

# Greenbelt Homes Building Additions

## Greenbelt, MD

### **CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS**

## **Component Detail**

Additions Report

Date: 9/20/2023

DMA Project #2304004



Prepared by : DMA Reserves, Inc.

2302 E Cary Street

Richmond, Virginia 23223

804.644.6404

Attachment #4a  
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**Greenbelt Homes Building Additions**

**001.000 ALL ADDITIONS**

Greenbelt Homes Building Additions

001.000.0001		Roofing				All Additions				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	731	ADD	0.1%	100.00%	\$70,611.00	\$51,617.00
<b><u>Detail of components within the assembly:</u></b>										
1	Aluminum cap, RI5A-ADDG: Main Roof				55	LF	100.0%	100.00%	\$5.15	\$283.00
2	Shingles, 3 tab, RI5A-ADDG: Mansard Roof				2	SQ	100.0%	100.00%	\$349.77	\$700.00
3	Pipe vents, RI5A-ADDG: Main Roof				2	EA	100.0%	100.00%	\$110.71	\$221.00
4	Pipe vent flashing, RI5A-ADDG: Main Roof				2	EA	100.0%	100.00%	\$55.24	\$110.00
5	Demo EDPM membrane roofing, SO4E-ADDE: Above Office				2	SQ	100.0%	100.00%	\$193.33	\$387.00
6	EDPM membrane roof, SO4E-ADDE: Above Office				2	SQ	100.0%	100.00%	\$783.73	\$1,567.00
7	Pipe vents, SO4E-ADDE: Bath				1	EA	100.0%	100.00%	\$110.71	\$111.00
8	Aluminum flashing, SO4E-ADDE: Family Room				24	SF	100.0%	100.00%	\$9.81	\$235.00
9	Shingles, 3 tab, SO4E-ADDE: Bath / Family				4	SQ	100.0%	100.00%	\$349.77	\$1,399.00
10	Demo Roll asphalt roofing, RI12B-ADDG: Living Room				3	SQ	100.0%	100.00%	\$151.27	\$454.00
11	Roll asphalt roofing, RI12B-ADDG: Roof				3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
12	Shingles, 3 tab, RI20H: Addition Attic Space				4	SQ	100.0%	100.00%	\$349.77	\$1,399.00
13	Aluminum flashing, RI20H: Addition Attic Space				20	SF	100.0%	100.00%	\$9.81	\$196.00
14	Demo EDPM membrane roofing, WE1A-ADDE: Main Addition Roof				9	SQ	100.0%	100.00%	\$193.33	\$1,740.00
15	EDPM membrane roof, WE1A-ADDE: Main Addition Roof				9	SQ	100.0%	100.00%	\$783.73	\$7,054.00
16	Shingles, 3 tab, WE1A-ADDE: Entry, Laundry				1	SQ	100.0%	100.00%	\$349.77	\$350.00
17	Pipe vents, WE1A-ADDE: Laundry, Bath				2	EA	100.0%	100.00%	\$110.71	\$221.00
18	Pipe vent flashing, WE1A-ADDE: Laundry, Bath				2	EA	100.0%	100.00%	\$55.24	\$110.00
19	Shingles, 3 tab, EA5B-ADDG: Addition Roof				3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
20	Aluminum flashing, EA5B-ADDG: Addition Roof				24	SF	100.0%	100.00%	\$9.81	\$235.00
21	Pipe vents, EA5B-ADDG: Addition Roof				1	EA	100.0%	100.00%	\$110.71	\$111.00
22	Pipe vent flashing, EA5B-ADDG: Addition Roof				1	EA	100.0%	100.00%	\$55.24	\$55.00
23	Shingles, 3 tab, RE2L-ADDG: Addition Wall Space				3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
24	Pipe vent flashing, SO4E-ADDE: Bath				1	EA	100.0%	100.00%	\$55.24	\$55.00
25	Shingles, 3 tab, RE2L-ADDG - Interior				1	SQ	100.0%	100.00%	\$349.77	\$350.00
26	Shingles, 3 tab, RI17K-ADDG - Bath, W/D				3	SQ	100.0%	100.00%	\$349.77	\$1,049.00

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27	Pipe vents, RI17K-ADDG - Bath, W/D	1	EA	100.0%	100.00%	\$110.71	\$111.00
28	Pipe vent flashing, RI17K-ADDG - Bath, W/D	1	EA	100.0%	100.00%	\$55.24	\$55.00
29	Shingles, 3 tab, RI33N-ADDG - Crawlspace	1	SQ	100.0%	100.00%	\$349.77	\$350.00
30	Shingles, 3 tab, RI37J-ADDG: Addition Wall Space	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
31	Shingles, 3 tab, RI46C-ADDG: Addition Wall Space	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
32	Pipe vents, RI46C-ADDG: Addition Wall Space	1	EA	100.0%	100.00%	\$110.71	\$111.00
33	Pipe vent flashing, RI46C-ADDG: Addition Wall Space	1	EA	100.0%	100.00%	\$55.24	\$55.00
34	Shingles, 3 tab, CR6B-ADDG: Addition Wall Space	2	SQ	100.0%	100.00%	\$349.77	\$700.00
35	EDPM membrane roof, RI21A-ADDE: Roof	2	SQ	100.0%	100.00%	\$783.73	\$1,567.00
36	Shingles, 3 tab, RI17H-ADDG: Screened Porch	1	SQ	100.0%	100.00%	\$349.77	\$350.00
37	Shingles, 3 tab, RI17H-ADDG: Main Addition	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
38	Pipe vents, RI17H-ADDG: Roof	1	EA	100.0%	100.00%	\$110.71	\$111.00
39	Pipe vent flashing, RI17H-ADDG: Roof	1	EA	100.0%	100.00%	\$55.24	\$55.00
40	Shingles, 3 tab, RI44G-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
41	Continuous ridge vent, RI44G-ADDG: Roof	7	LF	100.0%	100.00%	\$5.14	\$36.00
42	Pipe vents, CR6B-ADDG: Addition Wall Space	1	EA	100.0%	100.00%	\$110.71	\$111.00
43	Shingles, 3 tab, PL12K-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
44	Shingles, 3 tab, LA11A-ADDE: Addition	2	SQ	100.0%	100.00%	\$349.77	\$700.00
45	Demo EDPM membrane roofing, RI21A-ADDE: Roof	2	SQ	100.0%	100.00%	\$193.33	\$387.00
46	Shingles, 3 tab, RI13V-ADDE: Roof	4	SQ	100.0%	100.00%	\$349.77	\$1,399.00
47	Shingles, 3 tab, RI19L-ADDG: Roof	2	SQ	100.0%	100.00%	\$349.77	\$700.00
48	Shingles, 3 tab, RI34J-ADDG: Roof	2	SQ	100.0%	100.00%	\$349.77	\$700.00
49	Shingles, 3 tab, RI50DADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
50	Shingles, 3 tab, CR3H-ADDG: Roof	2	SQ	100.0%	100.00%	\$349.77	\$700.00
51	Pipe vents, CR3H-ADDG: Roof	1	EA	100.0%	100.00%	\$110.71	\$111.00
52	Pipe vent flashing, CR3H-ADDG: Roof	1	EA	100.0%	100.00%	\$55.24	\$55.00
53	Shingles, 3 tab, CR3H-ADDG: Attached Porch	2	SQ	100.0%	100.00%	\$349.77	\$700.00
54	Shingles, 3 tab, RI44K-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
55	Shingles, 3 tab, RI36H-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
56	Demo EDPM membrane roofing, SO2H-ADDG: Roof	2	SQ	100.0%	100.00%	\$193.33	\$387.00
57	EDPM membrane roof, SO2H-ADDG: Roof	2	SQ	100.0%	100.00%	\$783.73	\$1,567.00
58	Shingles, 3 tab, SO2H-ADDG	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
59	Demo EDPM membrane roofing, RI21P-ADDG: Office, Sunroom	1	SQ	100.0%	100.00%	\$193.33	\$193.00
60	Shingles, 3 tab, RI58E-ADDG: Roof	2	SQ	100.0%	100.00%	\$349.77	\$700.00

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61	Shingles, 3 tab, RI71E-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
62	Shingles, 3 tab, RI71H-ADDE: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
63	Shingles, 3 tab, LA11M-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
64	Shingles, 3 tab, RI24L-ADDG: Roof	2	SQ	100.0%	100.00%	\$349.77	\$700.00
65	Shingles, 3 tab, RI58C-ADDS1:- Exterior	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
66	Demo EDPM membrane roofing, SO11A-ADDS: Roof	2	SQ	100.0%	100.00%	\$193.33	\$387.00
67	EDPM membrane roof, SO11A-ADDS: Roof	2	SQ	100.0%	100.00%	\$783.73	\$1,567.00
68	Shingles, 3 tab, RE7R-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
69	Shingles, 3 tab, HI9A-ADDE: Roof	7	SQ	100.0%	100.00%	\$349.77	\$2,448.00
70	Shingles, 3 tab, RI45N-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
71	Shingles, 3 tab, LA15C-ADDG: Living Room	2	SQ	100.0%	100.00%	\$349.77	\$700.00
72	EDPM membrane roof, RI21P-ADDS: Office, Sunroom	1	SQ	100.0%	100.00%	\$783.73	\$784.00
73	Shingles, 3 tab, SO10A-ADDE: Roof	5	SQ	100.0%	100.00%	\$349.77	\$1,749.00
74	Aluminum casement window 2' x 5', SO2H-ADDG	13	EA	100.0%	100.00%	\$762.97	\$9,919.00
75	Shingles, 3 tab, LA14M-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
76	Pipe vents, RI21A-ADDE:	2	EA	100.0%	100.00%	\$110.71	\$221.00
77	Pipe vent flashing, RI21A-ADDE:	2	EA	100.0%	100.00%	\$55.24	\$110.00
78	Shingles, 3 tab, RI51F-ADDG: Roof	3	SQ	100.0%	100.00%	\$349.77	\$1,049.00
79	Pipe vent flashing, CR6B-ADDG: Addition Wall Space	1	EA	100.0%	100.00%	\$55.24	\$55.00
80	Pipe vents, RI37J-ADDG: Addition Wall Space	1	EA	100.0%	100.00%	\$110.71	\$111.00
81	Pipe vent flashing, RI37J-ADDG: Addition Wall Space	1	EA	100.0%	100.00%	\$55.24	\$55.00
82	Aluminum coping, RI21P-ADDS: Sunroom Exterior	18	LF	100.0%	100.00%	\$29.00	\$522.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$51,617.00	2024	\$53,573.28	2025	\$55,426.92
2026	\$57,405.66	2027	\$59,380.41	2028	\$61,357.78
2029	\$63,333.50	2030	\$65,309.51	2031	\$67,288.39
2032	\$69,266.67	2033	\$71,240.77	2034	\$73,221.26
2035	\$75,198.23	2036	\$77,175.94	2037	\$79,151.64
2038	\$81,130.43	2039	\$83,110.01	2040	\$85,088.03
2041	\$87,062.07	2042	\$89,038.38	2043	\$91,015.03
2044	\$92,990.06	2045	\$94,970.75	2046	\$96,946.14
2047	\$98,923.84	2048	\$100,902.32	2049	\$102,880.01

**Greenbelt Homes Building Additions**

2050	\$104,855.31	2051	\$106,837.08	2052	\$108,813.57
2053	\$110,793.98	2054	\$112,766.11	2055	\$114,739.52
2056	\$116,713.04	2057	\$118,685.49	2058	\$120,667.54
2059	\$122,646.49	2060	\$124,621.10	2061	\$126,602.58
2062	\$128,577.58	2063	\$130,557.67	2064	\$132,529.09
2065	\$134,503.77	2066	\$136,480.98	2067	\$138,459.95
2068	\$140,439.93	2069	\$142,420.13	2070	\$144,399.77
2071	\$146,378.05	2072	\$148,354.15		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Roof) / (25 Year average life) / (40 units) = .001% x Unit Cost x Quantity. Quantity is based on the number of Exterior Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23)

Greenbelt Homes Building Additions

001.000.0002		Gutters and Downspouts				All Additions				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	731	ADD	0.1%	100.00%	\$12,750.00	\$9,320.00
<b><u>Detail of components within the assembly:</u></b>										
1	Aluminum gutter, RI5A-ADDG: Exterior				41	LF	100.0%	100.00%	\$7.07	\$290.00
2	Aluminum downspout, RI5A-ADDG: Exterior				30	LF	100.0%	100.00%	\$5.15	\$155.00
3	Aluminum gutter, SO4E-ADDE: Exterior				55	LF	100.0%	100.00%	\$7.07	\$389.00
4	Aluminum downspout, SO4E-ADDE: Exterior				24	LF	100.0%	100.00%	\$5.15	\$124.00
5	Aluminum gutter, RI12B-ADDG: Exterior				20	LF	100.0%	100.00%	\$7.07	\$141.00
6	Aluminum downspout, RI12B-ADDG: Exterior				30	LF	100.0%	100.00%	\$5.15	\$155.00
7	Aluminum gutter, RI20H: Addition Attic Space				31	LF	100.0%	100.00%	\$7.07	\$219.00
8	Aluminum downspout, RI20H: Addition Attic Space				24	LF	100.0%	100.00%	\$5.15	\$124.00
9	Aluminum gutter, WE1A-ADDE: Main Addition Exterior				66	LF	100.0%	100.00%	\$7.07	\$467.00
10	Aluminum downspout, WE1A-ADDE: Main Addition Exterior				50	LF	100.0%	100.00%	\$5.15	\$258.00
11	Aluminum gutter, EA5B-ADDG: Exterior				24	LF	100.0%	100.00%	\$7.07	\$170.00
12	Aluminum downspout, EA5B-ADDG: Exterior				35	LF	100.0%	100.00%	\$5.15	\$180.00
13	Aluminum gutter, RE2L-ADDG - Front Porch				20	LF	100.0%	100.00%	\$7.07	\$141.00
14	Aluminum downspout, RE2L-ADDG - Front Porch				12	LF	100.0%	100.00%	\$5.15	\$62.00
15	Aluminum gutter, RE2L-ADDG - Interior				12	LF	100.0%	100.00%	\$7.07	\$85.00
16	Aluminum downspout, RE2L-ADDG - Interior				10	LF	100.0%	100.00%	\$5.15	\$52.00
17	Aluminum gutter, RI17K-ADDG - Interior				27	LF	100.0%	100.00%	\$7.07	\$191.00
18	Aluminum downspout, RI17K-ADDG - Interior				24	LF	100.0%	100.00%	\$5.15	\$124.00
19	Aluminum gutter, RI37J-ADDE: Fam. Rm., Bath, Laundry				26	LF	100.0%	100.00%	\$7.07	\$184.00
20	Aluminum downspout, RI37J-ADDE: Fam. Rm., Bath, Laundry				12	LF	100.0%	100.00%	\$5.15	\$62.00
21	Aluminum gutter, RI46C-ADDG Liv. Rm., Bath, Laundry				24	LF	100.0%	100.00%	\$7.07	\$170.00
22	Aluminum gutter, RI44G-ADDG: Exterior				15	LF	100.0%	100.00%	\$7.07	\$106.00
23	Aluminum downspout, RI44G-ADDG: Exterior				40	LF	100.0%	100.00%	\$5.15	\$206.00
24	Aluminum gutter, RI13V-ADDE: Exterior				40	LF	100.0%	100.00%	\$7.07	\$283.00
25	Aluminum downspout, RI13V-ADDE: Exterior				20	LF	100.0%	100.00%	\$5.15	\$103.00



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26	Aluminum gutter, RI51F-ADDG: Exterior	24	LF	100.0%	100.00%	\$7.07	\$170.00
27	Aluminum downspout, RI51F-ADDG: Exterior	40	LF	100.0%	100.00%	\$5.15	\$206.00
28	Aluminum gutter, PL12K-ADDG: Exterior	24	LF	100.0%	100.00%	\$7.07	\$170.00
29	Aluminum downspout, PL12K-ADDG: Exterior	20	LF	100.0%	100.00%	\$5.15	\$103.00
30	Aluminum gutter, LA11A-ADDE: Exterior	20	LF	100.0%	100.00%	\$7.07	\$141.00
31	Aluminum downspout, LA11A-ADDE: Exterior	40	LF	100.0%	100.00%	\$5.15	\$206.00
32	Aluminum gutter, RI21A-ADDE: Exterior	25	LF	100.0%	100.00%	\$7.07	\$177.00
33	Aluminum downspout, RI21A-ADDE: Exterior	10	LF	100.0%	100.00%	\$5.15	\$52.00
34	Aluminum gutter, RI17H-ADDG: Exterior	20	LF	100.0%	100.00%	\$7.07	\$141.00
35	Aluminum downspout, RI17H-ADDG: Exterior	24	LF	100.0%	100.00%	\$5.15	\$124.00
36	Aluminum gutter, RI19L-ADDG: Exterior	12	LF	100.0%	100.00%	\$7.07	\$85.00
37	Aluminum downspout, RI19L-ADDG: Exterior	15	LF	100.0%	100.00%	\$5.15	\$77.00
38	Aluminum gutter, RI34J-ADDG: Exterior	24	LF	100.0%	100.00%	\$7.07	\$170.00
39	Aluminum downspout, RI34J-ADDG: Exterior	40	LF	100.0%	100.00%	\$5.15	\$206.00
40	Aluminum downspout, RI50DADDG: Exterior	12	LF	100.0%	100.00%	\$5.15	\$62.00
41	Aluminum gutter, RI50DADDG: Exterior	22	LF	100.0%	100.00%	\$7.07	\$156.00
42	Aluminum downspout, RI46C-ADDG Liv. Rm., Bath, Laundry	12	LF	100.0%	100.00%	\$5.15	\$62.00
43	Aluminum gutter, CR6B-ADDG Interior	14	LF	100.0%	100.00%	\$7.07	\$99.00
44	Aluminum downspout, CR6B-ADDG Interior	12	LF	100.0%	100.00%	\$5.15	\$62.00
45	Aluminum gutter, RI33N-ADDS - Interior	10	LF	100.0%	100.00%	\$7.07	\$71.00
46	Aluminum downspout, RI33N-ADDS - Interior	12	LF	100.0%	100.00%	\$5.15	\$62.00
47	Aluminum gutter, LA14M-ADDG: Exterior	10	LF	100.0%	100.00%	\$7.07	\$71.00
48	Aluminum downspout, LA14M-ADDG: Exterior	20	LF	100.0%	100.00%	\$5.15	\$103.00
49	Aluminum gutter, CR3H-ADDG: Exterior	20	LF	100.0%	100.00%	\$7.07	\$141.00
50	Aluminum downspout, CR3H-ADDG: Exterior	24	LF	100.0%	100.00%	\$5.15	\$124.00
51	Aluminum gutter, CR3H-ADDG: Attached Porch	20	LF	100.0%	100.00%	\$7.07	\$141.00
52	Aluminum downspout, CR3H-ADDG: Attached Porch	30	LF	100.0%	100.00%	\$5.15	\$155.00
53	Aluminum gutter, RI44K-ADDG: Exterior	24	LF	100.0%	100.00%	\$7.07	\$170.00
54	Aluminum downspout, RI44K-ADDG: Exterior	24	LF	100.0%	100.00%	\$5.15	\$124.00
55	Aluminum gutter, RI36H-ADDG: Exterior	22	LF	100.0%	100.00%	\$7.07	\$156.00
56	Aluminum downspout, RI36H-ADDG: Exterior	24	LF	100.0%	100.00%	\$5.15	\$124.00
57	Aluminum gutter, SO2H-ADDS: Exterior	18	LF	100.0%	100.00%	\$7.07	\$127.00
58	Aluminum downspout, SO2H-ADDS: Exterior	10	LF	100.0%	100.00%	\$5.15	\$52.00
59	Aluminum gutter, SO2H-ADDG: Exterior	27	LF	100.0%	100.00%	\$7.07	\$191.00

