to provide a header (one 2x12 would be adequate) that would effectively "box out" the waste pipe. A licensed contractor should repair the floor joist. A licensed contractor should make other repairs, if discovered, during the joist repair.

400 Teal Court: (continued)

Conclusions:

The problems listed above should be abated as soon as possible. Continued deflection could cause collateral problems (plumbing leaks, etc.) and ultimately could cause structural failure of the floor framing system in this area.

100 Free Silver Court:

General Conditions:

There were no visible signs of structural distress.

200 Free Silver Court:

General Conditions:

There were no visible signs of structural distress.

300 Free Silver Court:

General Conditions:

One visible sign of distress was the deflection of the exterior decks between units 314 & 316 and 317 & 319. It is not immediately obvious what caused the deflection of the exterior deck framing. There is a deck roof framing element at unit ? that has been damaged. It appears that the damage to the deck roof-framing element is the result of sliding snow and ice from above.



This is a photograph of the cracked exterior deck roof beam at unit ?.

300 Free Silver Court: (continued)



*This is a photograph of the exterior deck deflection
between units 314 & 316 ?.*

Recommendations:

An easy solution to the deflection of the exterior decks between units would be to prop them up with a footing placed at the outside end of each cantilevered beam. The solution to the damaged deck roof-framing element involves some form of protection from sliding snow and ice. The homeowners association should evaluate any potential solutions to the problem of sliding snow and ice with regard to architecture, etc. A licensed contractor should repair the exterior deck framing. A licensed contractor should make other repairs, if discovered, during the repair.

Conclusions:

The problems listed above should be abated as soon as possible. Continued deflection could cause structural failure of the floor framing system in these areas. Sliding snow and ice could cause failure of the cracked beam and similar damage to deck roof framing in other areas.

400 Free Silver Court:

General Conditions:

There were no visible signs of structural distress.

SUMMARY:

In general the buildings surveyed for this report were in good condition, with some noted exceptions. Considering their ages, they have “stood the test of time” very well. Implementation of the recommendations included in this report and those associated with the report by Wilson Building Consultants should place them in a stable category for years to come.

Respectively Submitted,

**Lawrence A. Doble, C.B.O., P.E.
President
White Horse Consultants, Ltd.**

Attention: Seymour Sievert

Date: 12/9/98

Company: First Choice Property & Management

Number of Pages: 4

Fax Number: 927-1035

Voice Number:

From: Larry Doble

Company: White Horse Consultants

Fax Number: 970-704-1906

Voice Number: 970-704-1907

Subject: Centennial Proposal

Comments:

Seymour,
This is it. I made some changes after we spoke on the phone
yesterday. I think they speak for them selves. Please call with any
questions.
Larry.

FIRST CHOICE PROPERTIES & MANAGEMENT, INC.
BASALT OFFICE
Mid-Valley Business Center
402 Park Avenue, Suite E
970-927-1400
970-927-1035 (Fax)

FACSIMILE COVER SHEET

Please deliver the following pages to:

NAME LARRY DOBLE

COMPANY _____

SENT BY SEYMOUR SIEVERT

TRANSMISSION DATE/TIME 12/10/98 904-1906

COMMENTS LARRY -

• SIGNED CONTRACT FOR CENTENNIAL

• BERT PRZYBYLSKI OF THE BOARD WOULD
LIKE TO ACCOMPANY YOU. 925-1876.

• ALSO, LET'S TRY TO COORDINATE YOUR
SURVEY & FINDINGS WITH JIM WILSON,
BUILDING ENGINEER. 927-9845

• LET ME KNOW WHEN YOU PLAN TO
DO THE STUDY. I WILL BE OUT OF THE
OFFICE UNTIL TUE, 12/15, BUT YOU
CAN LEAVE A VOICE MAIL. THANKS.

Aug
• P.S. CHECK FOR \$1000 IS ON ITS WAY.

You will receive 2 pages including this cover sheet.
If you do not receive all pages, please call.

