

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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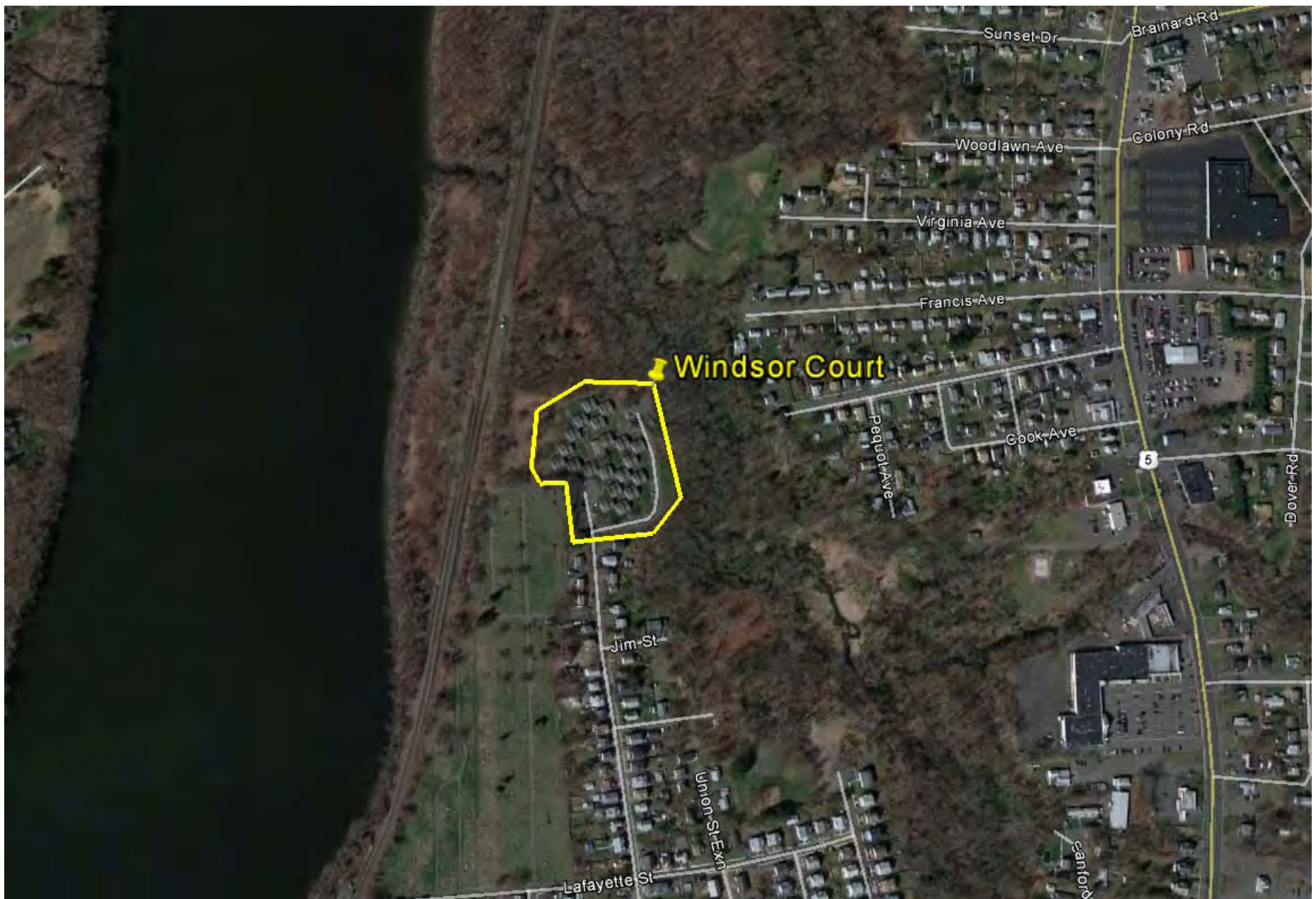
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Windsor Court and
Windsor Court Extension
CHFA # 85046D / 85047D
Enfield Housing Authority
Enfield, CT

