

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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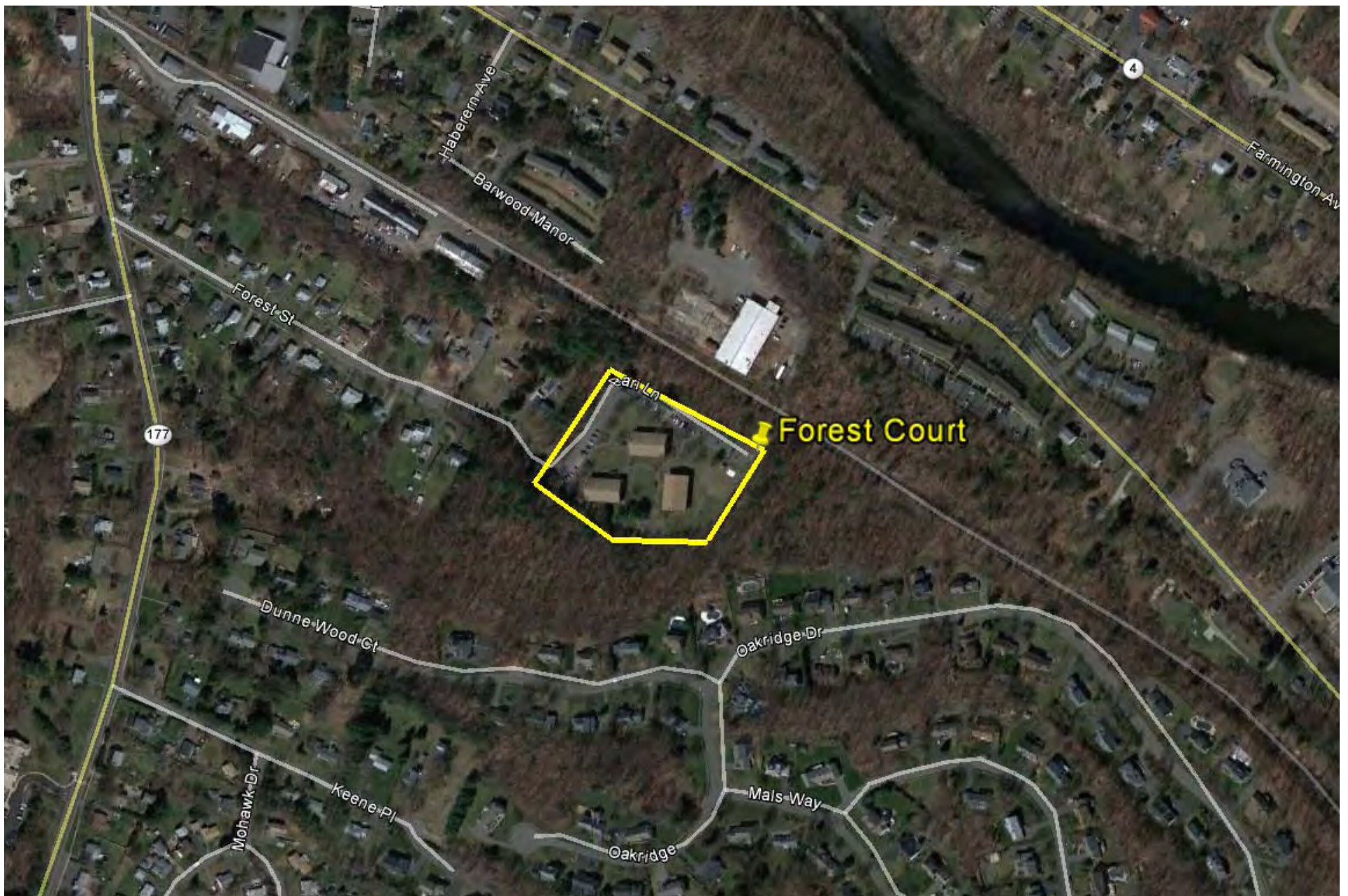
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Forest Court  
CHFA # 81001D  
Farmington Court LP  
Unionville, CT

