

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Herbert Clark House
CHFA # 91071D
Glastonbury Housing Authority
Glastonbury, CT

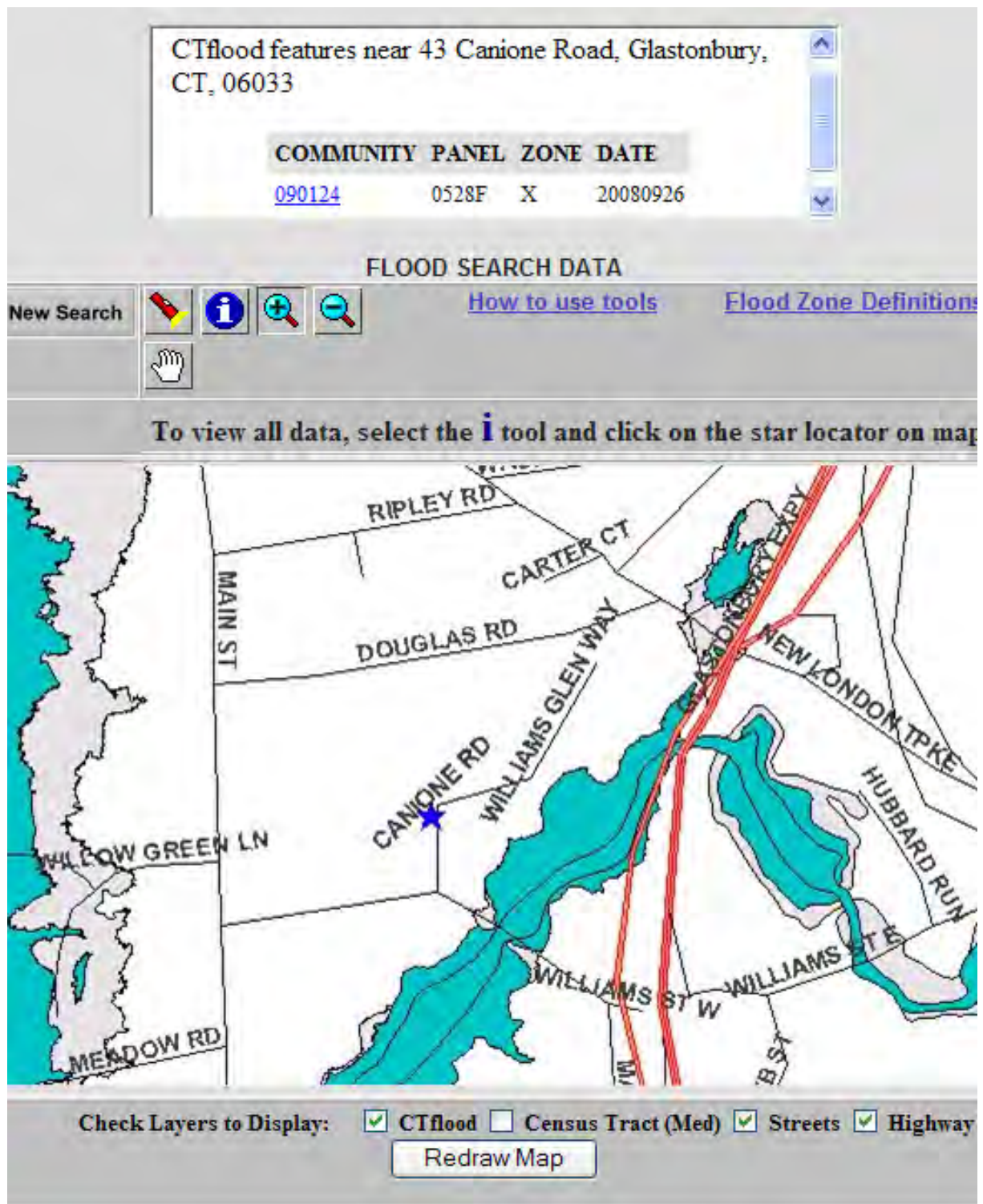
February 26, 2013

Final Report



Herbert Clark House

43 Canione Road
Glastonbury, CT 06033



Herbert Clark House

43 Canione Road
Glastonbury, CT 06033

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

Capital Needs Assessment

Herbert Clark House

Glastonbury, CT

Herbert Clark House is a single building designed for occupancy by seniors. The development has a total of 45 efficiency units. The property was developed in 1990, with financing provided through the Connecticut Housing and Finance Authority (CHFA).