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60	Aluminum downspout, SO2H-ADDG: Exterior	22	LF	100.0%	100.00%	\$5.15	\$113.00
61	Aluminum gutter, RI21P-ADDS: Exterior	26	LF	100.0%	100.00%	\$7.07	\$184.00
62	Aluminum downspout, RI21P-ADDS: Exterior	30	LF	100.0%	100.00%	\$5.15	\$155.00
63	Aluminum gutter, RI58E-ADDG: Exterior	16	LF	100.0%	100.00%	\$7.07	\$113.00
64	Aluminum downspout, RI58E-ADDG: Exterior	20	LF	100.0%	100.00%	\$5.15	\$103.00
65	Aluminum gutter, RI71E-ADDG: Exterior	48	LF	100.0%	100.00%	\$7.07	\$339.00
66	Aluminum downspout, RI71E-ADDG: Exterior	62	LF	100.0%	100.00%	\$5.15	\$319.00
67	Aluminum gutter, RI71H-ADDE: Exterior	24	LF	100.0%	100.00%	\$7.07	\$170.00
68	Aluminum downspout, RI71H-ADDE: Exterior	24	LF	100.0%	100.00%	\$5.15	\$124.00
69	Aluminum gutter, LA11M-ADDG: Exterior	18	LF	100.0%	100.00%	\$7.07	\$127.00
70	Aluminum downspout, LA11M-ADDG: Exterior	10	LF	100.0%	100.00%	\$5.15	\$52.00
71	Aluminum gutter, RI24L-ADDG: Exterior	14	LF	100.0%	100.00%	\$7.07	\$99.00
72	Aluminum downspout, RI24L-ADDG: Exterior	12	LF	100.0%	100.00%	\$5.15	\$62.00
73	Aluminum gutter, RI58C-ADDS1: Kitchen, Bath	18	LF	100.0%	100.00%	\$7.07	\$127.00
74	Aluminum downspout, RI58C-ADDS1: Kitchen, Bath	20	LF	100.0%	100.00%	\$5.15	\$103.00
75	Aluminum gutter, SO11A-ADDS: Exterior	14	LF	100.0%	100.00%	\$7.07	\$99.00
76	Aluminum downspout, SO11A-ADDS: Exterior	14	LF	100.0%	100.00%	\$5.15	\$72.00
77	Aluminum gutter, RE7R-ADDG: Exterior	28	LF	100.0%	100.00%	\$7.07	\$198.00
78	Aluminum downspout, RE7R-ADDG: Exterior	40	LF	100.0%	100.00%	\$5.15	\$206.00
79	Aluminum gutter, HI9A-ADDE: Exterior	46	LF	100.0%	100.00%	\$7.07	\$325.00
80	Aluminum downspout, HI9A-ADDE: Exterior	20	LF	100.0%	100.00%	\$5.15	\$103.00
81	Aluminum gutter, RI45N-ADDG: Exterior	25	LF	100.0%	100.00%	\$7.07	\$177.00
82	Aluminum downspout, RI45N-ADDG: Exterior	12	LF	100.0%	100.00%	\$5.15	\$62.00
83	Aluminum gutter, SO10A-ADDE: Exterior	48	LF	100.0%	100.00%	\$7.07	\$339.00
84	Aluminum downspout, SO10A-ADDE: Exterior	16	LF	100.0%	100.00%	\$5.15	\$82.00
85	Aluminum gutter, LA15C--ADDG: Exterior	16	LF	100.0%	100.00%	\$7.07	\$113.00
86	Aluminum downspout, LA15C--ADDG: Exterior	12	LF	100.0%	100.00%	\$5.15	\$62.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$9,320.00	2024	\$9,673.23	2025	\$10,007.92
2026	\$10,365.20	2027	\$10,721.76	2028	\$11,078.79
2029	\$11,435.53	2030	\$11,792.32	2031	\$12,149.63
2032	\$12,506.83	2033	\$12,863.27	2034	\$13,220.87
2035	\$13,577.83	2036	\$13,934.93	2037	\$14,291.66

**Greenbelt Homes Building Additions**

2038	\$14,648.95	2039	\$15,006.38	2040	\$15,363.53
2041	\$15,719.96	2042	\$16,076.80	2043	\$16,433.70
2044	\$16,790.31	2045	\$17,147.94	2046	\$17,504.62
2047	\$17,861.71	2048	\$18,218.94	2049	\$18,576.03
2050	\$18,932.69	2051	\$19,290.52	2052	\$19,647.39
2053	\$20,004.97	2054	\$20,361.06	2055	\$20,717.38
2056	\$21,073.72	2057	\$21,429.87	2058	\$21,787.75
2059	\$22,145.07	2060	\$22,501.61	2061	\$22,859.39
2062	\$23,216.00	2063	\$23,573.53	2064	\$23,929.49
2065	\$24,286.04	2066	\$24,643.04	2067	\$25,000.36
2068	\$25,357.87	2069	\$25,715.42	2070	\$26,072.86
2071	\$26,430.06	2072	\$26,786.87		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit Gutters) / (25 Year average life) / (40 units) = .001% x Unit Cost x Quantity. Quantity is based on the number of Exterior Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23)

Greenbelt Homes Building Additions

001.000.0003	Exterior Siding and Trim					All Additions				
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**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	731	ADD	0.1%	100.00%	\$176,334.20	\$80,563.00

**Detail of components within the assembly:**

1	Aluminum fascia & frieze board, RI5A-ADDG: Exterior	110	LF	100.0%	100.00%	\$17.48	\$1,923.00
2	Aluminum soffit, RI5A-ADDG: Exterior	41	SF	100.0%	100.00%	\$7.27	\$298.00
3	Aluminum fascia & rake board, SO4E-ADDE: Exterior	78	LF	100.0%	100.00%	\$17.48	\$1,363.00
4	Aluminum soffit, SO4E-ADDE: Exterior	78	SF	100.0%	100.00%	\$7.27	\$567.00
5	Gable louver vent, SO4E-ADDE: Exterior	1	EA	100.0%	100.00%	\$154.52	\$155.00
6	Aluminum flashing, RI12B-ADDG: Exterior	20	SF	100.0%	100.00%	\$9.81	\$196.00
7	Aluminum drip edge, RI12B-ADDG: Exterior	51	LF	100.0%	100.00%	\$5.15	\$263.00
8	Vinyl siding, old style, RI12B-ADDG: Exterior	445	SF	100.0%	100.00%	\$11.13	\$4,953.00
9	Aluminum fascia & frieze boards, RI12B-ADDG: Exterior	84	LF	100.0%	100.00%	\$17.48	\$1,468.00
10	Vinyl siding, new double 4 profile, RI20H: Addition Attic Space	400	SF	100.0%	100.00%	\$11.13	\$4,452.00
11	Aluminum fascia board, RI20H: Addition Attic Space	56	LF	100.0%	100.00%	\$17.48	\$979.00
12	Vinyl siding, old style, WE1A-ADDE: Main Addition Exterior	1080	SF	100.0%	100.00%	\$11.13	\$12,020.00
13	Aluminum fascia board, WE1A-ADDE: Main Addition Exterior	72	LF	100.0%	100.00%	\$17.48	\$1,259.00
14	Aluminum soffit, WE1A-ADDE: Main Addition Exterior	50	SF	100.0%	100.00%	\$7.27	\$364.00
15	Vinyl siding, old style, EA5B-ADDG: Exterior	508	SF	100.0%	100.00%	\$11.13	\$5,654.00
16	Aluminum fascia board, EA5B-ADDG: Exterior	54	LF	100.0%	100.00%	\$17.48	\$944.00
17	Vinyl soffit, EA5B-ADDG: Exterior	24	LF	100.0%	100.00%	\$19.73	\$474.00
18	Aluminum flashing, RE2L-ADDG: Addition Wall Space	20	SF	100.0%	100.00%	\$9.81	\$196.00
19	Vinyl siding, double 4" exposure, RE2L-ADDG - Front Porch	400	SF	100.0%	100.00%	\$11.13	\$4,452.00
20	Aluminum fascia board, RE2L-ADDG - Front Porch	32	LF	100.0%	100.00%	\$17.48	\$559.00
21	Aluminum flashing, RI17K-ADDG - Bath, W/D	27	SF	100.0%	100.00%	\$9.81	\$265.00
22	T1-11 wood siding (replace with vinyl), RI17K-ADDG - Interior	440	SF	100.0%	100.00%	\$8.35	\$3,674.00
23	Wood fascia & rake boards, RI17K-ADDG - Interior	55	LF	100.0%	100.00%	\$7.89	\$434.00
24	Louver, RI17K-ADDG - Interior	1	EA	100.0%	100.00%	\$320.18	\$320.00

Greenbelt Homes Building Additions

25	Aluminum flashing, RI33N-ADDS - Crawlspace	10	SF	100.0%	100.00%	\$9.81	\$98.00
26	Aluminum rake board, RI33N-ADDS - Interior	15	LF	100.0%	100.00%	\$17.48	\$262.00
27	Aluminum flashing, RI37J-ADDG: Addition Wall Space	26	SF	100.0%	100.00%	\$9.81	\$255.00
28	Aluminum fascia & rake board, RI37J-ADDE: Fam. Rm., Bath, Laundry	50	LF	100.0%	100.00%	\$17.48	\$874.00
29	Aluminum soffit, RI37J-ADDE: Fam. Rm., Bath, Laundry	26	SF	100.0%	100.00%	\$7.27	\$189.00
30	Aluminum flashing, RI46C-ADDG: Addition Wall Space	24	SF	100.0%	100.00%	\$9.81	\$235.00
31	Vinyl siding, double 4" exposure, new, RI46C-ADDG Liv. Rm., Bath, Laundry	400	SF	100.0%	100.00%	\$11.13	\$4,452.00
32	Aluminum fascia board, RI46C-ADDG Liv. Rm., Bath, Laundry	50	LF	100.0%	100.00%	\$17.48	\$874.00
33	Vinyl soffit, RI46C-ADDG Liv. Rm., Bath, Laundry	24	LF	100.0%	100.00%	\$19.73	\$474.00
34	Aluminum flashing, CR6B-ADDG: Addition Wall Space	14	SF	100.0%	100.00%	\$9.81	\$137.00
35	Wood fascia & rake boards, CR6B-ADDG Interior	38	LF	100.0%	100.00%	\$7.89	\$300.00
36	Louver, CR6B-ADDG Interior	2	EA	100.0%	100.00%	\$320.18	\$640.00
37	Vinyl siding, double 4" exposure, new, RI44G-ADDG: Exterior	400	SF	100.0%	100.00%	\$11.13	\$4,452.00
38	Vinyl fascia & rake board, RI44G-ADDG: Exterior	36	LF	100.0%	100.00%	\$10.58	\$381.00
39	Vinyl soffit, RI44G-ADDG: Exterior	16	SF	100.0%	100.00%	\$17.31	\$277.00
40	Metal flashing, RI13V-ADDE: Roof	20	SF	100.0%	100.00%	\$9.81	\$196.00
41	Wood fascia, rake board & frieze boards, RI13V-ADDE: Exterior	100	LF	100.0%	100.00%	\$7.89	\$789.00
42	Wood soffit, RI13V-ADDE: Exterior	20	SF	100.0%	100.00%	\$9.78	\$196.00
43	Wood gable louver vent, RI13V-ADDE: Exterior	2	EA	100.0%	100.00%	\$154.52	\$309.00
44	Wood soffit, RI13V-ADDE: Exterior	12	SF	100.0%	100.00%	\$9.78	\$117.00
45	Continuous vinyl soffit vent, RI51F-ADDG: Exterior	24	LF	100.0%	100.00%	\$5.14	\$123.00
46	Vinyl siding, old style, 8" exposure, RI51F-ADDG: Exterior	670	SF	100.0%	100.00%	\$11.13	\$7,457.00
47	Aluminum gable louver vent, RI51F-ADDG: Exterior	1	EA	100.0%	100.00%	\$154.52	\$155.00
48	Vinyl fascia & rake board, RI51F-ADDG: Exterior	30	LF	100.0%	100.00%	\$10.58	\$317.00
49	Aluminum flashing, PL12K-ADDG: Roof	18	SF	100.0%	100.00%	\$9.81	\$177.00
50	Vinyl siding, double 4" exposure, new, PL12K-ADDG: Exterior	340	SF	100.0%	100.00%	\$11.13	\$3,784.00
51	Vinyl fascia board, PL12K-ADDG: Exterior	24	LF	100.0%	100.00%	\$10.58	\$254.00
52	Vinyl siding, double 4" exposure, new, LA11A-ADDE: Exterior	610	SF	100.0%	100.00%	\$11.13	\$6,789.00

## Greenbelt Homes Building Additions

53	Continuous vinyl soffit vent, LA11A-ADDE: Exterior	24	LF	100.0%	100.00%	\$5.14	\$123.00
54	Vinyl fascia & rake board, LA11A-ADDE: Exterior	38	LF	100.0%	100.00%	\$10.58	\$402.00
55	Aluminum flashing, RI21A-ADDE: Roof	12	SF	100.0%	100.00%	\$9.81	\$118.00
56	Vinyl siding, double 4" exposure, new, RI21A-ADDE: Exterior	125	SF	100.0%	100.00%	\$11.13	\$1,391.00
57	Aluminum fascia board, RI21A-ADDE: Exterior	25	LF	100.0%	100.00%	\$17.48	\$437.00
58	Continuous soffit vent, RI21A-ADDE: Exterior	25	LF	100.0%	100.00%	\$5.14	\$129.00
59	Aluminum flashing, RI17H-ADDG: Roof	20	SF	100.0%	100.00%	\$9.81	\$196.00
60	T1-11 wood siding, RI17H-ADDG: Exterior	286	SF	100.0%	100.00%	\$8.35	\$2,388.00
61	Wood fascia, rake & frieze boards, RI17H-ADDG: Main Addition, Screened Porch	82	LF	100.0%	100.00%	\$7.89	\$647.00
62	Aluminum flashing, RI19L-ADDG: Roof	12	SF	100.0%	100.00%	\$9.81	\$118.00
63	T1-11 wood siding, RI19L-ADDG: Exterior	270	SF	100.0%	100.00%	\$8.35	\$2,255.00
64	Wood fascia & rake boards, RI19L-ADDG: Exterior	40	LF	100.0%	100.00%	\$7.89	\$316.00
65	Soffit vents, RI19L-ADDG: Exterior	2	EA	100.0%	100.00%	\$320.18	\$640.00
66	Louver, RI19L-ADDG: Exterior	2	EA	100.0%	100.00%	\$320.18	\$640.00
67	Vinyl siding, old style, 8" exposure, RI34J-ADDG: Exterior	493	SF	100.0%	100.00%	\$11.13	\$5,487.00
68	Aluminum fascia & rake boards, RI34J-ADDG: Exterior	44	LF	100.0%	100.00%	\$17.48	\$769.00
69	Continuous soffit vent, RI34J-ADDG: Exterior	24	LF	100.0%	100.00%	\$5.14	\$123.00
70	Aluminum flashing, RI50DADDG: Exterior	22	SF	100.0%	100.00%	\$9.81	\$216.00
71	Vinyl siding, double 4" exposure, RI50DADDG: Exterior	370	SF	100.0%	100.00%	\$11.13	\$4,118.00
72	Aluminum fascia board, RI50DADDG: Exterior	22	LF	100.0%	100.00%	\$17.48	\$385.00
73	Vinyl siding, 4" exposure, LA14M-ADDG: Exterior	783	SF	100.0%	100.00%	\$11.13	\$8,715.00
74	Aluminum fascia & rake boards, LA14M-ADDG: Exterior	32	LF	100.0%	100.00%	\$17.48	\$559.00
75	Continuous soffit vent, LA14M-ADDG: Exterior	10	LF	100.0%	100.00%	\$5.14	\$51.00
76	Aluminum flashing, CR3H-ADDG: Roof	18	SF	100.0%	100.00%	\$9.81	\$177.00
77	Vinyl siding, double 4" exposure, CR3H-ADDG: Exterior	274	SF	100.0%	100.00%	\$11.13	\$3,050.00
78	Aluminum fascia board, CR3H-ADDG: Exterior	24	LF	100.0%	100.00%	\$17.48	\$420.00
79	Aluminum siding, 8" exposure, RI44K-ADDG: Exterior	525	SF	100.0%	100.00%	\$9.80	\$5,145.00
80	Aluminum fascia & rake boards, RI44K-ADDG: Exterior	78	LF	100.0%	100.00%	\$17.48	\$1,363.00
81	Continuous soffit vent, RI44K-ADDG: Exterior	24	LF	100.0%	100.00%	\$5.14	\$123.00
82	Aluminum flashing, RI36H-ADDG: Roof	22	SF	100.0%	100.00%	\$9.81	\$216.00

## Greenbelt Homes Building Additions

83	Vinyl siding, double 4" exposure, RI36H-ADDG: Exterior	289	SF	100.0%	100.00%	\$11.13	\$3,217.00
84	Aluminum fascia board, RI36H-ADDG: Exterior	22	LF	100.0%	100.00%	\$17.48	\$385.00
85	Aluminum flashing, SO2H-ADDS: Roof	18	SF	100.0%	100.00%	\$9.81	\$177.00
86	Vinyl siding, double 4" exposure, SO2H-ADDS: Exterior	192	SF	100.0%	100.00%	\$11.13	\$2,137.00
87	Aluminum rake & fascia board, SO2H-ADDS: Exterior	32	LF	100.0%	100.00%	\$17.48	\$559.00
88	Continuous soffit vent, SO2H-ADDS: Exterior	18	LF	100.0%	100.00%	\$5.14	\$93.00
89	Aluminum flashing, SO2H-ADDG: Roof	27	SF	100.0%	100.00%	\$9.81	\$265.00
90	Vinyl siding, double 4" exposure, SO2H-ADDG: Exterior	238	SF	100.0%	100.00%	\$11.13	\$2,649.00
91	Aluminum fascia & rake board, SO2H-ADDG: Exterior	52	LF	100.0%	100.00%	\$17.48	\$909.00
92	Continuous soffit vent, SO2H-ADDG: Exterior	27	LF	100.0%	100.00%	\$5.14	\$139.00
93	Vinyl siding, double 4" exposure, RI21P-ADDS: Addition, 1st & 2nd Floors	550	SF	100.0%	100.00%	\$9.80	\$5,390.00
94	Aluminum fascia & rake boards, RI21P-ADDS: Exterior	26	LF	100.0%	100.00%	\$17.48	\$454.00
95	Vinyl soffit, RI21P-ADDS: Exterior	16	LF	100.0%	100.00%	\$24.47	\$392.00
96	Aluminum flashing, RI58E-ADDG: Exterior	16	SF	100.0%	100.00%	\$9.81	\$157.00
97	Vinyl siding, double 4" exposure, RI58E-ADDG: Exterior	248	SF	100.0%	100.00%	\$11.13	\$2,760.00
98	Aluminum fascia & rake boards, RI58E-ADDG: Exterior	44	LF	100.0%	100.00%	\$17.48	\$769.00
99	Vinyl soffit, RI58E-ADDG: Exterior	16	LF	100.0%	100.00%	\$24.47	\$392.00
100	Vinyl siding, double 4" exposure, RI71E-ADDG: Exterior	820	SF	100.0%	100.00%	\$11.13	\$9,127.00
101	Aluminum fascia & rake boards, RI71E-ADDG: Exterior	42	LF	100.0%	100.00%	\$17.48	\$734.00
102	Vinyl soffit, RI71E-ADDG: Exterior	24	LF	100.0%	100.00%	\$24.47	\$587.00
103	Aluminum flashing, RI71H-ADDE: Roof	15	SF	100.0%	100.00%	\$9.81	\$147.00
104	Vinyl siding, double 4" exposure, RI71H-ADDE: Exterior	410	SF	100.0%	100.00%	\$11.13	\$4,563.00
105	Aluminum fascia & rake boards, RI71H-ADDE: Exterior	54	LF	100.0%	100.00%	\$17.48	\$944.00
106	Vinyl soffit, RI71H-ADDE: Exterior	24	LF	100.0%	100.00%	\$24.47	\$587.00
107	Aluminum flashing, LA11M-ADDG: Exterior	18	SF	100.0%	100.00%	\$9.81	\$177.00
108	Vinyl siding, double 4" exposure, LA11M-ADDG: Exterior	288	SF	100.0%	100.00%	\$11.13	\$3,205.00
109	Aluminum fascia & rake boards, LA11M-ADDG: Exterior	32	LF	100.0%	100.00%	\$17.48	\$559.00
110	Vinyl soffit, LA11M-ADDG: Exterior	18	LF	100.0%	100.00%	\$24.47	\$440.00