March 27, 2013

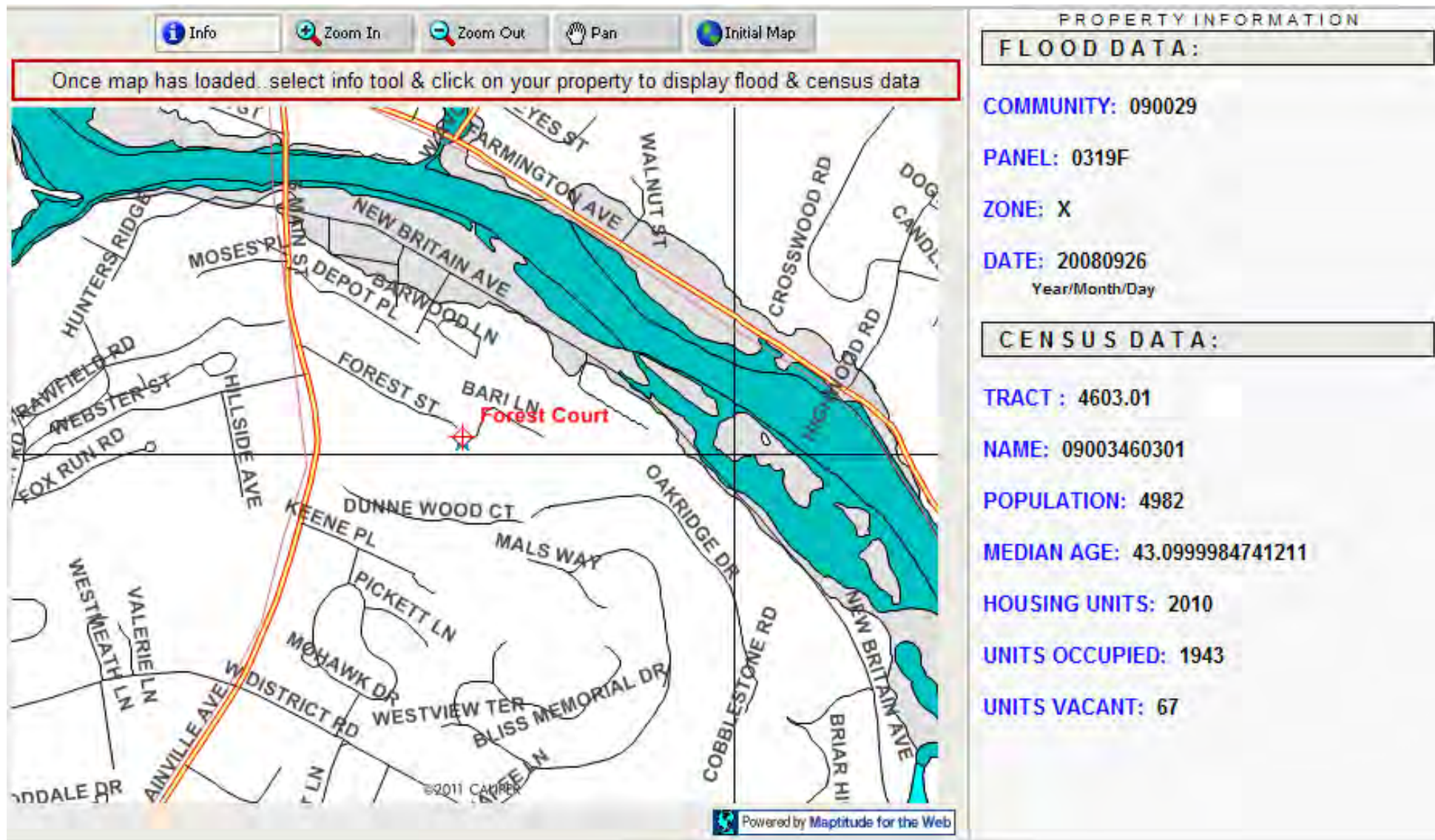
*Final Report*



## Forest Court

1-37 Bari Lane  
Unionville, CT 06085





**Forest Court**  
1-37 Bari Lane  
Unionville, CT 06085

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

## Executive Summary

### Forest Court

Unionville, CT

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**Forest Court** is a residential development for families that is comprised of 3 residential buildings. The development includes 18 one- and 18 two-bedroom units. Four of these units (2 one-bedroom and 2 two-bedroom) are designated as fully handicap accessible. Original construction of the development dates to 1980.

Overall the property is in good condition. As shown on the attached capital needs worksheets, the development faces several capital expenditures over the term of the plan. These would include site paving maintenance and resurfacing, upgrades to the playground equipment, wood soffit/fascia repair (and possible re-cladding), eventual window and roofing material replacement, and the continuation of interior common hallway and in-unit finishes updates. 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 paving is mostly original asphalt. Crack filling and patched sections were observed. Repair and crack filling allowances are shown in Years 1 and 4. Full scale re-paving of all asphalt surfaces is shown in Year 7. Resurfacing of the basketball court is shown concurrent with sectional walkway re-paving starting in Year 3. Future surface maintenance allowances are shown in the plan. Pole mounted site lights are shown for upgrades (to LED type fixtures) in Years 3-4. The playground area has mostly original equipment, and upgrades to improve accessibility are shown in Year 1 of the plan. The property's site sign is shown for future replacement in Year 14. A wood-framed storage building at the rear of the property displays deterioration. Costs for major repairs or re-building of this structure are shown in Year 2.

- The buildings are primarily clad with brick masonry. Minimal mortar deterioration and hairline cracking were observed. Repair allowances are shown in Years 2 and 17. The wood clad soffits and fascia display some deterioration. Repair and painting allowances are shown in Years 1-2 and 6-7 of the plan. Re-cladding of these surfaces with vinyl and aluminum is shown in Year 11. Windows are original, site representatives note minimal problems. Replacement with more energy efficient models is shown in Year 11 of the plan. One of the main entrance door systems has recently been replaced. Replacement of the other two entrances