Overall, the development is in 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:

- The asphalt paved parking area is original to the property and exhibits cracking and staining. Costs to replace the asphalt parking area are shown in Year 1.
- Designated parking spaces must have 60-inch access aisles. Costs to restripe are included in resurfacing costs shown in Year 1.
- The exterior walls are clad with brick. The masonry walls were observed to be in good conditions. Costs to repair the minimal mortar loss observed and replace deteriorated caulking are shown in Years 1 and 11 of the plan.
- Future costs are shown in Year 8 to replace all windows at Herbert Clark House.
- Recent leaks were reported with respect to the asphalt shingle roof. Costs to replace the roof are shown in Year 1 of the report.

- Common areas include; the lobby, hallways, stairwells, lounge, crafts room, dinning area, and laundry facilities. Though the VCT flooring is original to the property it was observed to be in good overall condition. Future replacement costs are shown as needed in Years 2, 5, and 8. Cost to paint all interior common areas are shown in Year 5 and 15.
- Costs to reposition grab bars, insulate pipes, and reposition sinks are shown in Year 1. Costs to install compliant laundry equipment are shown. Costs are also shown to insulate the under-sink pipes in the Arts and Crafts room and to install a compliant refrigerator.
- Future replacement costs for the boiler are shown in Year 8 of the plan.
- The three domestic hot water tanks are shown for replacement throughout the plan based on observed conditions and expected useful lives.
- Many of the building mechanical systems are original to the development. Costs to replace the condenser, roof-top unit, make-up air unit, and roof top exhaust fan, are all shown in the near term.
- Many of the buildings electrical systems are original to the development. Costs are shown in Year 1 to upgrade the fire alarm control pane, emergency call system, and the intercom system.
- Costs to replace the emergency generator are shown in Year 8 of the plan. The generator features an underground diesel fuel storage tank. Costs to remove the tank and replace it with an above ground storage tank are shown in Year 8 concurrent with the generator replacement.
- Costs to upgrade the hydraulic elevator package and controls are shown in Year 13 of the plan.
- Most dwelling units were observed to be in good overall condition for their age. That said, many of the components are shown for replacement as needed throughout the plan.
- Future replacement costs are shown for the kitchenettes In Years 7-9 of the plan.
- Costs are shown In Year 1 to upgrade the emergency call system and intercom panels. Costs to add carbon monoxide detectors are shown in Year 1.
- Units are mostly compliant with ADA/504. Costs to make five units fully compliant are shown in Year 1 of the plan. Dwelling units are mostly compliant. However, bathrooms do not meet floor clearance regulations and must be enlarge. Rangehoods at the kitchenettes must be relocated within acceptable reach limits.

Additional Notes:

1. The Physical Inspection of the property was conducted on November 26th, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. 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*.



View of the property signage.



View of the front building elevation. Note: the asphalt parking area in this photo is not funded from Herbert Clark House (Congregate) accounts.



View of the drop-off loop and front entry way at Herbert Clark House.



View of the asphalt paved parking area.



H.B. Smith hot water boiler rated at 1,477 MBH.



Renzor make-up air unit in the boiler room.



Weathermaker I rooftop unit.



Three natural gas-fired commercial grade domestic hot water tanks.



7 ton split system condenser.



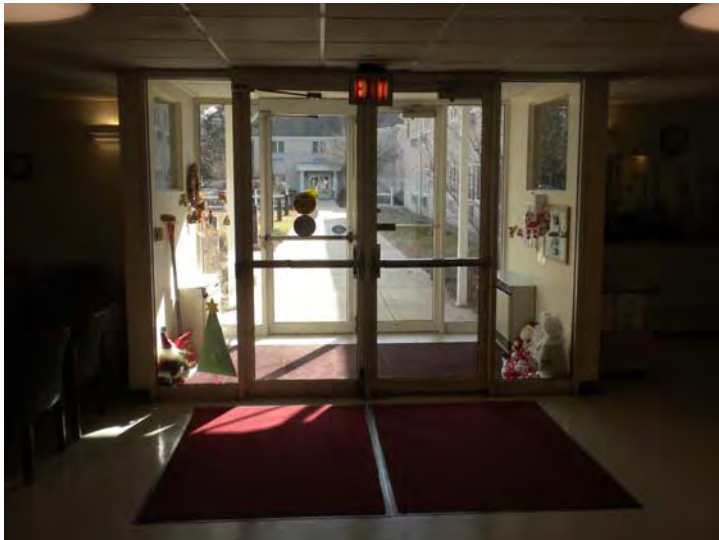
View of the Kohler 150 kW emergency generator.