WHITE HORSE CONSULTANTS
LAWRENCE A. DOBLE, P.E., C.B.O.
Box 3042, Aspen, CO 81612
2061mfr@sopris.net
970-920-2405
970-925-8796 (fax)

December 9, 1998

The Centennial Owners' Association
C/o Mr. Seymour Sievert
President
First Choice Property Management

Project:
Centennial Housing Project
Survey and Analysis

VIA FACSIMILE

Dear Mr. Sievert

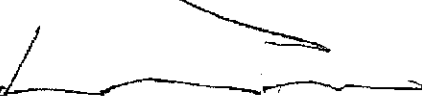
This is my proposal for a survey and analysis of the structural conditions for the above project for conformity with the structural engineering regulations and requirements for material of construction (Volume 2, 1994 UBC). The purpose, scope, and limitations of this survey and analysis are attached to and part of this proposal.

My fee for the survey and analysis is \$2,000.00. I require a retainer of \$1,000.00 with the balance due at the submission of the written report. Changes from the original scope of work will be billed at \$100.00 per hour.

I have attached a copy of my insurance certificate. Additional coverage is available, billable to the association.

Thank you for the opportunity to submit this proposal.

Sincerely,



Lawrence A. Doble, P.E., C.B.O.
President

CENTENNIAL HOUSING PROJECT SURVEY AND ANALYSIS

By

WHITE HORSE CONSULTANTS
LAWRENCE A. DOBLE, P.E., C.B.O.
Box 3042, Aspen, CO 81612
2061mfr@sopris.net
970-920-2405

PURPOSE, SCOPE AND LIMITATIONS:

The purpose of the survey will be to examine and evaluate the visible structural elements of the existing buildings of the "Centennial Project" for conformity with the structural engineering regulations and requirements for material of construction (Volume 2, 1994 UBC).

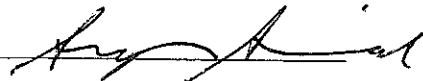
The purpose of this report is **not** to evaluate the "built in" (as built) aspects of the existing construction.

The scope of this survey is limited to those elements that are visible without removing or otherwise damaging functioning elements of the houses.

This study will be conducted in accordance with generally accepted structural engineering principals and standards of practices in this area at this time. We will make no warranty either expressed or implied. The conclusions and recommendations submitted in this report will be based upon the data obtained from visual inspections, the existing type of construction, and our experience in this area. Our findings will include interpolation and extrapolation of visible conditions identified at the time of the survey. If conditions warrant, we will require the inclusion of an opinion from a geotechnical engineer at no charge to us.

Contract and Conditions Accepted by:

Date: 12/10/98



ACORD™ CERTIFICATE OF LIABILITY INSURANCEDATE (MM/DD/YY)
11/19/98**PRODUCER**

PUI AGENCY OF COLORADO, INC.
4949 S. SYRACUSE ST., SUITE 300
DENVER, CO 80237
303-843-0229 FAX: 303-843-6049

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY

A CONTINENTAL CASUALTY COMPANY (CNA)

COMPANY

B

COMPANY

C

COMPANY

D

INSURED

WHITE HORSE CONSULTANTS
415 SOUTH 2ND STREET
APARTMENT 2
CARBONDALE, CO 81623

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY				GENERAL AGGREGATE \$
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COM/OP AGG \$
	<input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$
	<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE \$
					FIRE DAMAGE (Any one fire) \$
					MED EXP (Any one person) \$
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$
	<input type="checkbox"/> HIRED AUTOS				
	<input type="checkbox"/> NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: \$
					EACH ACCIDENT \$
					AGGREGATE \$
	EXCESS LIABILITY				EACH OCCURRENCE \$
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE \$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EL EACH ACCIDENT \$
					EL DISEASE - POLICY LIMIT \$
					EL DISEASE - EA EMPLOYEE \$
	OTHER ENGINEERS PROFESSIONAL LIABILITY (CLAIMS MADE)	SEN11 402 29 12	02/05/98	01/05/99	\$ 250,000 EACH CLAIM \$ 500,000 AGGREGATE \$ 1,000 DEDUCTIBLE PER CLAIM

DESCRIPTION OF OPERATIONS/LOCATION/SVEHICLES/SPECIAL ITEMS

CLAIMS EXPENSES ARE INCLUDED WITHIN THE LIMITS OF LIABILITY SHOWN ABOVE.

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 0 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



© ACORD CORPORATION 1988

SPECIMEN

ACORD 25-S (1/95)