

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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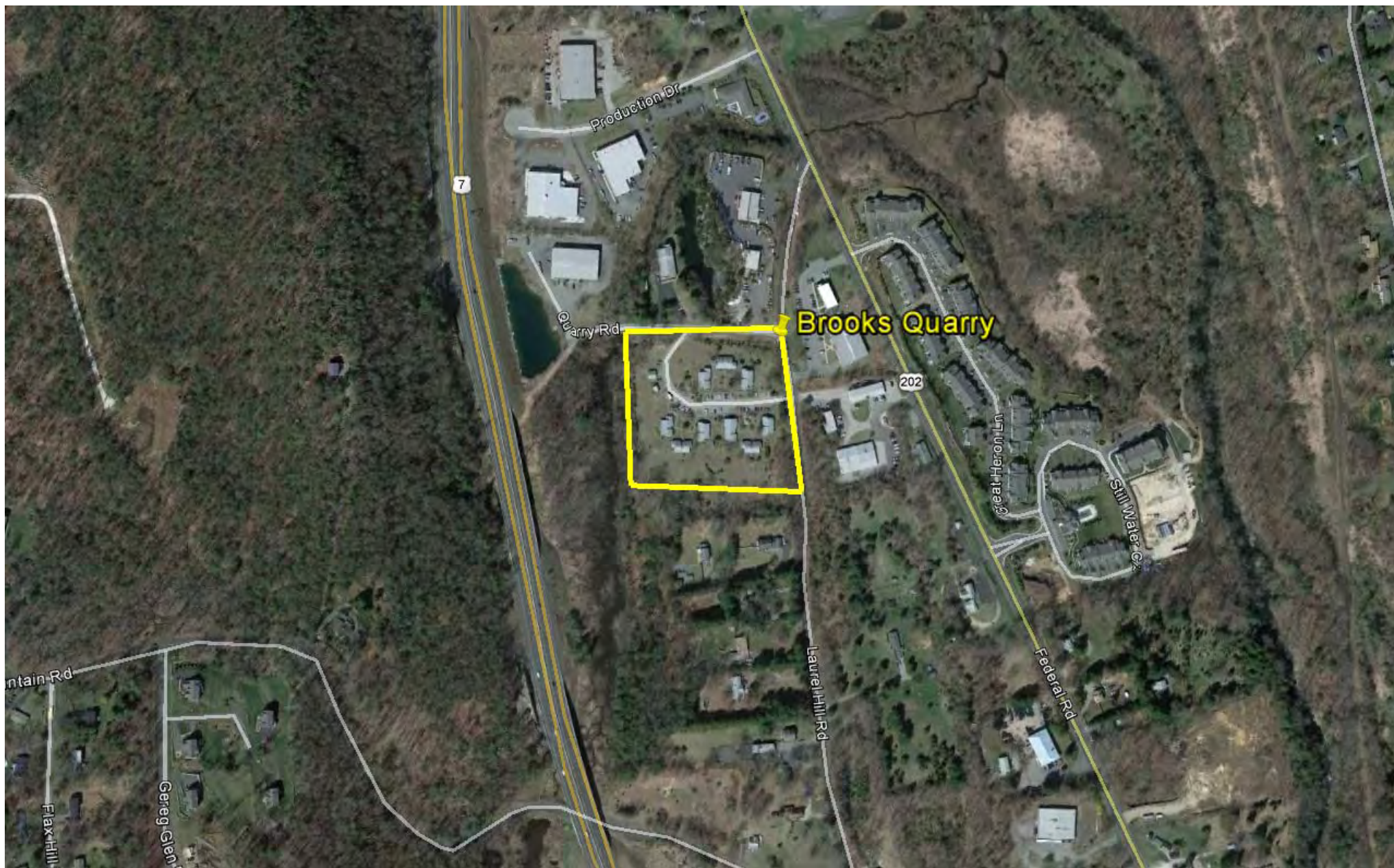
Brooks Quarry