Hydraulic elevator package and controls.



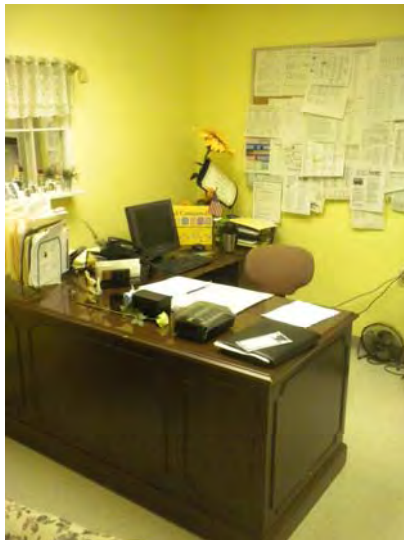
View of the elevator cab interiors.



View of the main entryway and vestibule.



The lobby area.



The management office.



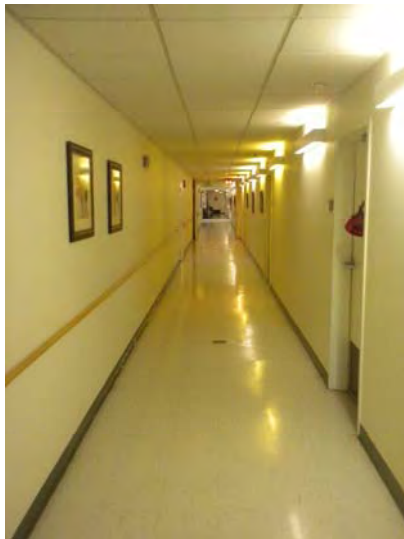
The lounge.



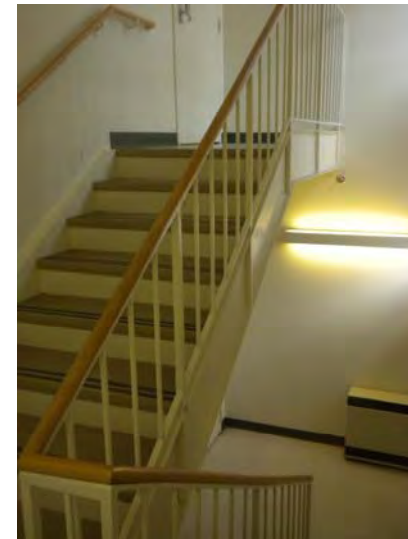
The dining room.



One of three public restrooms.



Typical hallway view.



Typical stairwell view.



Typical building architecture.



View of the asphalt shingle roof area.



View of the West elevation



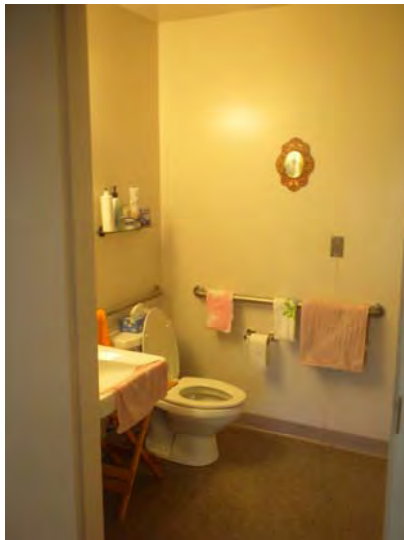
View of the large fixed pane windows at the front (South) elevation



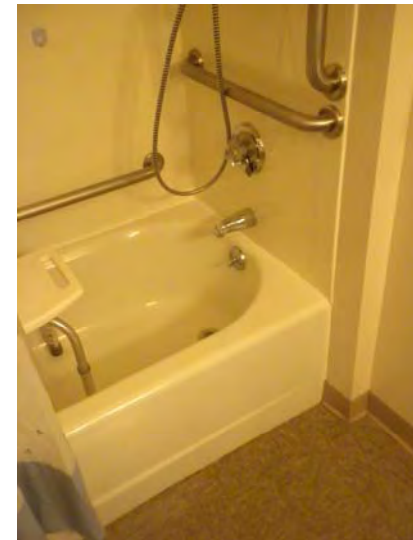
Typical unit Kitchenette



Frost-free refrigerator



Typical unit bathroom



Typical unit tub conditions

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Glastonbury Housing Authority
Project Name:	Herbert Clark House
Project City / Town:	Glastonbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	November 26, 2012