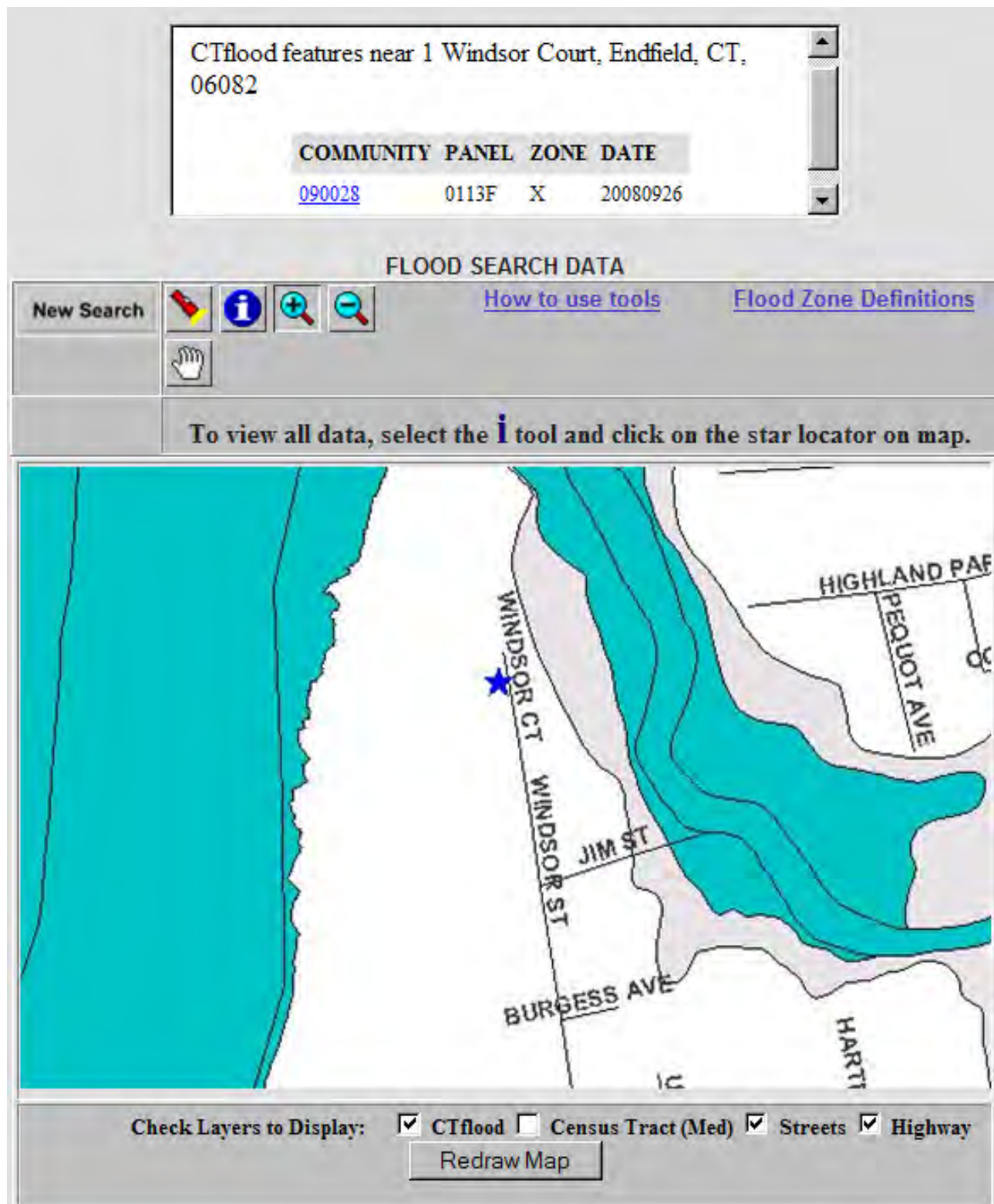
February 20, 2013

Final Report



Windsor Court

1-40 Windsor Court
Enfield, CT 06082



Windsor Court

1-40 Windsor Court
Enfield, CT 06082

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

Executive Summary

Windsor Court & Windsor Court Extension

Enfield, CT

Windsor Court is a residential development for the elderly that is comprised of 20 one-story wood framed, brick and vinyl sided residential buildings with pitched asphalt shingle roofs plus a community center on a steeply sloped site. The development includes 40 one-bedroom flats and 45 parking spaces. Original construction of the development dates to 1968 and the buildings and site were completely renovated in 2001.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near and mid-term and the latter years of the assessment period. 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 by this assessment of Windsor Court include the following:

- Asphalt paving at drives and parking is shown for crack repair and sealcoat throughout the plan and replacement mid-plan.
- Cracks, displacement, and potential trip hazards at asphalt paving at walks is shown for general repairs throughout the plan.
- Exterior doors, vinyl siding and window repairs and replacement will be needed due to age and condition at the end of the plan.
- Storm doors at the units and service doors at the mechanical rooms are in fair condition at the present time.
- Caulking is in poor condition at doors/windows with steel lintels and is shown for replacement early in the plan and mid-plan.

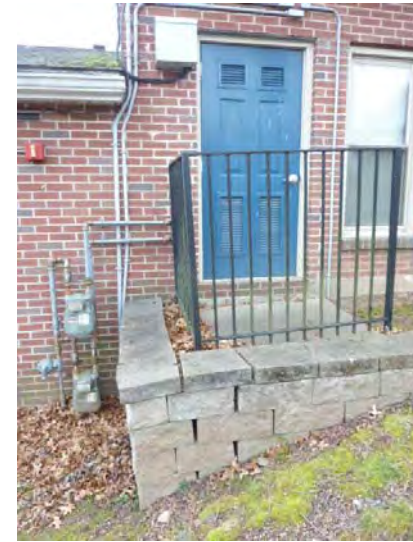
- The brick veneer on the buildings is generally in good condition and requires normal tuck pointing and crack repair.
- The rusting steel lintels will continue damaging the brick joints at lintel bearings and will be replaced early and late in the plan.
