

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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Rocky Hill, CT 06067

and

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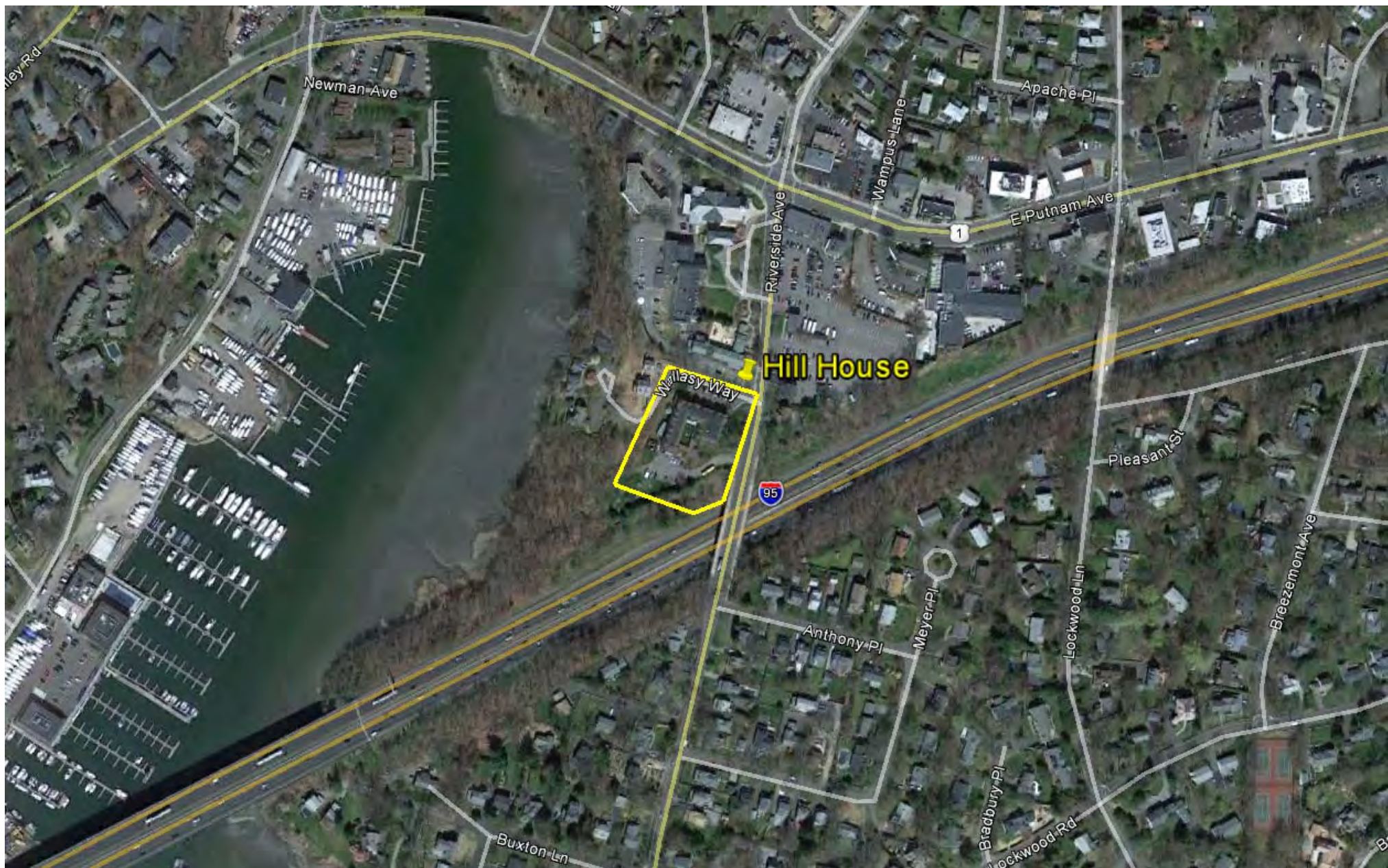
on-site-insight.com