CHFA # 85011D

Brookfield Housing Authority
Brookfield, CT

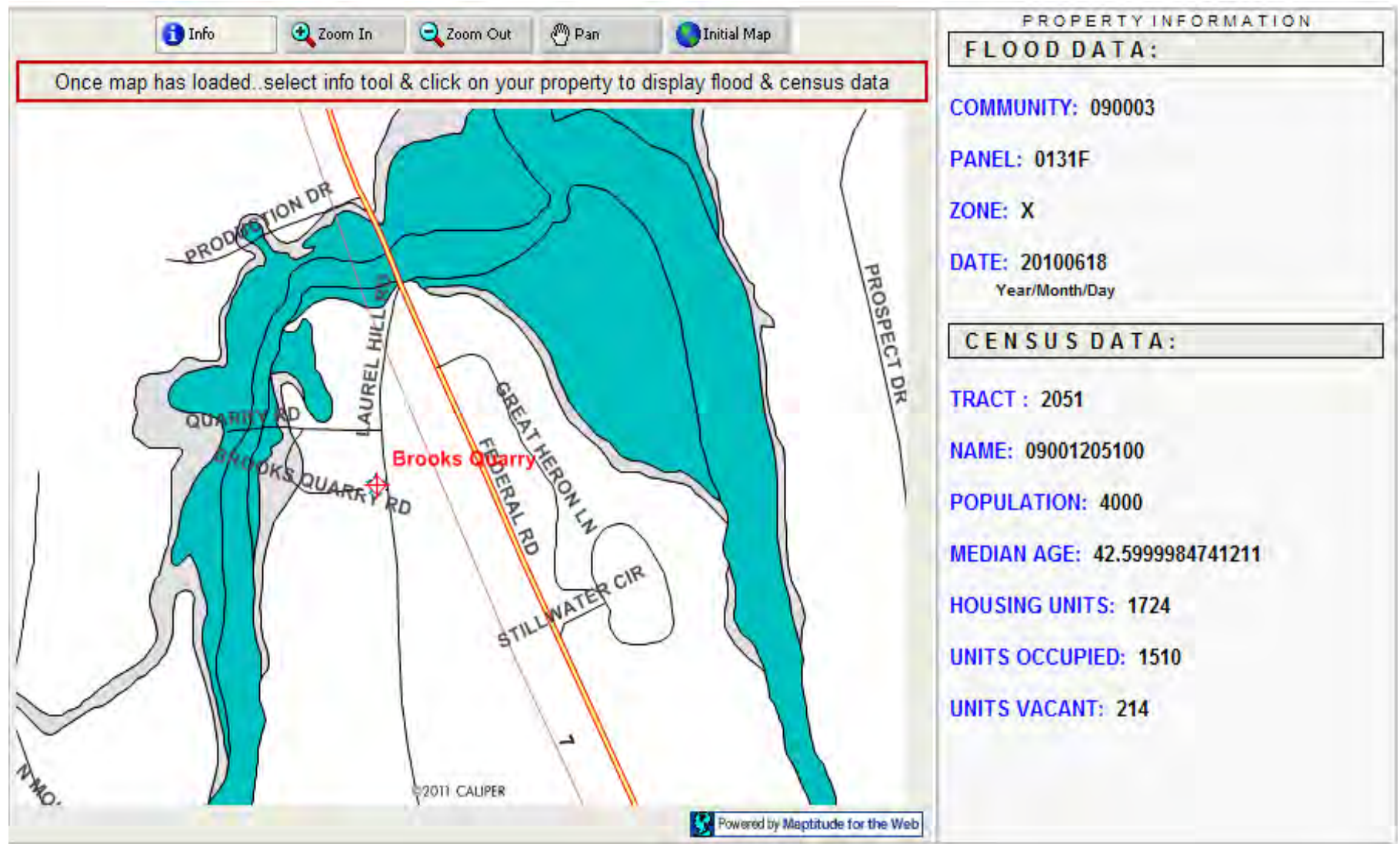
September 11, 2013

Final Report



Brooks Quarry

3 Brooks Quarry Road
Brookfield, CT 06804



Brooks Quarry

3 Brooks Quarry Road
Brookfield, CT 06804

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

Executive Summary

Brooks Quarry

Brookfield, CT

Brooks Quarry is a residential development for seniors located in a mixed residential and commercial neighborhood of Brookfield. The property is comprised of 9 residential buildings, a well water pump house, and a maintenance garage. The development includes 26 efficiency and 9 one-bedroom units (35 units total). Original construction of the development dates to 1982.

