

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Pine Tree Apartments
CHFA # 85052D
Fairfield Housing Authority
Fairfield, CT

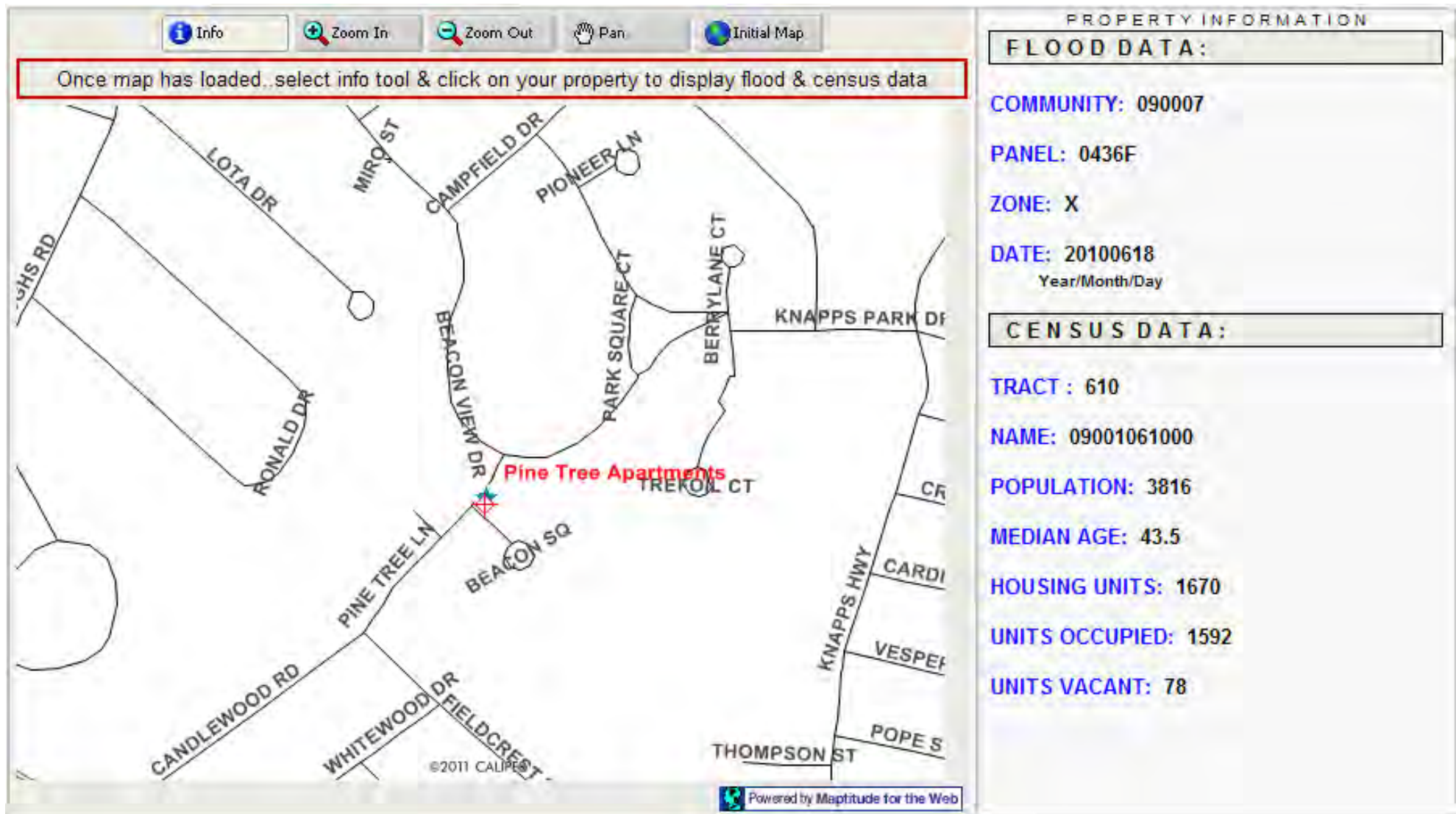
April 8, 2013

Final Report



Pine Tree Apartments

15 Pine Tree Lane
Fairfield, CT 06825



Pine Tree Apartments

15 Pine Tree Lane
Fairfield, CT 06825

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

Executive Summary

Pine Tree Apartments

Fairfield, CT

Pine Tree Apartments is a residential development for the elderly that is comprised of 10 residential buildings and 1 community building. The development includes 20 efficiency units and 18 one-bedroom units. The development was originally built in two phases. Phase One was completed in 1968 and Phase Two in 1971. Both phases are treated as one development. For the purpose of this report, an average age of 43 years was used. Most recent replacement work includes roofs, heating boilers, and some windows.

