

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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## Essex Court

CHFA #85051D

Essex Housing Authority  
Centerbrook, CT

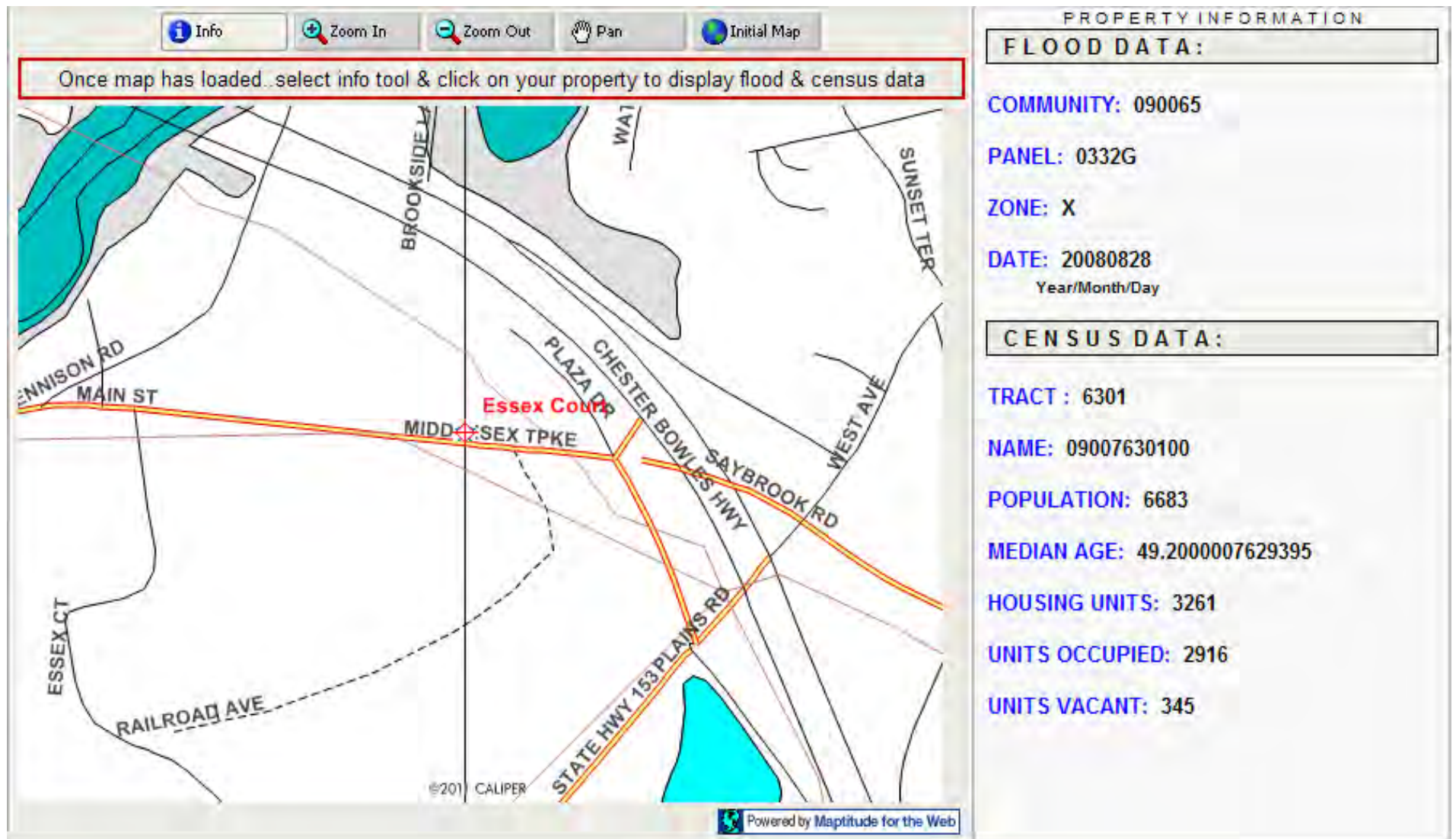
May 1, 2013

*Final Report*



**Essex Court**  
16 Main Street  
Centerbrook, CT 06409





**Essex Court**  
16 Main Street  
Centerbrook, CT 06409

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

## Executive Summary

### Essex Court

Centerbrook, CT

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**Essex Court** is a residential development for the elderly that is comprised of 36 units in 9 one-story, vinyl faced, residential buildings and a Community Center on a flat site. One L-shaped building fronts on Main Street and is also one of the four buildings that front on the access drive off of Main Street. The access drive ends in a traffic circle and parking lots at the southwest corner of the site. There is an internal asphalt paved emergency drive that loops from the last building along the access drive to the east edge of the site and back to the traffic circle. The other five buildings front on the emergency drive looping through the site. The buildings have new roofing, windows, and vinyl siding and trim. The pitched roofs have new asphalt shingles. The development includes 8 one-bedroom units and 28 efficiency units. Four of the one-bedroom units are designated as accessible. There are 27 parking spaces in the traffic circle and in a parking lot to the west of the circle. There are continuous walks from the parking spaces to the unit entries which in some cases are up to 250 feet away. Due to this distance the 8' wide emergency drive is regularly used by the residents as a driveway to their units.

Original occupancy of Essex Court was 1985. The building roofs, windows, storm doors, asphalt drive and parking, and a few select areas of concrete walk and rear stoop were all replaced in 2006. The unit bathtubs were replaced with generally accessible showers, and the vinyl siding, vinyl flooring, and heat pumps were also all replaced in 2011. The emergency generator was replaced in 2012. The kitchen cabinets and counters and bathroom fixtures other than the showers are all original. Unit finishes are typically upgraded at unit turnover. Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs throughout the assessment period. Based on the reported annual contributions, 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 Essex Court include the following:

- Asphalt paving at the drive, emergency drive and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at the drives and parking is shown to be overlaid late in the plan and in Year 1 at the emergency drive.
- Concrete walks are shown to be replaced late in the plan and front and rear door stoops are shown to be replaced early in the plan.
- Trip hazards at the concrete walks and stoops are to be eliminated in Year 1 and new front stoop handrails are shown early in the plan.