Overall, the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs over the term of the plan. Reserves are currently established at \$1,000/unit (\$35,000). Site representatives noted that no contributions are being made to the reserve fund. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Note: September 11, 2013;

Brookfield Housing Authority, the operator of Brooks Quarry, reported additional items that were not included in the original report or were not presented as the housing authority anticipated. Where applicable, items that were omitted from the original report have been added (i.e. connections to the town water system, major repairs to the town sewer connections, and the addition of security lighting). In addition, the replacement schedules and costs for other line items have been modified in some instances; however, this CNA, which was undertaken as part of a statewide portfolio-based study, has utilized similar costs as applied to the other properties included within the study sample.

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

- Parking areas flanking Brooks Quarry Road (a town road) display cracking and settlement. Asphalt paved walks display similar conditions. Resurfacing costs are shown in Year 2. Future surface maintenance costs are shown in the plan. Site signage and dumpster enclosure fencing are also shown being upgraded in Year 2. Future site lighting upgrades are shown in Year 13. Well water pump, pressurization, chlorination, controls, and storage tank replacement and refurbishment allowances are shown throughout the plan. Connection repairs to the town septic system, connecting to the town potable water system, and the addition of security lighting fixtures are shown in Year 1.
- Buildings are aluminum sided. Some fading and minimal damage were observed. Future replacement is shown in Year 10. Vinyl siding at the garage would be replaced concurrently. Windows are newer models. Most unit and service doors are original, and replacement is shown starting in Year 2. Storm doors are shown for replacement concurrently. The entrance door thresholds at the community building exceed height requirements for accessibility purposes, and costs for replacements are shown in Year 1. Lighting updates are shown concurrent with the siding work in Year 10. Roofs have architectural composite shingles; minimal lifting and staining were observed. Replacement is shown in Year 14. Gutters and downspouts are shown being updated in Year 10.
- Interior common areas are confined to the community building wing at Building 3. Wall and ceiling surfaces are shown for refinishing work in Years 3, 11, and 19. Carpet flooring is shown for replacement concurrently. Restroom and laundry room original vinyl tile flooring is shown being replaced in Years 1 and 19. For accessibility purposes, the community kitchen cabinetry and appliances are shown for major upgrades in Year 1.
- Domestic hot water for the community building is provided by a 119 gallon electric tank. Replacement is shown in Year 12. Sewage ejection pumps at seven of the buildings are shown for replacement, as needed, throughout the plan. The office and community room heat pump (HVAC) systems were installed in 2010, and future replacement is shown in Year 13. The emergency generator serving the community building and the well pumping station is shown for an engine overhaul in Year 7 and replacement in Year 19. The property's fire detection and emergency call monitoring systems have recently been upgraded, and future update costs are shown in Year 15.