Hill House
CHFA # 99012D
Hill House Inc.
Greenwich, CT

May 14, 2013

Revised Final Report



Hill House

10 Riverside Avenue
Greenwich, CT 06878

CTflood features near 10 Riverside Avenue, Greenwich, CT, 06878

COMMUNITY PANEL ZONE DATE

[090008](#)

0512F

X

20100618

FLOOD SEARCH DATA

New Search

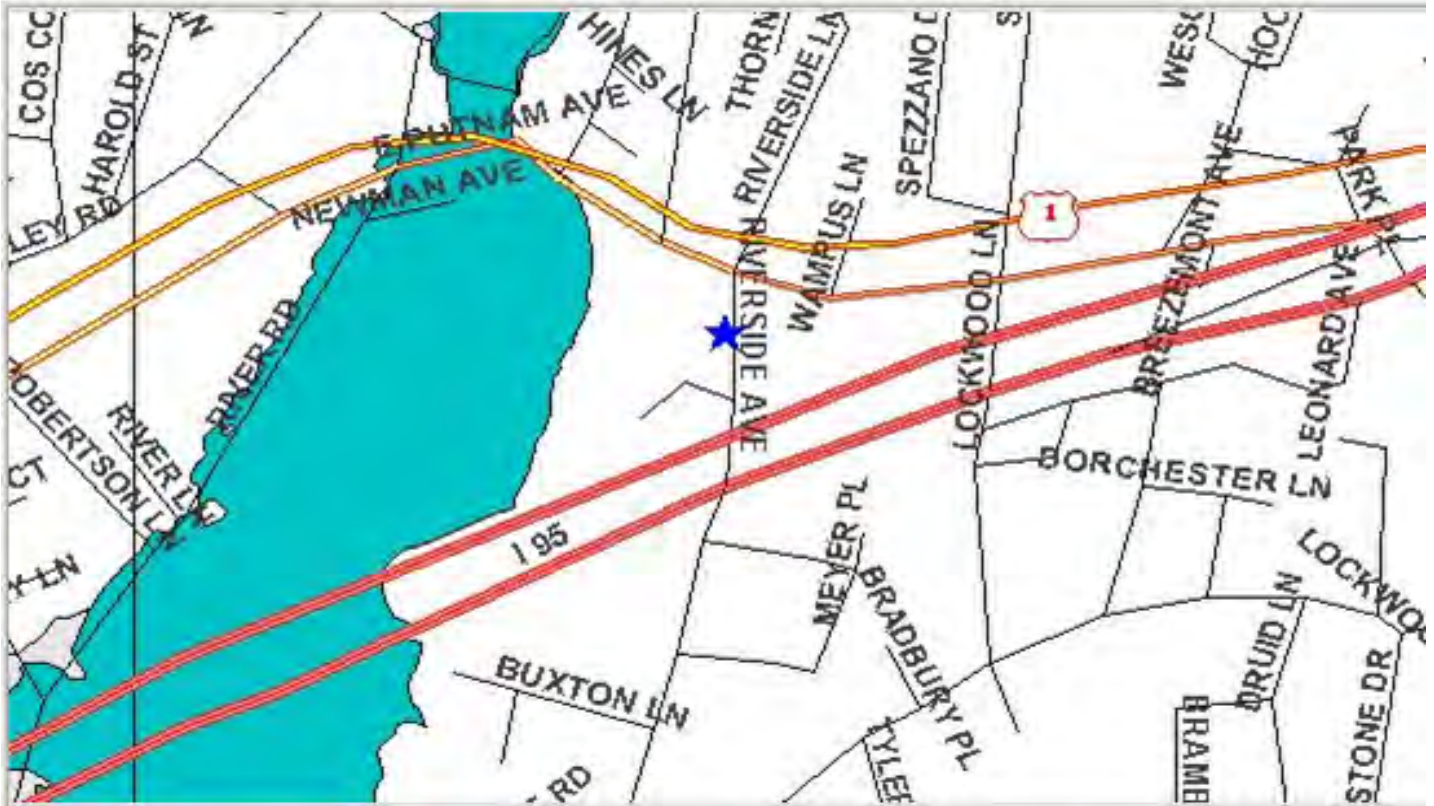


[How to use tools](#)

