

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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## Beachport

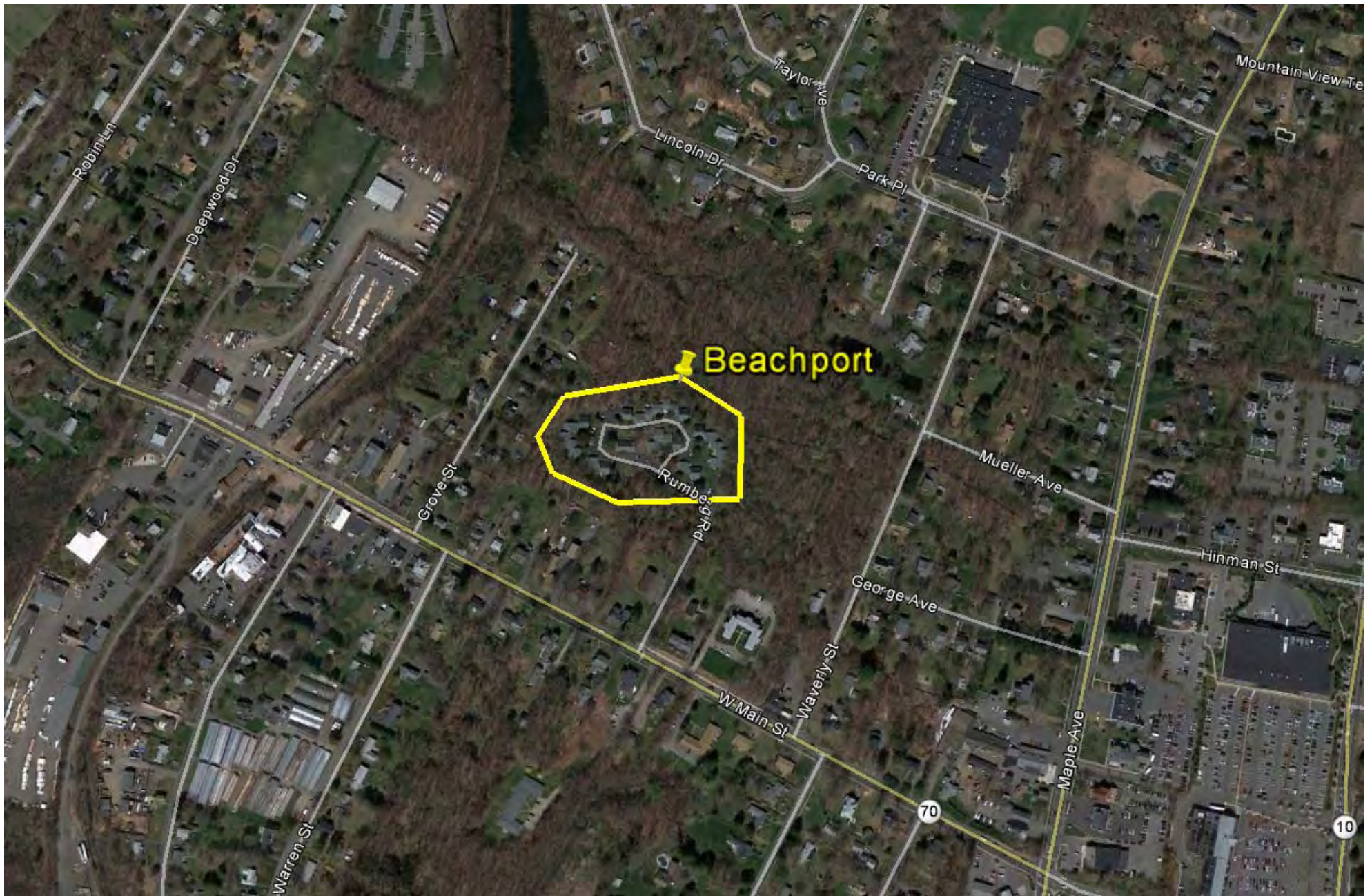
CHFA # 85015D

Cheshire Housing Authority  
Cheshire, CT

May 8, 2013

*Final Report*

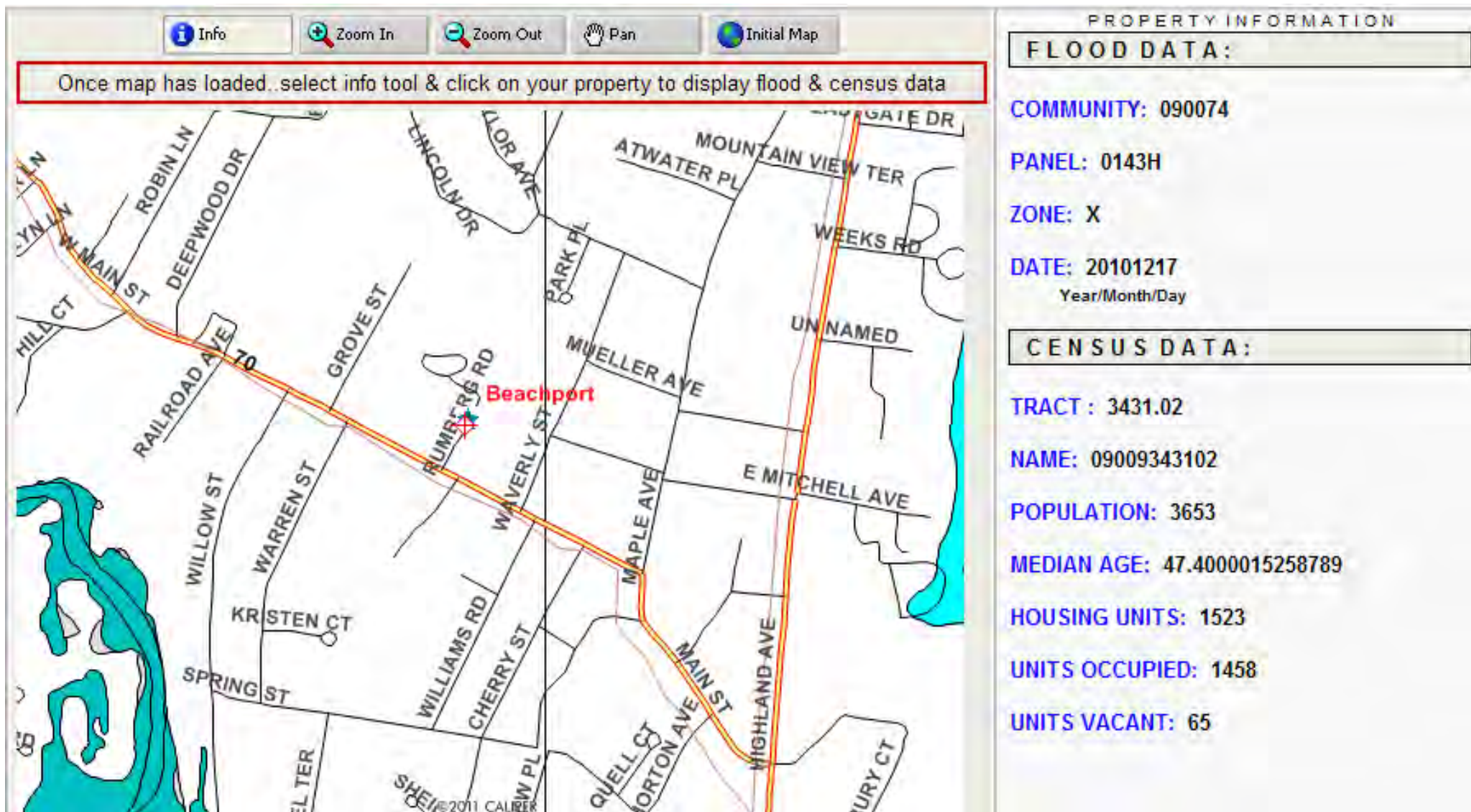




## Beachport

50 Rumberg Road  
Cheshire, CT 06410





## Beachport

50 Rumberg Road  
Cheshire, CT 06410

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

## Executive Summary

### Beachport

Cheshire, CT

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**Beachport** is residential development for the elderly that is comprised of 7 residential buildings and a community building. The development includes 13 one-bedroom and 35 two-bedroom apartments. Original construction of the development dates to 1981.

Overall the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. 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:

- Costs to resurface the asphalt paved parking areas are shown in Year 1 of the plan. Future crack-fill, sealcoat, and striping costs are shown every five years. During the initial resurfacing fully compliant parking spaces should be provided, including compliant pitch, signage, and a 60-inch access aisle. Site lighting is also shown for replacement in Year 1.
- The dwelling unit entry doors are original to the property. The doors were observed to be in fair to poor condition. Site staff reports that these doors have become problematic in recent years. Costs to replace the doors are shown in the first six years of the plan.
- Windows are shown for replacement starting in Year 3 of the plan.

