

**Divison 7 Sunland Condominium Owners Assoc - ReRoofing Schedule**

**Revised - january 2022**

Below is the updated reroofing cycle with the projected cycle for roof replacement.

Based on data since 2008, the Maintenance Director will now use 25 year life of composite shingles/roof; we are tentatively using a tile roof 40 year life expectancy but no data or prior history is available as yet to support the tile roofs will last that long.

NOTE - schedules are approximations only and will require updating annually. The updates should be done after inspection of all buildings that are more than 15 years old.

REVISED - added option of roofing 126 vs 108 in 2022 vs 2023. Potential roof repairs to stop leaks due to gutter design at 108 may extend time for reroofing for 1-2 years. 126 has considerable gutter issues and may need reroofing earlier than 108.

<u>Year Scheduled - reserve budget needed</u>	<u>Bldg #</u>	<u># of Squares</u>	<u>Last roof replacement</u>	<u>NOTES</u>	<u>Estimated Budgeted Reserve -</u>
2022/ 2023	<b>108(4) vs 126 (4)</b>	<b>97 (108) 101 (126)</b>	1997 1997	108 roofed 6/30/1997. roof shows signs of leaks related to embedded gutter systems - repaired Jan 2022; partial roof repair would extend life of roof 1-2 years 126 roofed in 1997  Cost includes tax - but is estimated only	\$67,000 \$67,000
2024	<b>116</b>	<b>103</b>	1998	roofed on 3/20/1998; scheduled for reroof per 25 yr timeframe - Cost includes tax - but is estimated bid only	\$ 68,000
2026	<b>156 (4)</b>	<b>92</b>	2001	roofed on 5/31/2001 - estimated	\$ 53,000
2027	<b>125 (4)</b>	<b>86</b>	2002	estimate - no tax calculated	\$ 55,000
2027	<b>133 (4)</b>	<b>84</b>	2002	estimate - no tax calculated	\$ 55,000
2028	<b>137 (4)</b>	<b>98</b>	2002	estimate - no tax calculated	\$ 55,000
2028	<b>138/140 (2)</b>	<b>54</b>	2002	estimate - no tax calculated	\$ 42,000
2029	<b>142 (4)</b>	<b>92</b>	2003	roofed on 7/30/2003	\$ 55,000
2030	<b>148 (4)</b>	<b>94</b>	2005		\$ 60,000
2031	<b>143/145 (2)</b>	<b>52</b>	2006		\$ 45,000
2031	<b>147/149 (2)</b>	<b>44</b>	2006		\$ 40,000
2032	<b>151/153/155 (3)</b>	<b>92</b>	1992	Slate tile replace with comp roof - 40 year est life - evaluate conditions - no tax included	\$ 80,000
2033	<b>157/159/ 161/163 (4)</b>	<b>92</b>	1992	Slate tile replace with comp roof - 40 year est life - evaluate conditions - no tax included	\$ 80,000
2034 - 2043 - no roofs scheduled					
2043	<b>117 (4)</b>	<b>70</b>	2018	roofed on 3/6/1998; reroofed fall of 2018 - cost \$28,500	
2044 - no roofs scheduled					
2045	<b>119 (3)</b>	<b>76</b>	2020	roofed on 2/18/2004; roof showed signs of significant failure including leaks as of March 2020 and in need of replacement after 16 years due to poor installation by Econo Roofing - cost \$31,000	
2045	<b>121 (4)</b>	<b>61</b>	2020	roof failure April 2020 - reroofed Sept 2020 121D previously reroofed during owner construction project Cost \$28,500	

2045	<b>134 (3)</b>	<b>81</b>	2020	roofed on 2/18/2004; roof showed signs of significant failure including leaks as of March 2020 and in need of replacement after 16 years due to poor installation by Econo Roofing - cost \$31,000	
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