

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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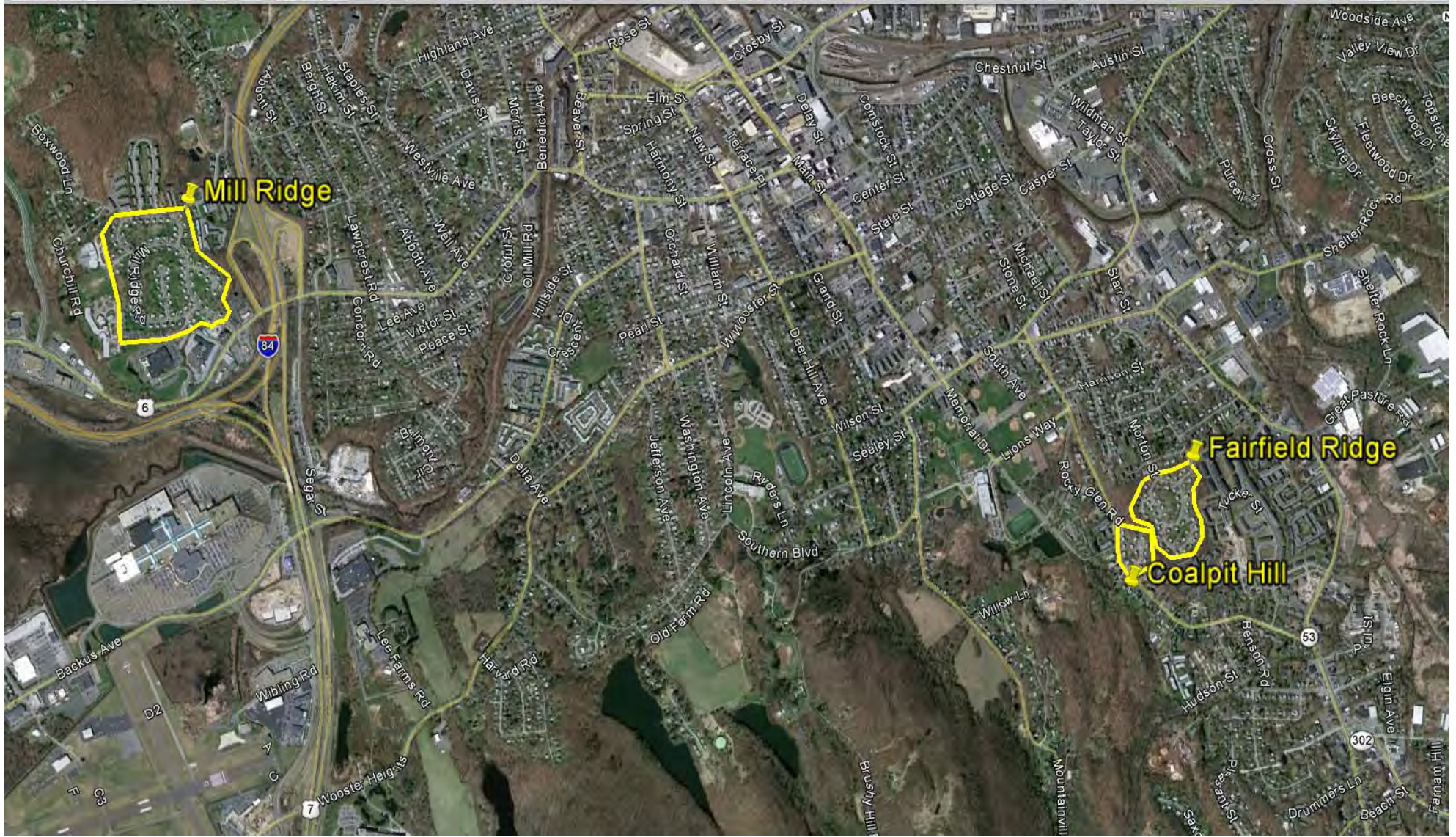
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Fairfield Ridge Rehab
CHFA # 85026D
Danbury Housing Authority
Danbury, CT