is shown in Years 2-3. Common egress and service doors vary in age, replacements are shown starting in Year 4. Exterior unit doors and storm doors are shown being updated starting in Year 2. The fire egress (metal) stairs display significant rusting. Welding repairs and painting allowances are shown in Years 1, 9, and 17. Roofs display some staining and minor lifting. Replacement is shown in Years 12-14. Gutter/downspout repairs are shown in Years 1 and 7, with replacement shown concurrent with roofing work.
- Interior common areas are limited to laundry rooms and storage lockers at the basement levels of the buildings, and hallways/stairways that provide access to apartments on two floors. A small management office is located in the basement of Building 2 as well. Hallway/stairway painting and carpet replacement are shown starting in Years 6 and 18.
- Heating boilers are original equipment, and replacement with more energy efficient models is shown in Year 3. Domestic hot water tanks vary in age, and these are shown being replaced as needed. The fire detection and emergency call / notification systems have recently been upgraded. Future fire detection system updates are shown in Year 15. Emergency call devices are updated in Year 9 of the plan. The entrance intercom / door buzzer systems (integrated into the mailboxes) are shown being upgraded in Year 3.
- In-unit painting is usually handled as an operating expense, upon unit turnover. Living areas are primarily carpeted (accessible units have vinyl flooring), and kitchens and baths have primarily vinyl flooring (some ceramic tile in unit baths). Flooring update allowances are shown throughout the plan. Unit baths have mostly original vanities (accessible units with wall hung porcelain sinks). Bathroom upgrade allowances starting in Year 1 will include the continuing replacement of toilets with low-flow models. Tubs and surrounds will be replaced, over time, with fiberglass tub/surround systems. Unit kitchens have mostly original kitchen cabinetry and counters. Considering their age, fair overall conditions were observed. Kitchen cabinetry upgrades are shown starting in Year 2. Appliances vary in age, and replacement costs are shown, as needed. Original circuit breaker panels are shown being replaced, over time, starting in Year 11. Programmable thermostats are shown for replacement starting in Year 12.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, March 12<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Mr. Ronald Conyers and the Forest Court site representatives for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