Greenbelt Homes Building Additions

111	Aluminum flashing, RI24L-ADDG: Exterior	14	SF	100.0%	100.00%	\$9.81	\$137.00
112	Vinyl siding, double 4" exposure, RI24L-ADDG: Exterior	300	SF	100.0%	100.00%	\$11.13	\$3,339.00
113	Aluminum fascia & rake boards, RI24L-ADDG: Exterior	40	LF	100.0%	100.00%	\$17.48	\$699.00
114	Aluminum flashing, RI58C-ADDS1: Den Roof	18	SF	100.0%	100.00%	\$9.81	\$177.00
115	Vinyl siding, double 4" exposure, RI58C-ADDS1: Kitchen, Bath	339	SF	100.0%	100.00%	\$11.13	\$3,773.00
116	Aluminum rake & fascia board, RI58C-ADDS1: Exterior	42	LF	100.0%	100.00%	\$17.48	\$734.00
117	Vinyl soffit, RI58C-ADDS1: Kitchen, Bath	18	LF	100.0%	100.00%	\$24.47	\$440.00
118	Aluminum flashing, SO11A-ADDS: Roof	16	SF	100.0%	100.00%	\$9.81	\$157.00
119	Aluminum flashing, SO11A-ADDS: Roof	14	SF	100.0%	100.00%	\$9.81	\$137.00
120	Vinyl siding, double 4" exposure, SO11A-ADDS: Exterior	186	SF	100.0%	100.00%	\$11.13	\$2,070.00
121	Vinyl soffit, SO11A-ADDS: Exterior	14	LF	100.0%	100.00%	\$24.47	\$343.00
122	Vinyl siding, old style, 8" exposure, RE7R-ADDG: Exterior	764	SF	100.0%	100.00%	\$11.13	\$8,503.00
123	Aluminum fascia & rake boards, RE7R-ADDG: Exterior	63	LF	100.0%	100.00%	\$17.48	\$1,101.00
124	Continuous soffit vent, RE7R-ADDG: Exterior	28	LF	100.0%	100.00%	\$5.14	\$144.00
125	Vinyl siding, old style, 8" exposure, HI9A-ADDE: Exterior	494	SF	100.0%	100.00%	\$11.13	\$5,498.00
126	Wood fascia, frieze & rake boards, HI9A-ADDE: Exterior	100	LF	100.0%	100.00%	\$7.89	\$789.00
127	Wood soffit, painted, HI9A-ADDE: Exterior	44	SF	100.0%	100.00%	\$9.78	\$430.00
128	Cedar siding, RI45N-ADDG: Exterior	55	SF	100.0%	100.00%	\$12.70	\$699.00
129	Wood fascia boards, RI45N-ADDG: Exterior	25	LF	100.0%	100.00%	\$7.89	\$197.00
130	Wood soffit, stained, RI45N-ADDG: Exterior	25	SF	100.0%	100.00%	\$9.78	\$245.00
131	Aluminum flashing, SO10A-ADDE: Roof	22	SF	100.0%	100.00%	\$9.81	\$216.00
132	Vinyl siding, double 4" exposure, SO10A-ADDE: Exterior	393	SF	100.0%	100.00%	\$11.13	\$4,374.00
133	Aluminum fascia & rake boards, SO10A-ADDE: Exterior	70	LF	100.0%	100.00%	\$17.48	\$1,224.00
134	Aluminum flashing, LA15C--ADDG: Exterior	16	SF	100.0%	100.00%	\$9.81	\$157.00
135	Vinyl siding, double 4" exposure, LA15C--ADDG: Exterior	280	SF	100.0%	100.00%	\$11.13	\$3,116.00
136	Aluminum fascia & rake boards, LA15C--ADDG: Exterior	44	LF	100.0%	100.00%	\$17.48	\$769.00
137	Vinyl soffit, LA15C--ADDG: Exterior	14	LF	100.0%	100.00%	\$24.47	\$343.00
138	Vinyl soffit, RI20H: Addition Attic Space	41	LF	100.0%	100.00%	\$24.47	\$1,003.00



**Greenbelt Homes Building Additions**

139	Vinyl window shutters, WE1A-ADDE: Main Addition Exterior	10	PR	100.0%	100.00%	\$221.24	\$2,212.00
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**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$80,563.00	2024	\$83,616.34	2025	\$86,509.47
2026	\$89,597.86	2027	\$92,680.03	2028	\$95,766.27
2029	\$98,849.94	2030	\$101,934.06	2031	\$105,022.66
2032	\$108,110.33	2033	\$111,191.47	2034	\$114,282.59
2035	\$117,368.22	2036	\$120,455.00	2037	\$123,538.65
2038	\$126,627.12	2039	\$129,716.82	2040	\$132,804.08
2041	\$135,885.13	2042	\$138,969.72	2043	\$142,054.85
2044	\$145,137.44	2045	\$148,228.87	2046	\$151,312.03
2047	\$154,398.80	2048	\$157,486.78	2049	\$160,573.52
2050	\$163,656.53	2051	\$166,749.64	2052	\$169,834.51
2053	\$172,925.50	2054	\$176,003.57	2055	\$179,083.63
2056	\$182,163.87	2057	\$185,242.44	2058	\$188,335.99
2059	\$191,424.70	2060	\$194,506.64	2061	\$197,599.30
2062	\$200,681.85	2063	\$203,772.35	2064	\$206,849.31
2065	\$209,931.36	2066	\$213,017.35	2067	\$216,106.10
2068	\$219,196.42	2069	\$222,287.09	2070	\$225,376.88
2071	\$228,464.54	2072	\$231,548.81		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit) / (40 Year average life) / (40 units) = .000625% x Unit Cost x Quantity. Quantity is based on the number of Exterior Additions, which is based on the unit descriptions. Turn-Key Adjustment is determined by the percentage of siding that is on all 731 Exterior Additions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23)

**On 8/23/2023 By Douglas Greene, DMA Reserves**

Turnkey Adjustment was changed from 0.8486 to .85.

Greenbelt Homes Building Additions

001.000.0004	Entry Doors					All Additions				
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**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	40	1	35	2058	18	ADD	20.0%	100.00%	\$55,024.00	\$201,113.00

**Detail of components within the assembly:**

1	Insulated entry door w/ fan light, WE1A-ADDE: Entry				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
2	Aluminum storm door, full glass, WE1A-ADDE: Entry				1	EA	100.0%	100.00%	\$716.52	\$717.00
3	Solid wood entry door, panel style, EA5B-ADDG: Living				1	EA	100.0%	100.00%	\$1,387.10	\$1,387.00
4	Insulated entry door - half glass, RE2L-ADDG - Addition Interior				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
5	Aluminum storm door, full glass, RE2L-ADDG - Addition Interior				1	EA	100.0%	100.00%	\$716.52	\$717.00
6	Insulated entry door - half glass, RI17K-ADDG - Addition Roof				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
7	Insulated entry door - half glass, RI33N-ADDS - Addition Roof				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
8	Aluminum storm door, full glass, RI33N-ADDS - Addition Roof				1	EA	100.0%	100.00%	\$716.52	\$717.00
9	Insulated entry door - half glass, RI46C-ADDG Bath				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
10	Aluminum storm door, full glass, RI46C-ADDG Bath				1	EA	100.0%	100.00%	\$716.52	\$717.00
11	Insulated entry door, RI13V-ADDE: Living Room				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
12	Insulated entry door - half glass, PL12K-ADDG: Living Room				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
13	Aluminum storm door, full glass, PL12K-ADDG: Living Room				1	EA	100.0%	100.00%	\$716.52	\$717.00
14	Insulated entry door - with lights, RI50DADDG: Addition				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
15	Aluminum storm door, full glass, RI50DADDG: Addition				1	EA	100.0%	100.00%	\$716.52	\$717.00
16	Insulated entry door - half glass, CR3H-ADDG: Addition				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
17	Insulated entry door - half glass, RI44K-ADDG: Family Room				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
18	Insulated entry door - all glass, RI36H-ADDG: Living Room				1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00

**Greenbelt Homes Building Additions**

19	Aluminum storm door, full glass, RI36H-ADDG: Living Room	1	EA	100.0%	100.00%	\$716.52	\$717.00
20	Insulated entry door - all glass, SO2H-ADDS	1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
21	Aluminum storm door, full glass, SO2H-ADDS	1	EA	100.0%	100.00%	\$716.52	\$717.00
22	French doors - all glass, SO2H-ADDG	2	PR	100.0%	100.00%	\$2,230.59	\$4,461.00
23	Insulated entry door - half glass, RI58E-ADDG: Living Room	2	EA	100.0%	100.00%	\$1,615.47	\$3,231.00
24	Insulated entry door - half glass, RI71H-ADDE: Addition	1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
25	Insulated entry door - half glass, LA11M-ADDG: Living Room	1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
26	Insulated entry door - half glass, RI24L-ADDG: Living Room	1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
27	Insulated entry door - half glass, RI58C-ADDS1: Den	1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
28	Aluminum storm door, full glass, RI58C-ADDS1: Den	1	EA	100.0%	100.00%	\$716.52	\$717.00
29	Insulated entry door - half glass, SO11A-ADDS: Breakfast Room	1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
30	Insulated entry door, HI9A-ADDE: Addition	1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
31	Wood entry door, half glass, RI45N-ADDG: Den	1	EA	100.0%	100.00%	\$3,607.12	\$3,607.00
32	Aluminum storm door, 3/4 glass, RI45N-ADDG: Den	1	EA	100.0%	100.00%	\$716.52	\$717.00
33	Insulated entry door w/ lights, SO10A-ADDE: Addition	1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
34	Insulated entry door - half glass, LA15C--ADDG: Roof	1	EA	100.0%	100.00%	\$1,615.47	\$1,615.00
35	Aluminum storm door, full glass, LA15C--ADDG: Roof	1	EA	100.0%	100.00%	\$716.52	\$717.00
36	Aluminum storm door, 3/4 glass, RI24L-ADDG: Living Room	1	EA	100.0%	100.00%	\$716.52	\$717.00
37	Aluminum storm door, full glass, HI9A-ADDE: Addition	1	EA	100.0%	100.00%	\$716.52	\$717.00
38	Aluminum storm door, full glass, SO10A-ADDE: Addition	1	EA	100.0%	100.00%	\$716.52	\$717.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2058	\$470,151.51	2059	\$477,861.99	2060	\$485,555.57
2061	\$493,275.90	2062	\$500,971.00		

Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2063	2064	2065	2066	2067	2068	2069	2070	2071
2072								

**Greenbelt Homes Building Additions**

- On 7/18/2023 By Douglas Greene, DMA Reserves**  
 Replacement cost allowance per year = (1 Unit) / (40 Year average life) / (40 units) = .000625% x Unit Cost x Quantity. Quantity is based on the number of Exterior Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23)
- On 8/23/2023 By Douglas Greene, DMA Reserves**  
 Last In-Service Year was changed from 2023 to 2018.
- On 8/23/2023 By Douglas Greene, DMA Reserves**  
 Replacement Percent was changed from 0.0625% to 85%.
- On 8/23/2023 By Douglas Greene, DMA Reserves**  
 Estimated Useful Life was changed from 1 to 34.
- On 8/23/2023 By Douglas Greene, DMA Reserves**  
 Replacement Interval was changed from 1 to 40.
- On 8/23/2023 By Douglas Greene, DMA Reserves**  
 Component Quantity was changed from 731 to 18.275.
- On 8/23/2023 By Douglas Greene, DMA Reserves**  
 40 additions in the sample divided into 731 total enclosed outside additions = 18.275 x the estimated replacement cost for the doors in the 40 additions.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
 Replacement Percent was changed from 85% to 33%.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
 Estimated Useful Life was changed from 34 to 400.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
 Estimated Useful Life was changed from 400 to 40.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
 Replacement Interval was changed from 40 to 1.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
 Replacement Percent was changed from 33% to 20%.

Greenbelt Homes Building Additions

001.000.0005	Exterior Light Fixtures					All Additions				
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**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	731	ADD	0.1%	0.00%	\$8,464.00	\$0.00

**Detail of components within the assembly:**

1	Exterior light fixtures, RI5A-ADDG: Exterior				3	EA	100.0%	100.00%	\$183.96	\$552.00
2	Exterior light fixtures, SO4E-ADDE: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00
3	Exterior light fixtures, RI20H: Addition Attic Space				2	EA	100.0%	100.00%	\$183.96	\$368.00
4	Exterior light fixtures, WE1A-ADDE: Front Door				1	EA	100.0%	100.00%	\$183.96	\$184.00
5	Exterior light fixtures, EA5B-ADDG: Above door				1	EA	100.0%	100.00%	\$183.96	\$184.00
6	Exterior light fixtures, RE2L-ADDG - Front Porch				1	EA	100.0%	100.00%	\$183.96	\$184.00
7	Exterior light fixtures, RI17K-ADDG - Interior				1	EA	100.0%	100.00%	\$183.96	\$184.00
8	Exterior light fixtures, RI33N-ADDS - Interior				1	EA	100.0%	100.00%	\$183.96	\$184.00
9	Exterior light fixtures, RI37J-ADDE: Fam. Rm., Bath, Laundry				2	EA	100.0%	100.00%	\$183.96	\$368.00
10	Exterior light fixtures, RI46C-ADDG Liv. Rm., Bath, Laundry				1	EA	100.0%	100.00%	\$183.96	\$184.00
11	Exterior light fixtures, CR6B-ADDG Interior				1	EA	100.0%	100.00%	\$183.96	\$184.00
12	Exterior light fixtures, RI44G-ADDG: Library & BR Extension				0	EA	100.0%	100.00%	\$183.96	\$0.00
13	Exterior light fixtures, RI13V-ADDE: Interior				1	EA	100.0%	100.00%	\$183.96	\$184.00
14	Exterior light fixtures, RI51F-ADDG: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00
15	Exterior light fixtures, PL12K-ADDG: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00
16	Exterior light fixtures, LA11A-ADDE: Kitchen				0	EA	100.0%	100.00%	\$183.96	\$0.00
17	Exterior light fixtures, RI17H-ADDG: Screened Porch				3	EA	100.0%	100.00%	\$183.96	\$552.00
18	Exterior light fixtures, RI19L-ADDG: Exterior				2	EA	100.0%	100.00%	\$183.96	\$368.00
19	Exterior light fixtures, RI34J-ADDG: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00
20	Exterior light fixtures, RI50DADDG: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00
21	Exterior light fixtures, LA14M-ADDG: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00
22	Exterior light fixtures, CR3H-ADDG: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00
23	Exterior light fixtures, RI44K-ADDG: Exterior				2	EA	100.0%	100.00%	\$183.96	\$368.00
24	Exterior light fixtures, RI36H-ADDG: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00
25	Exterior light fixtures, SO2H-ADDS: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00
26	Exterior light fixtures, SO2H-ADDG: Exterior				1	EA	100.0%	100.00%	\$183.96	\$184.00

Greenbelt Homes Building Additions

27	Exterior light fixtures, RI21P-ADDS: Exterior	2	EA	100.0%	100.00%	\$183.96	\$368.00
28	Exterior light fixtures, RI58E-ADDG: Exterior	2	EA	100.0%	100.00%	\$183.96	\$368.00
29	Exterior light fixtures, RI71E-ADDG: Exterior	0	EA	100.0%	100.00%	\$183.96	\$0.00
30	Exterior light fixtures, RI71H-ADDE: Exterior	1	EA	100.0%	100.00%	\$183.96	\$184.00
31	Exterior light fixtures, LA11M-ADDG: Exterior	1	EA	100.0%	100.00%	\$183.96	\$184.00
32	Exterior light fixtures, RI24L-ADDG: Exterior	1	EA	100.0%	100.00%	\$183.96	\$184.00
33	Exterior light fixtures, RI58C-ADDS1: Exterior	1	EA	100.0%	100.00%	\$183.96	\$184.00
34	Exterior light fixtures, SO11A-ADDS: Exterior	1	EA	100.0%	100.00%	\$183.96	\$184.00
35	Exterior light fixtures, RE7R-ADDG: Exterior	1	EA	100.0%	100.00%	\$183.96	\$184.00
36	Exterior light fixtures, HI9A-ADDE: Exterior	2	EA	100.0%	100.00%	\$183.96	\$368.00
37	Exterior light fixtures, RI45N-ADDG: Exterior	1	EA	100.0%	100.00%	\$183.96	\$184.00
38	Exterior light fixtures, LA15C--ADDG: Exterior	1	EA	100.0%	100.00%	\$183.96	\$184.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$0.00	2024	\$0.00	2025	\$0.00
2026	\$0.00	2027	\$0.00	2028	\$0.00
2029	\$0.00	2030	\$0.00	2031	\$0.00
2032	\$0.00	2033	\$0.00	2034	\$0.00
2035	\$0.00	2036	\$0.00	2037	\$0.00
2038	\$0.00	2039	\$0.00	2040	\$0.00
2041	\$0.00	2042	\$0.00	2043	\$0.00
2044	\$0.00	2045	\$0.00	2046	\$0.00
2047	\$0.00	2048	\$0.00	2049	\$0.00
2050	\$0.00	2051	\$0.00	2052	\$0.00
2053	\$0.00	2054	\$0.00	2055	\$0.00
2056	\$0.00	2057	\$0.00	2058	\$0.00
2059	\$0.00	2060	\$0.00	2061	\$0.00
2062	\$0.00	2063	\$0.00	2064	\$0.00
2065	\$0.00	2066	\$0.00	2067	\$0.00
2068	\$0.00	2069	\$0.00	2070	\$0.00
2071	\$0.00	2072	\$0.00		

On 7/18/2023 By Douglas Greene, DMA Reserves

Replacement cost allowance per year = (1 Unit) / (25 Year average life) / (40 units) = 001% x Unit Cost x Quantity. Quantity is based on the number of

**Greenbelt Homes Building Additions**

Exterior Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23)

**On 8/24/2023**      **By Douglas Greene, DMA Reserves**

Client Responsibility was changed from 100% to 0%.