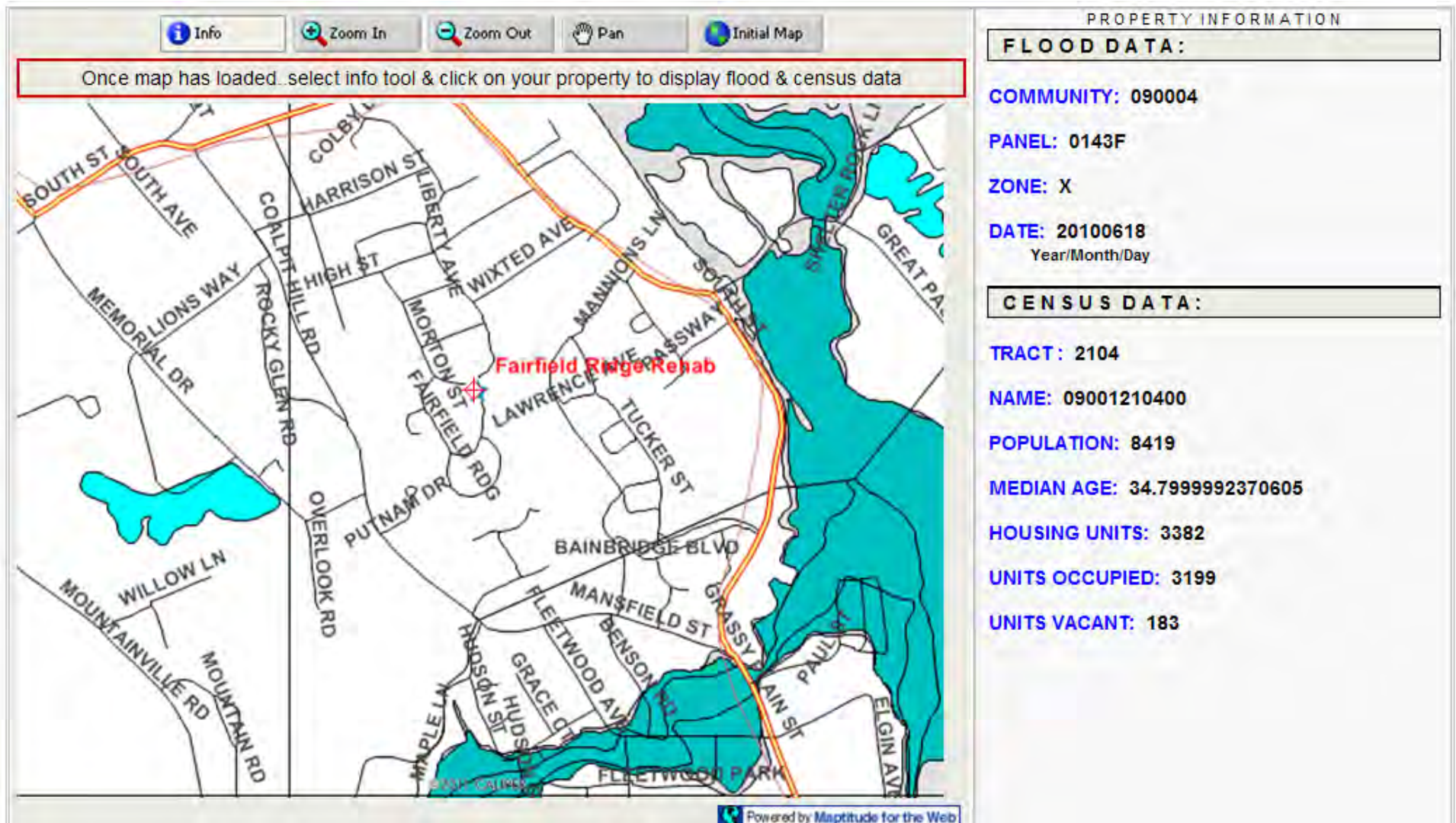
July 9, 2013

Final Report



**Mill Ridge, Mill Ridge Extension, Mill Ridge/Fairfield Ridge
Fairfield Ridge, Fairfield Ridge Rehab, Coalpit Hill**

Danbury, CT 06810



Fairfield Ridge Rehab

80-87 Fairfield Ridge Road
Danbury, CT 06810

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

Executive Summary

Fairfield Ridge Rehab CHFA #85026D

Danbury, CT

Fairfield Ridge Rehab is a residential development for families that is comprised of three single family and eleven duplex residential buildings. The development includes; 3 two-bedroom single family buildings, 4 two-bedroom duplex buildings and seven two and three-bedroom duplex buildings (See appendix A for a detailed breakdown). Original construction of the development dates to approximately 1950.

