

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Bellwood Court

CHFA #85032D

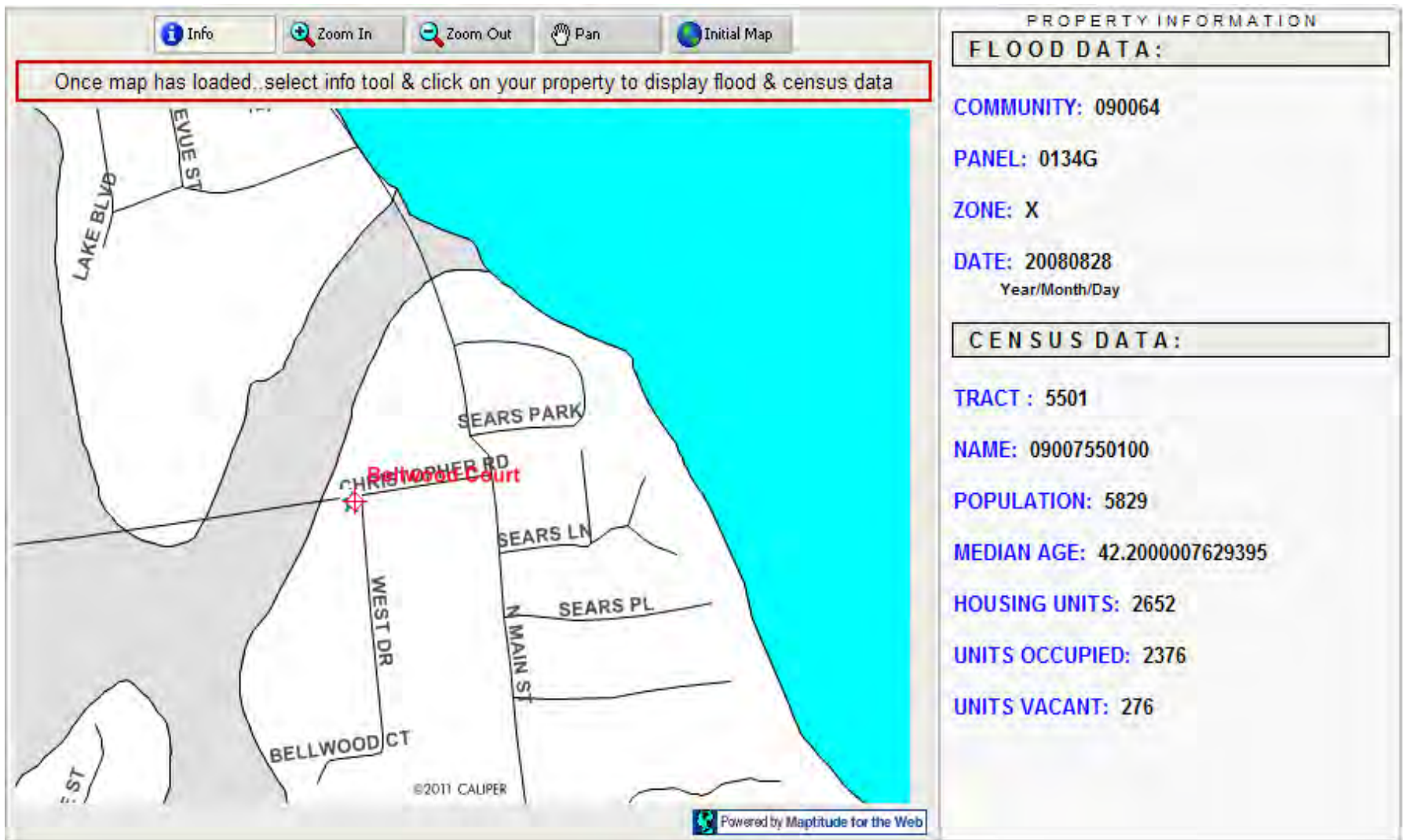
East Hampton Housing Authority
East Hampton, CT

March 15, 2013

Final Report



Bellwood Court
1 West Drive
East Hampton, CT 06424



Bellwood Court
1 West Drive
East Hampton, CT 06424

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

Executive Summary

Bellwood Court

East Hampton, CT

Bellwood Court is a residential development for the elderly that is comprised of eight residential buildings; one of which also houses the site's community spaces which include a community room with kitchen, office, restrooms, and laundry room. Original construction of the development is understood to date to 1974, and it contains a total of 30 one-bedroom units.

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 access, parking and pedestrian walkway surfaces vary in condition; resurfacing costs are shown in Year 2.
- Exterior wall surfaces on the buildings are wood; future allowances for minor repairs and painting are shown in Years 4 and 14.
- Rust damage was noted on one common entry door; replacement is shown in Year 2 – no other near-term needs were identified.
- Newer (2001) double-glazed windows are typical at all buildings; replacement is not anticipated during the plan's timeframe.
- The existing three-tab roof shingles are nearing the end of their service lives; replacement costs are shown in Year 3.
- Interior common area finishes and equipment are in generally good condition; no significant near-term needs were identified.