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$42,667
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	21,081	0	2,971	0	1,075	10,431	0	0	0	1,247	9,069	0	0	0	1,445	14,019	0	0	0	1,675	0
2	Building Exterior	0	0	12,915	0	5,782	0	0	5,738	2,866	80,157	0	0	17,357	7,544	18,963	0	0	0	0	0	0	0	0
3	Roofing	0	0	77,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,258	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	4,040	4,173	0	4,450	0	0	0	0	0	0	2,253	5,609	0	0	0	0	0
5	Community Room	0	0	3,000	10,308	4,456	0	12,113	3,478	0	0	0	0	7,042	0	0	0	13,883	4,674	0	0	0	0	0
6	Common Hallways	0	0	2,429	0	0	0	30,547	0	0	0	0	0	1,349	0	0	0	13,717	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	4,463	0	1,631	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	1,008	0	1,458	0	0	0	0	0	0	0	0	0	632	0	0	0	0	0	0
9	Common Area Restrooms	0	0	3,720	0	0	0	572	0	0	0	0	0	0	0	0	0	769	0	0	0	0	0	0
10	Building Boilers	0	0	1,850	0	14,349	5,464	0	0	9,433	46,182	0	16,832	9,206	0	0	0	0	2,882	8,024	22,355	0	0	0
11	Building Mechanical	0	0	6,500	0	20,475	0	0	1,942	0	0	0	0	0	0	0	0	0	10,127	0	0	0	0	0
12	Building Electrical	0	0	34,750	0	0	0	0	0	0	71,948	0	0	4,032	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	6,500	0	0	0	0	0	0	0	0	0	0	0	116,200	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	4,426	4,559	4,696	4,836	4,982	5,131	5,285	5,443	5,607	5,775	5,948	6,127	6,310	6,500	6,695	6,896	7,102	7,316	7,535	7,761	0
16	Unit Kitchens	0	0	7,395	4,063	4,185	4,311	4,440	4,573	49,487	50,972	52,501	5,147	1,976	2,035	2,096	2,159	2,224	2,290	2,359	13,793	2,503	2,578	0
17	Unit Bathrooms	0	0	19,319	4,397	4,529	4,665	4,805	4,949	6,038	4,263	4,391	4,522	3,932	4,050	2,621	2,699	2,780	5,342	3,818	3,932	4,050	4,172	0
18	Unit Electrical	4,050	0	16,650	0	5,968	0	0	0	0	8,578	0	0	0	0	0	0	10,550	0	0	0	0	0	0
19	Unit Mechanical	0	0	405	417	430	443	456	470	484	498	513	528	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	4,050	0	218,360	23,745	68,847	19,718	64,488	40,886	73,593	276,954	63,012	35,682	59,911	19,756	146,189	11,358	54,949	51,839	21,302	47,395	26,345	16,186	0
21	Annual Provision (indexed at 3%)			42,667	43,947	45,265	46,623	48,022	49,463	50,946	52,475	54,049	55,670	57,341	59,061	60,833	62,658	64,537	66,473	68,468	70,522	72,637	74,816	
22	Outside Capital			450,000																				
23	Cumulative Reserve Balance	(4,050)	(4,050)	270,257	290,459	266,877	293,782	277,316	285,893	263,246	38,767	29,804	49,793	47,222	86,527	1,171	52,471	62,060	76,695	123,860	146,986	193,278	251,909	

Site Improvements

Owner Sponsor Name:	Glastonbury Housing Authority
Project Name:	Herbert Clark House
Project City / Town:	Glastonbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	November 26, 2012

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

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Building Exterior

Owner Sponsor Name:	Glastonbury Housing Authority
Project Name:	Herbert Clark House
Project City / Town:	Glastonbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	November 26, 2012

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

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Roofing

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Glastonbury Housing Authority
Project Name:	Herbert Clark House
Project City / Town:	Glastonbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	November 26, 2012

