

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Marjorie Moore Village
CHFA #85002D
Berlin Housing Authority
Berlin, CT

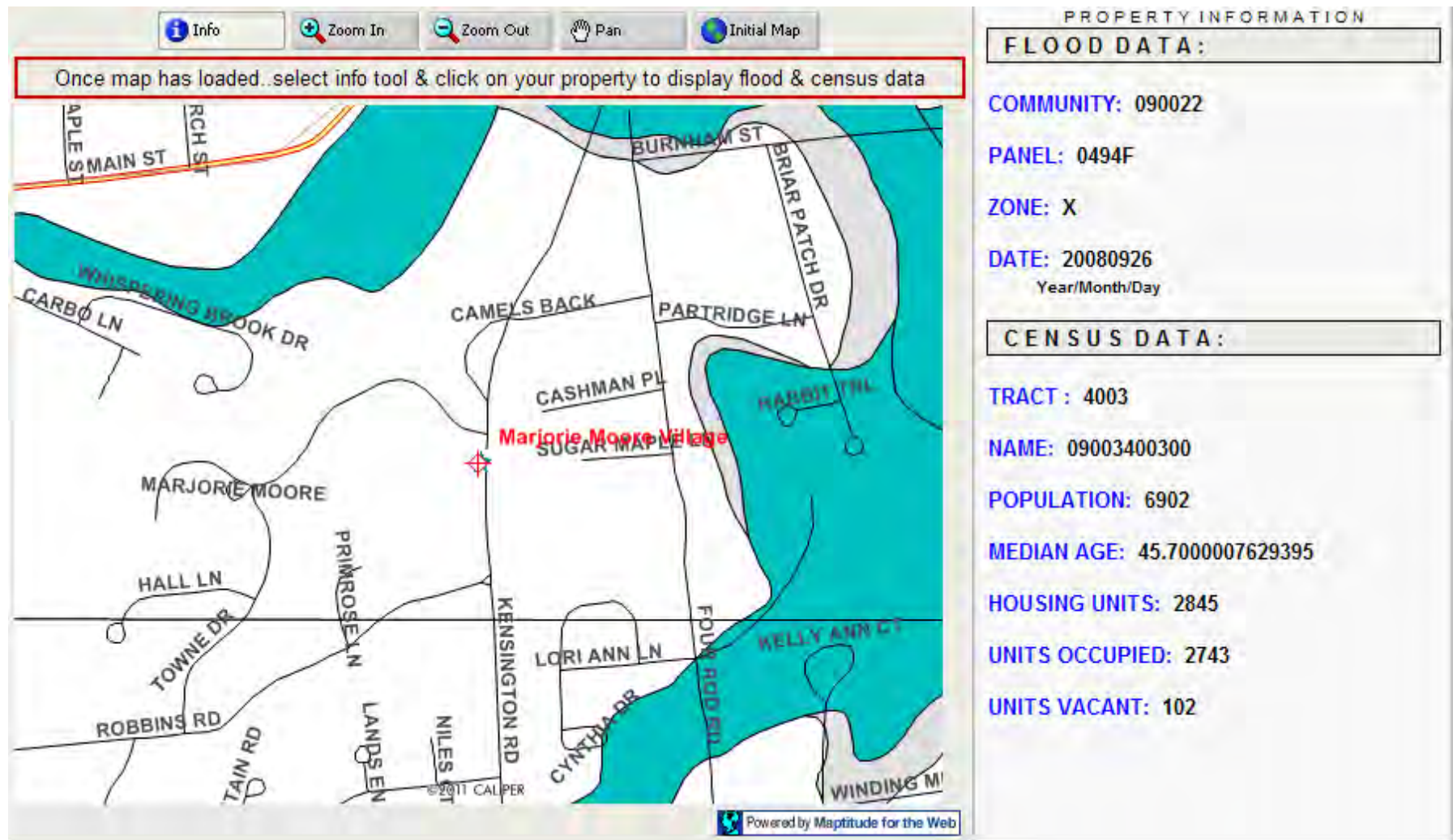
April 8, 2013

Final Report



Marjorie Moore Village

250 Kensington Road
Berlin, CT 06037



Marjorie Moore Village

250 Kensington Road
Berlin, CT 06037

Zone X = Outside the 500-year floodplain and
Outside the 1% and 0.2% annual chance floodplains.