- Domestic cold water for the development is provided by an on-site well which features components of varying ages; allowances are shown throughout the assessment, based on current age and expected useful service life, for component replacement/refurbishment.
- Replacement of the domestic hot water tank serving the interior common areas is shown in Year 1.
- The site's propane-fired emergency generator is nearing the end of its service life; replacement costs are shown in Year 3.
- Annual allowances for replacement of vinyl tile (VCT) floor covering in units are shown from Year 1 forward.
- Annual allowances for as needed replacement/refurbishment of unit bathroom components (toilets, bathtubs, surrounds, mixing valves, accessories, exhaust fans, etc.) are shown from Year 1 forward.
- Original cabinetry is typical in unit kitchens and it exhibits some age-related wear; replacement is shown in Years 1-5.
- Allowances for replacement of unit kitchen appliances are shown based on current ages and expected useful service lives.
- Unit electrical load centers feature Stab-Lok circuit breakers by Federal Pacific; replacement allowances for these panels are shown in Years 1-3.
- Heat pumps were installed in all units during 2011; no near-term needs related to this equipment are anticipated. Annual allowances for the as needed replacement of original electric baseboard radiation (now serving a supplemental role) are shown from Year 1 forward.
- Replacement allowances for in-unit domestic hot water tanks are shown from Year 1 forward.
- Among the common area elements requiring replacement and/or modification for handicap accessibility compliance are the restroom doors, restroom floor area, toilets and toilet grab bars.
- Currently, there are no designated handicap accessible units at the development. Costs for modifications in three units (10%) are shown in Year 1. Necessary work includes re-framing of interior doors, lowering of circuit breaker panels, installation of compliant restroom fixtures, and installation of accessible-style kitchen cabinetry that incorporates knee clearance space at the sink and a thirty-inch wide work surface.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 6th, 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 East Hampton 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 paving exhibits age-related wear



Typical asphalt-paved pedestrian walkway



Exterior wood siding, doors, and windows all in generally good condition at the present time



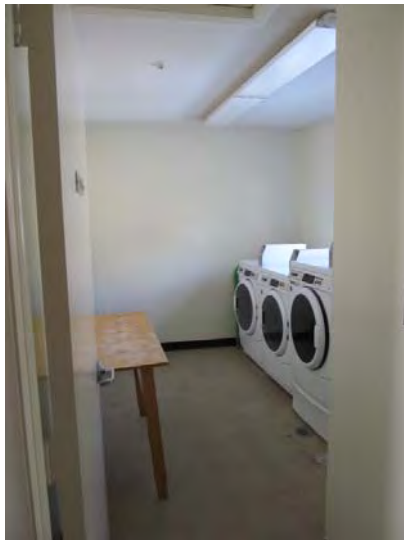
Rust damage noted on entry door to community space



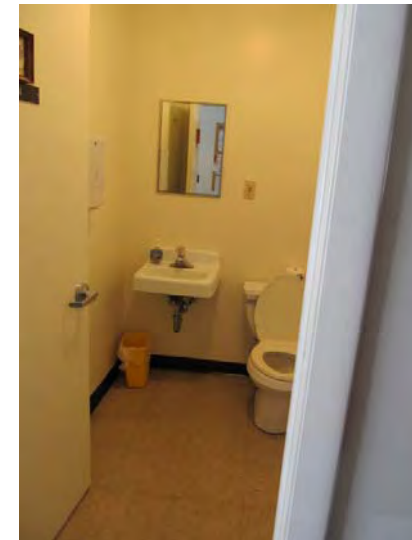
Roof shingles are nearing the end of their expected useful service lives



View of portion of community room including kitchen area



Laundry room



Typical common restroom



Exterior condenser for recently installed heat pump system at community spaces



Electric domestic hot water tank for common areas – Serviceable but beyond expected useful service life



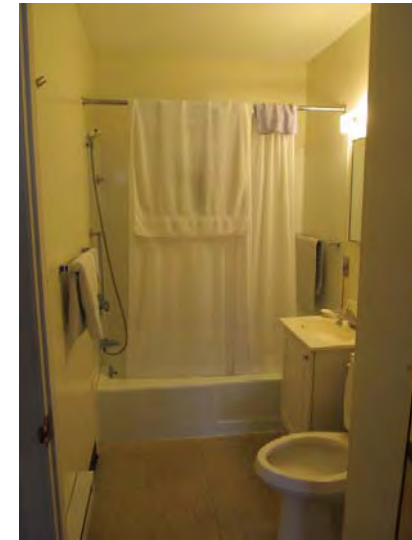
View of select components of well water system - Storage tank (in black), expansion tank (in blue), pressure booster pumps and control panel in background