Fairfield Ridge Rehab is one of six combined developments operated by the Danbury Housing Authority and funded in parts by the U. S. Department of Housing and Urban Development (HUD) and the Connecticut Housing and Finance Authority (CHFA). The developments, for the most part, overlap each other. They are Fairfield Ridge Rehab, and Mill Ridge/Fairfield Ridge which are funded through the HUD project based Section 8 Program, and Mill Ridge Extension, Coal Pit Hill, Mill Ridge, and Fairfield Ridge, which are funded through the CHFA Moderate Rental Programs.

The Fairfield Ridge Rehab addresses include: Fairfield Ridge Road numbers 3, 5, 7, 9, 11, 13, 15, 44, 46, 50, 52, 54, 56, 69, 71, 73 – 79, 81, 83, and 85.

Due to its age 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.

There are no handicap accessible units at this development. Management addresses resident requests as reasonable accommodations. Several of the three-bedroom units (one bedroom on the first floor) may lend themselves to partial conversion. The single family/single floor two-bedroom unit could be fully converted.

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

Site:

- Costs to replace/resurface the asphalt paved unit driveways are shown in Years 1-5
- Annual allowances are shown for as needed concrete repairs to unit walkways and sidewalks
- Management reported failures of supply lines from municipal and utility supplied service mains. Annual allowances for as needed repairs are shown throughout the report.

Building Exteriors:

- Annual allowances for as needed replacements of exterior unit doors are shown throughout the report on an as needed basis.
- Costs to replace the common metal basement bulkhead doors, which are rusting badly, are shown in Years 1-5.
- Unit cellar doors, from the bulkheads entries are water damaged. Replacement costs are shown in Years 1-5.
- Storm door replacement costs are shown on an as needed basis throughout the report.
- The buildings are clad in vinyl siding that is approaching the end of its service life. Many sections of damaged siding were observed. Replacement costs are shown in Years 1-10.
- Windows are vinyl framed, double hung models with double glazing. Replacement costs are shown in Years 13-17.
- Cellar windows are original metal framed hopper types. Most were observed to be inoperative, broken, or stuck open. Costs to replace the cellar windows with glass block windows are shown in Years 1-5.

- Annual allowances to replace entry lighting are shown on an as needed basis throughout the report.
- Allowances to repair or replace the wood porch awnings are shown throughout the report. Repair allowances for the concrete stoop stair sets are shown in Years 1-10.
- Costs to replace the asphalt shingle roof covering systems and the roof drainage systems are shown in Years 5-9.

Building Structural:

- Most basements experience some level of water infiltration. Several units have sump pumps. Allowances are shown in Years 1-5 to install basement trench drains where needed to alleviate this problem as much as possible. Sump pumps are maintained and replaced from operating accounts.

Dwelling Units:

- Interior passage doors and closet doors are a mix of solid wood and hollow-core types. Annual allowances are shown throughout the report for as needed repairs.
- Living area flooring is clear finished hardwood (HW) or commercial vinyl composite tile (VCT). Costs for refinishing the HW flooring are shown on fifteen year cycles throughout the report. Replacement costs for the VCT flooring are shown on ten year cycles throughout the report.
- Bathroom and kitchen flooring in VCT. Replacement costs for the VCT flooring are shown on ten year cycles throughout the report.
- The original tubs are enameled steel and have ceramic tile surrounds with double handle water control valves. Management has been replacing tubs and surrounds with fiberglass models and single handle controls. Costs to complete this upgrade cycle are shown in Years 1-10.

- Most units have their original enameled steel wall hung sinks with two handle water control faucets. Costs to replace these sinks and faucets are shown in Years 1-10.
- The toilets are older high water flow (3-GPF or greater) models. Costs to replace these toilets with lower flow 1.6-GPF models are shown in Years 1-10.
- Most of the recessed metal medicine cabinets are original. Replacement costs are shown in Years 1-10.
- Each bathroom has a window and therefore no mechanical ventilation. Most of the bathrooms observed during the assessment shown some signs of mildew growth. To alleviate this condition allowances are shown in Years 1-10 to add bathroom exhaust fans.
- Most kitchen cabinets are old and have been repaired and painted many times (no exact age was available). When replaced management is using the HUD severe-use cabinet specification. Countertops are plastic laminate on particleboard, and sinks are single basin stainless steel types. Costs to replace the remaining older cabinets, countertops, and sinks are shown in Years 1-5. Future replacement costs for the newer cabinets, countertops, and sinks are shown in Year 15.
- An interim cycle of countertop replacements are shown in years 10-15.
- Dwelling units are individually metered for electricity. Exterior meter boxes and interior circuit breaker panels are, in most cases, original. Costs to replace these devices are shown in Years 1-5.
- Units have smoke detectors in first floor living areas and second floor hallways. Annual allowances to maintain these life safety devices are shown throughout the report.
- The National Fire Protection Association (NFPA) has upgraded its suggestion for smoke detector coverage in multifamily housing to include adding smoke detectors to each bedroom. The report carries costs to achieve this upgrade in Year 1.
- Units are heated with oil-fired hydronic boilers. Fuel for these boilers is stored in typical residential grade 270-gallon basement mounted tanks. Future replacement costs for these tanks are shown starting in Year 20.

