

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Orchard Hill Estates II  
CHFA #85018D  
Coventry Housing Authority  
Coventry, CT

April 20, 2013

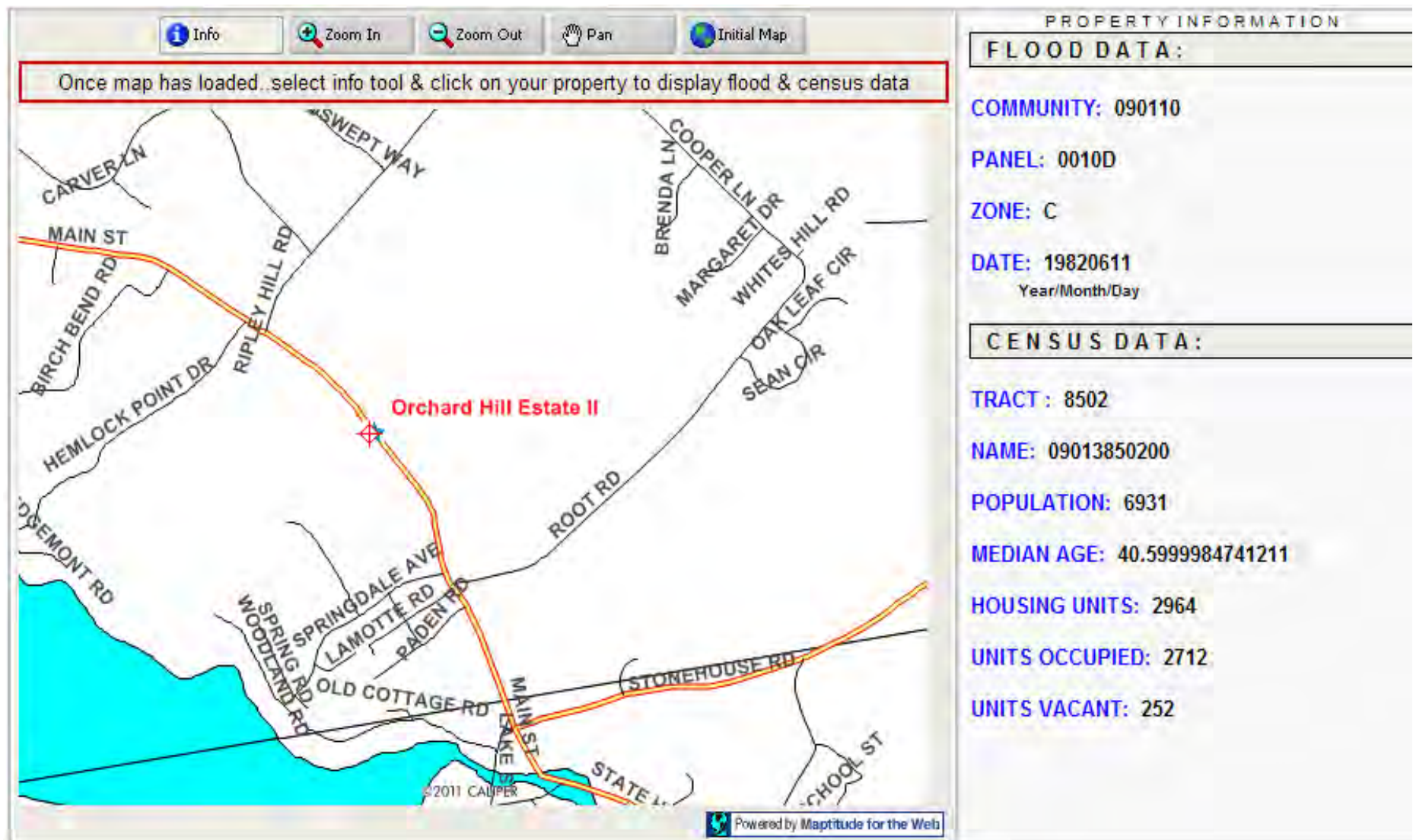
*Final Report*



## Orchard Hill Estates II

1630 Main Street  
Coventry, CT 06238





## Orchard Hill Estates II

1630 Main Street  
Coventry, CT 06238

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

## Executive Summary

### Orchard Hill Estates II

Coventry, CT

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**Orchard Hill Estates II** is a residential development for the elderly that is comprised of four residential buildings and a freestanding community building. The development includes 40 one-bedroom units. Original construction of the development dates to 1983. During 2011, a significant scope of exterior building envelope improvements including new vinyl siding, windows, and storm doors was completed. New low-flow toilets, electric domestic hot water tanks, and unit-level heat pumps were also installed throughout the development during 2011.