1. Parking surfaces display cracking and some settlement



2. Typical site walkway conditions



3. Playground area equipment, to upgrade



4. Typical building elevations, note balconies





5. Supports added to balconies for more support



6. Soffit and fascia wood deterioration



7. Trim element deterioration at fascias



8. Typical building main entrance





9. Typical egress stairways



10. Egress stairway deterioration and rusting



11. Egress stairway tread rusting and deterioration



12. Typical roofing conditions



13. Gutter damage at the rear of Bldg. 3



14. Typical common hallway finishes



15. Typical laundry facility, located in basements



16. Heating and domestic hot water equipment





17. Fire detection and emergency call system monitoring panels



18. Typical unit bathroom finishes and fixtures



19. Typical unit kitchen cabinetry and appliances



20. Some shelving sagging at unit kitchen cabinetry

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$125,000
Annual Replacement Reserve Contribution:	\$27,000
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	60,000	72,425	5,665	35,970	45,979	7,341	7,561	91,790	0	0	0	0	0	0	23,386	0	0	0	20,537	7,150	0	0
2	Building Exterior	0	0	28,266	20,320	22,454	11,568	7,525	7,282	7,500	633	29,155	5,761	160,544	6,111	0	0	0	0	40,920	1,473	6,639	6,839	0
3	Roofing	0	0	1,791	0	0	0	0	0	2,138	0	0	0	0	45,888	47,264	48,682	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	9,260	9,538	9,824	0	0	0	0	0	0	0	0	0	13,203	13,599	14,007	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	48,234	3,651	0	3,873	3,990	0	0	0	0	0	0	4,907	0	5,206	5,362	0	0	12,257	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	7,448	0	0	0	0	0	1,976	0	0	0	0	0	57,176	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	6,371	6,562	6,759	6,962	7,171	8,046	8,287	8,536	8,792	5,573	5,740	5,912	6,089	6,272	6,460	6,654	6,854	7,059	7,271	7,489	0
16	Unit Kitchens	0	2,900	8,142	19,901	20,498	22,126	24,748	25,490	26,255	27,043	27,854	23,984	5,781	5,954	6,133	7,697	9,289	9,610	9,898	10,195	10,501	13,867	0
17	Unit Bathrooms	0	0	9,168	14,179	14,583	11,336	11,676	9,460	9,744	10,036	8,260	8,508	9,892	10,188	7,509	7,734	7,966	8,205	1,104	9,421	9,703	9,994	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	9,878	10,174	10,479	10,794	11,118	11,451	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	3,355	3,456	3,560	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	62,900	126,162	66,628	155,946	101,622	58,461	70,973	159,242	56,072	76,037	43,825	191,834	87,583	80,931	113,032	92,009	41,125	64,137	61,888	54,864	64,454	0
21	Annual Provision (indexed at 3%)			27,000	27,810	28,644	29,504	30,389	31,300	32,239	33,207	34,203	35,229	36,286	37,374	38,496	39,650	40,840	42,065	43,327	44,627	45,966	47,345	
22	Outside Capital			1,015,200																				
23	Cumulative Reserve Balance	125,000	62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976	



Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Farmington Court LP
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Planned Expenditures by Year																											
								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					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Crack Fill / Sealant					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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					2013					0	0	0	0	0	0	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					2013					0	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					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	Roadways (Newer Paving)	4,200		<2	20	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,150	0					
18	Parking/Roadways (Older & Original Paving) - variable	70,350		33	20+	2019					0	0	0	0	0	0	84,002	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Spot Repair, Crack Fill, Sealcoating, Re-stripping	12,425		varies	3-4	2013					12,425	0	0	13,577	0	0	0	0	0	0	0	0	0	18,247	0	0	0	20,537	0	0					
20	Site Walks (Asphalt) - sporadic cracking, settlement	32,613		33	20+	2015					0	0	6,920	7,127	7,341	7,561	7,788	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Site Walks (Asphalt) - spot cracking (see \$\$\$ above)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Basketball Court (Snow Covered) - Asphalt? Resurface	4,253		33	20+	2015					0	0	4,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Site Lighting (vary in age) - future upgrade to LED type?	46,260		5-20	20+	2015					0	0	24,539	25,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Site Signage	3,500		<2	15	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	5,140	0	0	0	0	0	0					
25	Storage Shed (Wood w/ Shingled Roof) - deterioration	5,500		33	25+	2014					0	5,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
26	Playground Equip. (update would improve Accessibility)	60,000		33	20	2014			4	60,000	60,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
27	Annual Planned Expenditures							0		60,000	72,425	5,665	35,970	45,979	7,341	7,561	91,790	0	0	0	0	0	0	23,386	0	0	0	20,537	7,150	0	0				
28	Cumulative Reserve Balance							125,000		62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976					

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
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	0					
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Exterior Walls - Masonry					2013					0	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	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	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	0					
7	Windows					2013					0	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	0					
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Railings					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	Fire Egress Stairs (Metal) - Rusting, Deterior. - repair/paint	22,500		33	8	2013					22,500	0	0	0	0	0	28,502	0	0	0	0	0	0	0	0	36,106	0	0	0	0					
15	Mail Boxes (at Bldg. Main Entrances)	3,783		33	35	2015					0	0	4,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Exterior Lighting Fixtures	6,420		18	20	2015					0	0	6,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Exterior Walls (Brick) - minimal mortar deter. - spot repairs	3,000		33	35	2014					0	3,090	0	0	0	0	0	0	0	0	0	0	0	0	0	4,814	0	0	0	0					
18	Soffits / Fascia (Wood) - some deterioration, finish wear	11,532		33	30+	2013					5,766	5,939	0	0	0	6,685	6,885	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Soffits / Fascia (Wood) - re-clad w/ Vinyl and Alum. Wrap	39,195		33	30+	2023					0	0	0	0	0	0	0	0	0	52,675	0	0	0	0	0	0	0	0	0	0					
20	Windows (Original) - D/H, vinyl clad - larger units	73,010		33	30+	2023					0	0	0	0	0	0	0	0	98,119	0	0	0	0	0	0	0	0	0	0	0					
21	Windows (Original) - D/H, vinyl clad - smaller units	2,840		33	30+	2023					0	0	0	0	0	0	0	0	3,817	0	0	0	0	0	0	0	0	0	0	0					
22	Exterior Common Doors (2 Older Entrances)	1,782		33	25+	2014					0	918	945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Exterior Common Doors (1 Newer Entrance)	891		<7	25+	2030					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,473	0	0	0					
24	Common Egress Doors / Service Doors	4,635		varies	20+	2016					0	0	0	563	580	597	615	633	652	672	692	713	0	0	0	0	0	0	0	0					
25	Exterior Unit Doors / Storm Doors	24,684		33	30+	2014					0	6,356	6,547	6,743	6,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
26	Unit Balconies (Minimal Deterioration) - repair, refinish	11,700		33	30+	2014					0	4,017	4,138	4,262	0	0	0	0	0	5,089	5,241	5,399	0	0	0	0	0	0	6,639	6,839					
27	Annual Planned Expenditures							0		0	28,266	20,320	22,454	11,568	7,525	7,282	7,500	633	29,155	5,761	160,544	6,111	0	0	0	0	40,920	1,473	6,639	6,839	0				
28	Cumulative Reserve Balance							125,000		62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976					