[Flood Zone Definitions](#)



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



Check Layers to Display:



CTflood



Census Tract (Med)



Streets



Highway

Redraw Map

Hill House

10 Riverside Avenue
Greenwich, CT 06878

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

Executive Summary

Hill House

Greenwich, CT

Hill House is a residential development for the elderly that is comprised of one residential building. The development includes 38 one-bedroom units, and one two-bedroom unit reserved for staff use. Original construction of the development dates to 1996.

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 roadways and parking areas were observed to be in fair condition for their age. Costs to resurface the parking areas are shown in Year 4 of the plan.
- Periodic allowances are shown for painting and repairing the wood breezeway structure located at the terrace.
- A modest allowance is shown in Years 1 and 11 for as needed masonry repairs. Site staff indicated that poor installation of the wood siding requires frequent attention. Costs to replace missing, damaged, or loose wood shingles are shown in Years 1 and 5. Painting costs are shown in Years 5 and 15.
- Windows are shown for replacement in Year 14 of the plan.

- The rubber membrane roof has leaked and cause water damage to unit in recent years. Costs to replace the roof are shown in Year 1. The composite shingle roofing was observed to be in fair condition. Many sections were recently replaced do to storm damage. Future replacement costs are shown in Year 9.
- Costs to paint interior common areas are shown in Years 5 and 15. Common area flooring (VCT, carpet, and hardwood) are shown for replace/refinishing as needed throughout the plan.
- The craft room and multipurpose rooms are fitted with cabinetry. The cabinets are shown for replacement with UFAS compliant models in Year 1 of the plan.
- Future replacement costs are shown for most laundry equipment in Year 5. Costs are included in Year 1 to replace one dryer with a UFAS compliant model.
- Public restrooms are not UFAS compliant. Costs to install a new toilet, wall mounted sink, and new grab bars are shown in Year 1 of the plan.
- Costs to replace the heating and domestic hot water boilers are shown in Year 9. Other heating and domestic hot water components are shown for replacement throughout the plan, based on observed conditions and expected useful lives.
- The commercial kitchen equipment is mostly original. Costs to upgrade the kitchen are shown in Year 4.
- Costs to overhaul the emergency generator are shown in Year 6. Future replacement costs are shown in Year 14.
- Unit carpeting is shown for replacement throughout the plan based on a 10 year expected useful life. The dwelling units feature mostly original VCT. Costs to replace VCT are shown in the first five years of the plan. Kitchen cabinets are shown for replacement starting in Year 8 of the plan.
- Moderate upgrades are required to create four fully accessible units.

Additional Notes:

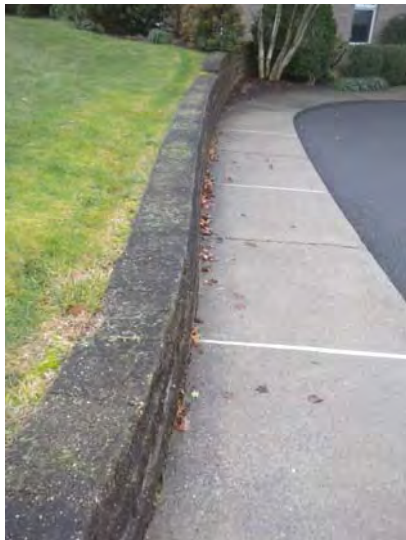
1. The Physical Assessment of the property was conducted on December 17th 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. We would like to thank site staff for their assistance.
2. Cost estimates used in this 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 front lawn area and property signage