- Steel lintels at brick openings are rusted and shown to be scraped/painted and re-caulked early in the plan and mid-plan.
- The roofing shingles have extensive organic growth/surface decay/warping and are shown for replacement early in the plan.
- Railings are needed at select concrete stoops leading to unit entries where rise exceeds 15" and are shown early in the plan.
- Finishes in the Community Room are in good condition and will only require general updating/refurbishment throughout the plan.
- Unit walls and ceilings are painted at unit turnover. Vinyl floor tile replacement is shown early and late in the plan.
- The cabinetry in unit kitchens dates to the 2001 overall rehabilitation and is in very good condition.
- The cabinets, counters and sinks in kitchens date to the 2001 rehabilitation and are to be replaced over the first half of the plan.
- Bathroom fixtures date to the 2001 overall rehabilitation and are in very good condition.
- The unit level gas-fired hydronic boilers and HW heaters are shown for replacement based on current age and expected useful life.
- No significant damage related to the in-unit fin tube or metal cover components of the heating systems were observed or reported
- An accessible route from parking to the designated units and to the public community spaces is generally present at this property.
- The properties public community spaces are generally accessible and compliant with accessibility requirements.
- The required number of designated accessible units is provided. Other units that are accessible are not designated as such.

Additional Notes:

1. The Physical Assessment of the property was conducted on November 30, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson, and Brian Ameche, AIA with Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. 40 1 bedroom units in 20 1 story brick buildings on a steeply sloped site.