- Management reported that due to the developments age, failures of the in-unit distribution systems (hot/cold water and sanitary waste) have been frequent. Annual allowances for as needed repairs to these systems are shown in Years 1-10.
- Units are heated by small oil-fired hydronic boilers that include built-in domestic hot water generating heat exchangers. Several of the hydronic boilers have been replaced. Costs to complete this replacement cycle are shown in Years 1-5. Future costs for the previously replaced boilers are shown in Year 14.
- Unit temperature controlling programmable thermostats were recently replaced. A future replacement cycle is shown in Years 10-20.
- Allowances to replace the fractional horsepower hydronic heat circulation pumps, as needed, are shown throughout the report.
- Units currently are heated by original radiator convector units. Costs to replace the convectors with hydronic baseboard strips are shown in Years 1-5.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 6th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. 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*.

DANBURY HOUSING MODERATE RENTAL PROGRAMS

MR-22 CHFA 85025D FAIRFIELD RIDGE		\$35,626.43
7 SINGLE HOUSES	FFR	1,18,20,48,66,72,87.
21 DUPLEX HOUSES	FFR	2,4,6,8,10,12,14,16,17,19,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,43,45,47,49,51,58,60,62,64,68,70.
		SUB TOTAL UNITS 49

MR-22A CHFA 85025Z MILL RIDGE		\$5,831.74
1 SINGLE HOUSE	FFR	42.
4 DUPLEX HOUSES	FFR	53,55,57,59,61,63,65,67.
9 DUPLEX HOUSES	MRD	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,18,20.
44 DUPLEX HOUSES	MRR	1,3,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,27,28,29,30,30,31,32,33,34,35,36,37,38,39,40,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,65,68,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,89,91,93,95,97,112,114,116,118.
TOTAL 57 DUPLEX 1 SINGLE		
		*ADMINISATRATION BUILDING
		SUB TOTAL UNITS 115

MR-41A CHFA 85020D COALPIT HILL		\$24,757.23
4 DUPLEX HOUSES	CPH	86A,86B,88A,88B,90A,90B,92A,92B.
11 DUPLEX HOUSES	PD	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,23.
14 DUDPLEX HOUSES	MRR	88,90,92,94,96,98,99,100,101,102,103,104,105,106,107,108,109,110,111,113,115,117,119,121,123,125,127,129.
11 DUPLEX HOUSES	MFR	1.2.3.4.5.6.7.8,9,10,11,12,13,14,15,16,17,18,19,20,21,22.
17 DULEX HOUSES	HHR	1,2,3,4,5,6,7,8,9,10,11,12,14,16,18,20,22,24,26,28,30,31,32,33,34,35,36,37,38,38,39,40,41,43,45.
TOTAL 57 DUPLEX		MAINTENANCE GARGE
		SUB TOTAL UNITS 114

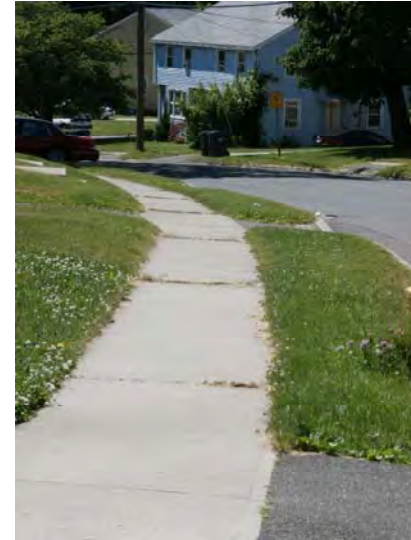
MR-57 CHFA 85021D MILL RIDGE EXT.		\$2,606.04
3 DUPLEX HOUSES	HHR	47,49,51,53,55,57
3 DUPLEX HOUSES	MRR	64,66,131,133,135,137
TOTAL 6 DUPLEX		ALL 4 BEDROOM UNITS
		SUB TOTAL UNITS 12