- Most unit layouts are similar. Walls and ceilings are painted drywall. Passage and closet doors exhibit good overall conditions. Painting and door repair/replacement needs are handled from operations. Most flooring throughout units is original vinyl tile. Spot replacements have been done. Marking and seam separation were observed at several locations. Flooring updates are shown starting in Year 1. Unit baths have mostly original vanities and sinks. Replacements are shown starting in Year 1. Toilets vary in age, most of which are 1.6 gallons per flush low flow models. Replacement with 1.28 gallons per flush model toilets is shown starting in Year 4. Medicine cabinets and wall accessories are replaced, as needed. Unit kitchens have mostly original wood and laminated particleboard cabinetry. Finish wear and some shelf sagging were the most common conditions observed. Accessible unit kitchens require that wall cabinet and countertop heights be adjusted, and that piping insulation be installed under sinks. Replacement of the remaining original cabinetry sets is shown in Years 2-7. Appliances (frost-free refrigerators, electric ranges, ceiling ventilation fans) vary in age, and replacement allowances are shown as needed. Electrical circuit breaker panels are original, and future replacement costs are shown as they exceed forty years of service. Smoke and heat detectors are tested, maintained, and replaced as needed from operations. Domestic hot water tanks vary in age, and replacement costs are shown, as needed throughout the plan. Heat pump HVAC systems date to 2010 and future system replacements are shown starting in Year 12. The housing authority reported that vinyl asbestos containing tile (VAT) flooring exists in the kitchens and bathrooms. Costs, per the management's quote, to abate the VAT and install vinyl composite tile (VCT) are shown in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, February 6th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Mr. John Foley and the Brookfield Housing Authority site staff 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*.



1. Typical parking and walkway surfaces



2. Well head location at west side of property



3. Well water pump house equipment



4. Typical building exteriors with aluminum siding



5. Spot lifting and nail popping under roofing shingles



6. Community kitchen to upgrade for accessibility purposes



7. View of the community room



8. Laundry room finishes and equipment



9. Exterior condenser-compressor for cmnty. bldg. heat pump HVAC



10. Fire detection and ECAS monitoring system



11 Typical unit kitchen cabinetry and appliances



12. Older cabinets with some finish wear



13. Accessible unit bath fixtures



14. Unit bathroom vanities with some finish wear



15. Typical unit DHW tanks, electric



16. Typical unit heat pump HVAC system, exterior condenser-compressor

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Brookfield Housing Authority
Project Name:	Brooks Quarry
Project City / Town:	Brookfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$35,000
Annual Replacement Reserve Contribution:	\$0
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	340,000	111,801	3,642	0	11,255	0	4,099	0	5,035	0	4,614	0	67,217	0	5,193	0	9,748	0	5,844	23,672	0
2	Building Exterior	0	700	3,221	8,509	6,090	6,273	8,131	9,577	9,865	11,192	7,272	214,608	7,715	0	0	0	5,167	0	0	0	0	4,421	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	93,944	0	0	0	138,587	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	193	0	0	0	0	0	0	0	608	0	0	0	0	0	0	0	310	0	0
5	Community Room	0	5,821	5,821	0	3,819	0	0	0	0	0	0	0	5,322	0	1,419	0	0	0	0	0	6,128	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	820	1,200	0	234	0	0	0	0	0	0	0	297	0	0	0	0	0	0	0	1,023	0	0
9	Common Area Restrooms	0	1,217	1,631	0	348	0	0	0	0	0	0	0	441	0	0	0	0	0	0	0	1,264	0	0
10	Building Boilers	0	0	0	0	3,395	3,497	3,602	0	3,821	0	4,054	4,175	4,301	4,706	4,562	0	4,840	4,985	5,135	0	5,448	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,335	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	7,761	0	0	0	0	0	0	0	67,794	0	0	0	47,771	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	0	4,229	4,356	4,487	4,621	4,760	4,903	5,050	5,201	5,357	5,518	5,684	5,854	0	0	0	0	6,787	6,990	7,200	7,416	0
16	Unit Kitchens	0	4,782	169,270	2,944	3,032	3,123	3,217	3,313	3,413	3,515	3,620	4,641	4,780	4,924	6,388	6,579	6,777	6,980	7,189	7,405	7,627	7,856	0
17	Unit Bathrooms	0	0	28,875	2,238	2,305	9,004	9,274	9,005	9,275	8,520	8,776	9,610	9,899	11,412	11,754	9,999	10,299	10,608	10,927	16,673	14,212	14,639	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	5,594	5,762	5,935	6,113	6,296	6,485	6,680	6,880	7,087	7,299	0	0
19	Unit Mechanical	0	0	2,917	3,005	3,095	3,188	3,283	3,382	3,483	3,588	3,695	3,806	3,920	57,839	59,574	18,553	4,412	4,545	4,681	4,822	4,966	5,115	0
20	Annual Planned Expenditures	0	13,341	557,165	132,853	30,640	29,705	43,522	30,180	46,767	32,017	37,809	341,897	53,341	90,670	168,361	180,015	110,968	33,798	51,347	42,976	109,092	63,119	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			2,250,000																				
23	Cumulative Reserve Balance	35,000	21,659	1,714,494	1,581,641	1,551,001	1,521,296	1,477,774	1,447,594	1,400,827	1,368,811	1,331,001	989,104	935,763	845,093	676,732	496,717	385,749	351,950	300,603	257,627	148,535	85,416	