Greenbelt Homes Building Additions

001.000.0006	Foundation and Masonry Repair	All Additions
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**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	731	ADD	0.0%	0.00%	\$87,269.00	\$0.00

**Detail of components within the assembly:**

1	Foundation vent, SO4E-ADDE: Crawlspace		1		EA	100.0%	100.00%	\$154.52	\$155.00
2	Brick tuck-pointing, SO4E-ADDE: Exterior		653		SF	0.0%	100.00%	\$19.37	\$0.00
3	Block foundation - tuck pointing, R112B-ADDG: Living Room		68		SF	0.0%	100.00%	\$6.69	\$0.00
4	Foundation access, R112B-ADDG: Living Room		1		EA	100.0%	100.00%	\$154.52	\$155.00
5	Block foundation - parged, R120H: Addition Attic Space		67		SF	100.0%	100.00%	\$14.27	\$956.00
6	Concrete foundation repair allowance, WE1A-ADDE: Addition Foundation		92		SF	100.0%	100.00%	\$21.16	\$1,947.00
7	Foundation vent, WE1A-ADDE: Addition Foundation		6		EA	100.0%	100.00%	\$154.52	\$927.00
8	Block foundation - tuck pointing, EA5B-ADDG: Exterior		63		SF	100.0%	100.00%	\$6.69	\$421.00
9	Block foundation - tuck pointing, RE2L-ADDG - Front Porch		28		SF	100.0%	100.00%	\$6.69	\$187.00
10	Foundation vent, RE2L-ADDG - Front Porch		1		EA	100.0%	100.00%	\$154.52	\$155.00
11	Block foundation - tuck pointing, R117K-ADDG - Interior		67		SF	100.0%	100.00%	\$6.69	\$448.00
12	Foundation vent, R117K-ADDG - Interior		2		EA	100.0%	100.00%	\$154.52	\$309.00
13	Block foundation - parged, R133N-ADDS - Addition Roof		27		SF	100.0%	100.00%	\$14.27	\$385.00
14	Brick tuck-pointing, R133N-ADDS - Interior		180		SF	100.0%	100.00%	\$19.37	\$3,487.00
15	Block foundation - parged, R137J-ADDE: Fam. Rm., Bath, Laundry		46		SF	100.0%	100.00%	\$14.27	\$656.00
16	Foundation access door, R137J-ADDE: Fam. Rm., Bath, Laundry		1		EA	100.0%	100.00%	\$154.52	\$155.00
17	Brick tuck-pointing, R137J-ADDE: Fam. Rm., Bath, Laundry		338		SF	100.0%	100.00%	\$19.37	\$6,547.00
18	Block foundation - tuck pointing, R146C-ADDG Liv. Rm., Bath, Laundry		118		SF	100.0%	100.00%	\$6.69	\$789.00
19	Block foundation - parged, R144G-ADDG: Exterior		42		SF	100.0%	100.00%	\$14.27	\$599.00
20	Foundation vent, R113V-ADDE: Exterior		1		EA	100.0%	100.00%	\$154.52	\$155.00
21	Brick tuck-pointing, R113V-ADDE: Exterior		414		SF	100.0%	100.00%	\$19.37	\$8,019.00



Greenbelt Homes Building Additions

22	Wood pier foundation, RI51F-ADDG: Addition	192	SF	100.0%	100.00%	\$12.96	\$2,488.00
23	Block foundation - parged, PL12K-ADDG: Foundation	56	SF	100.0%	100.00%	\$14.27	\$799.00
24	Block foundation - parged, LA11A-ADDE: Foundation	36	SF	100.0%	100.00%	\$14.27	\$514.00
25	Foundation vent, LA11A-ADDE: Foundation	1	EA	100.0%	100.00%	\$154.52	\$155.00
26	Block foundation - tuck pointing, RI21A-ADDE: Foundation	25	SF	100.0%	100.00%	\$6.69	\$167.00
27	Foundation vent, RI21A-ADDE: Foundation	1	EA	100.0%	100.00%	\$154.52	\$155.00
28	Wood pier foundation, RI17H-ADDG: Addition	240	SF	100.0%	100.00%	\$12.96	\$3,110.00
29	Foundation vent, RI17H-ADDG: Addition	0	EA	100.0%	100.00%	\$154.52	\$0.00
30	Concrete slab repair, RI17H-ADDG: Screened Porch	124	SF	100.0%	100.00%	\$35.79	\$4,438.00
31	Block foundation - tuck pointing, RI34J-ADDG: Foundation	52	SF	100.0%	100.00%	\$6.69	\$348.00
32	Block foundation - tuck pointing, RI50DADDG: Exterior	115	SF	100.0%	100.00%	\$6.69	\$769.00
33	Foundation vent, RI50DADDG: Foundation	3	EA	100.0%	100.00%	\$154.52	\$464.00
34	Block foundation - parged, LA14M-ADDG: Foundation	56	SF	100.0%	100.00%	\$14.27	\$799.00
35	Block foundation - parged, CR3H-ADDG: Foundation	50	SF	100.0%	100.00%	\$14.27	\$714.00
36	Foundation vent, CR3H-ADDG: Foundation	2	EA	100.0%	100.00%	\$154.52	\$309.00
37	Block foundation - tuck pointing, RI44K-ADDG: Foundation	48	SF	100.0%	100.00%	\$6.69	\$321.00
38	Block foundation - tuck pointing, RI36H-ADDG: Foundation	30	SF	100.0%	100.00%	\$6.69	\$201.00
39	Foundation vent, RI36H-ADDG: Foundation	1	EA	100.0%	100.00%	\$154.52	\$155.00
40	Block foundation - tuck pointing, SO2H-ADDS: Foundation	44	SF	100.0%	100.00%	\$6.69	\$294.00
41	Foundation vent, SO2H-ADDS: Foundation	1	EA	100.0%	100.00%	\$154.52	\$155.00
42	Concrete slab repair, SO2H-ADDG	297	SF	100.0%	100.00%	\$35.79	\$10,630.00
43	Concrete slab repair, RI21P-ADDS: Addition, 1st floor	240	SF	100.0%	100.00%	\$35.79	\$8,590.00
44	Block foundation - tuck pointing, RI58E-ADDG: Foundation	80	SF	100.0%	100.00%	\$6.69	\$535.00
45	Foundation vent, RI58E-ADDG: Foundation	1	EA	100.0%	100.00%	\$154.52	\$155.00
46	Block foundation - parged, RI71E-ADDG: Foundation	54	SF	100.0%	100.00%	\$14.27	\$771.00
47	Block foundation - tuck pointing, RI71H-ADDE: Foundation	62	SF	100.0%	100.00%	\$6.69	\$415.00
48	Foundation vent, RI71H-ADDE: Foundation	2	EA	100.0%	100.00%	\$154.52	\$309.00
49	Block foundation - tuck pointing, LA11M-ADDG: Foundation	40	SF	100.0%	100.00%	\$6.69	\$268.00
50	Foundation vent, LA11M-ADDG: Foundation	1	EA	100.0%	100.00%	\$154.52	\$155.00

**Greenbelt Homes Building Additions**

51	Block foundation - parged, RI24L-ADDG: Foundation	45	SF	100.0%	100.00%	\$14.27	\$642.00
52	Foundation vent, RI24L-ADDG: Foundation	1	EA	100.0%	100.00%	\$154.52	\$155.00
53	Block foundation - parged, RI58C-ADDS1: Den Foundation	136	SF	100.0%	100.00%	\$6.69	\$910.00
54	Foundation vent, RI58C-ADDS1: Den Foundation	1	EA	100.0%	100.00%	\$154.52	\$155.00
55	Concrete slab repair, SO11A-ADDS: Addition	112	SF	100.0%	100.00%	\$35.79	\$4,008.00
56	Block foundation - tuck pointing, RE7R-ADDG: Foundation	88	SF	100.0%	100.00%	\$6.69	\$589.00
57	Brick foundation & chimney- tuck pointing, HI9A-ADDE: Addition	160	SF	100.0%	100.00%	\$19.37	\$3,099.00
58	Brick foundation & cladding- tuck pointing, RI45N-ADDG: Exterior	95	SF	100.0%	100.00%	\$19.37	\$1,840.00
59	Block foundation - parged, LA15C--ADDG: Foundation	40	SF	100.0%	100.00%	\$14.27	\$571.00
60	Foundation vent, LA15C--ADDG: Foundation	3	EA	100.0%	100.00%	\$154.52	\$464.00
61	Foundation vent, EA5B-ADDG: Exterior	1	EA	100.0%	100.00%	\$154.52	\$155.00
62	Foundation vent, RI46C-ADDG Liv. Rm., Bath, Laundry	2	EA	100.0%	100.00%	\$154.52	\$309.00
63	Concrete slab repair, CR6B-ADDG Exterior	156	SF	100.0%	100.00%	\$9.23	\$1,440.00
64	Screened porch structure, RI17H-ADDG: Screened Porch	124	SF	100.0%	100.00%	\$25.59	\$3,173.00
65	Wood deck-type foundation, RI19L-ADDG: Addition	240	SF	100.0%	100.00%	\$12.96	\$3,110.00
66	Interior access hatch in floor, RI34J-ADDG: Living Room	1	EA	100.0%	100.00%	\$2,013.59	\$2,014.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$0.00	2024	\$0.00	2025	\$0.00
2026	\$0.00	2027	\$0.00	2028	\$0.00
2029	\$0.00	2030	\$0.00	2031	\$0.00
2032	\$0.00	2033	\$0.00	2034	\$0.00
2035	\$0.00	2036	\$0.00	2037	\$0.00
2038	\$0.00	2039	\$0.00	2040	\$0.00
2041	\$0.00	2042	\$0.00	2043	\$0.00
2044	\$0.00	2045	\$0.00	2046	\$0.00
2047	\$0.00	2048	\$0.00	2049	\$0.00
2050	\$0.00	2051	\$0.00	2052	\$0.00

**Greenbelt Homes Building Additions**

2053	\$0.00	2054	\$0.00	2055	\$0.00
2056	\$0.00	2057	\$0.00	2058	\$0.00
2059	\$0.00	2060	\$0.00	2061	\$0.00
2062	\$0.00	2063	\$0.00	2064	\$0.00
2065	\$0.00	2066	\$0.00	2067	\$0.00
2068	\$0.00	2069	\$0.00	2070	\$0.00
2071	\$0.00	2072	\$0.00		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit) / (100 Year average life) / (40 units) = .00025% x Unit Cost x Quantity. Quantity is based on the number of Exterior Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23)

**On 8/23/2023 By Douglas Greene, DMA Reserves**

Client Responsibility was changed from 100% to 0%.

**On 8/23/2023 By Douglas Greene, DMA Reserves**

Work of this type would be accomplished as part of the overall house maintenance under the Master Reserves.

Greenbelt Homes Building Additions

001.000.0007 Decks and Railings All Additions

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	731	ADD	0.1%	0.00%	\$5,721.00	\$0.00

Detail of components within the assembly:

1	Metal railing w/ pickets, RE2L-ADDG - Interior	22	LF	100.0%	100.00%	\$72.89	\$1,604.00
2	Deck structure, CR3H-ADDG: Attached Porch	180	SF	100.0%	100.00%	\$12.96	\$2,333.00
3	Deck railing, CR3H-ADDG: Attached Porch	34	LF	100.0%	100.00%	\$52.47	\$1,784.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$0.00	2024	\$0.00	2025	\$0.00
2026	\$0.00	2027	\$0.00	2028	\$0.00
2029	\$0.00	2030	\$0.00	2031	\$0.00
2032	\$0.00	2033	\$0.00	2034	\$0.00
2035	\$0.00	2036	\$0.00	2037	\$0.00
2038	\$0.00	2039	\$0.00	2040	\$0.00
2041	\$0.00	2042	\$0.00	2043	\$0.00
2044	\$0.00	2045	\$0.00	2046	\$0.00
2047	\$0.00	2048	\$0.00	2049	\$0.00
2050	\$0.00	2051	\$0.00	2052	\$0.00
2053	\$0.00	2054	\$0.00	2055	\$0.00
2056	\$0.00	2057	\$0.00	2058	\$0.00
2059	\$0.00	2060	\$0.00	2061	\$0.00
2062	\$0.00	2063	\$0.00	2064	\$0.00
2065	\$0.00	2066	\$0.00	2067	\$0.00
2068	\$0.00	2069	\$0.00	2070	\$0.00
2071	\$0.00	2072	\$0.00		

On 7/18/2023 By Douglas Greene, DMA Reserves

Replacement cost allowance per year = (1 Unit) / (20 Year average life) / (40 units) = .125% x Unit Cost x Quantity. Quantity is based on the number of Exterior Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23)

**Greenbelt Homes Building Additions**

- On 8/23/2023 By Douglas Greene, DMA Reserves**  
Client Responsibility was changed from 100% to 0%.
- On 8/23/2023 By Douglas Greene, DMA Reserves**  
Decks do not fall under the Addition Maintenance Program.

Greenbelt Homes Building Additions

<b>001.000.0008</b>	<b>Prefab Sunrooms</b>	<b>All Additions</b>
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**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	731	ADD	0.0%	100.00%	\$25,533.00	\$0.00

**Detail of components within the assembly:**

1	Sunroom enclosure, RI21P-ADDS: Sunroom	144	GSF	100.0%	100.00%	\$177.31	\$25,533.00
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**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$0.00	2024	\$0.00	2025	\$0.00
2026	\$0.00	2027	\$0.00	2028	\$0.00
2029	\$0.00	2030	\$0.00	2031	\$0.00
2032	\$0.00	2033	\$0.00	2034	\$0.00
2035	\$0.00	2036	\$0.00	2037	\$0.00
2038	\$0.00	2039	\$0.00	2040	\$0.00
2041	\$0.00	2042	\$0.00	2043	\$0.00
2044	\$0.00	2045	\$0.00	2046	\$0.00
2047	\$0.00	2048	\$0.00	2049	\$0.00
2050	\$0.00	2051	\$0.00	2052	\$0.00
2053	\$0.00	2054	\$0.00	2055	\$0.00
2056	\$0.00	2057	\$0.00	2058	\$0.00
2059	\$0.00	2060	\$0.00	2061	\$0.00
2062	\$0.00	2063	\$0.00	2064	\$0.00
2065	\$0.00	2066	\$0.00	2067	\$0.00
2068	\$0.00	2069	\$0.00	2070	\$0.00
2071	\$0.00	2072	\$0.00		

On 7/18/2023 By Douglas Greene, DMA Reserves

Only one unit was listed as a pre-fab sunroom out of 731 exterior additions. We have determined this to be statistically insignificant and are not including a cost attributed to this component.

**Total for 001.000 ALL ADDITIONS \$342,613.00**

Greenbelt Homes Building Additions

002.000 HEATED ADDITIONS ONLY

Greenbelt Homes Building Additions

<b>002.000.0001</b>	<b>Windows and Sliding Doors</b>					<b>Heated Additions</b>				
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**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	40	1	35	2058	12	ADD	20.0%	100.00%	\$210,181.00	\$492,874.00

**Detail of components within the assembly:**

1	Metal-clad wood casement window, RI5A-ADDG: Living / Bath				5	EA	100.0%	100.00%	\$762.97	\$3,815.00
2	Metal-clad wood picture window, RI5A-ADDG: Living				12	SF	100.0%	100.00%	\$33.20	\$398.00
3	Metal clad sliding glass door, RI5A-ADDG: Living				1	PR	100.0%	100.00%	\$3,256.44	\$3,256.00
4	Vinyl sliding window 5' x 5', SO4E-ADDE: Office				2	EA	100.0%	100.00%	\$806.81	\$1,614.00
5	Vinyl sliding window 3'-6" x 5', SO4E-ADDE: Office				1	EA	100.0%	100.00%	\$806.81	\$807.00
6	Vinyl sliding window 2' x 2', SO4E-ADDE: Bathroom				1	EA	100.0%	100.00%	\$806.81	\$807.00
7	Vinyl sliding window 4' x 5', SO4E-ADDE: Family				2	EA	100.0%	100.00%	\$806.81	\$1,614.00
8	Aluminum sliding window, RI12B-ADDG: Living Room				2	EA	100.0%	100.00%	\$887.16	\$1,774.00
9	Aluminum sliding glass door, RI12B-ADDG: Living Room				1	PR	100.0%	100.00%	\$3,256.44	\$3,256.00
10	Vinyl double hung window w/ integral blinds, RI20H: Addition Attic Space				2	EA	100.0%	100.00%	\$806.81	\$1,614.00
11	Vinyl sliding glass door, RI20H: Addition Attic Space				1	PR	100.0%	100.00%	\$3,256.44	\$3,256.00
12	Metal-clad wood casement window, WE1A-ADDE: Family Room, Bath, Entry, Laundry, Bedrooms				15	EA	100.0%	100.00%	\$762.97	\$11,445.00
13	Vinyl sliding window 3'-6" x 4', EA5B-ADDG: Living				2	EA	100.0%	100.00%	\$806.81	\$1,614.00
14	Vinyl sliding window 5'-6" x 4', EA5B-ADDG: Bedroom				1	EA	100.0%	100.00%	\$806.81	\$807.00
15	Vinyl sliding window 2'-3" x 4', RE2L-ADDG - Addition Interior				4	EA	100.0%	100.00%	\$806.81	\$3,227.00
16	Vinyl sliding window 3'- x 1'-10", RI17K-ADDG - Addition Roof				2	EA	100.0%	100.00%	\$806.81	\$1,614.00
17	Vinyl sliding window 3'-10" x 1'-10", RI17K-ADDG - Addition Roof				2	EA	100.0%	100.00%	\$806.81	\$1,614.00
18	Vinyl sliding window 3'-10" x 4'-6", RI17K-ADDG - Addition Roof				1	EA	100.0%	100.00%	\$806.81	\$807.00
19	Vinyl picture window 3'-10" x 3'-10", RI17K-ADDG - Addition Roof				15	SF	100.0%	100.00%	\$81.47	\$1,222.00
20	Vinyl sliding window 1'-4" x 4', RI37J-ADDE: Family Room, Bath				2	EA	100.0%	100.00%	\$806.81	\$1,614.00