Executive Summary

Marjorie Moore Village

Berlin, CT

Marjorie Moore Village is a residential development for the elderly that is comprised of five residential buildings and a freestanding community/office building. The development includes 30 efficiency and 10 one-bedroom units. Original construction of the development dates to 1978. In 1995, the exterior siding was replaced; the office was expanded/renovated in 1996; new asphalt paving, windows, storm doors, and fire alarm system were installed in 2006; heat pumps were installed at each unit during 2011, and scheduled for completion in 2013 are various upgrades including new kitchen cabinetry, step cuts in bathtub sidewalls, and new toilets, sinks, and medicine cabinets.

Overall the development is in generally good condition. That being said, and as shown on the attached capital needs worksheets, the development will face significant capital needs in the near term; primarily related to the work scheduled for completion in 2013. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified as part of this assessment include the following:

- Asphalt-paved site surfaces are in good overall condition; no significant near-term needs were identified.
- No problems related to the exterior wall surfaces, windows, or doors were noted; no near-term needs anticipated.
- Existing roof coverings are newer and in good overall condition; near-term replacement not anticipated.

- Wall, ceiling, and floor finishes in the common areas are in generally good condition; future painting and floor covering replacement allowances are shown based on current age, observed condition, and expected useful service life.
- Heat pump and condenser units serving common area heating/cooling needs are newer models; no near-term needs are anticipated.
- The recently upgraded fire alarm control panel should perform reliably for several years; no near-term needs are anticipated.
- Annual allowances for replacement of in-unit vinyl tile floor coverings are shown from Year 1 forward.
- Allowances for bathroom improvements scheduled for completion in 2013 (tub wall step cuts, new toilets, sinks, accessories, etc.) are shown in Year 1; no significant subsequent capital needs for these elements are anticipated during the assessment's timeframe.
- Existing kitchen cabinetry is original and exhibits varying levels of age-related wear; replacement is scheduled for 2013 and an allowance to complete this work is shown in Year 1.
- Allowances for the replacement of appliances are shown based on observed conditions, current ages, and expected useful service lives.
- Heat pumps were installed at all units in 2011; no near-term needs related to this equipment are anticipated. Annual allowances for replacement of in-unit electric domestic hot water tanks are shown from Year 1 forward.
- Overall, the development's common areas are generally compliant with handicap accessibility standards. Among the elements that are in need of replacement and/or modification is the cabinetry in the community kitchen (no knee clearance space, countertop too high, etc.), and grab bars, sink height, lack of pipe insulation under the sink, and mirror height in the common restroom.
- The development's unit mix includes four units (3 efficiency and 1 one-bedroom) that are designated as handicap accessible. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is the re-framing of doors so as to provide a minimum clear width of 32 inches, provision of properly sized and located grab bars at the side and rear of the toilet, relocation of toilets so as to be centered at 18 inches from the adjacent wall, installation of insulation on drain and hot water supply line piping under sinks, and lowering of circuit breaker panels so as to be within reach range limits.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 7th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank Ms. Mary Cunningham and Mr. Ron Gantick for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Asphalt paving at access drive and parking area is newer and in good condition



Asphalt-paved pedestrian walkways are also newer and in good condition



Typical building architecture as seen on front elevation of a residential building



Typical building architecture as seen on rear elevation of a residential building



Building architecture as seen at front elevation of community/office building



Exterior siding, windows, and doors have all been replaced in recent years



Main entry to community/office building – Door is newer and in good condition



Typical architectural-style shingles found on roof surfaces at all buildings – No problems noted



View of community room



Community kitchen – Note lack of handicap accessible design features



Laundry room located at community/office building has been refurbished in recent years and includes front loading washing machines