Site Improvements

Number of Units:	35
Total Square Feet:	19,796
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	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							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	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							
6	Landscaping					2013				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							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					2013				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							
11	Other					2013				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							
13	Other					2013				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							
15	Add Security Lighting Fixtures	115,000		20	20	2013				115,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Concrete stairs, stoops, railings	62,650		31	32	2014				0	64,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Asphalt Paving - Parking Areas	23,848		31	20+	2014				0	24,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Crack Fill / Sealant / Re-stripe	3,975		varies	4	2021				0	0	0	0	0	0	0	5,035	0	0	0	5,667	0	0	0	6,378	0	0	0							
19	Asphalt Paving - Walkways	16,447		varies	20+	2014				0	16,941	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Dumpster Enclosures	2,100		>20	15	2014				0	2,163	0	0	0	0	0	0	0	0	0	0	0	0	0	3,370	0	0	0							
21	Site Lighting (Pole Fixtures)	41,120		4	15+	2025				0	0	0	0	0	0	0	0	0	0	0	58,627	0	0	0	0	0	0	0							
22	Site Lighting (Ground Fixtures for Flag Poles)	2,050		4	15+	2025				0	0	0	0	0	0	0	0	0	0	0	2,923	0	0	0	0	0	0	0							
23	Site Signage (Wood)	3,500		>15	15+	2014				0	3,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,137							
24	Well Water (Pumps, Pressurization, Chlorination)	3,433		varies	10+	2015				0	0	3,642	0	0	0	4,099	0	0	0	4,614	0	0	0	5,193	0	0	0	5,844	0						
25	Underground Water Storage (5,000 gallon w/ Vinyl Bladder)	10,000		8	10+	2018				0	0	0	0	11,255	0	0	0	0	0	0	0	0	0	0	0	0	0	17,535							
26	Town Water/Sewer Connection Engineering/Construction	225,000		Add	70	2013				225,000																									
27	Annual Planned Expenditures						0	0	340,000	111,801	3,642	0	11,255	0	4,099	0	5,035	0	4,614	0	67,217	0	5,193	0	9,748	0	5,844	23,672	0						
28	Cumulative Reserve Balance						35,000	21,659	1,714,494	1,581,641	1,551,001	1,521,296	1,477,774	1,447,594	1,400,827	1,368,811	1,331,001	989,104	935,763	845,093	676,732	496,717	385,749	351,950	300,603	257,627	148,535	85,416							

