



BUSTAMANTE
ENGINEERS INC.



YOUR COMMUNITY IS OUR BUSINESS



Capital Reserve Study

Purpose of a Reserve Study

- Review current condition of common area components
- Estimate remaining life of common areas with a thorough inspection
- Project the replacement/repair of each element
- Review these numbers for a 20 or 30 year period
- Planning for today and the future to ensure the stability of the Association

Bustamante Engineers Recommends

- A reserve study be updated every 3-4 years
- Utilizing an engineer for future specifications of roofing, asphalt, concrete, facade replacements.
- An in-depth study with level funding options
- Consider multiple funding options

We take time to visit your community prior to writing a proposal to understand specific concerns



On-Going Support

Bustamante Engineers believes in working toward a long term relationship with your Association from transition to reserve studies. We can investigate challenges such as water intrusion, drainage issues, or provide specifications for capital replacement projects, bid procurement and construction monitoring. Just to name a few:

- | | | |
|-------------------------|-----------|------------|
| • Inspections | • Roofing | • Flatwork |
| • Specifications | • Asphalt | • Windows |
| • Project Management | • Siding | |
| • Stormwater Management | • Stream | |
| • Balcony/Deck Issues | • Facade | |

For over 20 years, Bustamante Engineers has provided many kinds of services to communities like yours. We specialize in working with existing buildings and owners on issues ranging from problem solving to maintenance planning.

Transition Studies

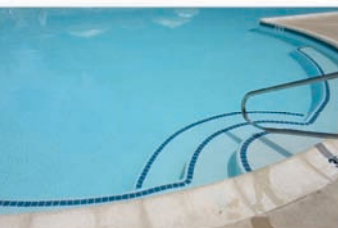
As your community nears completion, the goal of a transition study is to scrutinize the developer's product by reviewing the as-built plans to determine quality of construction.

Our Transition Study Includes:

- Initial meeting with Association to obtain necessary background into the community
- Engineer reviews, declarations, as-built plans, etc.
- Physical inspection of common area components to identify current conditions
- Narrative reports
 - Land Development
 - Amenities or Community Center
 - Architectural Report
 - Roofing Report
 - Reserve Fund Study
- The Association has obtained appropriate approvals
- All design or construction defects are remedied

Results:

- Determine if the Association accepts the property
 - As-is condition
 - With conditions for developer to complete
- Bridge gap between developer and Association with positive results



Our expertise in Community Associations meets the standard of:

- National Reserve Study Standards of Community Association (CAI)
- Designated Reserve Specialist by CAI
- Common Interest Realty Guide of the American Institute of Certified Public Accountants

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Hear from Communities how we have been an asset:

"I found Greg to have strong technical skills. He was excellent with both the builder and township. Completed transition.. saved tens of thousands in legal fees and years of consternation. Post transition was instrumental in dealing with creative projects. I strongly support Greg."

"Greg has been a guiding light...attended many meetings...as a direct result of his insistence with the builder we accomplished our goals"

"Bustamante Engineers extended their services to meet our needs"

"In addition to your technical expertise, we appreciated the sense of dedication you exhibited in pursuing the work...schedule and deliverables were timely"



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Serving Pennsylvania, New Jersey and Delaware