Overall the development is in fair to good 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:

- Asphalt-paved surfaces exhibit varying levels of wear/deterioration; resurfacing costs are shown in Year 1.
- The existing site lighting fixtures were updated in recent years and should be monitored and maintained going forward.
- No problems related to the new vinyl siding or windows was noted; no significant costs are anticipated.
- Allowances for future replacement of the common and unit entry doors are shown in Years 7-18.
- No problems related to the architectural-style roof shingles were noted; future replacement is shown in Year 16.

- All interior common areas are contained within the community building; painting and floor covering replacement allowances are shown based on observed conditions and expected useful service lives.
- The domestic hot water tank and heat pump units serving the community building are newer and no near-term needs are anticipated.
- The site is served by a well water system; allowances for future component upgrade and/or replacement needs are shown based on current age and expected useful service lives. Replacement of the underground storage tank is shown in Year 7.
- No problems related to the propane-fired emergency generator were noted; future replacement is shown in Year 7. The newer, addressable-type fire alarm control panel is in good condition, and no near-term needs are anticipated.
- Annual allowances for as needed of in-unit floor coverings are shown from Year 1 forward.
- Future allowances for replacement/upgrade of unit bathtubs, surrounds, and mixing valves are shown in Years 6-13.
- Unit kitchen cabinetry is original and in fair condition; future replacement is shown in Year 2-5.
- Allowances for as needed replacement of ranges and refrigerators are shown based on current age and expected useful service life.
- Future replacement of the unit-based heat pumps is shown starting in Year 14; allowances to replace domestic hot water tanks are shown from Year 8 forward.
- Among the common area elements requiring replacement and/or modification for handicap accessibility compliance are the grab bars in the restrooms, sink locations/heights in the restrooms, cabinetry in the community kitchen, and lack of a front-loading washing machine in the laundry room (leased equipment – no costs included; contact vendor).
- Four (10%) of the units at the development are currently designated as handicap accessible. These units are partially compliant at the present time. Modifications needed for compliance include installation of visual (strobe) warning devices, relocation of toilets so as to be centered at eighteen inches from the adjacent wall, and installation of compliant kitchen cabinetry that is set at proper heights above the floor, inclusive of countertops.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 7<sup>th</sup>, 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 the staff of the Coventry Housing Authority 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-paved access drive with wood guard rail and typical site lighting fixture



Sections of asphalt-paved pedestrian walkways have been replaced in the past



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



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





Building architecture as seen at front elevation of the community building



Renovation work completed during 2011 included new vinyl siding, windows, and storm doors – All components in good overall condition at the present time



All buildings have architectural-style roof shingles – No problems noted during assessment



Interior view of community room and kitchen area

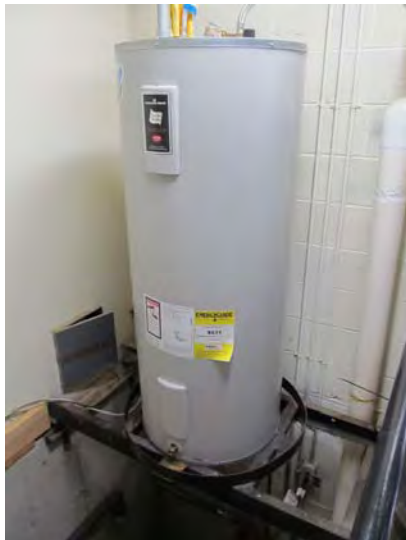




Laundry room at community building



Typical restroom at community building



Recently replaced electric domestic hot water tank serving community building



Nose view of underground steel storage tank and pressure pump (in blue) components of well water system that serves development



