

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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on-site-insight.com



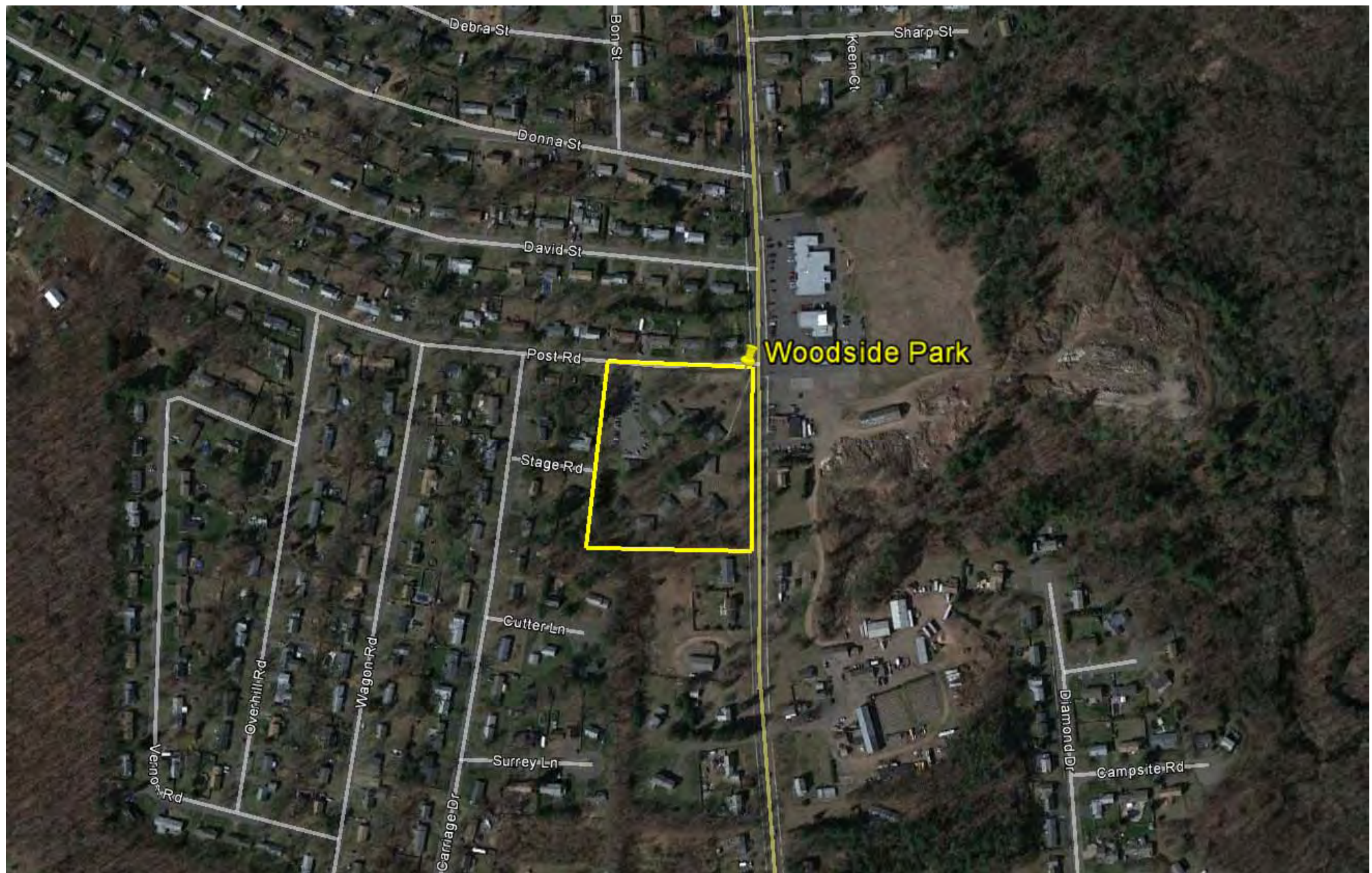
Woodside Park

CHFA # 85048D

Enfield Housing Authority
Enfield, CT

February 20, 2013

Final Report



Woodside Park

1-40 Post Road
Enfield, CT 06082

CTflood features near 1 Post Road, Enfield, CT, 06082

COMMUNITY PANEL ZONE DATE

[090028](#)