- New light poles, bollards, and trash screens are shown late in the plan; and perimeter under drain replacement is shown early in the plan.
- Cleaning and miscellaneous repairs of the vinyl siding at all buildings is shown periodically through the plan.
- Unit exterior and storm doors and vinyl soffits are all shown to be replaced, and all windows re-caulked early in the plan.
- New roofing is shown late in the plan based on EUL and condition.
- Community Center finishes, fixtures, and appliances are shown to be refinished or replaced over the plan based on EUL and condition.
- Upgrades to the building fire alarm systems, new meter/cable cabinets and exterior rear door light fixtures are shown early in the plan.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Interior bi-pass doors in the units are shown to be replaced early in the plan and hung doors late in the plan based on EUL and condition.
- Accessible route improvements to and through four units is shown in Year 1.
- Vinyl flooring in the unit living areas is shown to be replaced late in the plan.
- Kitchen appliances, cabinets, counters and sinks are shown to be replaced early in the plan, and GFCI outlets in Year 1.
- Kitchen vinyl flooring and refrigerators are shown to be replaced early and late in the plan.
- Accessibility improvements to four kitchens and four bathrooms are shown in Year 1.
- Bathroom vinyl flooring, fixtures, accessories, and exhaust fans are shown to be replaced in Year 1 and lights in year 16 based on EUL.
- New ceramic tile shower surrounds in the four accessible units is shown to be replaced early in the plan.
- The replacement of emergency call devices is shown early and late in the plan. Smoke and heat detectors are shown early and mid-plan.
- The replacement of the split system heat pumps in the units is shown mid-plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, April 9, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of 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*.





Concrete walks and asphalt parking and drive off of Main Street are in good condition.



Community Center at traffic circle at the end of the access drive. Asphalt paving and concrete curbs are in good condition.



8 foot wide emergency drive is used regularly by the residents due to the remoteness of the parking lots and is too narrow for emergency vehicles.



Emergency drive is shown to be widened early in the plan.



Typical unit front entrance. Concrete stoop with gabled roof, new vinyl siding, new black kitchen exhaust vent, new window, light over entry door, and screen doors that do not latch properly.



Sealant at new windows typically exhibits organic growth and should be removed and replaced.



Vinyl soffit failure should be repaired periodically through the term.



Vinyl siding failures should be repaired periodically through the term.





Community Room with kitchen beyond on left and computer room beyond on right.