2. Retaining walls are failing at mechanical room doors at select locations.



3. Asphalt paving at parking lots and walks is in good condition and shown for crack fill, sealcoat and replacement later in the term.



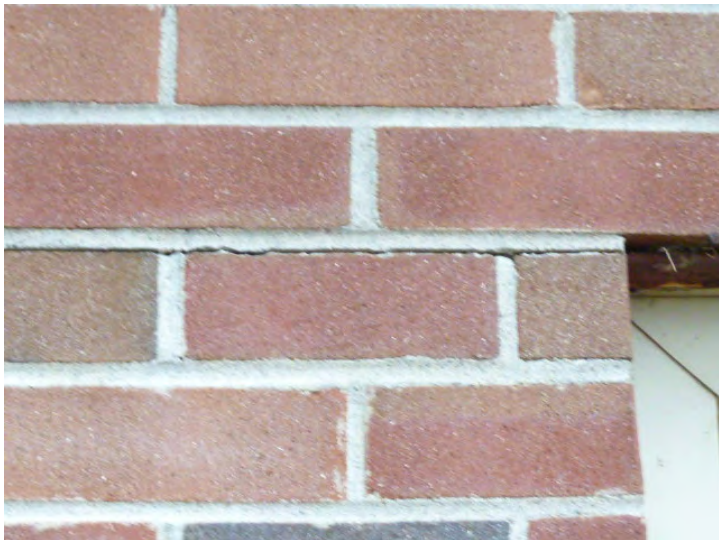
4. Typical building side elevation, new concrete stairs and site light.



5. Fixed wood attic ventilation louvers are failing site-wide and are shown for replacement.



6. Caulking at windows and doors is failing in adhesion and is shown for replacement.



7. Typical rusting lintels are causing joint failure at adjacent mortar joints in the exterior brick.



8. Extensive organic growth is present on north facing roofs and the granular surface of the shingles is decaying.



9. Community room in community building is in good condition.



10. Kitchen at community building is in good condition.



11. Typical living room



12. Typical bedroom



13. Select kitchen has original cabinetry with newer finishes and appliances.



14. Typical unit bathroom



15. Typical unit level gas-fired Burnham boilers and hot water heaters are scheduled for replacement on normal cycles.



16. Fully addressable Simplex fire alarm panel monitors 4 slave panels around the site.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$92,108
Annual Replacement Reserve Contribution:	\$6,420
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	31,430	7,963	5,631	17,434	5,974	20,181	6,594	0	0	92,476	2,086	0	7,874	0	15,294	11,022	0	0	18,126	16,876	0
2	Building Exterior	0	0	47,864	6,716	0	0	6,213	36,990	6,514	6,679	9,454	2,688	61,979	2,852	2,938	0	0	38,350	0	0	0	105,929	0
3	Roofing	0	0	0	0	0	185,698	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	862	0	0	0	0	6,154	0	0	0	0	0	0	0	0	0	7,755	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	2,232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,477	0
9	Common Area Restrooms	0	0	0	0	0	0	895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,395	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	6,178	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	918	0	0	0	22,860	0	0	0	0	0	0	0	0	0	0	30,077	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	3,213	3,310	3,409	3,511	3,617	3,725	3,837	3,952	4,071	4,193	4,318	4,448	4,581	4,719	4,860	5,006	5,156	5,311	5,470	5,635	0
16	Unit Kitchens	0	0	800	824	849	874	4,671	4,811	4,955	5,104	8,424	8,677	27,381	28,202	24,272	25,000	25,750	26,523	23,307	24,006	24,726	25,468	0
17	Unit Bathrooms	0	0	1,880	1,936	1,994	2,054	2,116	2,179	2,245	2,312	2,382	2,453	2,527	2,602	2,680	2,761	2,844	2,929	3,017	3,107	3,201	3,297	0
18	Unit Electrical	0	0	2,880	2,966	3,055	3,147	3,241	3,339	3,439	3,542	3,648	3,758	3,870	3,987	4,106	4,229	4,356	4,487	4,622	4,760	4,903	5,050	0
19	Unit Mechanical	0	0	3,200	3,296	3,395	3,497	3,602	3,710	3,821	3,936	32,075	33,037	34,028	35,049	36,100	5,316	5,476	5,640	5,809	5,983	6,163	7,750	0
20	Annual Planned Expenditures	0	0	91,268	27,012	18,333	216,216	34,341	74,935	31,404	25,525	82,913	153,435	142,368	77,140	82,552	42,026	58,580	93,957	41,911	43,168	62,589	212,708	0
21	Annual Provision (indexed at 3%)			6,420	6,613	6,811	7,015	7,226	7,443	7,666	7,896	8,133	8,377	8,628	8,887	9,153	9,428	9,711	10,002	10,302	10,611	10,930	11,258	
22	Outside Capital				1,450,000																			
23	Cumulative Reserve Balance	92,108	92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235	