- Interior community spaces are shown being renovated in the first few years of the plan. As part of this work, costs are shown to make necessary ADA upgrades to the common areas. Improvements include: installing grab bars and pipe insulation in the restrooms; Lowering the laundry work surface and requesting compliant equipment from the vender; and installing compliant cabinetry.
- The dwelling unit and community room heat pumps were installed in 2010. Future replacement costs are shown starting in Year 12.
- Dwelling units feature VCT flooring throughout. Costs to replace all the original VCT are shown over the first five years of the plan.
- Bathroom vanities were installed over a ten-year period. Future replacement costs are shown starting in Year 10. Kitchen cabinets are mostly original (new cabinets were installed in barrier free units). Costs to replace the original kitchen cabinets are shown in Years 1-3.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 17<sup>th</sup> 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. We would like to thank 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*.





Property sign at the main entrance



Asphalt paved parking areas and roadways



Buildings are connected by asphalt paved walkways



View of a sheltered bench area



Dumpster area lacking enclosure



Handicapped parking space lacking compliant access aisles



View of the central fire alarm control panel



Typical electric meter box





View of the laundry room domestic hot water tank



View of the generator at the community building



Typical dwelling unit heat pump



View of a dwelling unit entry



Typical building architecture with casement windows.



Dwelling unit entryway with storm doors and solid unit entry doors



View of the side entrance to the community building

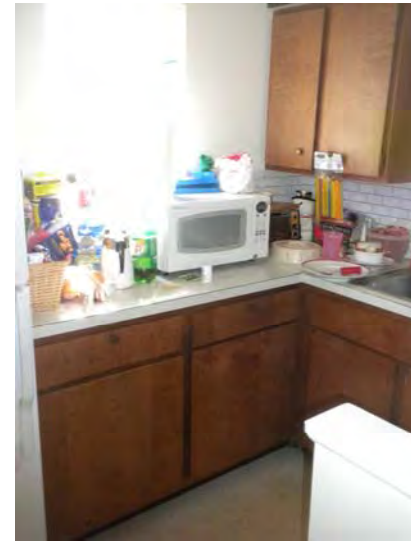


View of the front access to the community building





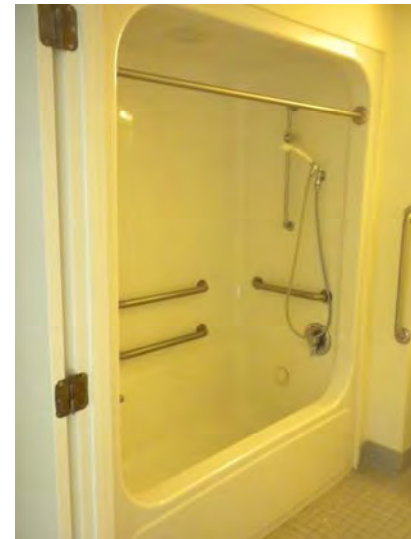
View of a dwelling area



Typical plywood cabinetry



Typical unit bathroom



Dwelling unit shower





Dwelling unit circuit breaker



Thermostat and heat pump control

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$240,939
Annual Replacement Reserve Contribution:	\$36,290
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						
		Emergency	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	Site Improvements	0	0	114,596	1,236	1,273	1,311	13,641	8,636	8,895	1,476	1,520	17,380	1,613	1,661	6,701	1,762	18,333	1,870	1,926	1,983	2,043	21,252	0
2	Building Exterior	0	0	12,672	13,052	45,520	44,452	43,844	10,109	3,539	3,645	3,755	3,867	0	0	4,577	0	0	6,157	6,342	6,532	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	58,459	60,213	62,019	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	8,793	0	0	0	0	0	0	0	0	0	6,005	0	1,911	0	0	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	1,990	0	0	0	0	0	0	0	0	0	703	0	0	0	0	1,585	0	0	0	0	0
9	Common Area Restrooms	0	0	1,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	5,165	1,077	0	0	38,776	36,271	37,359	38,480	39,635	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	10,381	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54,709	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	26,950	14,615	15,054	15,505	15,970	1,224	1,261	1,299	9,657	9,947	8,826	9,091	0	0	19,866	20,462	21,075	21,708	22,359	0	0
16	Unit Kitchens	0	0	54,146	55,770	57,443	4,917	0	0	0	0	0	8,672	8,932	9,200	18,379	9,170	12,471	12,845	13,230	0	0	0	0
17	Unit Bathrooms	0	0	7,312	7,531	7,757	7,990	8,230	8,477	6,496	6,691	6,891	9,447	9,730	10,022	10,323	10,632	10,951	9,236	9,513	9,798	10,092	7,238	0
18	Unit Electrical	0	0	3,542	3,648	3,758	3,870	3,987	4,106	4,229	4,356	4,487	4,622	3,502	3,607	3,716	3,827	3,942	4,060	4,182	4,307	4,437	4,570	0
19	Unit Mechanical	0	0	4,652	4,792	4,935	5,083	5,236	5,393	5,555	5,721	5,893	6,070	6,252	6,439	6,633	6,832	7,037	7,248	7,465	7,689	7,920	8,157	0
20	Annual Planned Expenditures	0	0	236,590	100,645	135,741	93,511	90,908	37,945	29,975	28,354	33,280	60,003	45,562	137,255	148,722	131,602	111,079	103,096	63,733	52,018	46,850	95,927	0
21	Annual Provision (indexed at 3%)			36,290	37,379	38,500	39,655	40,845	42,070	43,332	44,632	45,971	47,350	48,771	50,234	51,741	53,293	54,892	56,539	58,235	59,982	61,781	63,635	
22	Outside Capital			576,000																				
23	Cumulative Reserve Balance	240,939	240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270	