Number of Units:	45
Total Square Feet:	38,500
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	967		6	10	2017				0	0	0	0	1,089	0	0	0	0	0	0	0	0	0	1,463	0	0	0	0	0						
2	Ceilings	523		6	10	2017				0	0	0	0	588	0	0	0	0	0	0	0	0	0	790	0	0	0	0	0						
3	Floors	3,618		23	30	2020				0	0	0	0	0	0	0	4,450	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Vestibule Doors	2,100		23	27	2017				0	0	0	0	2,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Auto-Door Openers	3,600		5	10	2018				0	0	0	0	0	4,173	0	0	0	0	0	0	0	0	0	5,609	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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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	4,040	4,173	0	4,450	0	0	0	0	0	0	2,253	5,609	0	0	0	0	0						
28	Cumulative Reserve Balance						(4,050)	(4,050)	270,257	290,459	266,877	293,782	277,316	285,893	263,246	38,767	29,804	49,793	47,222	86,527	1,171	52,471	62,060	76,695	123,860	146,986	193,278	251,909							

Community Room

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

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Common Hallways

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Glastonbury Housing Authority
Project Name:	Herbert Clark House
Project City / Town:	Glastonbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	November 26, 2012

Number of Units:	45
Total Square Feet:	38,500
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	848		6	15	2022				0	0	0	0	0	0	0	0	0	1,106	0	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	402		6	15	2022				0	0	0	0	0	0	0	0	0	525	0	0	0	0	0	0	0	0	0	0	0					
3	Floors	929		23	30	2020				0	0	0	0	0	0	0	1,142	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	0					
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Treads	2,700		23	30	2020				0	0	0	0	0	0	0	3,321	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	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	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	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	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	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	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	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	4,463	0	1,631	0	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						(4,050)	(4,050)	270,257	290,459	266,877	293,782	277,316	285,893	263,246	38,767	29,804	49,793	47,222	86,527	1,171	52,471	62,060	76,695	123,860	146,986	193,278	251,909							

Common Laundry

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

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Building Boilers

Owner Sponsor Name:	Glastonbury Housing Authority
Project Name:	Herbert Clark House
Project City / Town:	Glastonbury

Current Year:	2013
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Report Date:	November 26, 2012

Number of Units:	45
Total Square Feet:	38,500
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Building Mechanical

Number of Units:	45
Total Square Feet:	38,500
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Building Electrical

Number of Units:	45
Total Square Feet:	38,500
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[illegible]

Building Elevator

Owner Sponsor Name:	Glastonbury Housing Authority
Project Name:	Herbert Clark House
Project City / Town:	Glastonbury

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Report Date:	November 26, 2012

Number of Units:	45
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Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

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Unit Living

Number of Units:	45
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12313 - Herbert Clark House - FINAL SS 2/26/2013

Unit Bathrooms

Owner Sponsor Name:	Glastonbury Housing Authority
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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Glastonbury Housing Authority
Project Name:	Herbert Clark House
Project City / Town:	Glastonbury

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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	2,200		23	20	2013				2,200	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	Cabinets	112,500		23	30	2019				0	0	0	0	0	0	44,777	46,120	47,504	0	0	0	0	0	0	0	0	0	0	0						
18	Countertops	6,875		0	10	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,363	0	0						
19	Refrigerators	22,050		varies	15	2013				1,470	1,514	1,560	1,606	1,654	1,704	1,755	1,808	1,862	1,918	1,976	2,035	2,096	2,159	2,224	2,290	2,359	2,430	2,503	2,578						
20	Range	24,750		23	20	2013				2,475	2,549	2,626	2,704	2,786	2,869	2,955	3,044	3,135	3,229	0	0	0	0	0	0	0	0	0	0						
21	ADA Upgrades	1,250		23	20	2013				1,250	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	7,395	4,063	4,185	4,311	4,440	4,573	49,487	50,972	52,501	5,147	1,976	2,035	2,096	2,159	2,224	2,290	2,359	13,793	2,503	2,578	0				
28	Cumulative Reserve Balance							(4,050)		(4,050)	270,257	290,459	266,877	293,782	277,316	285,893	263,246	38,767	29,804	49,793	47,222	86,527	1,171	52,471	62,060	76,695	123,860	146,986	193,278	251,909					

Unit Electrical

Number of Units:	45
Total Square Feet:	38,500
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Number of Units:	45
Total Square Feet:	38,500
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.