The front parking area



Concrete paved walkways



View of the terrace



View of the disused deck off of the dining area



The new generator and cooling tower enclosure



The boiler plant



Two 7.5 horsepower pumps



The domestic hot water boiler



Triangle tube storage tanks



Hydraulic elevator equipment



320 kW generator



View of the cooling tower



The central fire alarm control panel



Laundry equipment



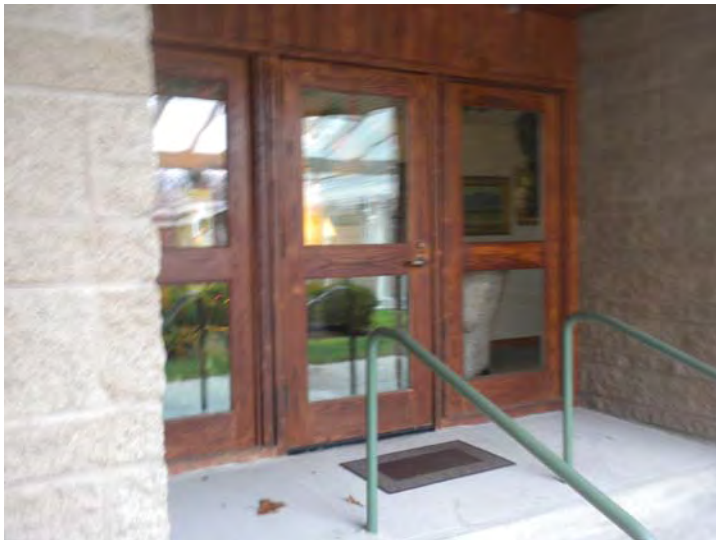
View of the commercial kitchen area



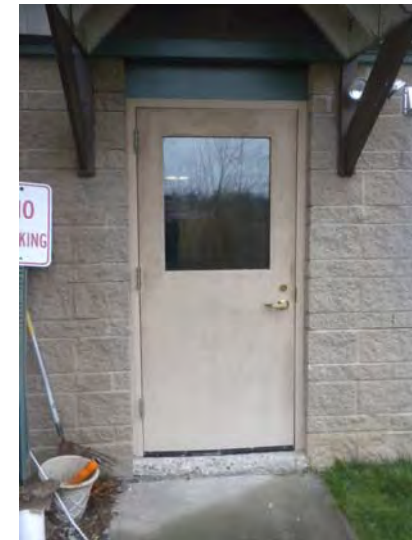
Front elevation



The main entrance



Wood & glass door to the terrace



View of a typical egress door



Composite shingle roof area



The rubber roof



Typical hallway view



The dining area



Cabinets in the art & crafts room



The community room and library



The basement level crafts room



Typical public restroom



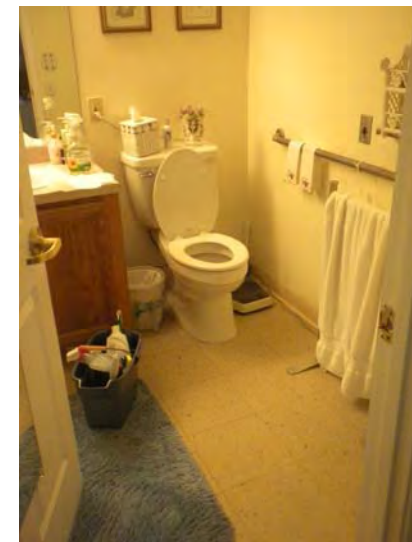
Typical living area



View of a typical bedroom



The dwelling unit cabinets and appliances



View of the bathroom

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$107,861
Annual Replacement Reserve Contribution:	\$31,370
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	10,428	0	968	58,844	1,026	5,894	1,089	8,816	5,589	1,190	6,832	1,262	10,220	1,339	1,379	7,921	1,463	11,848	1,553	5,944	0
2	Building Exterior	0	0	33,424	0	0	0	25,870	0	0	0	10,033	0	9,285	0	0	112,857	21,963	0	0	0	4,801	0	0
3	Roofing	0	0	41,200	0	0	0	0	0	0	0	40,719	0	0	0	0	9,692	0	0	0	68,096	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	21,824	0	0	11,807	13,788	0	0	0	0	0	4,064	0	0	0	18,530	14,178	0	4,132	0	0	0
6	Common Hallways	0	0	2,909	0	0	0	19,697	1,454	0	0	0	0	1,685	0	0	0	26,471	4,532	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	5,283	0	0	0	8,233	0	0	0	0	0	7,099	0	0	0	0	0	0
8	Common Laundry	0	0	740	0	0	1,228	4,352	0	0	0	2,565	0	0	0	0	0	661	0	0	0	0	0	0
9	Common Area Restrooms	0	0	3,227	0	0	656	642	0	0	0	0	0	0	0	0	0	863	0	0	0	0	0	0
10	Building Boilers	0	0	4,375	0	0	10,779	0	0	0	0	41,043	0	605	0	4,848	0	0	6,816	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	36,825	0	0	0	0	20,990	0	0	0	0	0	15,126	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	34,639	0	8,695	0	0	0	0	0	0	0	107,644	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	178,755	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	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829	8,063	8,305	8,555	8,811	9,076	9,348	9,628	9,917	10,215	10,521	0
16	Unit Kitchens	0	0	26,289	15,027	15,477	8,864	6,235	3,574	0	27,878	28,714	29,575	30,463	40,651	0	0	0	13,919	15,941	19,018	8,562	8,818	0