Overall the development is in good to fair 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:

- Site; asphalt resurfacing and sectional fencing repairs are shown in Year 6. Site lighting upgrades are shown in Year 6.
- Building Exterior; cycles of brick pointing are shown every five years starting in Year 1. Replacement and insulation costs for the wood infill panels, below most windows are shown in Years 1-5. Replacement costs for older windows and service doors are shown concurrent with the window replacements. Allowances to replace unit entry doors are shown, as needed, throughout the report
- Roofing; future roofing replacement costs are shown in Years 14 and 15.

- Community room upgrades are shown in Year 1. These costs include Accessibility upgrades.
- Building Electrical; each building has a fire alarm control panel that reports to a master panel at the community building. Future replacement costs are shown in Year 10. Year 11 in spreadsheet
- Dwelling unit flooring costs are shown on an as needed basis throughout the report. In-unit cabinetry, stove, and ventilation upgrades are shown in Years 1-4. Refrigerators replacement costs are shown on an as needed basis throughout the report. In-unit fire detection costs are included with the central system costs.
- Dwelling unit Mechanicals; high efficiency gas-fired wall furnaces heat 19-units, ductless heat pumps condition 19-units. Replacement costs for these systems are shown in the later half of the report. Gas hot water heaters and electric hot water heaters provide domestic hot water. There are five of each type at the development. Replacement costs are shown in Year 1-5 and 10-15.

Additional Notes:

1. The Physical Assessment of the property was conducted on *February 28th, 2013*. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. 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*.