0229F

X

20080926

FLOOD SEARCH DATA

New Search

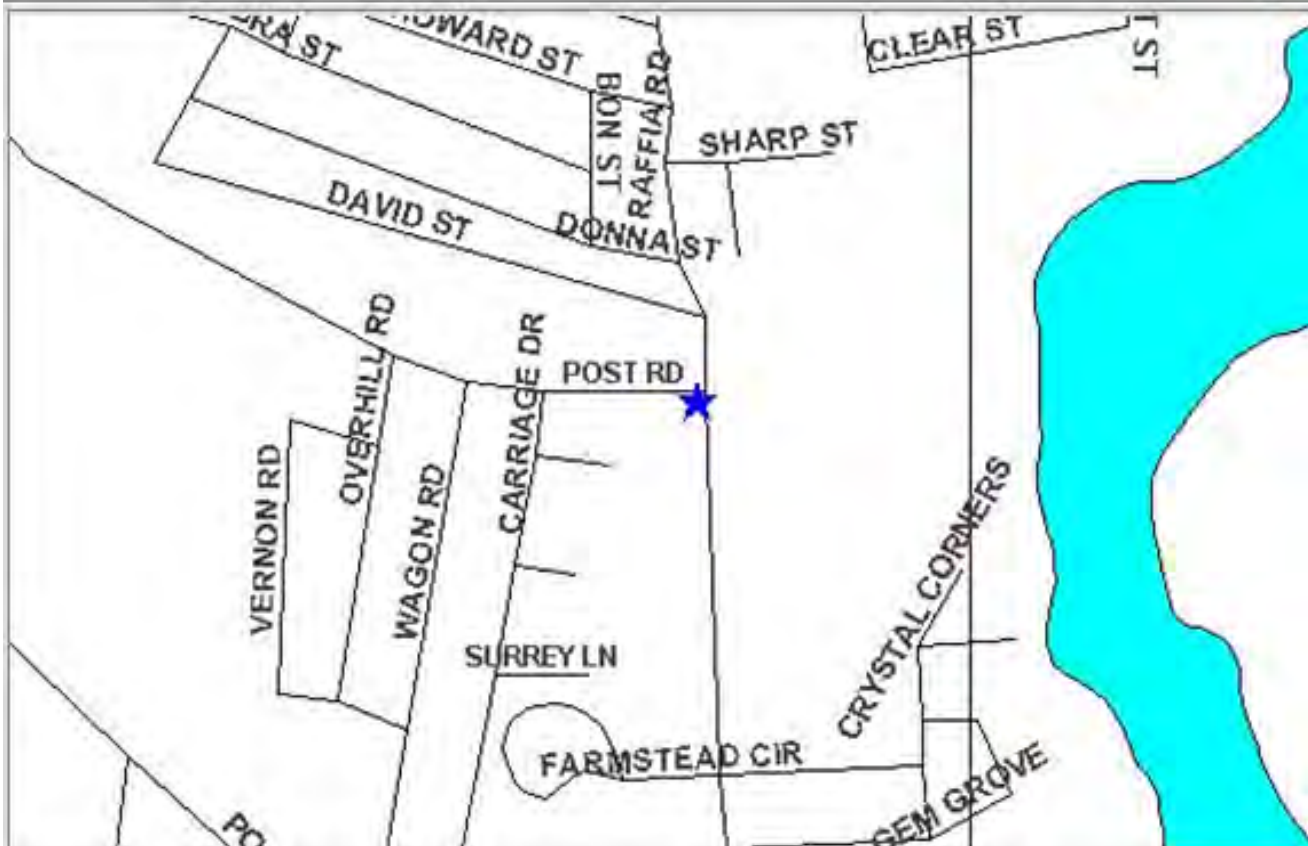


[How to use tools](#)

[Flood Zone Definitions](#)



To view all data, select the **i** tool and click on the star locator on map.