Exterior condenser for one of two recently installed heat pump systems serving interior common areas at community/office building



Exterior condenser serving cooling needs within management office suite



Typical finishes in unit living areas



Typical 'standard' unit bathroom – Step cuts in tub walls and new fixtures scheduled for completion in 2013



Handicap accessible unit bathrooms include a roll-in shower



Typical finishes and equipment in
'standard' unit kitchens



Typical handicap accessible unit kitchen



Typical exterior condenser for heat pump systems
that were recently installed in all units



Typical unit-level electric domestic
hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$25,085
Annual Replacement Reserve Contribution:	\$31,854
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	0	0	0	26,602	0	0	0	0	10,719	0	0	0	0	110,292	0	0	0	0	14,405	0
2	Building Exterior	0	0	0	0	0	0	0	0	0	0	4,986	5,136	5,290	5,448	5,612	0	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	188,682	0
4	Lobby - Mail Area	0	0	0	0	0	0	3,361	0	0	0	0	0	0	0	0	0	4,517	0	0	0	0	0	0
5	Community Room	0	1,913	1,105	0	0	0	7,914	0	0	0	0	0	0	0	0	0	10,636	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	407	0	0	0	0	1,012	0	0	0	0	547	0	0	0	0	0	0
9	Common Area Restrooms	0	775	0	0	0	0	182	0	0	0	0	294	0	0	0	0	245	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	1,913	0	0	0	0	0	0	0	0	0	2,571	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	925	0	0	0	2,642	0	0	0	0	0	0	0	0	0	9,294	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,689	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	4,250	4,100	4,223	4,349	4,480	4,614	4,753	4,895	5,042	5,193	5,349	5,509	5,675	5,845	6,020	6,201	6,387	6,579	6,776	6,979	7,189	0
16	Unit Kitchens	0	0	73,640	1,689	1,740	1,792	1,846	1,901	1,958	2,017	8,867	9,133	9,407	9,690	9,980	2,408	2,481	2,555	2,632	2,711	2,792	2,876	0
17	Unit Bathrooms	0	7,600	70,787	893	919	947	975	1,005	1,035	1,066	1,098	1,131	1,165	1,200	1,236	1,273	1,311	1,350	1,391	1,432	1,475	1,520	0
18	Unit Electrical	0	4,900	0	0	0	1,661	1,711	1,762	1,815	1,869	1,925	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,512	2,588	2,665	0
19	Unit Mechanical	0	0	4,733	4,875	5,022	5,172	5,327	5,487	5,652	5,821	5,996	6,176	6,361	6,552	6,749	38,084	39,226	40,403	41,615	42,864	8,058	8,300	0
20	Annual Planned Expenditures	0	19,438	154,365	11,680	12,030	14,052	54,853	15,832	15,355	15,816	28,066	43,575	29,775	30,668	31,589	50,018	203,015	53,064	54,656	56,295	21,893	234,931	0
21	Annual Provision (indexed at 3%)			31,854	32,809	33,794	34,808	35,852	36,927	38,035	39,176	40,351	41,562	42,809	44,093	45,416	46,778	48,182	49,627	51,116	52,649	54,229	55,856	
22	Outside Capital			400,000																				
23	Cumulative Reserve Balance	25,085	5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Asphalt Parking / Roadways	49,291		6	20	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,557	0	0	0	0	0						
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks	23,625		6	20	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,735	0	0	0	0	0						
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Site Lighting	15,420		34	38	2017				0	0	0	0	17,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Crack Fill / Sealant	8,215		1	5	2017				0	0	0	0	9,246	0	0	0	0	10,719	0	0	0	0	0	0	0	0	0	14,405						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	26,602	0	0	0	0	10,719	0	0	0	0	110,292	0	0	0	0	14,405	0					
28	Cumulative Reserve Balance							25,085		5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045					

