



HIDDEN COST ASSESSMENT WORKSHEET

Identify potential hidden costs before they become your problem.



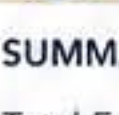
PROPERTY NAME: _____

DATE: _____

LOCATION: _____

EVALUATED BY: _____

Use this worksheet to estimate potential hidden costs that may impact your total investment.
Check condition, estimate remaining useful life and potential cost to address.

CATEGORY	ITEM / DESCRIPTION	CONDITION (Good / Fair / Poor)	ESTIMATED REMAINING LIFE (Years)	ESTIMATED COST TO ADDRESS	NOTES / OBSERVATIONS
 ROOF	Roof membrane, flashing, drainage, insulation	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 HVAC SYSTEMS	Heating, ventilation, air conditioning	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 FIRE ALARM & LIFE SAFETY	Fire alarm, sprinklers, emergency lighting	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 PLUMBING SYSTEMS	Piping, fixtures, water heaters, drains	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 GUESTROOM FF&E	Furniture, fixtures, carpet, casegoods, electronics	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 BRAND PIP REQUIREMENTS	Required improvements per brand standards	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 ADA COMPLIANCE	Accessibility, entrances, bathrooms, public areas	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 PARKING LOT & SITE	Pavement, drainage, curbing, lighting, landscaping	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 INSURANCE-DRIVEN ITEMS	Items likely to be required by insurance	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 MISCELLANEOUS ITEMS	Elevators, boilers, chillers, signage, pool, kitchens, other	☐ Good ☐ Fair ☐ Poor	_____	\$ _____	_____
 TOTAL ESTIMATED POTENTIAL COST				\$ _____	

SUMMARY

Total Estimated Potential Cost: \$ _____

Recommended Contingency (10-15%): \$ _____

TOTAL WITH CONTINGENCY: \$ _____

ADDITIONAL NOTES / OBSERVATIONS