Building Exterior

Number of Units:	35
Total Square Feet:	19,796
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							
2	Glass Doors (Sliders)					2013					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							
4	Exterior Walls - EIFS					2013					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							
6	Ext. Walls - Wood Siding					2013					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							
8	Exterior Soffits and Fascia	34,560		31	40	2022					0	0	0	0	0	0	0	0	45,093	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							
10	Unit Balconies / Decks					2013					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							
12	Other					2013					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							
14	Accessibility Improvements (Door Thresholds at Cmnty.)	700		31	31	2013		4	700	700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Exterior Common / Service Doors	1,932		6	20	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	2,922	0	0	0	0							
16	Exterior Walls / Trim (Aluminum Siding and Wrap)	112,681		31	40	2022					0	0	0	0	0	0	0	0	147,023	0	0	0	0	0	0	0	0	0							
17	Exterior Walls / Trim (Aluminum Repair & Pwrvsh.)	5,042		31	4	2013				2,521	2,597	0	0	0	2,923	3,010	0	0	0	0	0	0	0	0	0	0	0	4,421							
18	Windows (Vinyl, Double Hung) - Maintain Operating	228 Windows		4	30						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Unit Entrance Doors (Original w/ Newer Locksets)	24,150		4-31	30+	2014					0	2,487	2,562	2,639	2,718	2,800	2,884	2,970	3,059	3,151	3,246	0	0	0	0	0	0	0							
20	Service Doors (Single and Double Leaf)	15,965		31	30+	2014					0	1,644	1,694	1,745	1,797	1,851	1,906	1,963	2,022	2,083	2,146	0	0	0	0	0	0	0							
21	Storm Doors (at Unit Entrance Doors)	17,290		varies	15+	2014					0	1,781	1,834	1,889	1,946	2,004	2,065	2,126	2,190	2,256	2,324	0	0	0	0	0	0	0							
22	Exterior Ceilings (Painted Wood) - Maintained Operating	1,484		varies	10	2017					0	0	0	0	1,670	0	0	0	0	0	0	0	0	2,245	0	0	0	0							
23	Exterior Walls (Vinyl) - at Garage - Future Replace	5,720		23	30+	2021					0	0	0	0	0	0	0	0	7,463	0	0	0	0	0	0	0	0	0							
24	Building Mounted Lighting (Globe Type Fixtures)	5,778		4	10+	2022					0	0	0	0	0	0	0	0	7,539	0	0	0	0	0	0	0	0	0							
25	Service Doors (Double Leaf at Pump House and Garage)	2,060		varies	20+	2020					0	0	0	0	0	0	0	2,534	0	0	0	0	0	0	0	0	0	0							
26	Overhead Door (Garage)	1,300		23	25+	2020					0	0	0	0	0	0	0	1,599	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	700	3,221	8,509	6,090	6,273	8,131	9,577	9,865	11,192	7,272	214,608	7,715	0	0	0	5,167	0	0	0	0	4,421	0						
28	Cumulative Reserve Balance						35,000	21,659	1,714,494	1,581,641	1,551,001	1,521,296	1,477,774	1,447,594	1,400,827	1,368,811	1,331,001	989,104	935,763	845,093	676,732	496,717	385,749	351,950	300,603	257,627	148,535	85,416							

Lobby / Mail Area

Owner Sponsor Name:	Brookfield Housing Authority
Project Name:	Brooks Quarry
Project City / Town:	Brookfield, CT

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							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	149		6	8	2015			0	0	158	0	0	0	0	0	0	0	200	0	0	0	0	0	0	0	253	0							
2	Ceilings	33		6	8	2015			0	0	36	0	0	0	0	0	0	0	45	0	0	0	0	0	0	0	57	0							
3	Floors	270		6	16	2023			0	0	0	0	0	0	0	0	0	363	0	0	0	0	0	0	0	0	0								
4	Mail Facilities					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
5	Mail Facilities (35 Boxes - owned/maint. by Postal Serv.)					2013			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								
7	Other					2013			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								
9	Other					2013			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								
11	Other					2013			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								
13	Other					2013			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								
15	Other					2013			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								
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	193	0	0	0	0	0	0	608	0	0	0	0	0	0	0	0	310	0	0						
28	Cumulative Reserve Balance						35,000	21,659	1,714,494	1,581,641	1,551,001	1,521,296	1,477,774	1,447,594	1,400,827	1,368,811	1,331,001	989,104	935,763	845,093	676,732	496,717	385,749	351,950	300,603	257,627	148,535	85,416							

Community Room

Owner Sponsor Name:	Brookfield Housing Authority
Project Name:	Brooks Quarry
Project City / Town:	Brookfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

[illegible]