Site Improvements

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

Windsor Court and Extension • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
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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	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Exterior Walls - Masonry	5,365		11	10	2013					5,365	0	0	0	0	0	0	0	0	0	7,210	0	0	0	0	0	0	0	0	0	0				
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
5	Ext. Walls - Vinyl Siding	12,753		11	30	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,362					
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Windows	37,587		11	30	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65,909					
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Windows - Community Building	6,520		44	45	2014					0	6,716	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	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	Storm Doors	27,600		11	15	2017					0	0	0	0	6,213	6,348	6,514	6,679	6,845	0	0	0	0	0	0	0	0	0	0	8,666					
18	Service Doors	10,300		11	20	2021					0	0	0	0	0	0	0	2,610	2,688	2,769	2,852	2,938	0	0	0	0	0	0	0	0	0				
19	Overhead Door	985		11	17	2021					0	0	0	0	0	1,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
20	Gable End Louvers	2,499		20	20	2021					2,499	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
21	Exterior Unit Doors	5,727		11	30	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,991					
22	Scrape and Paint Steel Lintels	40,000		44	50	2013					40,000	0	0	0	0	0	0	0	0	0	52,000	0	0	0	0	0	0	0	0	0	0				
23	Steel Lintel Replacement	50,000		1	1	2018					0	0	0	0	0	29,500	0	0	0	0	0	0	0	0	0	38,350	0	0	0	0	0				
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	47,864	6,716	0	0	6,213	36,990	6,514	6,679	9,454	2,688	61,979	2,852	2,938	0	0	38,350	0	0	0	105,929	0				
28	Cumulative Reserve Balance							92,108		92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235					

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
Total Square Feet:	38,240
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	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle	169,940		22	25	2016					0	0	0	185,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane					2013					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						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	185,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						92,108	92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235							

Lobby / Mail Area

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

Windsor Court and Extension • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor	3,546		11	20	2022				0	0	0	0	0	0	0	0	0	4,627	0	0	0	0	0	0	0	0	0	0	0					
2	Kitchen Cabinets / Sink	3,375		11	30	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,918						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	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						
5	Refrigerator	670		11	20	2022				0	0	0	0	0	0	0	0	0	874	0	0	0	0	0	0	0	0	0	0						
6	Range	500		11	20	2022				0	0	0	0	0	0	0	0	0	652	0	0	0	0	0	0	0	0	0	0						
7	Painting - Walls	766		11	15	2017				0	0	0	0	862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,344						
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	Range Hood	281		11	30	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	493						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	862	0	0	0	0	6,154	0	0	0	0	0	0	0	0	0	7,755	0					
28	Cumulative Reserve Balance							92,108		92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235					

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							92,108		92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235					