Typical living and dining area in efficiency apartments.



Typical kitchen in efficiency and 1-bedroom apartments.



Typical bathroom in efficiency and 1-bedroom apartments with new transfer shower surrounds.



Typical sleeping area with privacy curtain in efficiency apartments.



Typical kitchen in 4 designated accessible 1-bedroom apartments.



Typical bathroom in 4 designated accessible 1-bedroom apartments has roll in shower. Tile surround is original and shown to be replaced.



Typical bedroom in 4 designated accessible 1-bedroom apartments.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$129,330
Annual Replacement Reserve Contribution:	\$7,343
Additional Misc. Contribution:	\$0

	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	5,000	3,500	0	65,878	9,195	5,628	0	0	0	11,647	0	0	0	16,048	67,692	8,512	98,853	0	0	15,653	19,885	0
2	Building Exterior	0	0	31,500	0	70,146	9,527	0	0	0	0	11,044	0	0	0	0	12,803	0	0	0	0	14,843	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	152,593	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	714	0	0	0	0	5,060	0	0	0	0	5,193	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	2,022	0	0	0	0	0	0	0	2,308	0	0	0	0	0	0	312	2,924	0	0	0	0
9	Common Area Restrooms	0	0	730	0	0	0	0	0	0	0	925	0	0	0	0	0	0	0	1,171	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,113	0	0	0	0	0	0	18,587	0
12	Building Electrical	0	0	57,000	0	31,482	0	0	0	0	0	0	0	0	0	0	0	0	4,168	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	12,000	0	0	44,961	0	0	0	0	0	0	0	0	0	6,901	33,541	0	0	0	0	0	0	0
16	Unit Kitchens	0	17,400	0	0	200,506	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66,577	0	0	0
17	Unit Bathrooms	0	8,000	0	0	0	107,468	0	0	0	0	0	0	0	0	0	0	8,744	6,730	0	0	10,725	0	0
18	Unit Electrical	0	0	31,320	0	0	0	0	0	0	0	0	0	27,577	0	0	0	0	16,826	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	272,035	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	42,400	126,787	0	412,972	126,190	5,628	5,060	0	0	25,925	0	32,770	0	310,097	266,629	17,256	126,889	4,096	66,577	41,221	38,472	0
21	Annual Provision (indexed at 3%)			7,343	7,563	7,790	8,024	8,265	8,513	8,768	9,031	9,302	9,581	9,868	10,164	10,469	10,783	11,107	11,440	11,783	12,137	12,501	12,876	
22	Outside Capital			1,375,000																				
23	Cumulative Reserve Balance	129,330	86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671	



## Site Improvements

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

13205 - Essex Court - FINAL SS 5/1/2013

## Building Exterior

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

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## Roofing

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

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## Lobby / Mail Area

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
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	2,650		10	15	2018				0	0	0	0	0	3,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Kitchen Cabinets / Sink	3,150		10	20	2023				0	0	0	0	0	0	0	0	0	0	4,233	0	0	0	0	0	0	0	0	0	0					
3	Kitchen Appliances					2013				0	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	0					
5	Refrigerator	670		10	15	2018				0	0	0	0	0	777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Range	435		10	15	2018				0	0	0	0	0	504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Painting - Walls	714		10	10	2013				714	0	0	0	0	0	0	0	0	0	0	960	0	0	0	0	0	0	0	0	0					
8	Range Hood	281		10	15	2018				0	0	0	0	0	326	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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Painting - Ceiling	329		10	15	2018				0	0	0	0	0	381	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	714	0	0	0	0	5,060	0	0	0	0	5,193	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							129,330		86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671					

## Common Hallways

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
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	Other					2013				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		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							129,330		86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671					

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

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Report Date:	March 29, 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	Walls	327		10	8	2013				327	0	0	0	0	0	0	0	415	0	0	0	0	0	0	0	525	0	0	0						
2	Ceilings	165		10	8	2013				165	0	0	0	0	0	0	0	209	0	0	0	0	0	0	0	265	0	0	0						
3	Floors	1,330		10	8	2013				1,330	0	0	0	0	0	0	0	1,685	0	0	0	0	0	0	0	2,134	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	200		28	15	2013				200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	312	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	2,022	0	0	0	0	0	0	2,308	0	0	0	0	0	0	312	2,924	0	0	0	0					
28	Cumulative Reserve Balance							129,330		86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671					

