

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

999 West Street
Rocky Hill, CT 06067

and

Recap Real Estate Advisors

38 Chauncy Street, Suite 600
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111
T: 617.338.9484 | F: 617.338.9422

on-site-insight.com



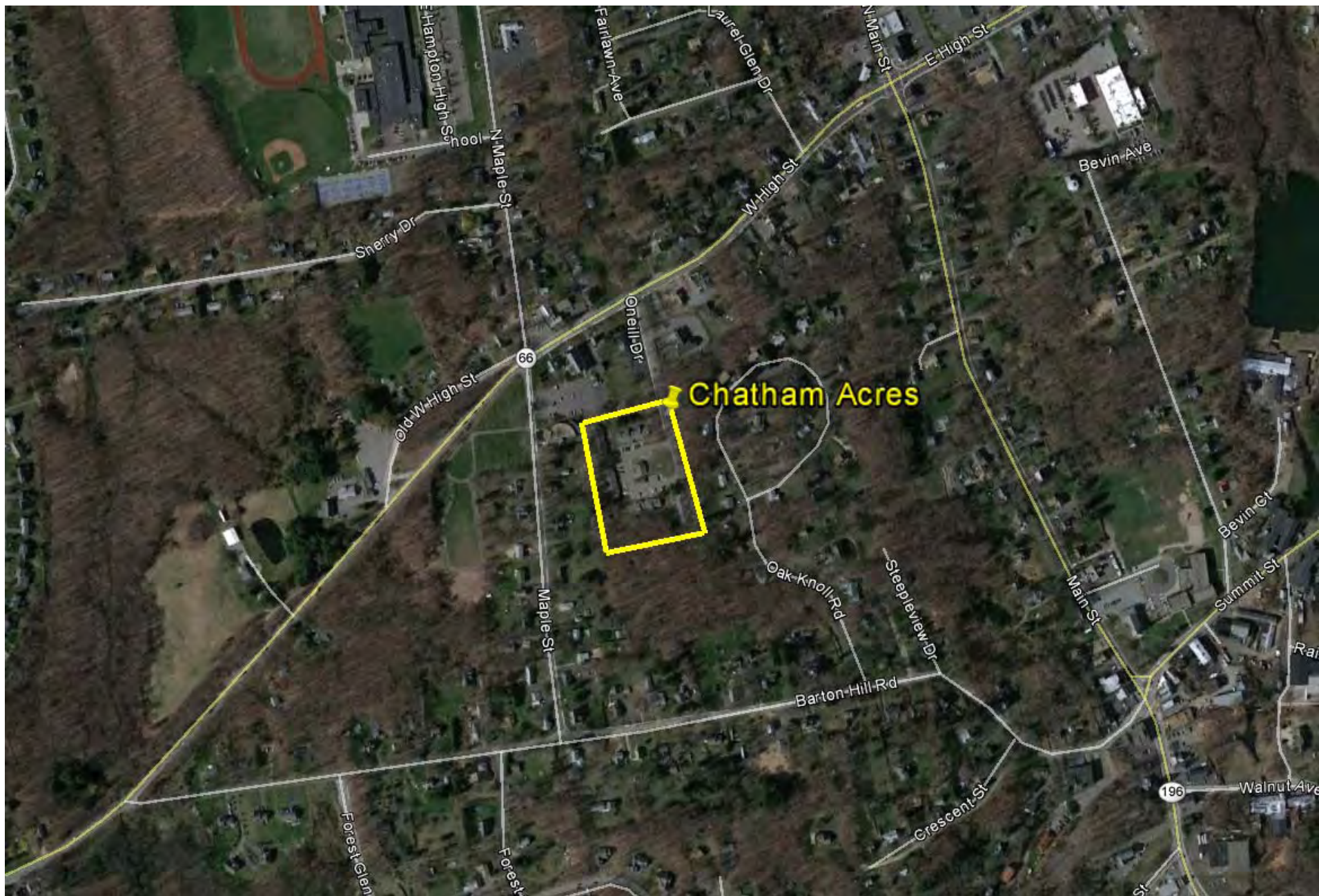
Chatham Acres

CHFA #85033D

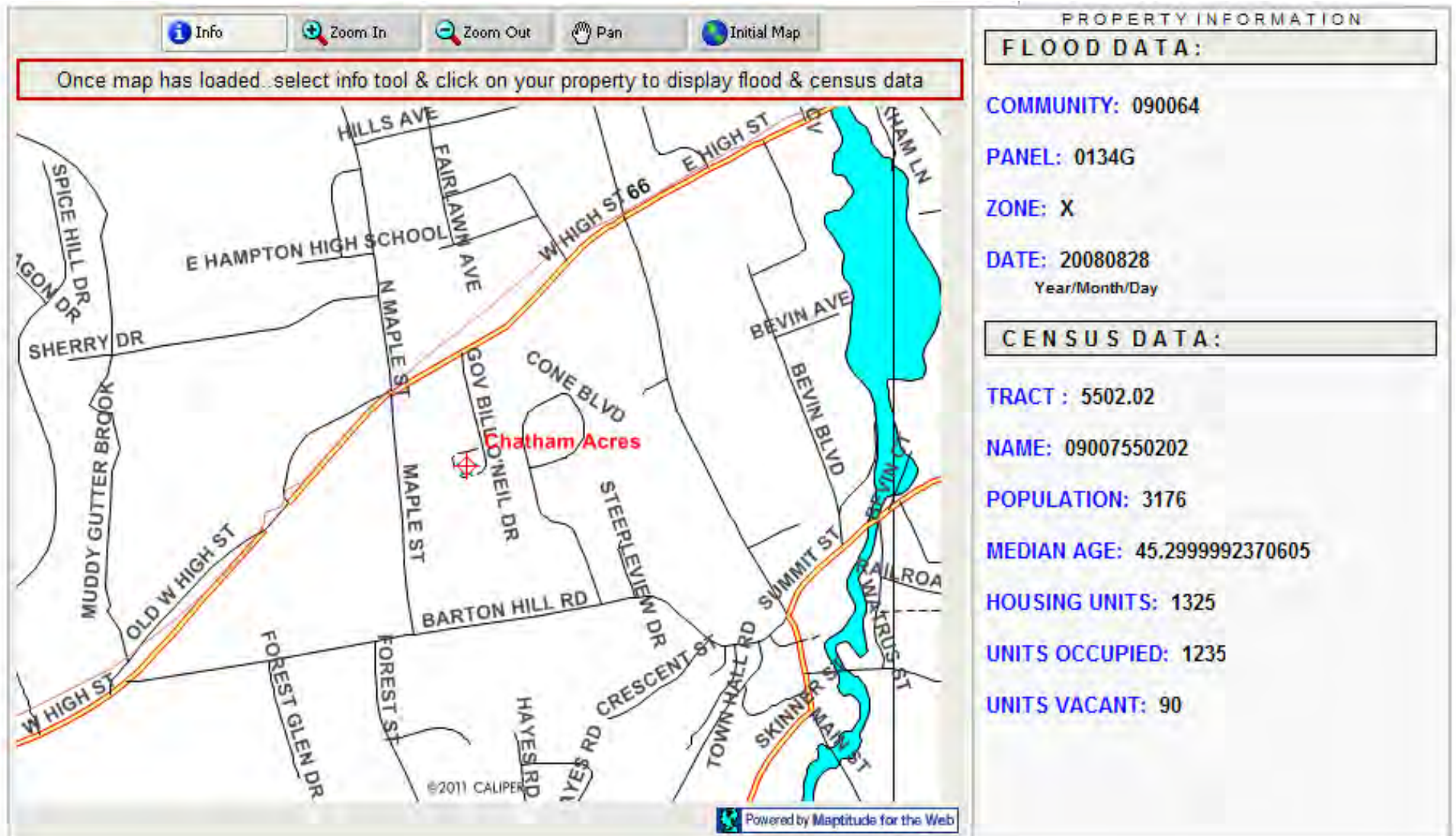
East Hampton Housing Authority
East Hampton, CT

March 15, 2013

Final Report



Chatham Acres
Gov. Bill O'Neill Drive
East Hampton, CT 06424



Chatham Acres
Gov. Bill O'Neill Drive
East Hampton, CT 06424

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

Executive Summary

Chatham Acres

East Hampton, CT

Chatham Acres is a residential development for the elderly that is comprised of five residential buildings and a freestanding community building that houses a community room with kitchen, office, restrooms, and laundry room. Original construction of the development is understood to date to 1983, and it contains a total of 40 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 exhibit cracks and wear; resurfacing costs are shown in Year 2.
- During 2006, new windows and doors were installed at all buildings, and no near-term needs related to these systems/components were identified during the assessment. Future replacement of the existing, original, vinyl siding is shown in Year 6.
- Original roof shingles were replaced in 2001; these new shingles have reportedly performed poorly since the time of initial installation and some level of redress has been sought from the manufacturer. It is believed that these shingles will not achieve a typical expected useful service life and replacement costs are shown in Year 1.