## Greenbelt Homes Building Additions

21	Vinyl picture window 2'-8" x 4', RI37J-ADDE: Family Room, Bath	11	SF	100.0%	100.00%	\$81.47	\$896.00
22	Vinyl sliding window 2' x 3', RI37J-ADDE: Crawlspace	1	EA	100.0%	100.00%	\$806.81	\$807.00
23	Vinyl sliding window 3' x 4', RI46C-ADDG Bath	2	EA	100.0%	100.00%	\$806.81	\$1,614.00
24	Block foundation - parged, RI5A-ADDG: Foundation	55	SF	100.0%	100.00%	\$14.27	\$785.00
25	Foundation vent, RI5A-ADDG: Foundation	3	EA	100.0%	100.00%	\$154.52	\$464.00
26	Fiberglass insulation, RI5A-ADDG: Crawlspace	378	SF	100.0%	100.00%	\$8.84	\$3,342.00
27	Vinyl sliding window 1'-4" x 4', CR6B-ADDG Exterior	2	EA	100.0%	100.00%	\$806.81	\$1,614.00
28	Vinyl sliding glass door, CR6B-ADDG Exterior	1	PR	100.0%	100.00%	\$3,256.44	\$3,256.00
29	Vinyl picture window 2'-8" x 4', CR6B-ADDG Exterior	11	SF	100.0%	100.00%	\$81.47	\$896.00
30	Vinyl clad wood double hung window 3' x 4', RI44G-ADDG: Library & BR Extension	5	EA	100.0%	100.00%	\$858.68	\$4,293.00
31	Vinyl double hung window 2'-8" x 3'-6", RI13V-ADDE: Living Room	2	EA	100.0%	100.00%	\$806.81	\$1,614.00
32	Vinyl double hung window 2'-8" x 4', RI51F-ADDG: Office, Bedrooms	6	EA	100.0%	100.00%	\$858.68	\$5,152.00
33	Vinyl sliding window 3' x 4', LA11A-ADDE: Kitchen	1	EA	100.0%	100.00%	\$806.81	\$807.00
34	Vinyl sliding window 2'-8" x 3', LA11A-ADDE: Kitchen, Bedrooms	3	EA	100.0%	100.00%	\$806.81	\$2,420.00
35	Vinyl sliding window 2'-8" x 4', LA11A-ADDE: Bedroom	1	EA	100.0%	100.00%	\$806.81	\$807.00
36	Vinyl sliding window 1'-8" x 3', LA11A-ADDE: Bedrooms	4	EA	100.0%	100.00%	\$806.81	\$3,227.00
37	Vinyl sliding window 3'-3" x 3', RI21A-ADDE: Addition	1	EA	100.0%	100.00%	\$806.81	\$807.00
38	Vinyl casement window 2'-3" x 3', RI21A-ADDE: Addition	1	EA	100.0%	100.00%	\$762.97	\$763.00
39	Vinyl sliding window 1'-6" x 4'-3", RI17H-ADDG: Addition	2	EA	100.0%	100.00%	\$1,259.54	\$2,519.00
40	Vinyl picture window 2'-6" x 4'-3", RI17H-ADDG: Addition	11	SF	100.0%	100.00%	\$81.47	\$896.00
41	Vinyl sliding glass door, RI17H-ADDG: Addition	1	PR	100.0%	100.00%	\$3,256.44	\$3,256.00
42	Aluminum sliding glass door, RI19L-ADDG: Addition	3	PR	100.0%	100.00%	\$1,851.64	\$5,555.00
43	Wood double hung window 2'-8" x 3'-6", RI34J-ADDG: Bedroom	3	EA	100.0%	100.00%	\$858.68	\$2,576.00
44	Wood double hung window 2' x 3'-6", RI34J-ADDG: Bedroom	2	EA	100.0%	100.00%	\$858.68	\$1,717.00
45	Wood double hung window 2'-6" x 4', RI34J-ADDG: Living Room	3	EA	100.0%	100.00%	\$858.68	\$2,576.00

## Greenbelt Homes Building Additions

46	Wood double hung window 2'-8" x 3', RI34J-ADDG: Living Room	2	EA	100.0%	100.00%	\$858.68	\$1,717.00
47	Vinyl double hung window 3' x 4', RI50DADDG: Addition	4	EA	100.0%	100.00%	\$806.81	\$3,227.00
48	Aluminum double hung window 2'-8" x 4', LA14M- ADDG: Bedroom, Mbat	4	EA	100.0%	100.00%	\$1,168.76	\$4,675.00
49	Wood window, fixed, 1/2 round, LA14M-ADDG: Bedroom	3	SF	100.0%	100.00%	\$265.37	\$796.00
50	Vinyl sliding window 4'-3" x 3'-8", CR3H-ADDG: Addition	1	EA	100.0%	100.00%	\$1,259.54	\$1,260.00
51	Aluminum double hung window 3' x 4', RI44K-ADDG: Bedroom	2	EA	100.0%	100.00%	\$1,168.76	\$2,338.00
52	Aluminum casement window 1'-6" x 5, RI44K-ADDG: Bedroom	1	EA	100.0%	100.00%	\$762.97	\$763.00
53	Vinyl casement window 1'-6" x 5, RI44K-ADDG: Family Room	2	EA	100.0%	100.00%	\$762.97	\$1,526.00
54	Vinyl picture window 4' x 5', RI44K-ADDG: Family Room	20	SF	100.0%	100.00%	\$168.38	\$3,368.00
55	Vinyl double hung window 2'-8" x 4', RI36H-ADDG: Living Room	4	EA	100.0%	100.00%	\$806.81	\$3,227.00
56	Vinyl sliding window 3' x 3', SO2H-ADDS	2	EA	100.0%	100.00%	\$2,033.17	\$4,066.00
57	Aluminum sliding window 4' x 5', RI21P-ADDS: Living Room	2	EA	100.0%	100.00%	\$887.16	\$1,774.00
58	Aluminum sliding window 3' x 3', RI21P-ADDS: Office	1	EA	100.0%	100.00%	\$887.16	\$887.00
59	sliding glass door, RI21P-ADDS: Living Room	1	PR	100.0%	100.00%	\$1,851.64	\$1,852.00
60	Sunroom window, RI21P-ADDS: Sunroom	35	GSF	100.0%	100.00%	\$177.31	\$6,206.00
61	Metal clad wood dbl hung window 3' x 4', RI71E- ADDG: Bedroom, Living Room	8	EA	100.0%	100.00%	\$841.46	\$6,732.00
62	Vapor barrier, RI5A-ADDG: Crawlspace	378	SF	100.0%	100.00%	\$3.23	\$1,221.00
63	Demo EDPM membrane roofing, RI5A-ADDE: Main Roof	4	SQ	100.0%	100.00%	\$193.33	\$773.00
64	EDPM membrane roof, RI5A-ADDG: Main Roof	4	SQ	100.0%	100.00%	\$783.73	\$3,135.00
65	Aluminum flashing, RI5A-ADDG: Main Roof	27	SF	100.0%	100.00%	\$9.81	\$265.00
66	Vinyl casement window 1'-8" x 3'-8", RI71H-ADDE: Addition	3	EA	100.0%	100.00%	\$762.97	\$2,289.00
67	Vinyl double hung window 3' x 4', RI71H-ADDE: Addition	2	EA	100.0%	100.00%	\$806.81	\$1,614.00
68	Vinyl sliding window 2'-8" x 5', LA11M-ADDG: Living Room	2	EA	100.0%	100.00%	\$1,259.54	\$2,519.00

## Greenbelt Homes Building Additions

69	Vinyl sliding window 2'-8" x 5', RI24L-ADDG: Living Room	1	EA	100.0%	100.00%	\$1,259.54	\$1,260.00
70	Vinyl double hung window 1'-4" x 3'-8", SO11A-ADDS: Breakfast Room	2	EA	100.0%	100.00%	\$806.81	\$1,614.00
71	Vinyl picture window 2'-4" x 3'-8", SO11A-ADDS: Breakfast Room	9	SF	100.0%	100.00%	\$168.38	\$1,515.00
72	Vinyl double hung window 3' x 4'-6", RE7R-ADDG: Bedroom, Den	4	EA	100.0%	100.00%	\$806.81	\$3,227.00
73	Vinyl double hung window 2'-6" x 4'-6", RE7R-ADDG: Bedroom	1	EA	100.0%	100.00%	\$806.81	\$807.00
74	Metal clad wood double hung 2'-6" x 4'-3", HI9A-ADDE: Bedrooms	4	EA	100.0%	100.00%	\$841.46	\$3,366.00
75	Metal clad wood double hung 2'-6" x 6', HI9A-ADDE: Living Room	2	EA	100.0%	100.00%	\$841.46	\$1,683.00
76	Metal clad wood window, fixed 4' x 4'-6", HI9A-ADDE: Piano Room	1	EA	100.0%	100.00%	\$1,309.19	\$1,309.00
77	Metal clad wood casement 1'-6" x 3'-6", RI45N-ADDG: Den, Bath	7	EA	100.0%	100.00%	\$762.97	\$5,341.00
78	Vinyl double hung window 2'-8" x 4', SO10A-ADDE: Addition	5	EA	100.0%	100.00%	\$806.81	\$4,034.00
79	Aluminum double hung window 2' x 4', LA15C--ADDG: Roof	2	EA	100.0%	100.00%	\$1,168.76	\$2,338.00
80	Vinyl double hung window 3' x 4', RI58E-ADDG: Living Room	2	EA	100.0%	100.00%	\$806.81	\$1,614.00
81	Wood double hung window 1'-6" x 5', LA14M-ADDG: Living Room	2	EA	100.0%	100.00%	\$858.68	\$1,717.00
82	Wood picture window 4' x 5', LA14M-ADDG: Living Room	20	SF	100.0%	100.00%	\$168.38	\$3,368.00
83	Vinyl sliding window 1'-6" x 5', LA14M-ADDG: Living Room	1	EA	100.0%	100.00%	\$1,259.54	\$1,260.00
84	sliding glass door, LA14M-ADDG: Living Room	3	PR	100.0%	100.00%	\$1,851.64	\$5,555.00
85	Wood window, fixed, RI34J-ADDG: Bedroom	21	SF	100.0%	100.00%	\$265.37	\$5,573.00
86	Aluminum double hung storm windows, RI34J-ADDG: Addition	10	EA	100.0%	100.00%	\$241.10	\$2,411.00
87	Aluminum sliding window 3'-9" x 4', RI58C-ADDS1: Den	2	EA	100.0%	100.00%	\$887.16	\$1,774.00
88	Wood window, fixed, RE7R-ADDG: Bedroom	6	SF	100.0%	100.00%	\$265.37	\$1,592.00
89	Vinyl sliding glass door, RE7R-ADDS: Living Room	1	PR	100.0%	100.00%	\$2,996.29	\$2,996.00
90	Metal clad octagonal window, casement, HI9A-ADDE: Bathroom	1	EA	100.0%	100.00%	\$762.97	\$763.00

**Greenbelt Homes Building Additions**

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2058	\$1,152,215.14	2059	\$1,171,111.47	2060	\$1,189,966.36
2061	\$1,208,886.83	2062	\$1,227,745.46		

Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2063	2064	2065	2066	2067	2068	2069	2070	2071
2072								

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Last In-Service Year was changed from 2023 to 2018.

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Estimated Useful Life was changed from 1 to 40.

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Estimated Useful Life was changed from 40 to 30.

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Replacement Percent was changed from 0.0625% to 75%.

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Replacement Percent was changed from 75% to 25%.

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Replacement Percent was changed from 25% to 75%.

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Replacement Interval was changed from 1 to 40.

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Estimated Useful Life was changed from 30 to 34.

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Replacement Percent was changed from 75% to 85%.

**On 8/23/2023 By Douglas Greene, DMA Reserves**  
Component Quantity was changed from 469 to 11.725.

**Greenbelt Homes Building Additions**

- On 8/23/2023 By Douglas Greene, DMA Reserves**  
40 additions divided into 469 heated additions = 11.725 multiplier times the cost of windows and sliding doors in the sample.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
Replacement Percent was changed from 85% to 100%.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
Estimated Useful Life was changed from 34 to 40.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
Client Responsibility was changed from 100% to 33%.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
Replacement Interval was changed from 40 to 1.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
Replacement Percent was changed from 100% to 33%.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
Replacement Percent was changed from 33% to 20%.
- On 8/24/2023 By Douglas Greene, DMA Reserves**  
Client Responsibility was changed from 33% to 100%.

Greenbelt Homes Building Additions

002.000.0002		Insulation and Vapor Barriers				Heated Additions				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	469	ADD	0.1%	100.00%	\$39,946.10	\$9,367.00
<b><u>Detail of components within the assembly:</u></b>										
1	Fiberglass insulation, RI5A-ADDG: Addition Attic Space				378	SF	100.0%	100.00%	\$8.84	\$3,342.00
2	Fiberglass insulation, RI5A-ADDG: Addition Wall Space				640	SF	100.0%	100.00%	\$8.84	\$5,658.00
3	Fiberglass insulation, RI5A-ADDG: Crawlspace				330	SF	100.0%	100.00%	\$8.84	\$2,917.00
4	Vapor barrier, RI5A-ADDG: Crawlspace				330	SF	100.0%	100.00%	\$3.23	\$1,066.00
5	Fiberglass insulation, SO4E-ADDE: Crawlspace				496	SF	100.0%	100.00%	\$8.84	\$4,385.00
6	Vapor barrier, SO4E-ADDE: Crawlspace				496	SF	100.0%	100.00%	\$3.23	\$1,602.00
7	Foam board insulation, SO4E-ADDE: Crawlspace				496	SF	100.0%	100.00%	\$3.25	\$1,612.00
8	Fiberglass insulation, SO4E-ADDE: Addition Attic Space				496	SF	100.0%	100.00%	\$8.84	\$4,385.00
9	Fiberglass insulation, SO4E-ADDG: Addition Wall Space				512	SF	100.0%	100.00%	\$8.84	\$4,526.00
10	Fiberglass insulation, SO4E-ADDE: Attic				496	SF	100.0%	100.00%	\$8.84	\$4,385.00
11	Fiberglass insulation, RI12B-ADDG: Addition Attic Space				330	SF	100.0%	100.00%	\$8.84	\$2,917.00
12	Fiberglass insulation, RI12B-ADDG: Addition Wall Space				432	SF	100.0%	100.00%	\$8.84	\$3,819.00
13	Fiberglass insulation, RI20H-ADDG: Family Room				295	SF	100.0%	100.00%	\$8.84	\$2,608.00
14	Vapor barrier, RI20H-ADDG: Family Room				295	SF	100.0%	100.00%	\$3.23	\$953.00
15	Fiberglass insulation, RI20H-ADDG				330	SF	100.0%	100.00%	\$8.84	\$2,917.00
16	Fiberglass insulation, RI20H-ADDG: Crawlspace				576	SF	100.0%	100.00%	\$8.84	\$5,092.00
17	F17 fiberglass insulation, WE1A-ADDE: Addition Crawlspace				0	SF	100.0%	100.00%	\$8.84	\$0.00
18	Vapor barrier, WE1A-ADDE: Addition Crawlspace				0	SF	100.0%	100.00%	\$3.23	\$0.00
19	Foam board insulation, WE1A-ADDE: Addition Crawlspace				230	SF	100.0%	100.00%	\$3.25	\$748.00
20	Fiberglass insulation, WE1A-ADDE: Addition Attic Space				469	SF	100.0%	100.00%	\$8.84	\$4,146.00
21	Fiberglass insulation, WE1A-ADDG: Addition Wall Space				1952	SF	100.0%	100.00%	\$8.84	\$17,256.00

## Greenbelt Homes Building Additions

22	Fiberglass insulation, EA5B-ADDG: Crawlspace	427	SF	100.0%	100.00%	\$8.84	\$3,775.00
23	Vapor barrier, EA5B-ADDG: Crawlspace	427	SF	100.0%	100.00%	\$3.23	\$1,379.00
24	Spray foam insulation, EA5B-MAIN: Crawlspace Main	0	SF	100.0%	100.00%	\$8.84	\$0.00
25	Fiberglass insulation, EA5B-ADDE: Addition Attic Space	427	SF	100.0%	100.00%	\$8.84	\$3,775.00
26	Fiberglass insulation, EA5B-ADDG: Addition Wall Space	1952	SF	100.0%	100.00%	\$8.84	\$17,256.00
27	Fiberglass insulation, RE2L-ADDG - Exterior	240	SF	100.0%	100.00%	\$8.84	\$2,122.00
28	Fiberglass insulation, RE2L-ADDG	240	SF	100.0%	100.00%	\$8.84	\$2,122.00
29	Fiberglass insulation, RE2L: Addition Attic Space	528	SF	100.0%	100.00%	\$8.84	\$4,668.00
30	Fiberglass insulation, RI33N-ADDS - Addition Roof	0	SF	100.0%	100.00%	\$8.84	\$0.00
31	Vapor barrier, RI33N-ADDS - Exterior	40	SF	100.0%	100.00%	\$3.23	\$129.00
32	Spray foam insulation, RI33N-ADDS - Exterior	36	SF	100.0%	100.00%	\$8.84	\$318.00
33	Fiberglass insulation, RI33N-ADDS	224	SF	100.0%	100.00%	\$8.84	\$1,980.00
34	Fiberglass insulation, RI33N-ADDG: Addition Wall Space	40	SF	100.0%	100.00%	\$8.84	\$354.00
35	Fiberglass insulation, RI37J-ADDE: Exterior	360	SF	100.0%	100.00%	\$8.84	\$3,182.00
36	Fiberglass insulation, RI17K-ADDG - Exterior	304	SF	100.0%	100.00%	\$8.84	\$2,687.00
37	Vapor barrier, RI17K-ADDG - Exterior	304	SF	100.0%	100.00%	\$3.23	\$982.00
38	Foam board insulation, RI17K-ADDG - Exterior	100	SF	100.0%	100.00%	\$3.25	\$325.00
39	Fiberglass insulation, RI17K-ADDG	304	SF	100.0%	100.00%	\$8.84	\$2,687.00
40	Fiberglass insulation, RI17K: Addition Attic Space	608	SF	100.0%	100.00%	\$8.84	\$5,375.00
41	Vapor barrier, RI37J-ADDE: Exterior	360	SF	100.0%	100.00%	\$3.23	\$1,163.00
42	Vapor barrier, RE2L-ADDG - Exterior	240	SF	100.0%	100.00%	\$3.23	\$775.00
43	Fiberglass insulation, RI46C-ADDG Exterior	264	SF	100.0%	100.00%	\$8.84	\$2,334.00
44	Vapor barrier, RI46C-ADDG Exterior	264	SF	100.0%	100.00%	\$3.23	\$853.00
45	Fiberglass insulation, RI46C-ADDG	264	SF	100.0%	100.00%	\$8.84	\$2,334.00
46	Fiberglass insulation, RI46C: Addition Attic Space	560	SF	100.0%	100.00%	\$8.84	\$4,950.00
47	Fiberglass insulation, CR6B-ADDG	156	SF	100.0%	100.00%	\$8.84	\$1,379.00
48	Fiberglass insulation, CR6B: Addition Attic Space	416	SF	100.0%	100.00%	\$8.84	\$3,677.00
49	Fiberglass insulation, RI44G-ADDG: Crawlspace	240	SF	100.0%	100.00%	\$8.84	\$2,122.00
50	Fiberglass insulation, RI13V-ADDE: Crawlspace	360	SF	100.0%	100.00%	\$8.84	\$3,182.00
51	Vapor barrier, RI13V-ADDE: Crawlspace	360	SF	100.0%	100.00%	\$3.23	\$1,163.00
52	Foam board insulation, RI13V-ADDE: Crawlspace	112	SF	100.0%	100.00%	\$3.25	\$364.00
53	Fiberglass insulation, RI13V-ADDE: Roof	360	SF	100.0%	100.00%	\$8.84	\$3,182.00