Check Layers to Display:



CTflood



Census Tract (Med)



Streets



Highway

Redraw Map

Woodside Park

1-40 Post Road
Enfield, CT 06082

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

Executive Summary

Woodside Park

Enfield, CT

Woodside Park is residential development for the elderly that is comprised of ten residential buildings and one community building. The development includes 40 one-bedroom units. Original construction dates to 1972.

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:

- Parking area asphalt is in fair condition; surface maintenance is needed in the near-term – resurfacing is shown in Year 5.
- Asphalt-paved walkways vary in conditions with some cracks/heaving/potential trip hazards noted – Repair allowances are shown.
- Site lighting is dated and beyond its expected useful service life; replacement is shown concurrent with the asphalt resurfacing.
- Staff reported issues with tree roots infiltrating some underground sewage and drainage lines; annual repair allowances are shown from Year 1 forward.
- Brick veneer exterior wall surfaces are in good condition at the present time; vinyl-siding on the exterior wall surfaces is in fair to good condition with replacement seen as being completed concurrent with the replacement of doors and windows.

- Apartment's feature original wood exterior entry doors and double-hung windows with conventional (non-insulated) glazing. Aluminum-framed storm doors and storm windows are also typical. Replacement of all doors and windows is seen as a near-term need.
- All buildings have asphalt roof shingles that are approaching the end of their expected useful service lives; replacement will be needed in the near-term.
- Finishes in the community building were updated in recent years and they are in good condition at the present time.
- Mechanical equipment serving the community building (heat pump and domestic hot water tank) are newer models and no significant near-term needs are anticipated.
- Unit interior painting is typically done at the time of turnover and addressed from operating accounts; annual allowances for replacement of vinyl floor coverings are shown throughout the plan.
- Bathroom fixtures are in generally good condition at the present time and no significant near-term needs are anticipated.
- Cabinetry in unit kitchens is original and in fair to good condition for its age; replacement will need to commence in the coming years.
- Appliance replacement is shown based on observed conditions, current equipment age, and standard expected useful service lives.
- Ductless split system heat pumps, which date to 2011, provide primary heating and cooling for the units; future replacement of this equipment, after fifteen years of service, is shown starting in Year 14. Modest annual allowances to replace the original electric resistance baseboard radiation, which augments the newer heat pump equipment, are shown from Year 1 forward.
- Unit-level domestic hot water tanks vary in age and brand of manufacture; annual replacement allowances are included throughout the plan.
- Minor modifications are needed to meet handicap accessibility requirements within the community kitchen and common restrooms.
- There are no fully accessible units at the development at the present time; the most significant modifications necessary for unit-level handicap accessibility are related to the floor area of the bathrooms.

Additional Notes:

1. The Physical Assessment of the property was conducted on November 27th, 2012. 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 Michael Chell of The Enfield Housing Authority for his 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 signage



Asphalt-paved parking area – The number of units at the development exceeds the number of parking spaces



Typical asphalt-paved walkway



Building architecture as seen at a residential building



Building architecture as seen on front elevation of the Community Building



Original wood entry doors and older aluminum-framed storm doors are typical throughout the development



Original wood sash windows and newer aluminum-framed exterior storm windows are typical



Roof shingles exhibit signs of age-related wear



Typical finishes and condition of spaces as seen within Community Building



Recently installed exterior condenser unit for heat pump serving interior spaces at Community Building



Electric domestic hot water tank serving spaces within Community Building



Unit living/dining area – Space is tight at many units



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens –
Note original wood cabinetry



Interior, wall-mounted, portion of recently
installed heat pump



Typical, exterior-mounted, condenser for recently
installed heat pumps that serve unit
heating/cooling needs