- Interior common area finishes are in fair condition; painting and floor covering replacement is shown initially in Year 2.
- 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 not expected to require replacement during the assessment's timeframe.
- Annual allowances for replacement of in-unit floor coverings 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.
- Unit kitchen cabinetry is in good condition for its age; future replacement is shown in Years 5-9.
- Allowances for replacement of unit kitchen appliances are shown based on current ages and expected useful service lives.
- 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 cabinetry in the community kitchen and grab bars at the toilets in the common restrooms.
- Four (10%) of the units at the development are currently designated as handicap accessible. These units are largely compliant but lack visual alarms to supplement the existing audible warning alarms, toilet grab bars require installation/relocation, toilets need to be centered at eighteen inches from the adjacent wall, and kitchen cabinetry that incorporates required knee clearance space under sinks and at a thirty-inch wide work surface is necessary.

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*.



Development sign



Asphalt paving on access drive exhibits cracks and deterioration



Cracks also evident at asphalt-paved pedestrian walkways



Typical building architecture as seen at a residential building



Building architecture as seen at community building



All buildings received new vinyl siding, entry doors, storm doors, and windows in 2006



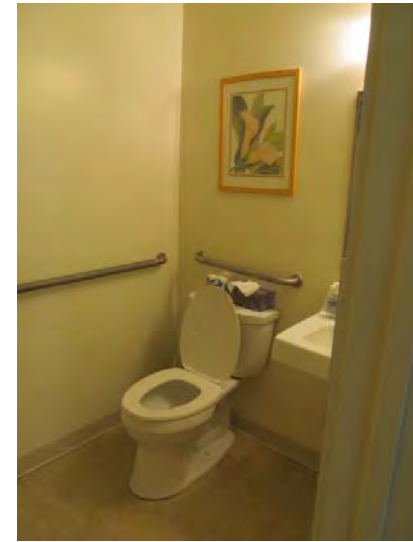
Roof shingles have been problematic and are not expected to achieve a standard service life



Interior view of community room and kitchen area



Interior view of laundry room



Typical common restroom



Electric, storage-type, domestic hot water tank serving interior common areas



Exterior condenser for recently installed heat pump system at community building



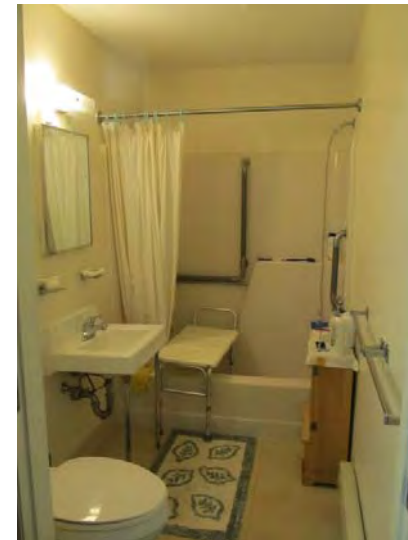
Components for well water system vary in age –
No ongoing issues reported



Propane-fired emergency generator at community
building – Replacement not anticipated
during timeframe of assessment



Typical finishes in unit living areas



Typical finishes and fixtures in
'standard' unit bathrooms



Handicap accessible unit bathrooms include a roll-in shower stall



Typical finishes and equipment in unit kitchens



Typical, exterior-mounted, condenser at each unit that serves the recently installed heat pump system