Greenbelt Homes Building Additions

54	Fiberglass insulation, RI13V-ADDG: Addition Wall Space	608	SF	100.0%	100.00%	\$8.84	\$5,375.00
55	Fiberglass insulation, RI51F-ADDG: Crawlspace	192	SF	100.0%	100.00%	\$8.84	\$1,697.00
56	Vapor barrier, RI51F-ADDG: Crawlspace	192	SF	100.0%	100.00%	\$3.23	\$620.00
57	Fiberglass insulation, RI51F-ADDG: Exterior	192	SF	100.0%	100.00%	\$8.84	\$1,697.00
58	Fiberglass insulation, RI51F-ADDG: Addition Wall Space	768	SF	100.0%	100.00%	\$8.84	\$6,789.00
59	Fiberglass insulation, PL12K-ADDG: Crawlspace	204	SF	100.0%	100.00%	\$8.84	\$1,803.00
60	Vapor barrier, PL12K-ADDG: Crawlspace	204	SF	100.0%	100.00%	\$3.23	\$659.00
61	Fiberglass insulation, PL12K-ADDG: Roof	204	SF	100.0%	100.00%	\$8.84	\$1,803.00
62	Fiberglass insulation, PL12K-ADDG: Addition Wall Space	480	SF	100.0%	100.00%	\$8.84	\$4,243.00
63	Fiberglass insulation, LA11A-ADDE: Crawlspace	152	SF	100.0%	100.00%	\$8.84	\$1,344.00
64	Fiberglass insulation, LA11A-ADDE: Addition	152	SF	100.0%	100.00%	\$8.84	\$1,344.00
65	Fiberglass insulation, LA11A-ADDG: Addition Wall Space	832	SF	100.0%	100.00%	\$8.84	\$7,355.00
66	Fiberglass insulation, RI21A-ADDE: Crawlspace	156	SF	100.0%	100.00%	\$8.84	\$1,379.00
67	Vapor barrier, RI21A-ADDE: Crawlspace	156	SF	100.0%	100.00%	\$3.23	\$504.00
68	Fiberglass insulation, RI17H-ADDG: Crawlspace	240	SF	100.0%	100.00%	\$8.84	\$2,122.00
69	Fiberglass insulation, RI21A-ADDE: Roof	156	SF	100.0%	100.00%	\$8.84	\$1,379.00
70	Fiberglass insulation, RI21A-ADDE: Addition	200	SF	100.0%	100.00%	\$8.84	\$1,768.00
71	Vapor barrier, RI44G-ADDG: Crawlspace	240	SF	100.0%	100.00%	\$3.23	\$775.00
72	Vapor barrier, LA11A-ADDE: Crawlspace	152	SF	100.0%	100.00%	\$3.23	\$491.00
73	Vapor barrier, RI17H-ADDG: Crawlspace	240	SF	100.0%	100.00%	\$3.23	\$775.00
74	Foam board insulation, RI17H-ADDG: Crawlspace	0	SF	100.0%	100.00%	\$3.25	\$0.00
75	Fiberglass insulation, RI17H-ADDG: Addition	240	SF	100.0%	100.00%	\$8.84	\$2,122.00
76	Fiberglass insulation, RI17H-ADDG: Addition	160	SF	100.0%	100.00%	\$8.84	\$1,414.00
77	Fiberglass insulation, RI19L-ADDG: Crawlspace	240	SF	100.0%	100.00%	\$8.84	\$2,122.00
78	Vapor barrier, RI19L-ADDG: Crawlspace	0	SF	100.0%	100.00%	\$3.23	\$0.00
79	Fiberglass insulation, RI19L-ADDG: Addition	144	SF	100.0%	100.00%	\$8.84	\$1,273.00
80	Fiberglass insulation, RI19L-ADDG: Addition	288	SF	100.0%	100.00%	\$8.84	\$2,546.00
81	Fiberglass insulation, RI34J-ADDG: Foundation	180	SF	100.0%	100.00%	\$8.84	\$1,591.00
82	Vapor barrier, RI34J-ADDG: Foundation	180	SF	100.0%	100.00%	\$3.23	\$581.00
83	Fiberglass insulation, RI34J-ADDG: Addition	180	SF	100.0%	100.00%	\$8.84	\$1,591.00
84	Fiberglass insulation, RI34J-ADDG: Addition	624	SF	100.0%	100.00%	\$8.84	\$5,516.00
85	Fiberglass insulation, RI50DADDG: Crawlspace	264	SF	100.0%	100.00%	\$8.84	\$2,334.00



## Greenbelt Homes Building Additions

86	Vapor barrier, RI50DADDG: Crawlspace	264	SF	100.0%	100.00%	\$3.23	\$853.00
87	Fiberglass insulation, RI50DADDG: Roof	264	SF	100.0%	100.00%	\$8.84	\$2,334.00
88	Fiberglass insulation, RI50DADDG: Exterior	368	SF	100.0%	100.00%	\$8.84	\$3,253.00
89	Fiberglass insulation, LA14M-ADDG: Crawlspace	230	SF	100.0%	100.00%	\$8.84	\$2,033.00
90	Vapor barrier, LA14M-ADDG: Crawlspace	230	SF	100.0%	100.00%	\$3.23	\$743.00
91	Fiberglass insulation, LA14M-ADDG: Roof	230	SF	100.0%	100.00%	\$8.84	\$2,033.00
92	Fiberglass insulation, LA14M-ADDG: Addition	672	SF	100.0%	100.00%	\$8.84	\$5,940.00
93	Fiberglass insulation, CR3H-ADDG: Foundation	180	SF	100.0%	100.00%	\$8.84	\$1,591.00
94	Fiberglass insulation, CR3H-ADDG: Addition	304	SF	100.0%	100.00%	\$8.84	\$2,687.00
95	Vapor barrier, CR3H-ADDG: Foundation	180	SF	100.0%	100.00%	\$3.23	\$581.00
96	Fiberglass insulation, CR3H-ADDG: Roof	180	SF	100.0%	100.00%	\$8.84	\$1,591.00
97	Vinyl siding, old style, RI5A-ADDG: Exterior	335	SF	100.0%	100.00%	\$11.13	\$3,729.00
98	Fiberglass insulation, RI36H-ADDG: Crawlspace	264	SF	100.0%	100.00%	\$8.84	\$2,334.00
99	Vapor barrier, RI36H-ADDG: Crawlspace	264	SF	100.0%	100.00%	\$3.23	\$853.00
100	Fiberglass insulation, SO2H-ADDS: Foundation	126	SF	100.0%	100.00%	\$8.84	\$1,114.00
101	Vapor barrier, SO2H-ADDS: Foundation	126	SF	100.0%	100.00%	\$3.23	\$407.00
102	Fiberglass insulation, SO2H-ADDG: Roof	297	SF	100.0%	100.00%	\$8.84	\$2,625.00
103	Fiberglass insulation, SO2H-ADDG	392	SF	100.0%	100.00%	\$8.84	\$3,465.00
104	Fiberglass insulation, RI21P-ADDS: Addition, 1st floor	240	SF	100.0%	100.00%	\$8.84	\$2,122.00
105	Fiberglass insulation, RI21P-ADDS: Addition, 1st floor	488	SF	100.0%	100.00%	\$8.84	\$4,314.00
106	Fiberglass insulation, SO2H-ADDS: Roof	126	SF	100.0%	100.00%	\$8.84	\$1,114.00
107	Fiberglass insulation, SO2H-ADDS	256	SF	100.0%	100.00%	\$8.84	\$2,263.00
108	Fiberglass insulation, RI58E-ADDG: Crawlspace	192	SF	100.0%	100.00%	\$8.84	\$1,697.00
109	Vapor barrier, RI58E-ADDG: Crawlspace	192	SF	100.0%	100.00%	\$3.23	\$620.00
110	Fiberglass insulation, RI58E-ADDG: Roof	192	SF	100.0%	100.00%	\$8.84	\$1,697.00
111	Fiberglass insulation, RI71E-ADDG: Foundation	192	SF	100.0%	100.00%	\$8.84	\$1,697.00
112	Vapor barrier, RI71E-ADDG: Foundation	192	SF	100.0%	100.00%	\$3.23	\$620.00
113	Fiberglass insulation, RI71E-ADDG: Roof	192	SF	100.0%	100.00%	\$8.84	\$1,697.00
114	Fiberglass insulation, RI71E-ADDG: Roof	640	SF	100.0%	100.00%	\$8.84	\$5,658.00
115	Fiberglass insulation, RI71H-ADDE: Crawlspace	288	SF	100.0%	100.00%	\$8.84	\$2,546.00
116	Vapor barrier, RI71H-ADDE: Crawlspace	288	SF	100.0%	100.00%	\$3.23	\$930.00
117	Fiberglass insulation, RI71H-ADDE: Roof	288	SF	100.0%	100.00%	\$8.84	\$2,546.00
118	Fiberglass insulation, RI71H-ADDE: Roof	384	SF	100.0%	100.00%	\$8.84	\$3,395.00
119	Fiberglass insulation, LA11M-ADDG: Crawlspace	216	SF	100.0%	100.00%	\$8.84	\$1,909.00
120	Vapor barrier, LA11M-ADDG: Crawlspace	216	SF	100.0%	100.00%	\$3.23	\$698.00

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121	Foam board insulation, LA11M-ADDG: Crawlspace	0	SF	100.0%	100.00%	\$3.25	\$0.00
122	Fiberglass insulation, LA11M-ADDG: Roof	216	SF	100.0%	100.00%	\$8.84	\$1,909.00
123	Fiberglass insulation, LA11M-ADDG: Addition	336	SF	100.0%	100.00%	\$8.84	\$2,970.00
124	Fiberglass insulation, RI24L-ADDG: Crawlspace	140	SF	100.0%	100.00%	\$8.84	\$1,238.00
125	Vapor barrier, RI24L-ADDG: Crawlspace	140	SF	100.0%	100.00%	\$3.23	\$452.00
126	Fiberglass insulation, RI24L-ADDG: Roof	140	SF	100.0%	100.00%	\$8.84	\$1,238.00
127	Fiberglass insulation, RI24L-ADDG: Addition	272	SF	100.0%	100.00%	\$8.84	\$2,404.00
128	Fiberglass insulation, RI58C-ADDS1: Den/Kitchen Crawlspace	236	SF	100.0%	100.00%	\$8.84	\$2,086.00
129	Vapor barrier, RI58C-ADDS1: Den/Kitchen Crawlspace	236	SF	100.0%	100.00%	\$3.23	\$762.00
130	Fiberglass insulation, SO11A-ADDS: Roof	112	SF	100.0%	100.00%	\$8.84	\$990.00
131	Fiberglass insulation, SO11A-ADDS: Addition	240	SF	100.0%	100.00%	\$8.84	\$2,122.00
132	Fiberglass insulation, RE7R-ADDG: Foundation	224	SF	100.0%	100.00%	\$8.84	\$1,980.00
133	Vapor barrier, RE7R-ADDG: Foundation	224	SF	100.0%	100.00%	\$3.23	\$724.00
134	Fiberglass insulation, RI58C-ADDS1: Den	216	SF	100.0%	100.00%	\$8.84	\$1,909.00
135	Fiberglass insulation, RI58C-ADDS1: Addition Wall Space	432	SF	100.0%	100.00%	\$8.84	\$3,819.00
136	Fiberglass insulation, RE7R-ADDG: Addition	224	SF	100.0%	100.00%	\$8.84	\$1,980.00
137	Fiberglass insulation, RE7R-ADDG: Addition	704	SF	100.0%	100.00%	\$8.84	\$6,223.00
138	Fiberglass insulation, HI9A-ADDE: Crawlspace	374	SF	100.0%	100.00%	\$8.84	\$3,306.00
139	Fiberglass insulation, HI9A-ADDE: Addition Attic	374	SF	100.0%	100.00%	\$8.84	\$3,306.00
140	Fiberglass insulation, HI9A-ADDE: Addition	976	SF	100.0%	100.00%	\$8.84	\$8,628.00
141	Fiberglass insulation, RI45N-ADDG: Roof	300	SF	100.0%	100.00%	\$8.84	\$2,652.00
142	Fiberglass insulation, RI45N-ADDG: Den rear wall only	200	SF	100.0%	100.00%	\$8.84	\$1,768.00
143	Fiberglass insulation, SO10A-ADDE: Roof	432	SF	100.0%	100.00%	\$8.84	\$3,819.00
144	Fiberglass insulation, SO10A-ADDE: Roof	526	SF	100.0%	100.00%	\$8.84	\$4,650.00
145	Fiberglass insulation, LA15C--ADDG: Crawlspace	192	SF	100.0%	100.00%	\$8.84	\$1,697.00
146	Vapor barrier, LA15C--ADDG: Crawlspace	192	SF	100.0%	100.00%	\$3.23	\$620.00
147	Sprayfoam insulation, SO10A-ADDE: Crawlspace	432	SF	100.0%	100.00%	\$8.84	\$3,819.00
148	Fiberglass insulation, RI44G-ADDG: Roof	240	SF	100.0%	100.00%	\$8.84	\$2,122.00
149	Fiberglass insulation, RI44G-ADDG: Addition Wall Space	768	SF	100.0%	100.00%	\$8.84	\$6,789.00
150	Fiberglass insulation, RI37J-ADDE	360	SF	100.0%	100.00%	\$8.84	\$3,182.00
151	Fiberglass insulation, RI37J: Addition Attic Space	576	SF	100.0%	100.00%	\$8.84	\$5,092.00
152	Fiberglass insulation, RI44K-ADDG: Crawlspace	144	SF	100.0%	100.00%	\$8.84	\$1,273.00
153	Vapor barrier, RI44K-ADDG: Crawlspace	144	SF	100.0%	100.00%	\$3.23	\$465.00

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154	Fiberglass insulation, RI44K-ADDG: Roof	228	SF	100.0%	100.00%	\$8.84	\$2,016.00
155	Fiberglass insulation, RI44K-ADDG: Addition	552	SF	100.0%	100.00%	\$8.84	\$4,880.00
156	Fiberglass insulation, RI36H-ADDG: Addition	264	SF	100.0%	100.00%	\$8.84	\$2,334.00
157	Fiberglass insulation, RI36H-ADDG: Addition	368	SF	100.0%	100.00%	\$8.84	\$3,253.00
158	Fiberglass insulation, RI58E-ADDG: Addition	320	SF	100.0%	100.00%	\$8.84	\$2,829.00
159	Fiberglass insulation, LA15C-ADDG: Living Room	192	SF	100.0%	100.00%	\$8.84	\$1,697.00
160	Fiberglass insulation, LA15C--ADDG: Addition	320	SF	100.0%	100.00%	\$8.84	\$2,829.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$9,367.00	2024	\$9,722.01	2025	\$10,058.39
2026	\$10,417.47	2027	\$10,775.83	2028	\$11,134.67
2029	\$11,493.21	2030	\$11,851.80	2031	\$12,210.91
2032	\$12,569.91	2033	\$12,928.15	2034	\$13,287.55
2035	\$13,646.31	2036	\$14,005.21	2037	\$14,363.74
2038	\$14,722.83	2039	\$15,082.07	2040	\$15,441.02
2041	\$15,799.25	2042	\$16,157.89	2043	\$16,516.60
2044	\$16,875.01	2045	\$17,234.45	2046	\$17,592.93
2047	\$17,951.83	2048	\$18,310.87	2049	\$18,669.76
2050	\$19,028.22	2051	\$19,387.85	2052	\$19,746.53
2053	\$20,105.92	2054	\$20,463.81	2055	\$20,821.93
2056	\$21,180.07	2057	\$21,538.01	2058	\$21,897.69
2059	\$22,256.81	2060	\$22,615.14	2061	\$22,974.72
2062	\$23,333.13	2063	\$23,692.46	2064	\$24,050.22
2065	\$24,408.57	2066	\$24,767.38	2067	\$25,126.51
2068	\$25,485.82	2069	\$25,845.17	2070	\$26,204.42
2071	\$26,563.42	2072	\$26,922.03		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit) / (50 Year average life) / (40 units) = .0005% x Unit Cost x Quantity. Quantity is based on the number of Exterior Heated Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23). Note: the original take-off for insulation and vapor barriers in the 40 sample additions included all insulation in walls, ceilings and crawl spaces. We are considering the wall and ceiling insulation to be permanent, and not all heated additions have crawl spaces, therefore we have inserted a turn-key adjustment of 10% for this annual cost.

**Greenbelt Homes Building Additions**

<b>002.000.0003</b>	<b>Plumbing Infrastructure Repair Allowance</b>	<b>Heated Additions</b>
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**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	469	ADD	0.1%	100.00%	\$14,115.00	\$3,310.00

**Detail of components within the assembly:**

1	Plumbing infrastructure repair allowance, RI5A-ADDG: Bath				35	GSF	100.0%	100.00%	\$12.88	\$451.00
2	Plumbing infrastructure repair allowance, SO4E-ADDE: Bath / Laundry				60	GSF	100.0%	100.00%	\$12.88	\$773.00
3	Plumbing infrastructure repair allowance, WE1A-ADDE: Laundry, Bath				130	GSF	100.0%	100.00%	\$12.88	\$1,674.00
4	Plumbing infrastructure repair allowance, EA5B-ADDG: Master Bath				41	GSF	100.0%	100.00%	\$12.88	\$528.00
5	Plumbing infrastructure repair allowance, RE2L-ADDG - Addition Interior				60	GSF	100.0%	100.00%	\$12.88	\$773.00
6	Plumbing infrastructure repair allowance, RI17K-ADDG - Crawlspace				80	GSF	100.0%	100.00%	\$12.88	\$1,030.00
7	Plumbing infrastructure repair allowance, RI37J-ADDE: Bathroom				44	GSF	100.0%	100.00%	\$12.88	\$567.00
8	Plumbing infrastructure repair allowance, RI46C-ADDG Crawlspace				0	GSF	100.0%	100.00%	\$12.88	\$0.00
9	Plumbing infrastructure repair allowance, RI21A-ADDE: Addition				156	GSF	100.0%	100.00%	\$12.88	\$2,009.00
10	Plumbing infrastructure repair allowance, RI17H-ADDG: Bathroom				56	GSF	100.0%	100.00%	\$12.88	\$721.00
11	Plumbing infrastructure repair allowance, LA14M-ADDG: Master Bath				56	GSF	100.0%	100.00%	\$12.88	\$721.00
12	Plumbing infrastructure repair allowance, CR3H-ADDG: Bathroom				62	GSF	100.0%	100.00%	\$12.88	\$799.00
13	Plumbing infrastructure repair allowance, SO2H-ADDS: Bath				56	GSF	100.0%	100.00%	\$12.88	\$721.00
14	Plumbing infrastructure repair allowance, RI58C-ADDS1: Addition				130	GSF	100.0%	100.00%	\$12.88	\$1,674.00
15	Plumbing infrastructure repair allowance, RI45N-ADDG: Bathroom				130	GSF	100.0%	100.00%	\$12.88	\$1,674.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

**Greenbelt Homes Building Additions**

2023	\$3,310.00	2024	\$3,435.45	2025	\$3,554.32
2026	\$3,681.21	2027	\$3,807.84	2028	\$3,934.64
2029	\$4,061.34	2030	\$4,188.05	2031	\$4,314.95
2032	\$4,441.81	2033	\$4,568.40	2034	\$4,695.40
2035	\$4,822.18	2036	\$4,949.00	2037	\$5,075.69
2038	\$5,202.58	2039	\$5,329.52	2040	\$5,456.36
2041	\$5,582.95	2042	\$5,709.68	2043	\$5,836.43
2044	\$5,963.08	2045	\$6,090.09	2046	\$6,216.76
2047	\$6,343.58	2048	\$6,470.45	2049	\$6,597.27
2050	\$6,723.94	2051	\$6,851.02	2052	\$6,977.76
2053	\$7,104.76	2054	\$7,231.22	2055	\$7,357.77
2056	\$7,484.32	2057	\$7,610.81	2058	\$7,737.91
2059	\$7,864.81	2060	\$7,991.43	2061	\$8,118.49
2062	\$8,245.14	2063	\$8,372.12	2064	\$8,498.54
2065	\$8,625.17	2066	\$8,751.96	2067	\$8,878.86
2068	\$9,005.83	2069	\$9,132.81	2070	\$9,259.76
2071	\$9,386.62	2072	\$9,513.34		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit) / (50 Year average life) / (40 units) = .0005% x Unit Cost x Quantity. Quantity is based on the number of Exterior Heated Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23).