17	Unit Bathrooms	0	0	11,103	5,200	5,356	5,517	5,683	0	0	5,673	5,844	6,019	6,199	6,385	15,940	16,418	16,911	20,821	21,445	22,089	3,718	3,830	0
18	Unit Electrical	0	0	22,230	0	3,931	4,049	4,170	4,295	0	27,340	0	0	0	0	0	0	33,625	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	22,798	23,482	24,186	24,912	25,659	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	183,749	26,407	54,895	203,245	117,685	55,778	33,912	77,086	171,331	44,613	67,198	56,604	39,562	256,761	151,703	77,534	48,478	135,100	207,603	29,113	0
21	Annual Provision (indexed at 3%)			31,370	32,311	33,280	34,279	35,307	36,366	37,457	38,581	39,739	40,931	42,159	43,423	44,726	46,068	47,450	48,873	50,340	51,850	53,405	55,007	
22	Outside Capital			1,125,000																				
23	Cumulative Reserve Balance	107,861	107,861	1,080,482	1,086,386	1,064,771	895,805	813,427	794,015	797,560	759,055	627,463	623,781	598,742	585,561	590,725	380,032	275,779	247,118	248,980	165,730	11,532	37,426	

Site Improvements

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

Hill House • Capital Needs Assessment • © On-Site Insight

Building Exterior

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
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	6,909		17	10	2013			6,909	0	0	0	0	0	0	0	0	0	9,285	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	71,270		17	30	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	104,662	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	Exterior Doors - Main (W/G)	2,820		17	35	2031			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,801	0							
13	Exterior Doors (W/G)	2,820		17	30	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	4,141	0	0	0	0	0	0							
14	Exterior Doors (M/G)	2,070		17	30	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	3,040	0	0	0	0	0	0							
15	Exterior Doors (M/G)	690		17	30	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	1,013	0	0	0	0	0	0							
16	Other			17	30	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Decks	7,920		17	25	2021			0	0	0	0	0	0	0	0	10,033	0	0	0	0	0	0	0	0	0	0	0							
18	Decks	18,050		17	17	2026			18,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Ext. Walls - Wood Siding	8,465		17	10	2013			8,465	0	0	0	9,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Ext. Walls - Wood Siding	14,520		6	10	2013			0	0	0	0	16,342	0	0	0	0	0	0	0	0	0	21,963	0	0	0	0	0							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	33,424	0	0	0	25,870	0	0	0	10,033	0	9,285	0	0	112,857	21,963	0	0	0	4,801	0	0						
28	Cumulative Reserve Balance						107,861	107,861	1,080,482	1,086,386	1,064,771	895,805	813,427	794,015	797,560	759,055	627,463	623,781	598,742	585,561	590,725	380,032	275,779	247,118	248,980	165,730	11,532	37,426							