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Storm Doors	19,680		6	15	2021				0	0	0	0	0	0	0	4,986	5,136	5,290	5,448	5,612	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	4,986	5,136	5,290	5,448	5,612	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							25,085		5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045					

Roofing

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Project City / Town:	Berlin

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Report Date:	March 15, 2013

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Lobby / Mail Area

Owner Sponsor Name:	Berlin Housing Authority
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Project City / Town:	Berlin

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Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor	1,901		6	10	2017					0	0	0	0	2,140	0	0	0	0	0	0	0	0	0	2,876	0	0	0	0	0					
2	Kitchen Cabinets / Sink					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Kitchen Appliances	1,105		34	20	2013					1,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
4	Furnishings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
5	Walls	808		6	10	2017					0	0	0	0	910	0	0	0	0	0	0	0	0	0	1,223	0	0	0	0	0	0				
6	Ceilings	367		6	10	2017					0	0	0	0	414	0	0	0	0	0	0	0	0	0	556	0	0	0	0	0	0				
7	Office Walls & Ceilings	1,651		6	10	2017					0	0	0	0	1,859	0	0	0	0	0	0	0	0	0	2,498	0	0	0	0	0	0				
8	Office Floors	2,303		6	10	2017					0	0	0	0	2,592	0	0	0	0	0	0	0	0	0	3,483	0	0	0	0	0	0				
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17	Accessibility Improvements	1,913		ADD	20	2013			4	1,913	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		1,913	1,105	0	0	0	7,914	0	0	0	0	0	0	0	0	0	10,636	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance							25,085		5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045					

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Berlin Housing Authority
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Project City / Town:	Berlin

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Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						25,085	5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045							

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						25,085	5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	265		6	10	2017				0	0	0	0	299	0	0	0	0	0	0	0	0	0	401	0	0	0	0	0						
2	Ceilings	96		6	10	2017				0	0	0	0	108	0	0	0	0	0	0	0	0	0	145	0	0	0	0	0						
3	Floors	776		6	15	2022				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	407	0	0	0	0	1,012	0	0	0	0	547	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						25,085	5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045							

Common Area Restrooms

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

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Building Boilers

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

Marjorie Moore - SS 3/13/2013

Building Electrical

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						25,085	5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						25,085	5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045							

Unit Living

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

[illegible]

Unit Kitchens

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Smoke Detectors	15,200		6	10	2016				0	0	0	1,661	1,711	1,762	1,815	1,869	1,925	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,512	2,588	2,665						
18	Accessibility Improvements	4,900		ADD	20	2013		4	4,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	4,900	0	0	0	1,661	1,711	1,762	1,815	1,869	1,925	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,512	2,588	2,665	0						
28	Cumulative Reserve Balance						25,085	5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Berlin Housing Authority
Project Name:	Marjorie Moore Village
Project City / Town:	Berlin

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	40
Total Square Feet:	22,889
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators	1,333		1	1	2013				1,333	1,373	1,415	1,457	1,501	1,546	1,592	1,640	1,689	1,740	1,792	1,846	1,901	1,958	2,017	2,077	2,140	2,204	2,270	2,338						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Unit DHW Generation	3,400		1	1	2013				3,400	3,502	3,607	3,715	3,827	3,942	4,060	4,182	4,307	4,436	4,569	4,706	4,848	4,993	5,143	5,297	5,456	5,620	5,788	5,962						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17	Unit Heat Pumps	106,000		1	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	31,133	32,067	33,029	34,020	35,040	0	0						
18																																			
19																																			
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23																																			
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27	Annual Planned Expenditures							0		0	4,733	4,875	5,022	5,172	5,327	5,487	5,652	5,821	5,996	6,176	6,361	6,552	6,749	38,084	39,226	40,403	41,615	42,864	8,058	8,300	0				
28	Cumulative Reserve Balance							25,085		5,648	283,137	304,266	326,030	346,785	327,784	348,879	371,559	394,920	407,205	405,193	418,226	431,651	445,478	442,239	287,405	283,969	280,429	276,783	309,120	130,045					

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.