Common Hallways

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

Page 15

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Brookfield Housing Authority
Project Name:	Brooks Quarry
Project City / Town:	Brookfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	35
Total Square Feet:	19,796
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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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						35,000	21,659	1,714,494	1,581,641	1,551,001	1,521,296	1,477,774	1,447,594	1,400,827	1,368,811	1,331,001	989,104	935,763	845,093	676,732	496,717	385,749	351,950	300,603	257,627	148,535	85,416								

Common Laundry

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

Page 17

Common Area Restrooms

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

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Building Boilers

Owner Sponsor Name:	Brookfield Housing Authority
Project Name:	Brooks Quarry
Project City / Town:	Brookfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	35
Total Square Feet:	19,796
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	Boilers / Warm Air Furnaces					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Boiler Operating Controls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Pneumatic Systems Controls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Condensate & Feed Water					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fuel Oil Storage					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Fuel Oil Transfer System					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Fuel Exhaust					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Combustion Air					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Domestic Hot Water (119 gallons, electric)	3,400		4	15	2024			0	0	0	0	0	0	0	0	0	4,706	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	Sewage Ejection Pumps (at 7 Bldgs.) - Vary in Age	3,200		varies	10+	2015			0	0	3,395	3,497	3,602	0	3,821	0	4,054	4,175	4,301	0	4,562	0	4,840	4,985	5,135	0	5,448	0							
18																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	3,395	3,497	3,602	0	3,821	0	4,054	4,175	4,301	4,706	4,562	0	4,840	4,985	5,135	0	5,448	0	0						
28	Cumulative Reserve Balance						35,000	21,659	1,714,494	1,581,641	1,551,001	1,521,296	1,477,774	1,447,594	1,400,827	1,368,811	1,331,001	989,104	935,763	845,093	676,732	496,717	385,749	351,950	300,603	257,627	148,535	85,416							

Building Mechanical

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

13092 - Brooks Quarry - FINALV2 SS 9/11/2013

Building Electrical

Owner Sponsor Name:	Brookfield Housing Authority
Project Name:	Brooks Quarry
Project City / Town:	Brookfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	35
Total Square Feet:	19,796
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	Switch Gear					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Emergency Generator					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Smoke / Fire Detection					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Signaling / Communication					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Building Wiring					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Emergency Generator (35kW) (Winco) - future replace	28,060		12	30	2031			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47,771	0							
7	Emergency Generator - engine overhaul	6,500		12	18	2019			0	0	0	0	0	0	7,761	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Emergency Lighting (Battery Packs) - maintained operating					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Fire Detection / Monitoring / ECAS (FCI Panel)	44,820		6	20	2027			0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,794	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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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	7,761	0	0	0	0	0	0	0	67,794	0	0	0	47,771	0	0						
28	Cumulative Reserve Balance						35,000	21,659	1,714,494	1,581,641	1,551,001	1,521,296	1,477,774	1,447,594	1,400,827	1,368,811	1,331,001	989,104	935,763	845,093	676,732	496,717	385,749	351,950	300,603	257,627	148,535	85,416							

Building Elevator

Owner Sponsor Name:	Brookfield Housing Authority
Project Name:	Brooks Quarry
Project City / Town:	Brookfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