## Roofing

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

[illegible]

## Lobby / Mail Area

Owner Sponsor Name:	Farmington Court LP
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Forest Court • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Community Room

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Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Office (Walls / Ceilings) - painted, maintained Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Office (Carpet Flooring) - replaced from Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Office (Furnishings) - maintained, replaced Optg.					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																																			
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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							125,000		62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976					



Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Walls 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Walls 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Ceiling 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Ceiling 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Ceiling 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Floors 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Floors 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Floors 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Hand Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Interior Lighting 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Interior Lighting 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Interior Lighting 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Common Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Halls / Stairs (Walls & Ceilings) - painted - allows.	10,856		<6	10+	2018					0	0	0	0	0	4,195	4,321	4,450	0	0	0	0	0	0	0	0	5,981	6,160	6,345						
18	Halls / Stairs (Floors) - carpeted, minimal staining	13,109		<6	10+	2018					0	0	0	0	0	5,065	5,217	5,374	0	0	0	0	0	0	0	0	7,222	7,439	7,662						
19	Common Area Lighting - maintained Optg.			varies	15+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Stairway Railings - maintained Optg.			33	35+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Common Area Doors / Fire Doors - maintained Optg.			33	35+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	9,260	9,538	9,824	0	0	0	0	0	0	0	0	13,203	13,599	14,007	0					
28	Cumulative Reserve Balance							125,000		62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976					

## Common Stairways

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
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	Walls / Ceilings (Painted) - maintained - Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors (Painted Concrete) - maintained - Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Wash Sinks - maintained Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Laundry Equipment - maint. under leasing agreement					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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							125,000		62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976					



## Common Area Restrooms

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
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	Heating Boilers (H.B. Smith) - rated at 450 MBH - original	38,475		33	35	2015				0	0	40,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Heating Water Circ. Pumps	6,990		15	17	2015				0	0	7,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,257						
11	Expansion / Pressurization Tanks - maintained Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Domestic Hot Water Tank (Bldg. 2)	3,341		5	10	2018				0	0	0	0	0	3,873	0	0	0	0	0	0	0	0	0	5,206	0	0	0	0						
13	Domestic Hot Water Tank (Bldg. 3)	3,341		7	10	2016				0	0	0	3,651	0	0	0	0	0	0	0	0	0	4,907	0	0	0	0	0	0						
14	Domestic Hot Water Tank (Bldg. 1)	3,341		4	10	2019				0	0	0	0	0	0	3,990	0	0	0	0	0	0	0	0	5,362	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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24																																			
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26																																			
27	Annual Planned Expenditures						0	0	0	0	48,234	3,651	0	3,873	3,990	0	0	0	0	0	0	4,907	0	5,206	5,362	0	0	12,257	0						
28	Cumulative Reserve Balance						125,000	62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976							

## Building Mechanical

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

Forest Court CHFA SS 3/28/2013



## Building Electrical

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

Forest Court • Capital Needs Assessment • © On-Site Insights

## Building Elevator

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						125,000	62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976							



## Unit Living

Number of Units:	36
Total Square Feet:	33,500
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							
2	Walls					2013				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							
4	Interior Stairs					2013				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							
6	AC Sleeve					2013				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							
8	Lighting Fixtures					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	Accessibility (Door Hardware on Closet Doors) - Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Walls / Ceilings (Painted Drywall) - maintained Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Unit Interior Doors / Closet Doors - maintained Optg.			varies	25+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Unit Hallway Doors (11 replaced) - delamination	10,500		33	25+	2013				2,100	2,163	2,228	2,295	2,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Floors (Vinyl) - in "Accessible Units" - varying ages, hard use	10,678		varies	10+	2018				0	0	0	0	0	3,095	3,187	3,283	3,381	0	0	0	0	0	0	0	0	0	0							
20	Floors (Carpet) - varying ages and conditions - replace costs	51,252		varies	10+	2013				4,271	4,399	4,531	4,667	4,807	4,951	5,100	5,253	5,410	5,573	5,740	5,912	6,089	6,272	6,460	6,654	6,854	7,059	7,271	7,489						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	6,371	6,562	6,759	6,962	7,171	8,046	8,287	8,536	8,792	5,573	5,740	5,912	6,089	6,272	6,460	6,654	6,854	7,059	7,271	7,489	0						
28	Cumulative Reserve Balance						125,000	62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976							

