

Preston Manor Management, L C

Preston Manor Clubhouse Maintenance Plan — 2026

Purpose: The purpose of this plan is to address, prioritize, and identify mechanical, electrical, and physical repairs required to return the Clubhouse to an excellent condition, maximizing value for city of Wolfforth residents whom pay a premium to reside within the Preston Manor Pulic Improvement District.

The following table lists repairs to be performed in order of priority. PMM has prepared these items based upon findings of 3-8 Real Estate Inspections, PLLC.

<u>No.</u>	<u>Inspection ref. no. & comment</u>	<u>Estimate (approx.)</u>	<u>Item/location & repair comments</u>
ELECTRICAL			
1.	10.2.1 Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.	\$1,294.75 to \$2,972.75	Permit electrical plan set has been located for electrician to label panel.
2.	10.2.2 One or more components of an electrical panel or disconnect were observed to be damaged at the time of inspection.	<i>Estimate below</i>	Replace hub on outdoor AC disconnect.
3.	10.2.3 One or more panels were missing screws.	<i>Estimate below</i>	Replace missing panel screws.
4.	10.3.1 Exposed ends and splices.	\$1,572.16	Add blanks to all junction boxes in attic and exterior of building. Replace broken photocell on upper roof of building.
5.	10.3.2 No power at electrical receptacle.	\$613.94	Replace GFCI's as needed and restore power to nonworking receptacles.
6.	10.4.1, 10.5.2 One or more receptacles are missing cover plate.	\$447.67	Replace broken covers as needed, interior and exterior.

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7.	10.4.2 One or more lights or fans are not operating.	REPLACED	Re-lamp and test
8.	10.4.3 Improperly secured light fixture.	\$240.38	Reset and secure all lighting trims as needed. Replace broken bell box in yard of entry, replace GFCI.
9.	10.4.4, 10.5.1 No GFCI protection present.	\$287.50	Replace receptacles near sinks with GFCI receptacles.
10.	10.4.3 Playground/tennis court lights hanging by wires or taped in place.	\$419.90	Wood ceiling trims taped off for staining in past. <u>Quote is for replacement of lights.</u>
11.	8.13.25 Inspection - Tennis court lights had numerous improper electrical splices.	\$1,187.96	Complete redesign.
12.	8.13.25 Inspection - Exhaust fan in men's locker room not operable.	\$758.37	Testing and replacement.
HVAC			
13.	7.1.1 Dirty air filter	REPLACED – SINCLAIR – SPRING '26 **UNDER SERVICE CONTRACT	Sinclair Heating & Air Customer Comfort Agreement provides quarterly filter replacement
14.	7.3.1 Duct Damaged – air supply	\$466.83	NW attic, center left rear attic - Replace
15.	7.4.1 Damaged vent duct	“	“
16.	8.1.1, 8.1.4 primary condensate line clogged - Condensate tube damaged	\$2,123.60	NW unit (attic) – “Existing condensates for all units are original and need to be replaced. Install 230vac condensate pump on each system with pex drain lines to existing main drain.
17.	8.1.2 Failed to produce cold air	REPAIRED – SINCLAIR SPRING '26	7-ton kitchen A/C unit – Service
18.	8.1.3 refrigerant line insulation damaged		West unit (attic) – Reinsulate existing

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			copper pipe with ArmoFlex
19.	8.1.5 frozen refrigerant line	REPAIRED – SINCLAIR SPRING '26	7-ton kitchen A/C unit – Service
PLUMBING			
20.	9.3.1 sink – poor drainage	\$193.35	Men's locker room left sink – Clear lavatory drain with hand snake pistol
21.	9.3.2 Missing cleanout cover	\$125.07	Behind pool restrooms – 4" cleanout
22.	9.4.1 No water at fixture	\$135.00	Kitchen handwashing sink – <i>Diagnose problem</i>
23.	9.4.2 Sweating at drinking water cooler supply line	\$162.25	Left rear attic – Reinsulate existing copper pipes with Armo-Flex
24.	9.4.3 Low water flow at fixture	\$135.00	Women's locker room shower head - <i>Diagnose</i>
25.	9.5.1 Missing discharge pipe on water heater TPR valve	\$130.57	Ground floor closet – ¾" PEX up to 10'
26.	9.6.1 Corrosion – gas pipes	\$317.75	Left (south) exterior – Level 1 gas pressure test
ROOF, ATTIC, INSULATION & VENTILATION			
27.	2.2.1 Roof ventilation on encapsulated attic	AWAITING UPDATED ESTIMATE FROM LICENSED ROOFING & INSULATION CONTRACTOR	"Current building standards require that encapsulated attics be designed as either fully ventilated or fully sealed..."
28.	2.6.1 Damaged truss	"	Left rear central attic
29.	3.1.1 Encapsulated attic leak (spray foam insulation was observed to be damaged or removed)	"	Left front attic, left center upper attic gable, left upper attic gable, front center attic to porch overhang, right attic, attic over kitchen
30.	3.3.1 Exhaust ductwork in the attic is loose or disconnected	"	Attic front near women's locker room

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EXTERIOR			
31.	4.1.1 Cracking – minor (brick mortar)	REPAIRED MAY '26 – ARIAS - MASON	Front entry arch
32.	4.1.2 Penetrations not sealed (lighting, windows, hose bib)	REPAIRED MAY '26 – ARIAS – MASON	Front left, right exterior, rear exterior,
33.	Typical exterior cracks (brick masonry)	REPAIRED MAY '26 – ARIAS - MASON	Front left exterior, right exterior, rear exterior, chimney, rear exterior snack bar
DOORS, WINDOWS & INTERIOR			
34.	12.1.1 Door doesn't latch	REPAIRED APR. '26 – LUBBOCK LOCK & KEY	Women's locker room closet, coffee bar entry at front hall, kitchen (interior) entry
35.	12.3.1 Floors damaged (general)	AWAITING 2026 ESTIMATE FROM CONTRACTOR	Left main room, Men's restroom toilet stall
36.	12.4.1 Evidence of water intrusion at interior walls	"	Gym mop closet
37.	12.4.2 Separation in drywall tape	"	Left gym ceiling, right game room ceiling
38.	12.4.3 Typical interior cracks	"	Women's locker room (above entry door), gym, hall at front reception, right game room, front entry lobby (beside exit sign)
39.	12.4.4 General interior wall damage	"	Men's locker room, front entry at reception, fireplace room, right main room (5), right game room, right front women's bathroom
40.	12.4.5 Cracked grout	"	Men's locker room shower
41.	12.4.6 Typical cracks in brick and mortar	"	Right main room fireplace
42.	12.5.1 Water damage on ceiling tiles	"	Gym left front at supply register, kitchen, kitchen

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43.	12.5.2 Ceilings – typical interior cracks	“	Right main room

The following are maintenance items that are needed throughout Preston Manor which have not been budgeted. PMM requests that these items be considered for inclusion in FY 2027 budget for PID #2, Preston Manor.

No.	Description	Bidder/estimate	Location
1.	Raising of light poles	Westex Electric (awaiting estimate)	Dog park and city Park
2.	Mapping of irrigation system	JSL Landscape Services (in process)	All landscaped areas
3.	River rock landscape ground cover	JSL Landscape Services (awaiting estimate)	Dog park – north end
4.	Hedge and drip irrigation repair	Mission Site Services: \$13,838.91 (3/26)	Dog park perimeter



PRESTON MANOR

— LUXURIOUS TEXAS LIVING —