FAIRFIELD RIDGE REHAB CHFA 85026D CT26H037038 Property ID # 800003358		\$0.00
3 SINGLE HOUSES	FFR	7, 78, 81
11 DUPLEX HOUSES	FFR	3,5,9,11,13,15,44,46,50,52,54,56,69,71,73,74,75,76,77,79,83,85.
		TOTAL UNITS 25

SECTION 8 30 UNITS CHFA 85028D PROPERTY ID # 800003359		\$6,498.48
2 DUPLEX HOUSES	MFR	1A,1B,2A,2B
2 DUPLEX HOUSES	HRR	2A,2B,42,44
6 DUPLEX HOUSES	SRR	21,23,25,27,29,31,33,35,37,39,41,43
5 DUPLEX HOUSES	FFR	7A,7B,7C,7D,7E,7F,7G,7H,7J,7K
TOTAL 15 DUPLEX		
		TOTAL UNITS 30



Typical asphalt driveway and concrete walk



Typical neighborhood sidewalk



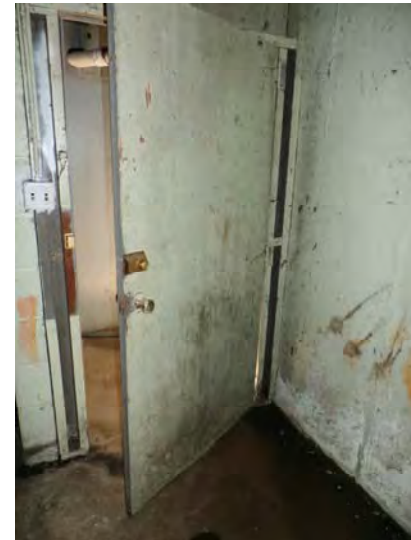
Typical front entry door, porch, and stoop



Example of porch deterioration



Typical bulkhead deterioration



Typical cellar door



Typical example of concrete age related deterioration



Typical duplex front and side elevation



Typical duplex rear elevation



Typical single family bungalow



Side and rear elevation of bungalow



Example of common vinyl siding damage



Typical window set



Typical basement window



Typical roof section



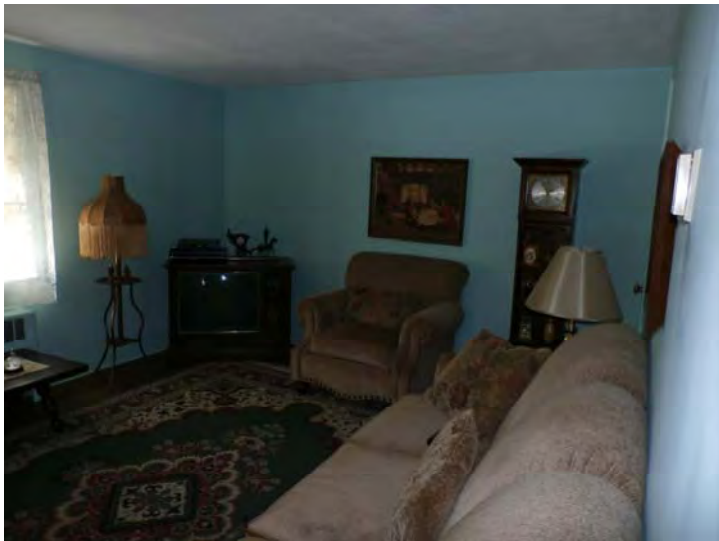
Typical roof structure



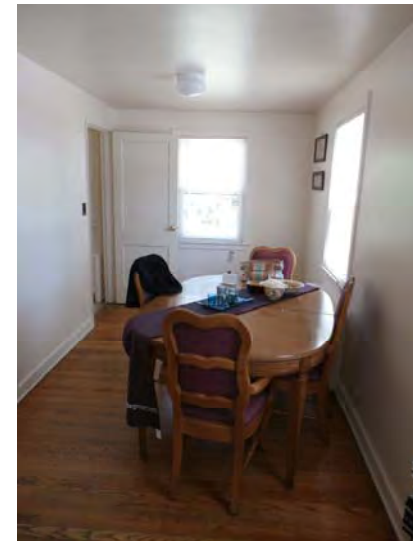
Typical basement area. Note water stain along wall