Electric, storage-type, tanks provide domestic hot water at each unit

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$317,817
Annual Replacement Reserve Contribution:	\$19,554
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	78,247	0	0	0	83,421	10,341	0	0	0	4,704	11,988	0	0	0	0	13,897	0	0	0	0
2	Building Exterior	0	0	0	0	0	0	0	116,315	0	0	4,986	5,136	5,290	5,448	5,612	0	0	0	0	0	0	0	0
3	Roofing	0	0	105,889	0	0	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	712	0	0	0	0	0	0	0	0	0	956	0	0	0	0	0	0	0	0	0
5	Community Room	0	2,250	0	2,544	0	0	0	0	0	0	0	0	1,572	3,419	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	851	0	0	0	0	0	0	0	0	0	383	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	1,650	0	743	0	0	0	0	0	0	0	0	0	428	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	10,485	0	0	0	0	0	22,090	0	0	0	5,154	0	0	10,280	4,008	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	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	4,532	4,667	4,807	4,952	5,100	5,253	5,411	5,573	5,740	5,913	6,090	6,273	6,461	6,655	6,854	7,060	7,272	7,490	7,715	7,946	0
16	Unit Kitchens	0	10,124	4,000	4,120	4,244	4,371	25,012	21,126	21,759	22,412	23,085	0	0	4,637	4,776	4,920	5,067	5,219	5,376	5,537	5,703	0	0
17	Unit Bathrooms	0	7,400	3,303	3,402	3,504	3,609	3,717	3,829	3,944	4,062	4,184	4,309	4,439	4,572	4,709	4,850	4,996	5,145	5,300	5,459	5,623	5,791	0
18	Unit Electrical	0	900	1,360	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	1,828	1,883	1,939	1,997	2,057	2,119	2,182	2,248	2,315	2,385	0
19	Unit Mechanical	0	0	4,733	4,875	5,022	5,172	5,327	5,487	5,652	5,821	5,996	6,176	6,361	6,552	36,975	38,084	39,226	40,403	41,615	7,823	8,058	8,300	0
20	Annual Planned Expenditures	0	22,324	134,301	101,562	19,019	19,590	40,688	237,008	70,821	39,541	45,714	23,308	35,437	46,538	60,472	66,785	62,209	59,947	75,642	28,557	29,414	24,422	0
21	Annual Provision (indexed at 3%)			19,554	20,141	20,745	21,367	22,008	22,669	23,349	24,049	24,771	25,514	26,279	27,068	27,880	28,716	29,577	30,465	31,379	32,320	33,290	34,288	
22	Outside Capital			525,000																				
23	Cumulative Reserve Balance	317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946	

Site Improvements

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

Page 10

Building Exterior

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

Chatham Acres • Capital Needs Assessment • © On-Site Insights

Roofing

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

Page 12

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
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	196		9	10	2014				0	202	0	0	0	0	0	0	0	0	0	271	0	0	0	0	0	0	0	0						
2	Ceilings	85		9	10	2014				0	87	0	0	0	0	0	0	0	0	0	117	0	0	0	0	0	0	0	0						
3	Floors	410		9	10	2014				0	423	0	0	0	0	0	0	0	0	0	568	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	712	0	0	0	0	0	0	0	0	0	956	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
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	1,554		9	10	2014				0	1,601	0	0	0	0	0	0	0	0	0	2,152	0	0	0	0	0	0	0	0	0					
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Kitchen Appliances	1,170		10	20	2023				0	0	0	0	0	0	0	0	0	0	1,572	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	594		9	10	2014				0	612	0	0	0	0	0	0	0	0	0	823	0	0	0	0	0	0	0	0	0	0				
6	Ceilings	321		9	10	2014				0	331	0	0	0	0	0	0	0	0	0	445	0	0	0	0	0	0	0	0	0	0				
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17	Accessibility Improvements	2,250		ADD	20	2013		4	2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0	2,250	0	2,544	0	0	0	0	0	0	0	0	1,572	3,419	0	0	0	0	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance							317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946						

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
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	208		9	10	2014				0	215	0	0	0	0	0	0	0	0	0	288	0	0	0	0	0	0	0	0						
2	Ceilings	68		9	10	2014				0	70	0	0	0	0	0	0	0	0	0	94	0	0	0	0	0	0	0	0						
3	Floors	550		19	20	2014				0	567	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						
5	Lighting Fixtures					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	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	851	0	0	0	0	0	0	0	0	0	383	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Common Area Restrooms

Number of Units:	40
Total Square Feet:	21,040
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	258		9	10	2014				0	266	0	0	0	0	0	0	0	0	0	357	0	0	0	0	0	0	0	0						
2	Ceilings	51		9	10	2014				0	53	0	0	0	0	0	0	0	0	0	71	0	0	0	0	0	0	0	0						
3	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor	413		19	20	2014				0	425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Accessibility Improvements	1,650		ADD	20	2013		4	1,650	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	1,650	0	743	0	0	0	0	0	0	0	0	0	0	428	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
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	Cmnty Bldg Heat Pumps					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Cmnty Bldg DHW Generation					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						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Building Mechanical