### Comprehensive Capital Needs Assessment Schedule

## Site Improvements

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
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	65,520		32	20	2013				65,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant	10,920		1	5	2017				0	0	0	0	12,291	0	0	0	0	0	14,248	0	0	0	0	16,517	0	0	0	19,148						
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	Property Signage	3,500		8	20	2025				0	0	0	0	0	0	0	0	0	0	0	4,990	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							
17	Bituminous Sidewalks	12,499		varies	20	2013				0	0	0	0	0	7,245	7,462	0	0	0	0	0	0	0	0	0	0	0	0							
18	Dumpster Surround	1,616		ADD	20	2013				1,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Site Lighting	46,260		32	25	2013				46,260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Bench Shelter	1,200		10	20	2013				0	0	0	0	0	0	0	0	0	1,566	0	0	0	0	0	0	0	0	0							
21	Concrete Pads	24,000		32	30	2013				1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	1,661	1,711	1,762	1,815	1,870	1,926	1,983	2,043	2,104						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	114,596	1,236	1,273	1,311	13,641	8,636	8,895	1,476	1,520	17,380	1,613	1,661	6,701	1,762	18,333	1,870	1,926	1,983	2,043	21,252	0						
28	Cumulative Reserve Balance						240,939	240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270							



Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
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	690		32	35	2016				0	0	0	754	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	Sliding Glass Door	2,975		10	30	2033				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Service Door	1,035		32	35	2016				0	0	0	1,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Building Mounted HID	1,860		8	20	2025				0	0	0	0	0	0	0	0	0	0	0	0	2,652	0	0	0	0	0	0	0						
15	Garage Door	1,350		8	20	2025				0	0	0	0	0	0	0	0	0	0	0	0	1,925	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	Doors (Dwelling Units)	52,320		32	30	2013				8,720	8,982	9,251	9,529	9,814	10,109	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Storm Doors	11,856		32	15	2013				3,952	4,071	4,193	0	0	0	0	0	0	0	0	0	0	0	0	6,157	6,342	6,532	0	0						
19	Storm Doors (Newer)	11,856		8	15	2019				0	0	0	0	0	0	3,539	3,645	3,755	3,867	0	0	0	0	0	0	0	0	0	0						
20	Windows	41,535		32	35	2015				0	0	14,688	15,129	15,583	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Windows	49,170		32	35	2015				0	0	17,388	17,910	18,447	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	12,672	13,052	45,520	44,452	43,844	10,109	3,539	3,645	3,755	3,867	0	0	4,577	0	0	6,157	6,342	6,532	0	0	0						
28	Cumulative Reserve Balance						240,939	240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270							



## Lobby / Mail Area

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
Default Inflation Rate:	3.0%

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## Community Room

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
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																																			
18																																			
19																																			
20																																			
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					
28	Cumulative Reserve Balance							240,939		240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270					

## Common Stairways

Number of Units:	48
Total Square Feet:	26,395
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
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	397		10	10	2013				397	0	0	0	0	0	0	0	0	0	533	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	126		10	10	2013				126	0	0	0	0	0	0	0	0	0	170	0	0	0	0	0	0	0	0	0	0					
3	Floors	1,018		32	15	2013				1,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,585	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	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	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	ADA Upgrades	450		ADD	20	2013				450	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		0	1,990	0	0	0	0	0	0	0	0	703	0	0	0	0	1,585	0	0	0	0	0	0				
28	Cumulative Reserve Balance							240,939		240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270					

## Common Area Restrooms

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
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	Sinks					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Toilets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Partitions					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Accessories					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Floor					2013			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							
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	ADA Upgrades	1,937		ADD	20	2013			1,937	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	0	1,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						240,939	240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270							