Typical parking area



The access drive



Typical walkway



The community building



Phase I front elevation, note new lower vinyl windows



Phase II front elevation



Typical wood infill panel



The community room



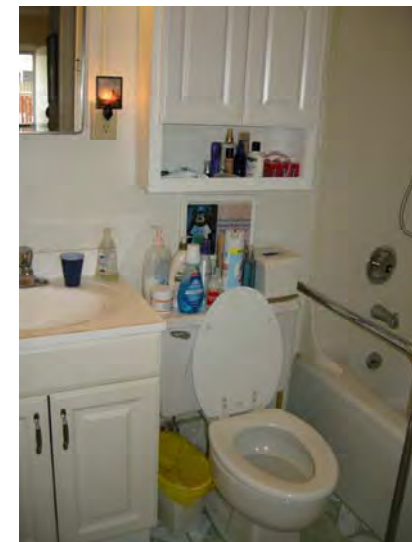
Community room kitchen



Public restroom



Typical dwelling unit kitchen



Typical dwelling unit bathroom



Gas-fired high efficiency heating boilers



Gas-fired hot water heater



Typical dwelling unit heat pump



Typical electric water heater

Comprehensive Capital Needs Assessment Schedule

Summary

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

| | |
|--|-----------|
| Beginning Replacement Reserve Balance: | \$380,638 |
| Annual Replacement Reserve Contribution: | \$14,914 |
| 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 | 28,847 | 8,860 | 9,126 | 9,400 | 9,682 | 121,757 | 10,272 | 10,580 | 10,897 | 11,224 | 16,349 | 11,908 | 24,529 | 12,633 | 13,012 | 18,953 | 13,804 | 14,218 | 29,289 | 15,084 | 0 |
| 2 | Building Exterior | 0 | 0 | 48,104 | 28,624 | 29,484 | 30,368 | 31,279 | 26,275 | 1,565 | 1,612 | 1,661 | 4,060 | 29,075 | 1,815 | 1,869 | 1,925 | 2,505 | 33,706 | 2,104 | 2,167 | 2,232 | 2,299 | 0 |
| 3 | Roofing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 74,644 | 76,883 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | Lobby - Mail Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 363 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5 | Community Room | 0 | 0 | 2,680 | 0 | 0 | 0 | 0 | 9,854 | 0 | 0 | 0 | 0 | 1,613 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | Common Area Restrooms | 0 | 0 | 1,043 | 0 | 0 | 0 | 0 | 371 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10 | Building Boilers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,212 | 0 | 0 | 0 | 0 | 4,483 | 0 | 0 | 0 |
| 11 | Building Mechanical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,072 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12 | Building Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33,195 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13 | Building Elevator | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14 | Building Structural | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15 | Unit Living | 0 | 0 | 6,005 | 6,185 | 6,371 | 6,562 | 6,759 | 6,961 | 7,170 | 7,385 | 7,607 | 7,835 | 8,070 | 8,312 | 8,562 | 8,819 | 9,083 | 9,356 | 9,636 | 9,925 | 10,233 | 10,530 | 0 |
| 16 | Unit Kitchens | 0 | 0 | 24,750 | 25,493 | 26,257 | 27,044 | 2,665 | 2,745 | 2,827 | 2,912 | 3,000 | 3,090 | 3,183 | 3,278 | 3,377 | 3,477 | 3,582 | 3,689 | 3,800 | 3,914 | 4,031 | 4,153 | 0 |
| 17 | Unit Bathrooms | 0 | 0 | 4,990 | 5,139 | 5,293 | 5,453 | 1,232 | 6,555 | 6,752 | 6,955 | 7,163 | 7,379 | 1,472 | 1,516 | 1,561 | 1,608 | 1,656 | 1,706 | 1,758 | 1,810 | 1,864 | 1,920 | 0 |
| 18 | Unit Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | Unit Mechanical | 0 | 0 | 2,065 | 2,127 | 2,191 | 2,257 | 2,324 | 0 | 0 | 0 | 0 | 0 | 2,775 | 72,555 | 2,944 | 3,032 | 3,124 | 0 | 82,703 | 0 | 0 | 0 | 0 |
| 20 | Annual Planned Expenditures | 0 | 0 | 118,484 | 76,428 | 78,722 | 81,084 | 53,941 | 174,518 | 28,586 | 29,444 | 30,328 | 33,588 | 97,166 | 99,384 | 44,054 | 106,138 | 109,845 | 67,410 | 113,805 | 36,518 | 47,649 | 33,986 | 0 |
| 21 | Annual Provision (indexed at 3%) | | | 14,914 | 15,361 | 15,822 | 16,297 | 16,786 | 17,289 | 17,808 | 18,342 | 18,893 | 19,459 | 20,043 | 20,644 | 21,264 | 21,902 | 22,559 | 23,236 | 23,933 | 24,651 | 25,390 | 26,152 | |
| 22 | Outside Capital | | | 700,000 | | | | | | | | | | | | | | | | | | | | |
| 23 | Cumulative Reserve Balance | 380,638 | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | |

Comprehensive Capital Needs Assessment Schedule

Site Improvements

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| 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 | Asphalt Parking / Roadways | 36,695 | | 15 | 20 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 42,540 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 2 | Crack Fill / Sealant | | | | | 2013 | | | | 8,602 | 8,860 | 9,126 | 9,400 | 9,682 | 9,972 | 10,272 | 10,580 | 10,897 | 11,224 | 11,561 | 11,908 | 12,265 | 12,633 | 13,012 | 13,402 | 13,804 | 14,218 | 14,645 | 15,084 | | | | | | |
| 3 | Concrete Sidewalks | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 4 | Bituminous Sidewalks | 14,918 | | 15 | 20 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 17,295 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 5 | Fencing | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 6 | Landscaping | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 7 | Dumpster Enclosures | 8,080 | | 20 | 20 | 2013 | | | | 8,080 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 8 | Storm Water System | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 9 | Site Lighting | 41,250 | | 15 | 20 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 47,820 | 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 | Crack Fill / Sealcoat | 8,602 | | 6 | 6 | 2013 | | | | 8,602 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,264 | 0 | 0 | 0 | 0 | 0 | 14,644 | 0 | | | | | | |
| 18 | Sectional Fencing Repairs, 882-LF | 3,563 | | 5 | 5 | 2013 | | | | 3,563 | 0 | 0 | 0 | 0 | 4,130 | 0 | 0 | 0 | 0 | 4,788 | 0 | 0 | 0 | 0 | 5,551 | 0 | 0 | 0 | 0 | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 28,847 | 8,860 | 9,126 | 9,400 | 9,682 | 121,757 | 10,272 | 10,580 | 10,897 | 11,224 | 16,349 | 11,908 | 24,529 | 12,633 | 13,012 | 18,953 | 13,804 | 14,218 | 29,289 | 15,084 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 380,638 | | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | | | | | |

Comprehensive Capital Needs Assessment Schedule

Building Exterior

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| 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 | Exterior Doors | | | | | 2013 | | | | | 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 | | | | | | |
| 3 | Exterior Walls - Masonry | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | | | | | | |
| 5 | Ext. Walls - Vinyl Siding | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 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 | | | | | | |
| 7 | Windows | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 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 | | | | | | |
| 9 | Caulking | | | | | 2013 | | | | | 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 | | | | | | |
| 11 | Railings | | | | | 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 | Exterior Walls - Masonry Pointing @ 25% | 20,324 | | 43 | 5 | 2013 | | | | | 20,324 | 0 | 0 | 0 | 0 | 0 | 23,561 | 0 | 0 | 0 | 0 | 27,313 | 0 | 0 | 0 | 0 | 31,664 | 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 | Community Bldg Entry Door | 345 | | 20 | 35 | 2027 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 522 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 18 | Com Bldg Entry Powered Door Opener | 1,800 | | 5 | 15 | 2022 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,349 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 19 | Service Doors | 6,180 | | 43 | 35 | 2013 | | | | | 1,030 | 1,061 | 1,093 | 1,126 | 1,159 | 1,194 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 20 | Unit Entry Front / Rear | 26,220 | | varies | 30 | 2013 | | | | | 1,300 | 1,350 | 1,391 | 1,433 | 1,476 | 1,520 | 1,565 | 1,612 | 1,661 | 1,711 | 1,762 | 1,815 | 1,869 | 1,925 | 1,983 | 2,042 | 2,104 | 2,167 | 2,232 | 2,299 | | | | | |
| 21 | Wood Infill Panels, Replace and Insulate | 49,358 | | 43 | 40 | 2013 | | | | | 9,872 | 10,168 | 10,473 | 10,787 | 11,111 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 22 | Widows Fixed, Large | 9,350 | | 43 | 40 | 2013 | | | | | 1,870 | 1,926 | 1,984 | 2,043 | 2,105 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 23 | Windows Operable | 68,540 | | 43 | 35 | 2013 | | | | | 13,708 | 14,119 | 14,543 | 14,979 | 15,428 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 48,104 | 28,624 | 29,484 | 30,368 | 31,279 | 26,275 | 1,565 | 1,612 | 1,661 | 4,060 | 29,075 | 1,815 | 1,869 | 1,925 | 2,505 | 33,706 | 2,104 | 2,167 | 2,232 | 2,299 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 380,638 | | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | | | | | |

Lobby / Mail Area

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
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|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

Pine Tree Apartments • Capital Needs Assessment • © On-Site Insight

Community Room

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

[illegible]

Common Hallways

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Stairways

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| 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 | | | | | | 380,638 | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | | | | | | | |

Comprehensive Capital Needs Assessment Schedule

Common Laundry

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| 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 | 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 | | | | | | |
| 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 | | | | | | 380,638 | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | | | | | | | |

Common Area Restrooms

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| 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 | 2,713 | | 3 | 20 | 2030 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,483 | 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 | Domestic Hot Water | 850 | | 3 | 15 | 2025 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,212 | 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 | 1,212 | 0 | 0 | 0 | 0 | 4,483 | 0 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 380,638 | | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | | | | | |

Building Mechanical

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

13097-Pine Tree 3/11/2013

Building Electrical

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

Pine Tree Apartments • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Elevator

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| 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 | | | | | | |
| 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 | | | | | | 380,638 | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | | | | | | | |

Building Structural

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

13097-Pine Tree 3/11/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| 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 | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 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 | Floors | 90,075 | | varies | 15 | 2013 | | | | 6,005 | 6,185 | 6,371 | 6,562 | 6,759 | 6,961 | 7,170 | 7,385 | 7,607 | 7,835 | 8,070 | 8,312 | 8,562 | 8,819 | 9,083 | 9,356 | 9,636 | 9,925 | 10,233 | 10,530 | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 6,005 | 6,185 | 6,371 | 6,562 | 6,759 | 6,961 | 7,170 | 7,385 | 7,607 | 7,835 | 8,070 | 8,312 | 8,562 | 8,819 | 9,083 | 9,356 | 9,636 | 9,925 | 10,233 | 10,530 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 380,638 | | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | | | | | |

Unit Bathrooms

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

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Unit Kitchens

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| 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 | Floors | 10,069 | | varies | 15 | 2013 | | | 671 | 691 | 712 | 733 | 755 | 778 | 801 | 825 | 850 | 876 | 902 | 929 | 957 | 985 | 1,015 | 1,045 | 1,077 | 1,109 | 1,142 | 1,177 | | | | | | | |
| 18 | Cabinets/Countertops | 59,850 | | 24 | 20 | 2013 | | | 14,962 | 15,411 | 15,873 | 16,349 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 19 | Stove | 19,000 | | 24 | 20 | 2013 | | | 4,750 | 4,893 | 5,039 | 5,190 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 20 | Refrigerators | 25,460 | | varies | 15 | 2013 | | | 1,697 | 1,748 | 1,800 | 1,854 | 1,910 | 1,967 | 2,026 | 2,087 | 2,150 | 2,214 | 2,281 | 2,349 | 2,420 | 2,492 | 2,567 | 2,644 | 2,723 | 2,805 | 2,889 | 2,976 | | | | | | | |
| 21 | Vent Hood, Ceiling | 10,678 | | 24 | 20 | 2013 | | | 2,670 | 2,750 | 2,833 | 2,918 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 24,750 | 25,493 | 26,257 | 27,044 | 2,665 | 2,745 | 2,827 | 2,912 | 3,000 | 3,090 | 3,183 | 3,278 | 3,377 | 3,477 | 3,582 | 3,689 | 3,800 | 3,914 | 4,031 | 4,153 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 380,638 | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | | | | | | | |

Unit Electrical

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| Default Inflation Rate: | 3.0% |

13097-Pine Tree 3/11/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

| | |
|----------------------|----------------------|
| Owner Sponsor Name: | Fairfield Housing |
| Project Name: | Pine Tree Apartments |
| Project City / Town: | Fairfield, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 8, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 38 |
| Total Square Feet: | 21,179 |
| 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 | 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 | 0 | | | | | |
| 3 | Air Conditioning Unit / Sleeve | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 4 | Other | | | | | 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 | Condensing Boilers, Heat | 51,538 | | 3 | 20 | 2029 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 82,703 | 0 | 0 | 0 | | | | | |
| 18 | Heat Pumps | 50,350 | | 3 | 15 | 2024 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69,696 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 19 | Domestic Hot Water-Electric | 4,250 | | varies | 10 | 2013 | | | | 850 | 876 | 902 | 929 | 957 | 0 | 0 | 0 | 0 | 0 | 1,142 | 1,177 | 1,212 | 1,248 | 1,286 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 20 | Domestic Hot Water-Gas | 6,075 | | varies | 10 | 2013 | | | | 1,215 | 1,251 | 1,289 | 1,328 | 1,367 | 0 | 0 | 0 | 0 | 0 | 1,633 | 1,682 | 1,732 | 1,784 | 1,838 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 2,065 | 2,127 | 2,191 | 2,257 | 2,324 | 0 | 0 | 0 | 0 | 0 | 2,775 | 72,555 | 2,944 | 3,032 | 3,124 | 0 | 82,703 | 0 | 0 | 0 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 380,638 | | 380,638 | 977,068 | 916,001 | 853,102 | 788,314 | 751,159 | 593,931 | 583,154 | 572,052 | 560,617 | 546,488 | 469,365 | 390,626 | 367,836 | 283,600 | 196,314 | 152,139 | 62,267 | 50,400 | 28,141 | 20,307 | | | | | |

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.