Greenbelt Homes Building Additions

002.000.0004		Electric Heaters				Heated Additions				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	469	ADD	0.1%	100.00%	\$29,201.00	\$8,560.00
<u>Detail of components within the assembly:</u>										
1	Electric baseboard heater, SO4E-ADDE: Bath / Family / Office				16	LF	100.0%	100.00%	\$69.45	\$1,111.00
2	Electric baseboard heater, RI12B-ADDG: Living Room				10	LF	100.0%	100.00%	\$69.45	\$695.00
3	Electric baseboard heater, oil filled, radiant, RI20H: Addition Attic Space				7	LF	100.0%	100.00%	\$69.45	\$486.00
4	Electric baseboard heater, EA5B-ADDG: Living, Bedroom, Bath				15	LF	100.0%	100.00%	\$69.45	\$1,042.00
5	Electric baseboard heater, RE2L-ADDG - Crawlspace				6	LF	100.0%	100.00%	\$69.45	\$417.00
6	Electric baseboard heater, RI17K-ADDG - Under Stairs				8	LF	100.0%	100.00%	\$69.45	\$556.00
7	Electric baseboard heater, RI33N-ADDG - Under Stairs				5	LF	100.0%	100.00%	\$69.45	\$347.00
8	Electric baseboard heater, RI37J-ADDE: Roof				12	LF	100.0%	100.00%	\$69.45	\$833.00
9	Electric baseboard heater, RI46C-ADDG Roof				6	LF	100.0%	100.00%	\$69.45	\$417.00
10	Electric baseboard heater, CR6B-ADDG Roof				6	LF	100.0%	100.00%	\$69.45	\$417.00
11	Electric baseboard heater, RI44G-ADDG: Library & BR Extension				16	LF	100.0%	100.00%	\$69.45	\$1,111.00
12	Electric baseboard heater, RI13V-ADDE: Interior				14	LF	100.0%	100.00%	\$69.45	\$972.00
13	Electric baseboard heater, RI51F-ADDG: Office, Bedrooms				22	LF	100.0%	100.00%	\$69.45	\$1,528.00
14	Electric baseboard heater, PL12K-ADDG: Living Room				12	LF	100.0%	100.00%	\$69.45	\$833.00
15	Electric baseboard heater, RI21A-ADDE: Laundry				14	LF	100.0%	100.00%	\$69.45	\$972.00
16	Heater/fan/light combo unit, RI21A-ADDE: 1/2 Bath				1	EA	100.0%	100.00%	\$572.45	\$572.00
17	Electric baseboard heater, RI17H-ADDG: Addition				7	LF	100.0%	100.00%	\$69.45	\$486.00
18	Electric baseboard heater, RI19L-ADDG: Interior				6	LF	100.0%	100.00%	\$69.45	\$417.00
19	Electric baseboard heater, RI34J-ADDG: Living & Bedroom				16	LF	100.0%	100.00%	\$69.45	\$1,111.00
20	Electric baseboard heater, RI50DADDG: Interior				10	LF	100.0%	100.00%	\$69.45	\$695.00
21	Electric baseboard heater, LA14M-ADDG: Lvg & Bed Rms., Mbatb				24	LF	100.0%	100.00%	\$69.45	\$1,667.00
22	Electric wall heater, CR3H-ADDG: Bathroom				1	EA	100.0%	100.00%	\$572.45	\$572.00
23	Electric baseboard heater, CR3H-ADDG: Living				6	LF	100.0%	100.00%	\$69.45	\$417.00

Greenbelt Homes Building Additions

24	Electric baseboard heater, RI44K-ADDG: Bedroom, Family Room	12	LF	100.0%	100.00%	\$69.45	\$833.00
25	Electric baseboard heater, RI36H-ADDG: Living Room	10	LF	100.0%	100.00%	\$69.45	\$695.00
26	Electric baseboard heater, SO2H-ADDS	3	LF	100.0%	100.00%	\$69.45	\$208.00
27	Recessed wall heater, SO2H-ADDS: Foyer	1	EA	100.0%	100.00%	\$572.45	\$572.00
28	Electric baseboard heater, RI21P-ADDS: Liv. Rm., Office, Sunroom	20	LF	100.0%	100.00%	\$69.45	\$1,389.00
29	Electric baseboard heater, RI58E-ADDG: Exterior	0	LF	100.0%	100.00%	\$69.45	\$0.00
30	Electric baseboard heater, RI71E-ADDG: Bedroom, Living Room	20	LF	100.0%	100.00%	\$69.45	\$1,389.00
31	Electric baseboard heater, RI71H-ADDE: Addition	12	LF	100.0%	100.00%	\$69.45	\$833.00
32	Electric baseboard heater, LA11M-ADDG: Living Room	10	LF	100.0%	100.00%	\$69.45	\$695.00
33	Electric baseboard heater, RI24L-ADDG: Living Room	4	LF	100.0%	100.00%	\$69.45	\$278.00
34	Electric wall heater, RI58C-ADDS1: Den	2	EA	100.0%	100.00%	\$572.45	\$1,145.00
35	Electric baseboard heater, SO11A-ADDS: Breakfast Room	8	LF	100.0%	100.00%	\$69.45	\$556.00
36	Electric baseboard heater, RE7R-ADDG: Living & Bedroom	26	LF	100.0%	100.00%	\$69.45	\$1,806.00
37	Electric baseboard heater, RI45N-ADDG: Den	8	LF	100.0%	100.00%	\$69.45	\$556.00
38	Ceiling panel heater, RI46C-ADDG Bath, Laundry	1	EA	100.0%	100.00%	\$572.45	\$572.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$8,560.00	2024	\$8,884.42	2025	\$9,191.82
2026	\$9,519.97	2027	\$9,847.46	2028	\$10,175.38
2029	\$10,503.03	2030	\$10,830.72	2031	\$11,158.89
2032	\$11,486.96	2033	\$11,814.34	2034	\$12,142.78
2035	\$12,470.64	2036	\$12,798.62	2037	\$13,126.26
2038	\$13,454.42	2039	\$13,782.71	2040	\$14,110.74
2041	\$14,438.11	2042	\$14,765.86	2043	\$15,093.66
2044	\$15,421.19	2045	\$15,749.66	2046	\$16,077.25
2047	\$16,405.23	2048	\$16,733.33	2049	\$17,061.30
2050	\$17,388.88	2051	\$17,717.53	2052	\$18,045.30
2053	\$18,373.72	2054	\$18,700.77	2055	\$19,028.03
2056	\$19,355.31	2057	\$19,682.41	2058	\$20,011.11

**Greenbelt Homes Building Additions**

2059	\$20,339.29	2060	\$20,666.75	2061	\$20,995.35
2062	\$21,322.88	2063	\$21,651.25	2064	\$21,978.18
2065	\$22,305.65	2066	\$22,633.54	2067	\$22,961.73
2068	\$23,290.08	2069	\$23,618.47	2070	\$23,946.77
2071	\$24,274.84	2072	\$24,602.55		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit) / (40 Year average life) / (40 units) = .000625% x Unit Cost x Quantity. Quantity is based on the number of Exterior Heated Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23).



Greenbelt Homes Building Additions

<b>002.000.0005</b>		<b>Sump Pumps</b>				<b>Heated Additions</b>				
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**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	469	ADD	0.3%	100.00%	\$3,267.00	\$3,831.00

**Detail of components within the assembly:**

1	Sump pump, LA11A-ADDE: Crawlspace				1	EA	100.0%	100.00%	\$1,089.44	\$1,089.00
2	Sump pump, HI9A-ADDE: Crawlspace				1	EA	100.0%	100.00%	\$1,089.44	\$1,089.00
3	Sump pump, SO10A-ADDE: Crawlspace				1	EA	100.0%	100.00%	\$1,089.44	\$1,089.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$3,831.00	2024	\$3,976.19	2025	\$4,113.77
2026	\$4,260.63	2027	\$4,407.20	2028	\$4,553.96
2029	\$4,700.60	2030	\$4,847.26	2031	\$4,994.13
2032	\$5,140.96	2033	\$5,287.48	2034	\$5,434.47
2035	\$5,581.20	2036	\$5,727.99	2037	\$5,874.63
2038	\$6,021.50	2039	\$6,168.42	2040	\$6,315.23
2041	\$6,461.74	2042	\$6,608.42	2043	\$6,755.13
2044	\$6,901.72	2045	\$7,048.73	2046	\$7,195.34
2047	\$7,342.12	2048	\$7,488.96	2049	\$7,635.74
2050	\$7,782.35	2051	\$7,929.44	2052	\$8,076.13
2053	\$8,223.12	2054	\$8,369.49	2055	\$8,515.96
2056	\$8,662.43	2057	\$8,808.83	2058	\$8,955.94
2059	\$9,102.82	2060	\$9,249.38	2061	\$9,396.45
2062	\$9,543.03	2063	\$9,689.99	2064	\$9,836.31
2065	\$9,982.87	2066	\$10,129.62	2067	\$10,276.50
2068	\$10,423.45	2069	\$10,570.42	2070	\$10,717.35
2071	\$10,864.18	2072	\$11,010.85		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit) / (10 Year average life) / (40 units) = .0025% x Unit Cost x Quantity. Quantity is based on the number of Exterior Heated Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of

**Greenbelt Homes Building Additions**

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5-1-23).

Greenbelt Homes Building Additions

002.000.0006		Electrical Device Replacement Allowance				Heated Additions				
<b>Component Details</b>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	469	ADD	0.1%	100.00%	\$6,380.20	\$1,496.00
<b>Detail of components within the assembly:</b>										
1	Wiring repair allowance, RI5A-ADDG: Living / Bath				378	GSF	100.0%	100.00%	\$5.01	\$1,894.00
2	Wiring repair allowance, SO4E-ADDE: Bath / Family / Office				496	GSF	100.0%	100.00%	\$5.01	\$2,485.00
3	Wiring repair allowance, RI12B-ADDG: Living Room				330	GSF	100.0%	100.00%	\$5.01	\$1,653.00
4	Wiring repair allowance, RI20H: Addition Attic Space				295	GSF	100.0%	100.00%	\$5.01	\$1,478.00
5	Wiring repair allowance, WE1A-ADDE: Family Room, Bath, Entry, Laundry, Bedrooms				938	GSF	100.0%	100.00%	\$5.01	\$4,699.00
6	Wiring repair allowance, EA5B-ADDG: Addition				427	GSF	100.0%	100.00%	\$5.01	\$2,139.00
7	Wiring repair allowance, RE2L-ADDG - Addition Interior				240	GSF	100.0%	100.00%	\$5.01	\$1,202.00
8	Wiring repair allowance, RI17K-ADDG - Addition Roof				304	GSF	100.0%	100.00%	\$5.01	\$1,523.00
9	Wiring repair allowance, RI33N-ADDS - Addition Roof				40	GSF	5.0%	100.00%	\$5.01	\$10.00
10	Wiring repair allowance, RI37J-ADDE: Bath, Laundry				360	GSF	100.0%	100.00%	\$5.01	\$1,804.00
11	Wiring repair allowance, RI46C-ADDG Living Room				264	GSF	100.0%	100.00%	\$5.01	\$1,323.00
12	Wiring repair allowance, CR6B-ADDG Roof				156	GSF	100.0%	100.00%	\$5.01	\$782.00
13	Wiring repair allowance, RI44G-ADDG: Library & BR Extension				240	GSF	100.0%	100.00%	\$5.01	\$1,202.00
14	Wiring repair allowance, RI13V-ADDE: Interior				360	GSF	100.0%	100.00%	\$5.01	\$1,804.00
15	Wiring repair allowance, RI51F-ADDG: Office, Bedrooms				384	GSF	100.0%	100.00%	\$5.01	\$1,924.00
16	Wiring repair allowance, PL12K-ADDG: Interior				204	GSF	100.0%	100.00%	\$5.01	\$1,022.00
17	Wiring repair allowance, LA11A-ADDE: Addition				304	GSF	100.0%	100.00%	\$5.01	\$1,523.00
18	Wiring repair allowance, RI21A-ADDE: Addition				156	GSF	100.0%	100.00%	\$5.01	\$782.00
19	Wiring repair allowance, RI17H-ADDG: Interior				318	GSF	100.0%	100.00%	\$5.01	\$1,593.00
20	Wiring repair allowance, RI19L-ADDG: Interior				144	GSF	100.0%	100.00%	\$5.01	\$721.00
21	Wiring repair allowance, RI34J-ADDG: Addition				360	GSF	100.0%	100.00%	\$5.01	\$1,804.00
22	Wiring repair allowance, RI50DADDG: Interior				264	GSF	100.0%	100.00%	\$5.01	\$1,323.00
23	Wiring repair allowance, LA14M-ADDG: Addition				460	GSF	100.0%	100.00%	\$5.01	\$2,305.00
24	Wiring repair allowance, CR3H-ADDG: Addition				180	GSF	100.0%	100.00%	\$5.01	\$902.00

**Greenbelt Homes Building Additions**

25	Wiring repair allowance, RI44K-ADDG: Addition	252	GSF	100.0%	100.00%	\$5.01	\$1,263.00
26	Wiring repair allowance, RI36H-ADDG: Addition	264	GSF	100.0%	100.00%	\$5.01	\$1,323.00
27	Wiring repair allowance, SO2H-ADDS	126	GSF	100.0%	100.00%	\$5.01	\$631.00
28	Wiring repair allowance, SO2H-ADDG	297	GSF	100.0%	100.00%	\$5.01	\$1,488.00
29	Wiring repair allowance, RI21P-ADDS: Liv. Rm., Office, Sunroom	433	GSF	100.0%	100.00%	\$5.01	\$2,169.00
30	Wiring repair allowance, RI58E-ADDG: Addition	192	GSF	100.0%	100.00%	\$5.01	\$962.00
31	Wiring repair allowance, RI71H-ADDE: Addition	288	GSF	100.0%	100.00%	\$5.01	\$1,443.00
32	Wiring repair allowance, LA11M-ADDG: Addition	216	GSF	100.0%	100.00%	\$5.01	\$1,082.00
33	Wiring repair allowance, RI24L-ADDG: Addition	140	GSF	100.0%	100.00%	\$5.01	\$701.00
34	Wiring repair allowance, RI58C-ADDS1: Roof	347	GSF	100.0%	100.00%	\$5.01	\$1,738.00
35	Wiring repair allowance, SO11A-ADDS: Addition	112	GSF	100.0%	100.00%	\$5.01	\$561.00
36	Wiring repair allowance, RE7R-ADDG: Addition	448	GSF	100.0%	100.00%	\$5.01	\$2,244.00
37	Wiring repair allowance, HI9A-ADDE: Addition	748	GSF	100.0%	100.00%	\$5.01	\$3,747.00
38	Wiring repair allowance, RI45N-ADDG: Addition	300	GSF	100.0%	100.00%	\$5.01	\$1,503.00
39	Wiring repair allowance, SO10A-ADDE: Addition	432	GSF	100.0%	100.00%	\$5.01	\$2,164.00
40	Wiring repair allowance, LA15C--ADDG: Addition	192	GSF	100.0%	100.00%	\$5.01	\$962.00
41	Wiring repair allowance, RI71E-ADDG: Addition	384	GSF	100.0%	100.00%	\$5.01	\$1,924.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$1,496.00	2024	\$1,552.70	2025	\$1,606.42
2026	\$1,663.77	2027	\$1,721.00	2028	\$1,778.31
2029	\$1,835.57	2030	\$1,892.84	2031	\$1,950.19
2032	\$2,007.53	2033	\$2,064.74	2034	\$2,122.14
2035	\$2,179.44	2036	\$2,236.76	2037	\$2,294.02
2038	\$2,351.37	2039	\$2,408.74	2040	\$2,466.07
2041	\$2,523.28	2042	\$2,580.56	2043	\$2,637.85
2044	\$2,695.09	2045	\$2,752.50	2046	\$2,809.75
2047	\$2,867.07	2048	\$2,924.41	2049	\$2,981.73
2050	\$3,038.98	2051	\$3,096.42	2052	\$3,153.70
2053	\$3,211.10	2054	\$3,268.26	2055	\$3,325.45
2056	\$3,382.65	2057	\$3,439.82	2058	\$3,497.26
2059	\$3,554.62	2060	\$3,611.85	2061	\$3,669.28

**Greenbelt Homes Building Additions**

2062	\$3,726.52	2063	\$3,783.91	2064	\$3,841.05
2065	\$3,898.28	2066	\$3,955.58	2067	\$4,012.94
2068	\$4,070.33	2069	\$4,127.72	2070	\$4,185.10
2071	\$4,242.44	2072	\$4,299.71		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit) / (50 Year average life) / (40 units) = .0005% x Unit Cost x Quantity. Quantity is based on the number of Exterior Heated Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23).

**On 8/23/2023 By Douglas Greene, DMA Reserves**

Client Responsibility was changed from 100% to 0%.

**On 8/23/2023 By Douglas Greene, DMA Reserves**

Wiring repair (device replacement) is done as part of the upgrade for all houses under the master reserves.

**On 8/24/2023 By Douglas Greene, DMA Reserves**

Client Responsibility was changed from 0% to 100%.

**On 8/24/2023 By Douglas Greene, DMA Reserves**

Turnkey Adjustment was changed from 0.2 to .1.