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
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	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																																			
18																																			
19																																			
20																																			
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						240,939	240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
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	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventalation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Door Openers	4,200		8	15	2020				0	0	0	0	0	0	0	5,165	0	0	0	0	0	0	0	0	0	0	0	0						
9	DHW Tank (Laundry)	850		4	12	2021				0	0	0	0	0	0	0	0	1,077	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	Heat Pumps	127,200		3	15	2024				0	0	0	0	0	0	0	0	0	0	0	35,215	36,271	37,359	38,480	39,635	0	0	0	0						
18	Heat Pump	2,650		3	15	2024				0	0	0	0	0	0	0	0	0	0	0	3,561	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	5,165	1,077	0	0	38,776	36,271	37,359	38,480	39,635	0	0	0	0	0					
28	Cumulative Reserve Balance							240,939		240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270					



## Building Electrical

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
Default Inflation Rate:	3.0%

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## Building Elevator

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
Default Inflation Rate:	3.0%

Beachport • Capital Needs Assessment • © On-Site Insights

## Building Structural

Number of Units:	48
Total Square Feet:	26,395
Default Inflation Rate:	3.0%

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## Unit Living

Number of Units:	48
Total Square Feet:	26,395
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Bathtubs and Surrounds	82,560		32	25	2013					4,128	4,252	4,379	4,511	4,646	4,785	4,929	5,077	5,229	5,386	5,548	5,714	5,886	6,062	6,244	6,431	6,624	6,823	7,028	7,238					
18	Vanities	18,000		<10	20	2022					0	0	0	0	0	0	0	0	0	2,349	2,419	2,492	2,566	2,643	2,723	2,804	2,888	2,975	3,064	0					
19	Medicine Cabinets	11,232		32	25	2013					1,872	1,928	1,986	2,046	2,107	2,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Toilets	19,680		varies	25	2013					1,312	1,351	1,392	1,434	1,477	1,521	1,567	1,614	1,662	1,712	1,763	1,816	1,871	1,927	1,985	0	0	0	0	0					
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	7,312	7,531	7,757	7,990	8,230	8,477	6,496	6,691	6,891	9,447	9,730	10,022	10,323	10,632	10,951	9,236	9,513	9,798	10,092	7,238	0				
28	Cumulative Reserve Balance							240,939		240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 14, 2013

Number of Units:	48
Total Square Feet:	26,395
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	Cabinets					2013				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						
6	Sink					2013				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						
8	GFI Outlet					2013				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						
10	Refrigerators					2013				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						
12	Range					2013				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						
14	Disposal					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	Cabinets	135,450		32	25	2013				45,150	46,505	47,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Countertops	26,584		0	10	2022				0	0	0	0	0	0	0	0	8,672	8,932	9,200	9,476	0	0	0	0	0	0	0	0						
19	Refrigerators	32,160		4	15	2025					0	0	0	0	0	0	0	0	0	0	8,903	9,170	9,446	9,729	10,021	0	0	0	0						
20	Ranges	6,000		<5	20	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	3,025	3,116	3,209	0	0	0							
21	Ranges	18,000		32	20	2013				4,500	4,635	4,774	4,917	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Rangehood	13,488		32	25	2013				4,496	4,631	4,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	54,146	55,770	57,443	4,917	0	0	0	0	0	8,672	8,932	9,200	18,379	9,170	12,471	12,845	13,230	0	0	0	0				
28	Cumulative Reserve Balance							240,939		240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Cheshire Housing Authority
Project Name:	Beachport
Project City / Town:	Cheshire

Current Year:	2013
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	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	ECAS Pull Chains	9,360		32	25	2013				936	964	993	1,023	1,053	1,085	1,118	1,151	1,186	1,221	0	0	0	0	0	0	0	0	0	0						
18	Smoke Detectors	18,240		varies	7	2013				2,606	2,684	2,765	2,848	2,933	3,021	3,112	3,205	3,301	3,400	3,502	3,607	3,716	3,827	3,942	4,060	4,182	4,307	4,437	4,570						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	3,542	3,648	3,758	3,870	3,987	4,106	4,229	4,356	4,487	4,622	3,502	3,607	3,716	3,827	3,942	4,060	4,182	4,307	4,437	4,570	0				
28	Cumulative Reserve Balance							240,939		240,939	616,639	553,373	456,132	402,277	352,213	356,338	369,696	385,974	398,666	386,013	389,222	302,200	205,219	126,910	70,723	24,165	18,667	26,631	41,563	9,270					

## Unit Mechanical

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Project Name:	Beachport
Project City / Town:	Cheshire

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## **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.