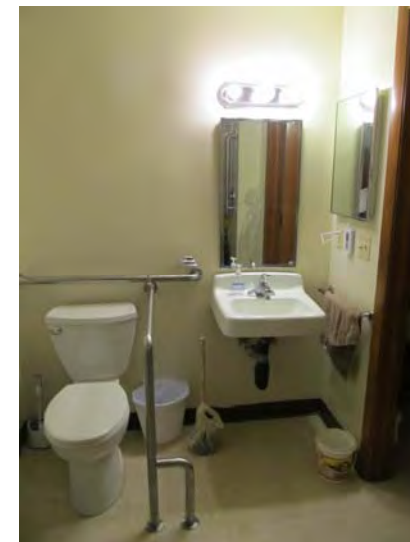
Newer, fully addressable, fire alarm control panel located at community building – Panel also reports to panel located at adjacent Orchard Hill Estates I development



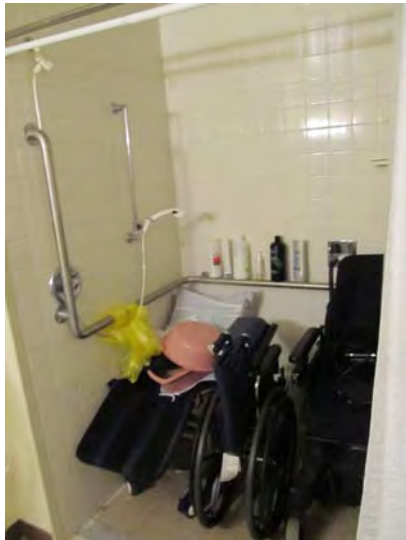
Original propane-fired emergency generator that serves community building and well water system



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Handicap accessible unit bathrooms have roll-in showers



Typical finishes and equipment in unit kitchens



Typical exterior, air-cooled, condenser for heat pump systems recently installed at all units



Each unit has an electric, storage-type, domestic hot water tank – All recently replaced



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates II
Project City / Town:	Coventry

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$138,905
Annual Replacement Reserve Contribution:	\$6,473
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	129,906	0	1,857	0	0	20,576	0	0	0	0	54,428	0	0	0	0	27,653	170,894	0	0	0	0
2	Building Exterior	0	0	1,505	2,565	1,597	1,645	1,694	1,745	6,050	6,232	6,419	6,611	6,810	7,014	7,224	14,696	15,916	15,591	16,058	8,375	2,562	2,639	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	183,640	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	4,269	1,954	0	0	0	1,570	0	0	0	0	0	2,626	0	0	1,013	2,110	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	850	0	0	908	0	0	0	0	0	0	0	0	0	418	0	0	0	0	930	0	0	0
9	Common Area Restrooms	0	1,250	0	0	0	0	0	836	0	0	0	0	0	0	0	0	0	482	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	4,250	0	0	0	0	0	22,090	0	0	2,459	2,621	0	0	0	6,013	0	0	0	0	15,580	0
12	Building Electrical	0	0	0	0	0	0	0	0	25,911	0	0	0	0	0	0	0	0	0	20,059	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	0	4,452	4,585	4,723	4,865	5,010	5,161	5,316	5,475	5,639	5,809	5,983	6,162	6,347	6,538	6,734	6,936	7,144	7,358	7,579	7,806	0
16	Unit Kitchens	0	11,924	1,000	28,664	29,524	30,409	31,322	1,159	1,194	1,230	1,267	1,305	8,547	8,804	9,068	9,340	9,620	1,558	1,605	1,653	1,702	1,754	0
17	Unit Bathrooms	0	5,200	1,636	1,685	1,736	1,788	1,841	1,897	1,953	2,012	2,072	2,135	15,772	16,245	16,733	17,235	17,752	18,284	18,833	19,398	2,785	2,869	0
18	Unit Electrical	0	0	600	618	637	656	675	2,458	2,531	2,607	2,686	2,766	2,849	2,935	3,023	3,113	3,207	3,303	3,402	3,504	3,609	3,717	0
19	Unit Mechanical	0	0	1,633	1,682	1,733	1,785	1,838	1,893	1,950	6,190	6,376	6,567	6,764	6,967	7,176	38,524	39,680	40,871	42,097	43,360	8,569	8,826	0
20	Annual Planned Expenditures	0	19,224	149,250	41,753	42,712	41,147	42,381	37,295	66,996	23,746	24,459	27,652	103,774	50,753	49,989	89,446	99,934	300,427	280,091	84,577	26,806	43,190	0
21	Annual Provision (indexed at 3%)			6,473	6,667	6,867	7,073	7,285	7,504	7,729	7,961	8,200	8,446	8,699	8,960	9,229	9,506	9,791	10,084	10,387	10,699	11,020	11,350	
22	Outside Capital			1,450,000																				
23	Cumulative Reserve Balance	138,905	119,681	1,426,903	1,391,817	1,355,972	1,321,898	1,286,802	1,257,011	1,197,744	1,181,958	1,165,699	1,146,492	1,051,418	1,009,624	968,864	888,924	798,781	508,439	238,735	164,857	149,070	117,229	