13092 - Brooks Quarry - FINALV2 SS 9/11/2013

Unit Living

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

Page 24

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Brookfield Housing Authority
Project Name:	Brooks Quarry
Project City / Town:	Brookfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	35
Total Square Feet:	19,796
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	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					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	Accessibility Improvements - Toilets 16" O.C. off wall - N/A					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (Vinyl Tile) - mostly original	6,563		varies	15+	2022					0	0	0	0	0	0	0	0	571	589	606	624	643	663	682	703	724	746	768							
18	Vanities / Sinks (approx. 15 replaced)	6,150		<10	20+	2024					0	0	0	0	0	0	0	0	0	0	1,216	1,253	1,290	1,329	1,369	1,410	1,452	0	0							
19	Vanities / Sinks (mostly original)	6,560		31	20+	2013					1,312	1,351	1,392	1,434	1,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Toilets (replace w/ lower flow models)	14,350		varies	20+	2016					0	0	0	1,568	1,615	1,664	1,713	1,765	1,818	1,872	1,929	1,986	2,046	0	0	0	0	0	0							
21	Ventilation / Exhaust	9,835		2	20	2014					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,419	5,581	5,749							
22	Wall Accessories / Medicine Cabinets (replace as needed)	14,630		varies	20+	2014					0	886	913	940	969	998	1,028	1,058	1,090	1,123	1,157	1,191	1,227	1,264	1,302	1,341	1,381	1,422	0	0						
23	Tubs / Showers (1pc. Fiberglass) - 1 replaced	78,750		31	30+	2016					0	0	0	5,062	5,213	5,370	5,531	5,697	5,868	6,044	6,225	6,412	6,604	6,802	7,006	7,217	7,433	7,656	7,886	8,122						
24	Wall Hung Sinks (Accessible Unit Baths) - future replace	1,680		31	30+	2018					0	0	0	0	0	974	1,003	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Flooring - Abate VAT Install VCT	27,563		Varies	15	2013					27,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
26																																				
27	Annual Planned Expenditures							0		0	28,875	2,238	2,305	9,004	9,274	9,005	9,275	8,520	8,776	9,610	9,899	11,412	11,754	9,999	10,299	10,608	10,927	16,673	14,212	14,639	0					
28	Cumulative Reserve Balance							35,000		21,659	1,714,494	1,581,641	1,551,001	1,521,296	1,477,774	1,447,594	1,400,827	1,368,811	1,331,001	989,104	935,763	845,093	676,732	496,717	385,749	351,950	300,603	257,627	148,535	85,416						

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Brookfield Housing Authority
Project Name:	Brooks Quarry
Project City / Town:	Brookfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	35
Total Square Feet:	19,796
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	0						
2	Ceilings					2013			0	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	0						
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					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	Access. Improve. (Lower Cntrs. & Walls, Piping Insul.)	4,782		31	20	2013		4	4,782	4,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (Vinyl Tile) - Future Cycle	10,490		varies	15+	2022			0	0	0	0	0	0	0	0	0	912	939	968	997	1,027	1,057	1,089	1,122	1,155	1,190	1,226							
18	Kitchen Cabinetry / Counters	109,725		7	20+	2028			109,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Flooring - Abate VAT Install VCT	35,000		Add	15	2013			35,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Countertops	13,846		varies	15+	2025			0	0	0	0	0	0	0	0	0	0	0	1,316	1,356	1,396	1,438	1,481	1,526	1,571	1,619								
21	Refrigerators	23,450		varies	10+	2013			1,808	1,862	1,918	1,976	2,035	2,096	2,159	2,224	2,290	2,359	2,430	2,503	2,578	2,655	2,735	2,817	2,901	2,988	3,078	3,170							
22	Ranges	17,500		varies	15+	2013			1,050	1,082	1,114	1,147	1,182	1,217	1,254	1,291	1,330	1,370	1,411	1,453	1,497	1,542	1,588	1,636	1,685	1,735	1,788	1,841							
23	Ventilation Fans Upgrade to Hoods	16,905		varies	15+	2013			16,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		4,782	169,270	2,944	3,032	3,123	3,217	3,313	3,413	3,515	3,620	4,641	4,780	4,924	6,388	6,579	6,777	6,980	7,189	7,405	7,627	7,856	0				
28	Cumulative Reserve Balance							35,000		21,659	1,714,494	1,581,641	1,551,001	1,521,296	1,477,774	1,447,594	1,400,827	1,368,811	1,331,001	989,104	935,763	845,093	676,732	496,717	385,749	351,950	300,603	257,627	148,535	85,416					

Unit Electrical

Number of Units:	35
Total Square Feet:	19,796
Default Inflation Rate:	3.0%

13092 - Brooks Quarry - FINALV2 SS 9/11/2013

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.