Typical example of basement water infiltration



Typical Living room area



Typical separate dining area



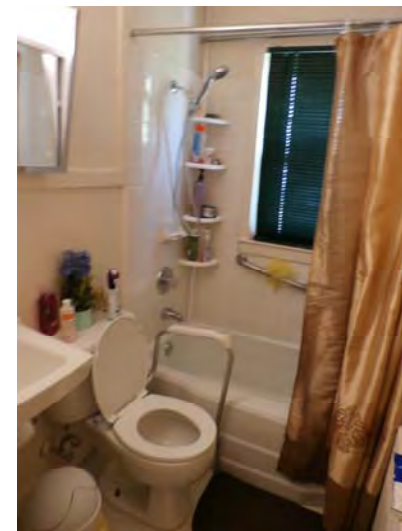
Typical kitchen



Typical kitchen dining area



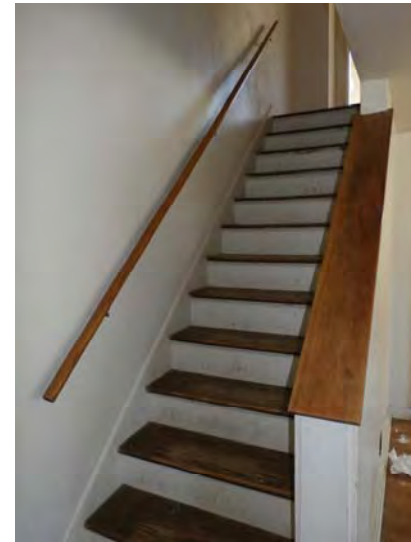
Close-up of older cabinets and countertop



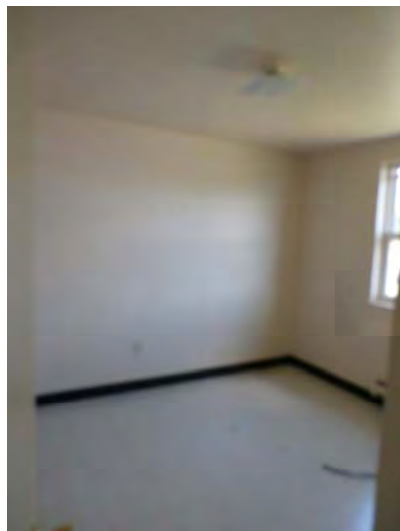
Typical bathroom sink and toilet area



Typical original tub and shower surround



Typical two story duplex stair way



Typical small bedroom



Typical large bedroom



Typical hardwood living room flooring



Typical living room with VCT flooring being readied for turn-over



Typical exterior meter box



Typical circuit breaker panel



Typical older boiler
(arrow indicates DHW heat exchanger)



Typical fuel oil storage tank



Typical new boiler system



Example of rust on old boiler due
to water infiltration

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 20, 2013

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$7,018
Annual Replacement Reserve Contribution:	\$35,712
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	10,033	10,334	10,644	10,963	11,292	5,983	6,163	6,347	6,538	6,734	6,936	7,144	7,358	7,579	7,806	8,041	8,282	8,530	8,786	9,050	0
2	Building Exterior	0	0	33,121	34,115	35,138	36,192	37,278	30,696	31,617	32,566	33,543	34,549	6,496	6,691	33,617	34,625	35,664	36,734	37,836	7,990	8,230	8,476	0
3	Roofing	0	0	0	0	0	0	32,982	33,971	34,991	36,040	37,121	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	10,000	10,300	10,609	10,927	11,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	3,854	3,970	4,089	4,211	4,338	4,468	4,602	4,740	4,882	5,029	5,179	5,335	5,495	5,660	5,830	6,004	6,185	6,370	6,561	6,758	0
16	Unit Kitchens	0	0	14,121	14,545	14,981	15,430	15,893	1,972	2,031	2,092	2,155	5,317	5,476	5,641	5,810	5,984	10,741	2,650	2,730	2,811	2,896	2,983	0
17	Unit Bathrooms	0	0	7,411	7,633	7,862	8,098	8,341	8,591	8,849	9,115	9,388	9,670	531	547	563	580	597	615	634	653	672	693	0
18	Unit Electrical	0	0	27,473	10,978	11,307	11,646	11,996	2,357	2,428	2,500	2,575	2,653	2,732	2,814	2,899	2,986	3,075	3,167	3,262	3,360	3,461	6,020	0
19	Unit Mechanical	0	0	1,300	1,339	1,379	1,421	1,463	1,507	1,552	1,599	1,647	1,696	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	107,313	93,213	96,009	98,890	134,838	89,546	92,232	94,999	97,849	65,647	27,351	28,172	55,742	57,414	63,713	57,212	58,928	29,715	30,606	33,979	0
21	Annual Provision (indexed at 3%)			35,712	36,783	37,887	39,023	40,194	41,400	42,642	43,921	45,239	46,596	47,994	49,434	50,917	52,444	54,018	55,638	57,307	59,026	60,797	62,621	
22	Outside Capital			575,000																				
23	Cumulative Reserve Balance	7,018	7,018	510,417	453,987	395,865	335,999	241,355	193,209	143,619	92,541	39,931	20,880	41,522	62,784	57,959	52,990	43,294	41,721	40,100	69,411	99,602	128,244	