## Common Area Restrooms

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

13205 - Essex Court - FINAL SS 5/1/2013



Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						129,330	86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671							

## Building Mechanical

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

13205 - Essex Court - FINAL SS 5/1/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
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						
2	Emergency Generator					2013					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						
4	Signaling / Communication					2013					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						
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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Upgrade Building Fire Alarm Systems	54,000		28	20	2013					54,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Provide New Cabinets for Electric Meters/Cable Service	27,000		28	30	2013					0	0	28,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Provide New Light Fixtures at Exterior Rear Doors	2,675		28	30	2015					0	0	2,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Provide New Push Plate Door Opener at Community Center	3,000		1	1	2013					3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Provide New Light Fixtures at Exterior Front Doors	2,675		15	30	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,168	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	57,000	0	31,482	0	0	0	0	0	0	0	0	0	0	0	0	4,168	0	0	0	0	0				
28	Cumulative Reserve Balance							129,330		86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671					

## Building Elevator

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

[illegible]



## Building Structural

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

13205 - Essex Court - FINAL SS 5/1/2013

## Unit Living

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

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## Unit Bathrooms

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
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					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Floor					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Accessories					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	New Toilet, Vanity, Sink and Mixing Valve	53,820		28	25	2013			0	0	0	58,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	New Accessories	15,048		28	25	2013			0	0	0	16,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	New Exhaust Fans	5,400		28	25	2013			0	0	0	5,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	New Light	4,320		10	25	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,730	0	0	0	0						
22	New Vinyl Floor	6,300		28	15	2013			0	0	0	6,884	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,725	0							
23	Paint Walls	5,000		28	10	2013			0	0	0	5,463	0	0	0	0	0	0	0	0	0	0	7,562	0	0	0	0	0							
24	Paint Ceilings	781		28	10	2013			0	0	0	854	0	0	0	0	0	0	0	0	0	0	1,182	0	0	0	0	0							
25	Accessibility Improvements at 4 Units	8,000		1	1	2013		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26	New Ceramic Tile Surrounds at 4 Accessible Units	12,000		1	1	2013			0	0	0	13,113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	8,000	0	0	0	107,468	0	0	0	0	0	0	0	0	0	0	8,744	6,730	0	0	10,725	0	0						
28	Cumulative Reserve Balance						129,330	86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
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	New Vinyl Floors	16,160		varies	15	2015				0	0	17,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,710	0	0						
18	Refrigerators	24,120		varies	15	2015				0	0	25,589	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,867	0	0						
19	Cabinets/Countertop/Sink	113,400		28	30	2015				0	0	120,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Range	18,000		varies	20	2015				0	0	19,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Rangehood	10,116		varies	20	2015				0	0	10,732	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Accessibility Improvements at 4 Units	12,000		1	1	2013		4	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Add GFCI Outlets	5,400		28	30	2013		4	5,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Replace Heaters in Toe Kick	7,200		28	30	2015				0	0	7,638	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures							0		17,400	0	0	200,506	0	0	0	0	0	0	0	0	0	0	0	0	0	66,577	0	0	0					
28	Cumulative Reserve Balance							129,330		86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671					



Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Emergency Call For Aid System	10,800		28	15	2013				10,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,826	0	0	0	0						
18	Smoke and Heat Detectors	20,520		varies	10	2013				20,520	0	0	0	0	0	0	0	0	27,577	0	0	0	0	0	0	0	0	0	0						
19										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	31,320	0	0	0	0	0	0	0	0	27,577	0	0	0	0	16,826	0	0	0	0	0					
28	Cumulative Reserve Balance							129,330		86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671					

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Essex Housing Authority
Project Name:	Essex Court
Project City / Town:	Centerbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	36
Total Square Feet:	18,868
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Split System Heat Pumps in the Units	190,800		2	15	2013				0	0	0	0	0	0	0	0	0	0	0	272,035	0	0	0	0	0	0	0	0						
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	272,035	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							129,330		86,930	1,342,486	1,350,050	944,868	826,702	829,339	832,791	841,559	850,590	833,967	843,548	820,646	830,811	531,183	275,337	269,188	153,739	161,427	106,987	78,267	52,671					

## **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.