Propane-fired emergency generator – Serviceable but nearing end of expected useful service life



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens



Each unit has its own electric domestic hot water tank



Unit electrical load centers feature Stab-Lok circuit breaker panels by Federal Pacific



Typical, recently installed, exterior condenser for in-unit ductless mini-split heat pump system

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$238,363
Annual Replacement Reserve Contribution:	\$14,666
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	75,357	0	0	0	0	11,763	0	0	0	0	13,637	0	0	0	0	15,809	0	0	0	0
2	Building Exterior	0	0	0	726	0	32,541	3,336	3,436	3,539	3,645	3,755	1,831	1,886	1,942	2,000	45,793	2,122	2,186	2,251	2,319	2,389	2,460	0
3	Roofing	0	0	0	0	88,574	0	0	0	0	0	0	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	2,153	1,318	0	0	2,219	0	1,950	0	0	0	0	1,771	0	0	2,982	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	887	0	0	0	0	0	0	0	0	0	413	0	0	0	0	0
9	Common Area Restrooms	0	8,350	0	0	0	0	0	732	0	0	0	0	0	0	0	0	0	439	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	5,050	0	4,509	2,131	0	4,434	0	0	0	0	6,787	0	0	10,280	4,008	5,959	0	0	0	0	0
12	Building Electrical	0	0	0	0	30,236	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	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	5,175	2,697	2,778	2,861	2,947	3,035	3,127	3,220	3,317	3,416	3,519	3,625	3,733	3,845	3,961	4,079	4,202	4,328	4,458	4,591	4,729	0
16	Unit Kitchens	0	0	17,135	17,649	18,179	18,724	16,472	927	954	983	1,013	1,043	1,074	1,106	6,871	7,077	7,290	9,066	9,338	2,974	3,063	3,155	0
17	Unit Bathrooms	0	30,000	2,427	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,074	3,167	3,262	3,360	3,460	3,564	3,671	7,614	7,842	8,077	8,320	8,569	0
18	Unit Electrical	0	0	12,820	13,205	13,601	623	642	661	681	701	722	744	766	789	813	837	862	888	915	942	970	999	0
19	Unit Mechanical	0	0	3,945	4,063	4,185	4,310	4,440	4,573	4,710	4,851	4,997	5,147	5,301	5,460	28,294	29,142	30,017	30,917	31,845	6,520	6,715	6,917	0
20	Annual Planned Expenditures	0	43,525	44,074	116,277	164,718	63,929	32,809	22,908	27,766	16,483	19,196	15,450	24,650	30,027	45,283	100,655	52,049	63,455	72,328	25,290	29,031	26,830	0
21	Annual Provision (indexed at 3%)			14,666	15,106	15,559	16,026	16,506	17,001	17,512	18,037	18,578	19,135	19,709	20,301	20,910	21,537	22,183	22,849	23,534	24,240	24,967	25,716	
22	Outside Capital			500,000																				
23	Cumulative Reserve Balance	238,363	194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702	

Site Improvements

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

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Building Exterior

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

Bellwood Court • Capital Needs Assessment • © On-Site Insights

Roofing

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

Bellwood Court • Capital Needs Assessment • © On-Site Insights

Lobby / Mail Area

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

Bellwood Court • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor	1,752		2	10	2021			0	0	0	0	0	0	0	0	2,219	0	0	0	0	0	0	0	0	0	0	2,982	0						
2	Kitchen Cabinets / Sink	1,913		36	40	2017			0	0	0	0	2,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances	1,451		10	20	2023			0	0	0	0	0	0	0	0	0	0	1,950	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Walls	775		5	10	2018			0	0	0	0	0	898	0	0	0	0	0	0	0	0	0	0	1,207	0	0	0	0						
6	Ceilings	362		5	10	2018			0	0	0	0	0	420	0	0	0	0	0	0	0	0	0	0	564	0	0	0	0						
7	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	2,153	1,318	0	0	2,219	0	1,950	0	0	0	0	0	1,771	0	0	2,982	0	0					
28	Cumulative Reserve Balance						238,363	194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702							

Common Hallways

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

Current Year:	2013
Budget Effective Date:	January 1, 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	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						238,363	194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
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	203		5	10	2018					0	0	0	0	0	236	0	0	0	0	0	0	0	0	0	0	317	0	0	0	0				
2	Ceilings	62		5	10	2018					0	0	0	0	0	72	0	0	0	0	0	0	0	0	0	0	97	0	0	0	0				
3	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
4	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				
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				
17	Floors	500		10+	15	2018					0	0	0	0	0	580	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	887	0	0	0	0	0	0	0	0	0	0	413	0	0	0	0	0			
28	Cumulative Reserve Balance							238,363		194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702					