Greenbelt Homes Building Additions

002.000.0007	Interior Light Fixtures	Heated Additions
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**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	469	ADD	0.1%	0.00%	\$33,978.00	\$0.00

**Detail of components within the assembly:**

1	Interior light fixtures, RI5A-ADDG: Living / Bath	14	EA	100.0%	100.00%	\$229.56	\$3,214.00
2	Interior light fixtures, SO4E-ADDE: Bath / Family / Office	11	EA	100.0%	100.00%	\$229.56	\$2,525.00
3	Interior light fixtures, RI12B-ADDG: Living Room	1	EA	100.0%	100.00%	\$229.56	\$230.00
4	Interior light fixtures, RI20H: Addition Attic Space	3	EA	100.0%	100.00%	\$229.56	\$689.00
5	Interior light fixtures, WE1A-ADDE: Family Room, Bath, Entry, Laundry, Bedrooms	6	EA	100.0%	100.00%	\$229.56	\$1,377.00
6	Interior light fixtures, EA5B-ADDG: Living, Bath	7	EA	100.0%	100.00%	\$229.56	\$1,607.00
7	Interior light fixtures, RE2L-ADDG - Crawlspace	1	EA	100.0%	100.00%	\$229.56	\$230.00
8	Interior light fixtures, RI17K-ADDG - Addition Roof	3	EA	100.0%	100.00%	\$229.56	\$689.00
9	Interior light fixtures, RI33N-ADDS - Under Stairs	1	EA	100.0%	100.00%	\$229.56	\$230.00
10	Interior light fixtures, RI37J-ADDE: Family Room	9	EA	100.0%	100.00%	\$229.56	\$2,066.00
11	Interior light fixtures, RI46C-ADDG Living Room	4	EA	100.0%	100.00%	\$229.56	\$918.00
12	Interior light fixtures, CR6B-ADDG Roof	1	EA	100.0%	100.00%	\$229.56	\$230.00
13	Interior light fixtures, RI44G-ADDG: Library & BR Extension	5	EA	100.0%	100.00%	\$229.56	\$1,148.00
14	Interior light fixtures, RI13V-ADDE: Interior	2	EA	100.0%	100.00%	\$229.56	\$459.00
15	Interior light fixtures, RI51F-ADDG: Office, Bedrooms	2	EA	100.0%	100.00%	\$229.56	\$459.00
16	Interior light fixtures, PL12K-ADDG: Living Room	2	EA	100.0%	100.00%	\$229.56	\$459.00
17	Interior light fixtures, LA11A-ADDE: Kitchen	7	EA	100.0%	100.00%	\$229.56	\$1,607.00
18	Interior light fixtures, RI21A-ADDE: Laundry	4	EA	100.0%	100.00%	\$229.56	\$918.00
19	Interior light fixtures, RI17H-ADDG: Addition	4	EA	100.0%	100.00%	\$229.56	\$918.00
20	Interior light fixtures, RI19L-ADDG: Interior	1	EA	100.0%	100.00%	\$229.56	\$230.00
21	Interior light fixtures, RI34J-ADDG: Living & Bedroom	2	EA	100.0%	100.00%	\$229.56	\$459.00
22	Interior light fixtures, RI50DADDG: Interior	1	EA	100.0%	100.00%	\$229.56	\$230.00
23	Interior light fixtures, LA14M-ADDG: Interior	3	EA	100.0%	100.00%	\$229.56	\$689.00
24	Interior light fixtures, CR3H-ADDG: Living & Bathroom	3	EA	100.0%	100.00%	\$229.56	\$689.00
25	Interior light fixtures, RI44K-ADDG: Family Room	0	EA	100.0%	100.00%	\$229.56	\$0.00
26	Interior light fixtures, RI36H-ADDG: Living Room	6	EA	100.0%	100.00%	\$229.56	\$1,377.00

**Greenbelt Homes Building Additions**

27	Interior light fixtures, SO2H-ADDS: Foyer. Bath	4	EA	100.0%	100.00%	\$229.56	\$918.00
28	Interior light fixtures, SO2H-ADDG: Interior	1	EA	100.0%	100.00%	\$229.56	\$230.00
29	Interior light fixtures, RI21P-ADDS: Office, Sunroom	2	EA	100.0%	100.00%	\$229.56	\$459.00
30	Interior light fixtures, RI58E-ADDG: Exterior	0	EA	100.0%	100.00%	\$229.56	\$0.00
31	Interior light fixtures, RI71E-ADDG: Bedroom, Living Room	2	EA	100.0%	100.00%	\$229.56	\$459.00
32	Interior light fixtures, RI71H-ADDE: Addition	1	EA	100.0%	100.00%	\$229.56	\$230.00
33	Interior light fixtures, LA11M-ADDG: Living Room	1	EA	100.0%	100.00%	\$229.56	\$230.00
34	Interior light fixtures, RI24L-ADDG: Living Room	1	EA	100.0%	100.00%	\$229.56	\$230.00
35	Interior light fixtures, RI58C-ADDS1: Den / Bath / Kitchen Interior	6	EA	100.0%	100.00%	\$229.56	\$1,377.00
36	Interior light fixtures, SO11A-ADDS: Breakfast Room	3	EA	100.0%	100.00%	\$229.56	\$689.00
37	Interior light fixtures, RE7R-ADDG: Living & Bedroom	2	EA	100.0%	100.00%	\$229.56	\$459.00
38	Interior light fixtures, HI9A-ADDE: Interior, all rooms	9	EA	100.0%	100.00%	\$229.56	\$2,066.00
39	Interior light fixtures, RI45N-ADDG: Den	3	EA	100.0%	100.00%	\$229.56	\$689.00
40	Interior light fixtures, SO10A-ADDE: Addition	4	EA	100.0%	100.00%	\$229.56	\$918.00
41	Interior light fixtures, LA15C--ADDG: Roof	6	EA	100.0%	100.00%	\$229.56	\$1,377.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$0.00	2024	\$0.00	2025	\$0.00
2026	\$0.00	2027	\$0.00	2028	\$0.00
2029	\$0.00	2030	\$0.00	2031	\$0.00
2032	\$0.00	2033	\$0.00	2034	\$0.00
2035	\$0.00	2036	\$0.00	2037	\$0.00
2038	\$0.00	2039	\$0.00	2040	\$0.00
2041	\$0.00	2042	\$0.00	2043	\$0.00
2044	\$0.00	2045	\$0.00	2046	\$0.00
2047	\$0.00	2048	\$0.00	2049	\$0.00
2050	\$0.00	2051	\$0.00	2052	\$0.00
2053	\$0.00	2054	\$0.00	2055	\$0.00
2056	\$0.00	2057	\$0.00	2058	\$0.00
2059	\$0.00	2060	\$0.00	2061	\$0.00
2062	\$0.00	2063	\$0.00	2064	\$0.00
2065	\$0.00	2066	\$0.00	2067	\$0.00

**Greenbelt Homes Building Additions**

2068	\$0.00	2069	\$0.00	2070	\$0.00
2071	\$0.00	2072	\$0.00		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit) / (25 Year average life) / (40 units) = .001% x Unit Cost x Quantity. Quantity is based on the number of Exterior Heated Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23)

**On 8/23/2023 By Douglas Greene, DMA Reserves**

Client Responsibility was changed from 100% to 0%.

**On 8/28/2023 By Douglas Greene, DMA Reserves**

Funding removed. These are replaced by members.



Greenbelt Homes Building Additions

002.000.0008		Electric Panelboards				Heated Additions				
<b>Component Details</b>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	469	ADD	0.1%	0.00%	\$141,489.00	\$0.00
<b>Detail of components within the assembly:</b>										
1	Electrical service panel, RI5A-ADDG				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
2	Electrical service panel, SO4E-ADDE: Main house, under stairs				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
3	Electrical service panel, RI12B-ADDG				1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
4	Electrical service panel, RI20H-ADDG: Addition Wall Space				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
5	Electrical service panel, WE1A-ADDE				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
6	Electrical service panel, EA5B-ADDG: Under stairs				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
7	Electrical service panel, RE2L-ADDG - Addition				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
8	Electrical service panel, RI17K-ADDG: Addition Wall Space				1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
9	Electrical service panel, RI33N: Addition Attic Space				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
10	Electrical service panel, RI37J-ADDE: Addition				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
11	Electrical service panel, RI46C-ADDG Bath				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
12	Electrical service panel, CR6B-ADDG - Living Room				1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
13	Electrical service panel, RI44G-ADDG				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
14	Electrical service panel, RI13V-ADDE: Interior				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
15	Electrical service panel, RI51F-ADDG				1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
16	Electrical service panel, PL12K-ADDG: Under stairs				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
17	Electrical service panel, LA11A-ADDE: Kitchen				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
18	Electrical service panel, LA11A-ADDE: Kitchen				1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
19	Electrical service panel, RI21A-ADDE: Main house				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
20	Electrical service panel, RI21A-ADDE: Laundry				1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
21	Electrical service panel, RI17H-ADDG: Kitchen behind microwave				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
22	Electrical service panel, RI19L-ADDG: Kitchen				1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
23	Electrical service panel, RI34J-ADDG: Under Stairs				1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
24	Electrical service panel, RI50DADDG: Interior				1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00

**Greenbelt Homes Building Additions**

25	Electrical service panel, LA14M-ADDG: Interior, under stairs	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
26	Electrical service panel, CR3H-ADDG: Addition	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
27	Electrical service panel, RI44K-ADDG	1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
28	Electrical service panel, RI36H-ADDG	1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
29	Electrical service panel, SO2H-ADDS	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
30	Electrical service panel, RI21P-ADDS: Interior, under stairs	1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
31	Electrical service panel, RI58E-ADDG: Addition	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
32	Electrical service panel, RI71E-ADDG: Interior	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
33	Electrical service panel, RI71H-ADDE: Addition	1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
34	Electrical service panel, LA11M-ADDG: Addition	1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
35	Electrical service panel, RI24L-ADDG: Addition	1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
36	Electrical service panel, RI58C-ADDS1:	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
37	Electrical service panel, SO11A-ADDS: Kitchen, Main Unit	1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
38	Electrical service panel, RE7R-ADDG: Under Stairs	1	EA	100.0%	100.00%	\$2,738.96	\$2,739.00
39	Electrical service panel, HI9A-ADDE: Addition	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
40	Electrical service panel, RI45N-ADDG: Under Stairs	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
41	Electrical service panel, RI45N-ADDG: Under Stairs	1	EA	100.0%	100.00%	\$606.55	\$607.00
42	Electrical service panel, SO10A-ADDE: Addition	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00
43	Electrical service panel, LA15C--ADDG: Addition	1	EA	100.0%	100.00%	\$3,732.64	\$3,733.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$0.00	2024	\$0.00	2025	\$0.00
2026	\$0.00	2027	\$0.00	2028	\$0.00
2029	\$0.00	2030	\$0.00	2031	\$0.00
2032	\$0.00	2033	\$0.00	2034	\$0.00
2035	\$0.00	2036	\$0.00	2037	\$0.00
2038	\$0.00	2039	\$0.00	2040	\$0.00
2041	\$0.00	2042	\$0.00	2043	\$0.00
2044	\$0.00	2045	\$0.00	2046	\$0.00
2047	\$0.00	2048	\$0.00	2049	\$0.00
2050	\$0.00	2051	\$0.00	2052	\$0.00

**Greenbelt Homes Building Additions**

2053	\$0.00	2054	\$0.00	2055	\$0.00
2056	\$0.00	2057	\$0.00	2058	\$0.00
2059	\$0.00	2060	\$0.00	2061	\$0.00
2062	\$0.00	2063	\$0.00	2064	\$0.00
2065	\$0.00	2066	\$0.00	2067	\$0.00
2068	\$0.00	2069	\$0.00	2070	\$0.00
2071	\$0.00	2072	\$0.00		

**On 7/18/2023 By Douglas Greene, DMA Reserves**

Replacement cost allowance per year = (1 Unit) / (50 Year average life) / (40 units) = .0005% x Unit Cost x Quantity. Quantity is based on the number of Exterior Heated Additions, which is based on the unit descriptions. (Data from Attachment #3 - Additions on the Addition Maintenance Program as of 5-1-23).

**On 8/23/2023 By Douglas Greene, DMA Reserves**

Not GHI responsibility or panel is existing house panel and covered under the master reserves.

**On 8/23/2023 By Douglas Greene, DMA Reserves**

Client Responsibility was changed from 100% to 0%.

Greenbelt Homes Building Additions

002.000.0009 Air Conditioning and Heat Pumps Heated Additions

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	469	ADD	0.0%	100.00%	\$43,396.00	\$0.00

Detail of components within the assembly:

1	Thru-wall AC Unit, SO4E-ADDE: Bath / Family / Office				2	EA	100.0%	100.00%	\$1,879.45	\$3,759.00
2	Thru-wall AC Unit, RI12B-ADDG: Living Room				1	EA	100.0%	100.00%	\$1,879.45	\$1,879.00
3	Mini-split, single zone, heat pump, RI20H: Addition Attic Space				1	EA	100.0%	100.00%	\$3,778.34	\$3,778.00
4	Thru-wall AC Unit, EA5B-ADDG: Living, Bedroom				2	EA	100.0%	100.00%	\$1,879.45	\$3,759.00
5	Mini-split, single zone, interior unit, RE2L-ADDG - Roof				1	EA	100.0%	100.00%	\$3,778.34	\$3,778.00
6	Thru-wall AC Unit, RI17K-ADDG - Addition Roof				1	EA	100.0%	100.00%	\$1,879.45	\$1,879.00
7	Thru-wall AC Unit, RI37J-ADDE: Family Room, Bath				1	EA	100.0%	100.00%	\$1,879.45	\$1,879.00
8	Thru-wall AC Unit, RI46C-ADDG Roof				1	EA	100.0%	100.00%	\$1,879.45	\$1,879.00
9	Thru-wall AC Unit, RI51F-ADDG: Bedrooms				2	EA	100.0%	100.00%	\$1,879.45	\$3,759.00
10	Thru-wall AC Unit, RI17H-ADDG: REMOVED				0	EA	100.0%	100.00%	\$1,879.45	\$0.00
11	Thru-wall AC Unit, CR3H-ADDG: Living				1	EA	100.0%	100.00%	\$1,879.45	\$1,879.00
12	Thru-wall AC Unit, RI21P-ADDS: Living Room				0	EA	100.0%	100.00%	\$1,879.45	\$0.00
13	Thru-wall AC Unit, RI58E-ADDG: Living Room				1	EA	100.0%	100.00%	\$1,879.45	\$1,879.00
14	Thru-wall AC Unit, RI71H-ADDE: Addition				0	EA	100.0%	100.00%	\$1,879.45	\$0.00
15	Thru-wall AC Unit, LA11M-ADDG: Living Room				0	EA	100.0%	100.00%	\$1,879.45	\$0.00
16	Thru-wall AC Unit, RI24L-ADDG: Living Room				1	EA	100.0%	100.00%	\$1,879.45	\$1,879.00
17	Thru-wall Heat Pump Unit, RI58C-ADDS1: Den				1	EA	4.0%	100.00%	\$1,879.45	\$75.00
18	Thru-wall AC Unit, SO11A-ADDS: Addition				0	EA	100.0%	100.00%	\$1,879.45	\$0.00
19	Mini-split, single zone, heat pump, LA11A-ADDE: Kitchen, Bedrooms				3	EA	100.0%	100.00%	\$3,778.34	\$11,335.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$0.00	2024	\$0.00	2025	\$0.00
2026	\$0.00	2027	\$0.00	2028	\$0.00
2029	\$0.00	2030	\$0.00	2031	\$0.00
2032	\$0.00	2033	\$0.00	2034	\$0.00

**Greenbelt Homes Building Additions**

2035	\$0.00	2036	\$0.00	2037	\$0.00
2038	\$0.00	2039	\$0.00	2040	\$0.00
2041	\$0.00	2042	\$0.00	2043	\$0.00
2044	\$0.00	2045	\$0.00	2046	\$0.00
2047	\$0.00	2048	\$0.00	2049	\$0.00
2050	\$0.00	2051	\$0.00	2052	\$0.00
2053	\$0.00	2054	\$0.00	2055	\$0.00
2056	\$0.00	2057	\$0.00	2058	\$0.00
2059	\$0.00	2060	\$0.00	2061	\$0.00
2062	\$0.00	2063	\$0.00	2064	\$0.00
2065	\$0.00	2066	\$0.00	2067	\$0.00
2068	\$0.00	2069	\$0.00	2070	\$0.00
2071	\$0.00	2072	\$0.00		

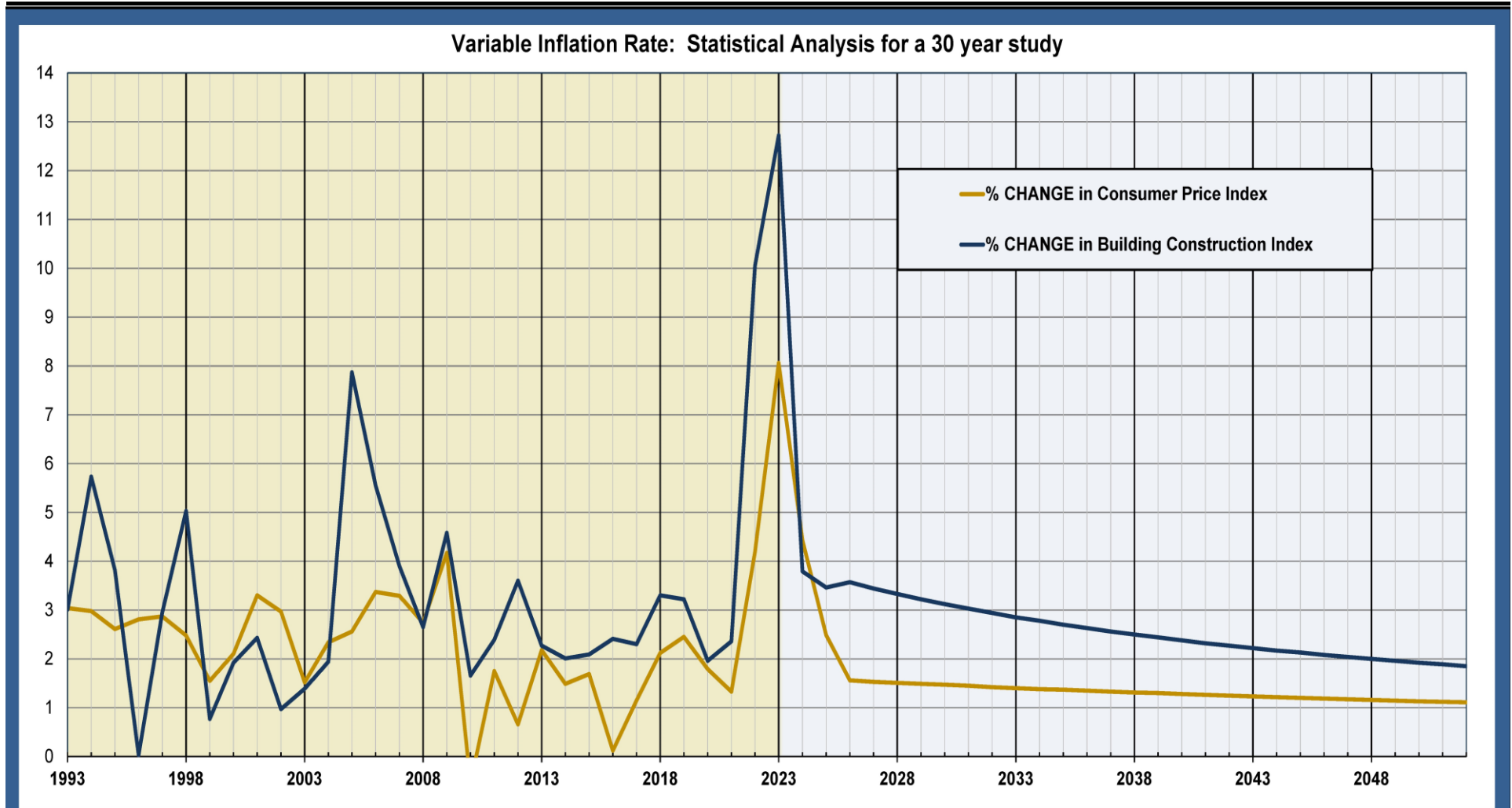
**On 7/18/2023 By Douglas Greene, DMA Reserves**

Nineteen (19) of the 40 sample units have HVAC equipment beyond electric heaters. These are replaced by owners and are not funded here.

**Total for 002.000 HEATED ADDITIONS ONLY**

**\$519,438.00**

Greenbelt Homes Building Additions



This graph uses the ETS-AAA method with no seasonality and a lower limit of zero.

Year	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
% CHANGE CPI	3.04	2.98	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.55	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19
% CHANGE BCI	3.01	5.73	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.66	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	1.96	1.96	2.36	10.05

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
% CHANGE CPI	8.06	4.43	2.49	1.56	1.53	1.51	1.49	1.47	1.45	1.42	1.40	1.38	1.37	1.35	1.33	1.31	1.30	1.28	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.16	1.15	1.13	1.12	1.11
% CHANGE BCI	12.72	3.79	3.46	3.57	3.44	3.33	3.22	3.12	3.03	2.94	2.85	2.78	2.70	2.63	2.56	2.50	2.44	2.38	2.32	2.27	2.22	2.17	2.13	2.08	2.04	2.00	1.96	1.92	1.89	1.85