Site Improvements

Number of Units:	25
Total Square Feet:	15,789
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	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	Asphalt Driveways	24,360		>20	20	2013				4,872	5,018	5,169	5,324	5,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Concrete Walkways @10%	1,875		varies	30+	2013				375	386	398	410	422	435	448	461	475	489	504	519	535	551	567	584	602	620	638	658						
19	Concrete Sidewalks @10%	3,531		varies	30+	2013				706	727	749	771	795	818	843	868	894	921	949	977	1,007	1,037	1,068	1,100	1,133	1,167	1,202	1,238						
20	Sanitary Waste To Street @ 50%	36,563		63	60	2013				1,828	1,883	1,939	1,998	2,057	2,119	2,183	2,248	2,316	2,385	2,457	2,530	2,606	2,684	2,765	2,848	2,933	3,021	3,112	3,205						
21	Portable Water From Street @ 50%	25,335		63	60	2013				1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,703	1,754	1,806	1,861	1,916	1,974	2,033	2,094	2,157	2,222						
22	Electric Service From Street @ 50%	19,705		63	60	2013				985	1,015	1,045	1,076	1,109	1,142	1,176	1,211	1,248	1,285	1,324	1,363	1,404	1,447	1,490	1,535	1,581	1,628	1,677	1,727						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	10,033	10,334	10,644	10,963	11,292	5,983	6,163	6,347	6,538	6,734	6,936	7,144	7,358	7,579	7,806	8,041	8,282	8,530	8,786	9,050	0						
28	Cumulative Reserve Balance						7,018	7,018	510,417	453,987	395,865	335,999	241,355	193,209	143,619	92,541	39,931	20,880	41,522	62,784	57,959	52,990	43,294	41,721	40,100	69,411	99,602	128,244							

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 20, 2013

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Exterior Unit Doors	31,050		<20	35	2013					1,242	1,279	1,318	1,357	1,398	1,440	1,483	1,528	1,573	1,621	1,669	1,719	1,771	1,824	1,879	1,935	1,993	2,053	2,114	2,178						
18	Commom Bulkhead Doors	10,500		>35	35	2013					2,100	2,163	2,228	2,295	2,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Unit Cellar Doors	17,250		>35	35	2013					3,450	3,554	3,660	3,770	3,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Unit Storm Doors	12,350		10	10	2013					1,235	1,272	1,310	1,350	1,390	1,432	1,475	1,519	1,564	1,611	1,660	1,710	1,761	1,814	1,868	1,924	1,982	2,041	2,103	2,166						
21	Exterior Walls Vinyl Siding	209,950		30	35	2013					20,995	21,625	22,274	22,942	23,630	24,339	25,069	25,821	26,596	27,394	0	0	0	0	0	0	0	0	0	0						
22	Unit Windows	93,720		22	35	2025					0	0	0	0	0	0	0	0	0	0	0	26,724	27,526	28,352	29,203	30,079	0	0	0							
23	Basement Windows Replace w/Glass Block & Vent	5,460		63	60	2013					1,092	1,125	1,159	1,193	1,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Stoop Porches Repair/Replace	50,000		63	30	2013					2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507						
25	Concrete Exterior Stairs Sets Repair	6,500		varies	60	2013					650	670	690	710	732	754	776	799	823	848	0	0	0	0	0	0	0	0	0	0						
26	Entry Door Lighting Fixtures	5,350		varies	15	2013					357	368	379	390	402	414	426	439	452	466	480	494	509	524	540	556	573	590	608	626						
27	Annual Planned Expenditures							0		0	33,121	34,115	35,138	36,192	37,278	30,696	31,617	32,566	33,543	34,549	6,496	6,691	33,617	34,625	35,664	36,734	37,836	7,990	8,230	8,476	0					
28	Cumulative Reserve Balance							7,018		7,018	510,417	453,987	395,865	335,999	241,355	193,209	143,619	92,541	39,931	20,880	41,522	62,784	57,959	52,990	43,294	41,721	40,100	69,411	99,602	128,244						