Common Area Restrooms

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

Bellwood Court • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
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						238,363	194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
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	DHW Generation	1,550		20	10	2013				1,550	0	0	0	0	0	0	0	0	2,083	0	0	0	0	0	0	0	0	0	0	0					
9	Heat Pumps	2,650		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,008	0	0	0	0	0	0					
10	Well Water Submersible Pump	1,950		17	20	2016				0	0	0	2,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Well Water Pressure Pumps	7,000		7	20	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	10,280	0	0	0	0	0	0	0					
12	Well Water Pump Controls	4,250		23	25	2015				0	0	4,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Well Water Expansion Tanks	3,825		5	10	2018				0	0	0	0	0	4,434	0	0	0	0	0	0	0	0	0	5,959	0	0	0	0	0					
14	Well Water Storage Tank	3,500		10	10	2013				3,500	0	0	0	0	0	0	0	0	4,704	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	5,050	0	4,509	2,131	0	4,434	0	0	0	0	6,787	0	0	10,280	4,008	5,959	0	0	0	0	0				
28	Cumulative Reserve Balance							238,363		194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702					

Building Electrical

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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						238,363	194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
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	2,697		1	1	2013				2,697	2,778	2,861	2,947	3,035	3,127	3,220	3,317	3,416	3,519	3,625	3,733	3,845	3,961	4,079	4,202	4,328	4,458	4,591	4,729						
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						
17	Accessibility Improvements	5,175		ADD	20	2013		4	5,175	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	5,175	2,697	2,778	2,861	2,947	3,035	3,127	3,220	3,317	3,416	3,519	3,625	3,733	3,845	3,961	4,079	4,202	4,328	4,458	4,591	4,729	0						
28	Cumulative Reserve Balance						238,363	194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
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	1,150		1	1	2013				1,150	1,185	1,220	1,257	1,294	1,333	1,373	1,414	1,457	1,500	1,546	1,592	1,640	1,689	1,739	1,792	1,845	1,901	1,958	2,017						
6	Floor	350		1	1	2013				350	361	371	382	394	406	418	430	443	457	470	484	499	514	529	545	562	578	596	614						
7	Accessories	627		1	1	2013				627	646	665	685	706	727	749	771	794	818	843	868	894	921	948	977	1,006	1,036	1,067	1,099						
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	300		1	1	2013				300	309	318	328	338	348	358	369	380	391	403	415	428	441	454	467	481	496	511	526						
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	Toilet	12,300		<10	25	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,833	3,948	4,066	4,188	4,314					
18	Accessibility Improvements	30,000		ADD	20	2013		4	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	30,000	2,427	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,074	3,167	3,262	3,360	3,460	3,564	3,671	7,614	7,842	8,077	8,320	8,569	0						
28	Cumulative Reserve Balance						238,363	194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702							

Unit Kitchens

Number of Units:	30
Total Square Feet:	14,193
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	799		1	1	2013				799	823	848	873	900	927	954	983	1,013	1,043	1,074	1,106	1,140	1,174	1,209	1,245	1,283	1,321	1,361	1,402						
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	Range	10,000		36	20	2013				2,500	2,575	2,652	2,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Range	5,000		<5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,558	1,605	1,653	1,702	1,754						
19	Refrigerators	20,100		2	15	2025				0	0	0	0	0	0	0	0	0	0	0	5,732	5,904	6,081	6,263	6,451	0	0	0							
20	Cabinets	60,750		27	25	2013				12,150	12,515	12,890	13,277	13,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Vent Hood	8,430		27	25	2013				1,686	1,737	1,789	1,842	1,898	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	17,135	17,649	18,179	18,724	16,472	927	954	983	1,013	1,043	1,074	1,106	6,871	7,077	7,290	9,066	9,338	2,974	3,063	3,155	0						
28	Cumulative Reserve Balance						238,363	194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	570		1	1	2013				570	587	605	623	642	661	681	701	722	744	766	789	813	837	862	888	915	942	970	999						
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	Circuit Breaker Panels	36,750				2013				12,250	12,618	12,996	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	12,820	13,205	13,601	623	642	661	681	701	722	744	766	789	813	837	862	888	915	942	970	999	0				
28	Cumulative Reserve Balance							238,363		194,838	665,430	564,258	415,098	367,195	350,892	344,986	334,732	336,286	335,668	339,354	334,413	324,687	300,313	221,195	191,329	150,723	101,929	100,879	96,816	95,702					

Unit Mechanical

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Bellwood Court
Project City / Town:	East Hampton

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

Number of Units:	30
Total Square Feet:	14,193
Default Inflation Rate:	3.0%

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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.