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

13075 - Chatham Acres _ FINAL SS 3/15/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	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						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Building Elevator

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
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						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
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	4,532		1	1	2013				4,532	4,667	4,807	4,952	5,100	5,253	5,411	5,573	5,740	5,913	6,090	6,273	6,461	6,655	6,854	7,060	7,272	7,490	7,715	7,946						
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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	4,532	4,667	4,807	4,952	5,100	5,253	5,411	5,573	5,740	5,913	6,090	6,273	6,461	6,655	6,854	7,060	7,272	7,490	7,715	7,946	0						
28	Cumulative Reserve Balance						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
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	1,533		1	1	2013				1,533	1,579	1,627	1,676	1,726	1,778	1,831	1,886	1,942	2,001	2,061	2,122	2,186	2,252	2,319	2,389	2,461	2,534	2,610	2,689						
6	Floor	533		1	1	2013				533	549	566	583	600	618	637	656	676	696	717	738	760	783	807	831	856	882	908	935						
7	Accessories	836		1	1	2013				836	861	887	914	941	969	998	1,028	1,059	1,091	1,124	1,157	1,192	1,228	1,265	1,302	1,342	1,382	1,423	1,466						
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	400		1	1	2013				400	412	424	437	450	464	478	492	507	522	538	554	570	587	605	623	642	661	681	701						
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	Accessibility Improvements	7,400		ADD	20	2013		4	7,400	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	7,400	3,303	3,402	3,504	3,609	3,717	3,829	3,944	4,062	4,184	4,309	4,439	4,572	4,709	4,850	4,996	5,145	5,300	5,459	5,623	5,791	0						
28	Cumulative Reserve Balance						317,817	295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Refrigerators	26,800		2	15	2024				0	0	0	0	0	0	0	0	0	0	4,637	4,776	4,920	5,067	5,219	5,376	5,537	5,703	0							
18	Range	20,000		30	20	2013				4,000	4,120	4,244	4,371	4,502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Cabinets	81,000		30	35	2017				0	0	0	0	18,233	18,780	19,344	19,924	20,522	0	0	0	0	0	0	0	0	0	0	0						
20	Kitchen Exhaust Fan	10,116		30	35	2017				0	0	0	0	2,277	2,345	2,416	2,488	2,563	0	0	0	0	0	0	0	0	0	0	0						
21	Accessibility Improvements	10,124		ADD	20	2013		4	10,124	0	0	0	0	0	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		10,124	4,000	4,120	4,244	4,371	25,012	21,126	21,759	22,412	23,085	0	0	4,637	4,776	4,920	5,067	5,219	5,376	5,537	5,703	0	0				
28	Cumulative Reserve Balance							317,817		295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946					

Unit Electrical

Number of Units:	40
Total Square Feet:	21,040
Default Inflation Rate:	3.0%

13075 - Chatham Acres _ FINAL SS 3/15/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	East Hampton Housing Authority
Project Name:	Chatham Acres
Project City / Town:	East Hampton

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

Number of Units:	40
Total Square Feet:	21,040
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	1,333		1	1	2013				1,333	1,373	1,415	1,457	1,501	1,546	1,592	1,640	1,689	1,740	1,792	1,846	1,901	1,958	2,017	2,077	2,140	2,204	2,270	2,338						
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	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	0					
4	Unit DHW Generation	3,400		1	1	2013				3,400	3,502	3,607	3,715	3,827	3,942	4,060	4,182	4,307	4,436	4,569	4,706	4,848	4,993	5,143	5,297	5,456	5,620	5,788	5,962						
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	0				
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17	Unit Heat Pumps	106,000		1	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	30,226	31,133	32,067	33,029	34,020	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	4,733	4,875	5,022	5,172	5,327	5,487	5,652	5,821	5,996	6,176	6,361	6,552	36,975	38,084	39,226	40,403	41,615	7,823	8,058	8,300	0				
28	Cumulative Reserve Balance							317,817		295,493	705,746	624,325	626,051	627,828	609,149	394,809	347,337	331,845	310,902	313,108	303,950	284,479	251,887	213,818	181,186	151,704	107,441	111,204	115,080	124,946					

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.