## Unit Bathrooms

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

Forest Court • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	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	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			0	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	0						
12	Range					2013			0	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	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Accessibility (Lower Cntrs., Door/Drawer Hrdwr., Pipe Insl)	2,900		33	20	2013		4	2,900	2,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Walls / Ceilings (Painted Drywall) - maintained Optg.					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (Vinyl) - varying ages, conditions - update allows.	21,600		varies	10+	2013			1,662	1,711	1,763	1,816	1,870	1,926	1,984	2,043	2,105	2,168	2,233	2,300	2,369	2,440	2,513	2,589	2,666	2,746	2,829	2,914							
18	Cabinetry / Counters (mostly original), varying conditions	126,720		33	20+	2014			0	14,502	14,937	15,386	15,847	16,323	16,812	17,317	17,836	18,371	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops / Sinks - future updates - Optg.			varies		2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Refrigerators - varying ages and conditions	24,120		varies	10+	2013			2,680	2,760	2,843	2,929	3,016	3,107	3,200	3,296	3,395	0	0	0	0	3,936	4,054	4,175	4,301	4,430	4,563	4,699							
21	Ranges / Stoves (Propane) - varying ages	15,660		varies	15	2017			0	0	0	0	1,958	2,017	2,078	2,140	2,204	2,270	2,338	2,409	2,481	0	0	0	0	0	0	0	3,051						
22	Garbage Disposals	7,200		varies	<10	2013			900	927	955	983	1,013	1,043	1,075	1,107	1,140	1,174	1,210	1,246	1,283	1,322	1,361	1,402	1,444	1,488	1,532	1,578							
23	Washers / Dryers (Accessible Units)	5,560		varies	10	2016			0	0	0	1,013	1,043	1,074	1,106	1,140	1,174	0	0	0	0	0	1,361	1,444	1,487	1,532	1,578	1,625							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		2,900	8,142	19,901	20,498	22,126	24,748	25,490	26,255	27,043	27,854	23,984	5,781	5,954	6,133	7,697	9,289	9,610	9,898	10,195	10,501	13,867	0				
28	Cumulative Reserve Balance							125,000		62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976					



Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
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	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	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	0					
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Unit Lighting - varies in age - updated as needed - Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Electrical Circuit Breaker Panels (Original) - future \$\$\$	44,100		33	40+	2023				0	0	0	0	0	0	0	0	0	9,878	10,174	10,479	10,794	11,118	11,451	0	0	0	0							
18	Smoke / Fire Detection (Device in Hall Area w/ Strobe) Optg.			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Emergency Call Systems (in Accessible Units) - Optg.			6	15	2021				0	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	0	0	0	0	0	0	0	0	0	9,878	10,174	10,479	10,794	11,118	11,451	0	0	0	0	0							
28	Cumulative Reserve Balance						125,000	62,100	978,138	939,320	812,019	739,901	711,828	672,155	545,153	522,287	480,453	471,857	316,309	266,100	223,665	150,283	99,114	100,054	79,244	61,983	53,085	35,976							

## Unit Mechanical

Owner Sponsor Name:	Farmington Court LP
Project Name:	Forest Court
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	36
Total Square Feet:	33,500
Default Inflation Rate:	3.0%

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## **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.