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$92,107
Annual Replacement Reserve Contribution:	\$6,420
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	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	Site Improvements	0	0	11,696	3,197	3,293	3,391	84,159	5,064	3,706	3,817	3,931	10,693	22,908	4,296	4,425	4,558	12,397	6,806	4,980	5,130	5,284	14,371	0
2	Building Exterior	0	0	0	0	0	262,413	0	0	0	0	0	0	8,824	0	0	0	0	0	0	0	6,728	6,930	0
3	Roofing	0	0	0	0	0	93,251	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	1,681	0	0	0	0	0	1,492	0	0	0	0	0	0	0	0	0	9,374	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	284	0	0	0	0	0	0	0	0	0	966	0	0	0	0	0
9	Common Area Restrooms	0	2,800	0	0	0	0	0	356	0	0	0	0	0	0	0	0	0	1,102	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	2,536	0	0	0	0	0	0	0	0	0	3,408	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	4,647	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	3,250	4,644	4,783	4,927	5,075	5,227	5,384	5,545	5,712	5,883	6,059	6,241	6,428	6,621	6,820	7,024	7,235	7,452	7,676	7,906	8,143	0
16	Unit Kitchens	0	4,050	3,752	3,865	22,693	23,373	24,075	24,797	25,541	4,614	4,753	4,896	5,042	5,194	7,154	7,369	7,590	7,818	8,052	8,294	8,543	8,799	0
17	Unit Bathrooms	0	40,000	4,641	4,780	4,923	5,071	9,005	9,275	9,553	9,840	7,538	3,380	3,482	3,586	3,694	3,804	3,919	4,036	4,157	4,282	4,410	4,543	0
18	Unit Electrical	0	0	3,120	3,214	3,310	3,409	3,512	3,617	3,725	3,837	3,952	4,071	4,193	4,319	4,448	4,582	4,719	4,861	5,007	5,157	5,312	5,471	0
19	Unit Mechanical	0	0	5,750	5,923	6,100	6,283	6,472	6,666	6,866	7,072	7,284	7,502	7,728	7,959	8,198	39,577	40,764	41,987	43,247	44,544	9,789	10,083	0
20	Annual Planned Expenditures	0	51,781	33,602	25,761	45,246	402,266	132,449	59,471	54,936	34,892	33,342	36,602	58,418	31,782	34,541	66,710	76,413	87,594	72,896	75,082	47,971	62,986	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			1,360,000																				
23	Cumulative Reserve Balance	92,107	40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874	

Site Improvements

Number of Units:	40
Total Square Feet:	19,963
Default Inflation Rate:	3.0%

12312 - Woodside Park - FINAL SS 2/20/2013

Building Exterior

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

Current Year:	2013
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Report Date:	January 1, 2013

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Roofing

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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Lobby / Mail Area

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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Report Date:	January 1, 2013

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Woodside Park • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

Current Year:	2013
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Report Date:	January 1, 2013

Number of Units:	40
Total Square Feet:	19,963
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	3,560		5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,546	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						
3	Kitchen Appliances	1,170		5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,823	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	Walls	846		5	10	2018				0	0	0	0	0	980	0	0	0	0	0	0	0	0	0	1,318	0	0	0	0						
6	Ceilings	441		5	10	2018				0	0	0	0	0	512	0	0	0	0	0	0	0	0	0	688	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	Accessibility Improvements	1,681		5	20	2013		4	1,681	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	1,681	0	0	0	0	0	1,492	0	0	0	0	0	0	0	0	0	9,374	0	0	0	0	0						
28	Cumulative Reserve Balance						92,107	40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874							

Common Hallways

Number of Units:	40
Total Square Feet:	19,963
Default Inflation Rate:	3.0%

Page 14

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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						92,107	40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	198		5	10	2018					0	0	0	0	0	230	0	0	0	0	0	0	0	0	0	309	0	0	0	0					
2	Ceilings	47		5	10	2018					0	0	0	0	0	54	0	0	0	0	0	0	0	0	0	72	0	0	0	0					
3	Floors	375		5	20	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	584	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				
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	284	0	0	0	0	0	0	0	0	0	966	0	0	0	0	0	0			
28	Cumulative Reserve Balance							92,107		40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874					

Common Area Restrooms

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
Default Inflation Rate:	3.0%

Woodside Park • Capital Needs Assessment • © On-Site Insights

Building Boilers

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	40
Total Square Feet:	19,963
Default Inflation Rate:	3.0%