## Site Improvements

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

Page 10

## Building Exterior

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates II
Project City / Town:	Coventry

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## Roofing

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

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## Lobby / Mail Area

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates II
Project City / Town:	Coventry

Current Year:	2013
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Report Date:	February 18, 2013

Number of Units:	40
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[illegible]

## Community Room

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates II
Project City / Town:	Coventry

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## Common Hallways

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates II
Project City / Town:	Coventry

Current Year:	2013
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## Common Stairways

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

Page 16

## Common Laundry

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

Page 17

## Common Area Restrooms

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

Page 18



## Building Boilers

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

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## Building Mechanical

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

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## Building Electrical

Number of Units:	40
Total Square Feet:	27,035
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Comprehensive Capital Needs Assessment Schedule

Building Elevator

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

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Number of Units:	40
Total Square Feet:	27,035
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	0						
2	Cabs					2013				0	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	0						
4	Other					2013				0	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	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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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					
28	Cumulative Reserve Balance							138,905		119,681	1,426,903	1,391,817	1,355,972	1,321,898	1,286,802	1,257,011	1,197,744	1,181,958	1,165,699	1,146,492	1,051,418	1,009,624	968,864	888,924	798,781	508,439	238,735	164,857	149,070	117,229						



## Building Structural

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Living

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	27,035
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	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Floors	4,452		1	1	2013				4,452	4,585	4,723	4,865	5,010	5,161	5,316	5,475	5,639	5,809	5,983	6,162	6,347	6,538	6,734	6,936	7,144	7,358	7,579	7,806							
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Fixtures					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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22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	4,452	4,585	4,723	4,865	5,010	5,161	5,316	5,475	5,639	5,809	5,983	6,162	6,347	6,538	6,734	6,936	7,144	7,358	7,579	7,806	0							
28	Cumulative Reserve Balance						138,905	119,681	1,426,903	1,391,817	1,355,972	1,321,898	1,286,802	1,257,011	1,197,744	1,181,958	1,165,699	1,146,492	1,051,418	1,009,624	968,864	888,924	798,781	508,439	238,735	164,857	149,070	117,229								

## Unit Bathrooms

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

Page 25

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates II
Project City / Town:	Coventry

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	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	1,000		1	1	2013				1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754						
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	97,200		29	20+	2014				0	25,029	25,780	26,553	27,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Refrigerators	26,800		3	15	2023				0	0	0	0	0	0	0	0	0	0	7,203	7,419	7,642	7,871	8,107	0	0	0	0	0						
19	Kitchen Exhaust Fan	10,116		29	20+	2014				0	2,605	2,683	2,764	2,846	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Accessibility Improvements	11,924		ADD	20	2013		4	11,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	11,924	1,000	28,664	29,524	30,409	31,322	1,159	1,194	1,230	1,267	1,305	8,547	8,804	9,068	9,340	9,620	1,558	1,605	1,653	1,702	1,754	0						
28	Cumulative Reserve Balance						138,905	119,681	1,426,903	1,391,817	1,355,972	1,321,898	1,286,802	1,257,011	1,197,744	1,181,958	1,165,699	1,146,492	1,051,418	1,009,624	968,864	888,924	798,781	508,439	238,735	164,857	149,070	117,229							



## Unit Electrical

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

13077 - Orchard Hill Estates II - FINAL SS 4/20/2013

## Unit Mechanical

Number of Units:	40
Total Square Feet:	27,035
Default Inflation Rate:	3.0%

Page 28

## **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.