Roofing

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

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Budget Effective Date:	January 1, 2013
Report Date:	June 20, 2013

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 20, 2013

Number of Units:	25
Total Square Feet:	15,789
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						
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24																																			
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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					
28	Cumulative Reserve Balance							7,018		7,018	510,417	453,987	395,865	335,999	241,355	193,209	143,619	92,541	39,931	20,880	41,522	62,784	57,959	52,990	43,294	41,721	40,100	69,411	99,602	128,244					

Common Stairways

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 20, 2013

Number of Units:	25
Total Square Feet:	15,789
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						
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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						7,018	7,018	510,417	453,987	395,865	335,999	241,355	193,209	143,619	92,541	39,931	20,880	41,522	62,784	57,959	52,990	43,294	41,721	40,100	69,411	99,602	128,244							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 20, 2013

Number of Units:	25
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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	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	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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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						7,018	7,018	510,417	453,987	395,865	335,999	241,355	193,209	143,619	92,541	39,931	20,880	41,522	62,784	57,959	52,990	43,294	41,721	40,100	69,411	99,602	128,244								

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

Current Year:	2013
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											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	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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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						7,018	7,018	510,417	453,987	395,865	335,999	241,355	193,209	143,619	92,541	39,931	20,880	41,522	62,784	57,959	52,990	43,294	41,721	40,100	69,411	99,602	128,244								

Building Elevator

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

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Number of Units:	25
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Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

[illegible]

Unit Living

Number of Units:	25
Total Square Feet:	15,789
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							
2	Walls					2013				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							
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	AC Sleeve					2013				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							
8	Lighting Fixtures					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							
17	Interior Passage Doors	9,020		varies	30	2013				301	310	319	329	339	349	359	370	381	393	405	417	429	442	455	469	483	498	512	528						
18	Interior Closet Doors	14,520		varies	30	2013				484	499	513	529	545	561	578	595	613	632	650	670	690	711	732	754	777	800	824	849						
19	Living Area Hardwood Floor Refinishing	35,202		varies	15	2013				2,347	2,417	2,490	2,565	2,642	2,721	2,802	2,887	2,973	3,062	3,154	3,249	3,346	3,447	3,550	3,657	3,766	3,879	3,996	4,115						
20	Living Area Vinyl Flooring (VCT)	7,217		varies	10	2013				722	744	766	789	813	837	862	888	915	942	970	999	1,029	1,060	1,092	1,125	1,159	1,193	1,229	1,266						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	3,854	3,970	4,089	4,211	4,338	4,468	4,602	4,740	4,882	5,029	5,179	5,335	5,495	5,660	5,830	6,004	6,185	6,370	6,561	6,758	0						
28	Cumulative Reserve Balance						7,018	7,018	510,417	453,987	395,865	335,999	241,355	193,209	143,619	92,541	39,931	20,880	41,522	62,784	57,959	52,990	43,294	41,721	40,100	69,411	99,602	128,244							

Unit Bathrooms

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 20, 2013

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

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Unit Electrical

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

13411-Fairfield Ridge Rehab 6/21/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Fairfield Rigde Rehab #85026D
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 20, 2013

Number of Units:	25
Total Square Feet:	15,789
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Domestic Hot/Cold Water Distribution	6,500		63	60	2013				650	670	690	710	732	754	776	799	823	848	0	0	0	0	0	0	0	0	0	0						
18	Sanitary Waste Distribution	6,500		63	60	2013				650	670	690	710	732	754	776	799	823	848	0	0	0	0	0	0	0	0	0	0	0					
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,300	1,339	1,379	1,421	1,463	1,507	1,552	1,599	1,647	1,696	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							7,018		7,018	510,417	453,987	395,865	335,999	241,355	193,209	143,619	92,541	39,931	20,880	41,522	62,784	57,959	52,990	43,294	41,721	40,100	69,411	99,602	128,244					

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.