12312 - Woodside Park - FINAL SS 2/20/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
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						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						92,107	40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						92,107	40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
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						
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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						92,107	40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
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	4,644		1	1	2013				4,644	4,783	4,927	5,075	5,227	5,384	5,545	5,712	5,883	6,059	6,241	6,428	6,621	6,820	7,024	7,235	7,452	7,676	7,906	8,143						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Accessibility Improvements	3,250				2013		4	3,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		3,250	4,644	4,783	4,927	5,075	5,227	5,384	5,545	5,712	5,883	6,059	6,241	6,428	6,621	6,820	7,024	7,235	7,452	7,676	7,906	8,143	0				
28	Cumulative Reserve Balance							92,107		40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874					

Unit Bathrooms

Number of Units:	40
Total Square Feet:	19,963
Default Inflation Rate:	3.0%

Page 24

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
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	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors	965		1	1	2013			965	994	1,024	1,055	1,086	1,119	1,153	1,187	1,223	1,260	1,297	1,336	1,376	1,418	1,460	1,504	1,549	1,596	1,643	1,693							
4	Cabinets					2013			0	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	0						
6	Sink					2013			0	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	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	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	0						
10	Refrigerators	1,787		1	1	2013			1,787	1,840	1,895	1,952	2,011	2,071	2,133	2,197	2,263	2,331	2,401	2,473	2,547	2,624	2,702	2,784	2,867	2,953	3,042	3,133							
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range	1,000		1	1	2013			1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754							
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					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	Cabinets	76,950		40	43	2015			0	0	16,327	16,817	17,322	17,841	18,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Kitchen Exhaust Fan	11,240		40	43	2015			0	0	2,385	2,456	2,530	2,606	2,684	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops	12,659		0	10	2025			0	0	0	0	0	0	0	0	0	0	0	1,805	1,859	1,915	1,972	2,031	2,092	2,155	2,220								
20	Accessibility Improvements	4,050		40	25	2013		4	4,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	4,050	3,752	3,865	22,693	23,373	24,075	24,797	25,541	4,614	4,753	4,896	5,042	5,194	7,154	7,369	7,590	7,818	8,052	8,294	8,543	8,799	0						
28	Cumulative Reserve Balance						92,107	40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System	1,600		1	1	2013				1,600	1,648	1,697	1,748	1,801	1,855	1,910	1,968	2,027	2,088	2,150	2,215	2,281	2,350	2,420	2,493	2,568	2,645	2,724	2,806						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Smoke Detectors	1,520		1	1	2013				1,520	1,566	1,613	1,661	1,711	1,762	1,815	1,869	1,925	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,512	2,588	2,665						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17																																			
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26																																			
27	Annual Planned Expenditures							0		0	3,120	3,214	3,310	3,409	3,512	3,617	3,725	3,837	3,952	4,071	4,193	4,319	4,448	4,582	4,719	4,861	5,007	5,157	5,312	5,471	0				
28	Cumulative Reserve Balance							92,107		40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874					

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Woodside Park
Project City / Town:	Enfield

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

Number of Units:	40
Total Square Feet:	19,963
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																								Revitalization
							Code	Emergency	Code	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	Radiators	1,500		1	1	2013					1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016	2,076	2,139	2,203	2,269	2,337	2,407	2,479	2,554	2,630	
2	Unit Temperature Controls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Air Conditioning Unit / Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Unit DHW Generation	4,250		1	1	2013					4,250	4,378	4,509	4,644	4,783	4,927	5,075	5,227	5,384	5,545	5,712	5,883	6,059	6,241	6,429	6,621	6,820	7,025	7,235	7,452	
5	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	Unit Heat Pumps	106,000		1	15	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	31,133	32,067	33,029	34,020	35,040	0	0	
18																															
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27	Annual Planned Expenditures							0		0	5,750	5,923	6,100	6,283	6,472	6,666	6,866	7,072	7,284	7,502	7,728	7,959	8,198	39,577	40,764	41,987	43,247	44,544	9,789	10,083	0
28	Cumulative Reserve Balance							92,107		40,326	1,373,144	1,353,996	1,315,561	920,310	795,087	743,059	695,788	668,792	643,583	615,358	565,568	542,672	517,285	460,003	393,301	315,709	253,116	188,644	151,603	99,874	

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.