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
Total Square Feet:	38,240
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						92,108	92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
Total Square Feet:	38,240
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	283		11	15	2017				0	0	0	0	318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	496					
2	Ceilings	850		11	15	2017				0	0	0	0	957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,490					
3	Floors	850		11	15	2017				0	0	0	0	957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,490					
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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	2,232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,477	0					
28	Cumulative Reserve Balance						92,108	92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
Total Square Feet:	38,240
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	278		11	15	2017				0	0	0	0	313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	487					
2	Ceilings	38		11	15	2017				0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66					
3	Sinks					2013				0	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	0					
5	Partitions					2013				0	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	0					
7	Floor	480		11	15	2017				0	0	0	0	540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	842					
8	GFI Outlet					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	0	0	895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,395	0				
28	Cumulative Reserve Balance							92,108		92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235					

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
Total Square Feet:	38,240
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	Community Building Boiler	3,795		11	25	2023				0	0	0	0	0	0	0	0	0	5,047	0	0	0	0	0	0	0	0	0	0						
18	Community Building HW Heater	850		11	15	2023				0	0	0	0	0	0	0	0	0	1,131	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	6,178	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							92,108		92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235					

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
Total Square Feet:	38,240
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	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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						92,108	92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235							

Building Electrical

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

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Building Elevator

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

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Unit Living

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

[illegible]

Unit Kitchens

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Windsor Court
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	40
Total Square Feet:	38,240
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	800		1	1	2013				800	824	849	874	900	927	955	984	1,013	1,044	1,075	1,107	1,141	1,175	1,210	1,246	1,284	1,322	1,362	1,403						
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	Kitchen Cabinets/Countertop/ Sink	126,000		11	20	2023				0	0	0	0	0	0	0	0	16,933	17,441	17,965	18,504	19,059	19,630	20,219	20,826	21,451	22,094								
18	Vent Hood	11,240		11	20	2023				0	0	0	0	0	0	0	0	1,511	1,556	1,603	1,651	1,700	1,751	1,804	1,858	1,914	1,971								
19	Refrigerators	26,800		11	15	2017				0	0	0	0	3,770	3,884	4,000	4,120	4,244	4,371	4,502	4,637	0	0	0	0	0	0	0							
20	Stove	20,000		11	20	2021				0	0	0	0	0	0	0	0	3,167	3,262	3,360	3,461	3,564	3,671	3,781	3,895	0	0	0							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	800	824	849	874	4,671	4,811	4,955	5,104	8,424	8,677	27,381	28,202	24,272	25,000	25,750	26,523	23,307	24,006	24,726	25,468	0						
28	Cumulative Reserve Balance						92,108	92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235							

Unit Electrical

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

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Unit Mechanical

Number of Units:	40
Total Square Feet:	38,240
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Unit Temperature Controls					2013				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							
4	Other					2013				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							
6	Other					2013				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							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Unit Level Boilers	108,500		11	20	2023				0	0	0	0	0	0	0	27,489	28,314	29,163	30,038	30,939	0	0	0	0	0	0	0							
18	Unit Level HW Heaters	32,000		11	10	2013				3,200	3,296	3,395	3,497	3,602	3,710	3,821	3,936	4,054	4,175	4,301	4,430	4,562	4,699	4,840	4,985	5,135	5,289	5,448	5,611						
19	HW Baseboards	16,000		11	30	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,403							
20	Unit Temperature Controls	4,200		11	20	2023				0	0	0	0	0	0	0	532	548	564	581	599	617	635	654	674	694	715	736							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	3,200	3,296	3,395	3,497	3,602	3,710	3,821	3,936	32,075	33,037	34,028	35,049	36,100	5,316	5,476	5,640	5,809	5,983	6,163	7,750	0						
28	Cumulative Reserve Balance						92,108	92,108	7,260	1,436,861	1,425,339	1,216,138	1,189,023	1,121,531	1,097,792	1,080,163	1,005,382	860,324	726,584	658,331	584,933	552,335	503,466	419,510	387,902	355,345	303,685	102,235							

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.