Roofing

Owner Sponsor Name:	Hill House Inc.
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Project City / Town:	Greenwich

Current Year:	2013
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Report Date:	January 1, 2013

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					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	Mail Facilities					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																																			
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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						107,861	107,861	1,080,482	1,086,386	1,064,771	895,805	813,427	794,015	797,560	759,055	627,463	623,781	598,742	585,561	590,725	380,032	275,779	247,118	248,980	165,730	11,532	37,426							

Community Room

Owner Sponsor Name:	Hill House Inc.
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Common Hallways

Owner Sponsor Name:	Hill House Inc.
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Common Stairways

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

Page 19

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Hill House Inc.
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	298		6	10	2017					0	0	0	0	335	0	0	0	0	0	0	0	0	0	450	0	0	0	0	0					
2	Ceilings	139		6	10	2017					0	0	0	0	157	0	0	0	0	0	0	0	0	0	211	0	0	0	0	0					
3	Floors	1,124		17	20	2016					0	0	0	1,228	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	Cabinets	2,025		17	25	2021					0	0	0	0	0	0	0	0	2,565	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	UFAS Upgrades	740		10	10	2013					740	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
18	Laundry Equipment	3,430		varies	10	2017					0	0	0	0	3,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	740	0	0	1,228	4,352	0	0	0	2,565	0	0	0	0	0	661	0	0	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance						107,861	107,861	1,080,482	1,086,386	1,064,771	895,805	813,427	794,015	797,560	759,055	627,463	623,781	598,742	585,561	590,725	380,032	275,779	247,118	248,980	165,730	11,532	37,426							

Common Area Restrooms

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
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	24,300		17	25	2021				0	0	0	0	0	0	0	0	30,783	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	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	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	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	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	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	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	0	0				
9	Heating Water Pumps	450		5	15	2023				0	0	0	0	0	0	0	0	0	605	0	0	0	0	0	0	0	0	0	0	0	0				
10	Heating Water Pumps	3,400		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	4,848	0	0	0	0	0	0	0	0	0				
11	Heating Water Pumps	3,400		17	15	2013				3,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,297	0	0	0	0	0				
12	Boiler Water Pumps	975		17	15	2013				975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,519	0	0	0	0	0					
13	Domestic Hot Water	8,100		17	25	2021				0	0	0	0	0	0	0	0	10,261	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Storage Tank	3,164		17	20	2016				0	0	0	3,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Plate Heat Exchanger	6,700		17	20	2016				0	0	0	7,321	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				
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	4,375	0	0	10,779	0	0	0	0	41,043	0	605	0	4,848	0	0	6,816	0	0	0	0	0	0			
28	Cumulative Reserve Balance							107,861		107,861	1,080,482	1,086,386	1,064,771	895,805	813,427	794,015	797,560	759,055	627,463	623,781	598,742	585,561	590,725	380,032	275,779	247,118	248,980	165,730	11,532	37,426					

Building Mechanical

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

12374 - Hill House - SS 5/14/2013

Building Electrical

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
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	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	Elevator Upgrade	105,000		17	35	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	178,755	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	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																																			
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	178,755	0	0						
28	Cumulative Reserve Balance							107,861		107,861	1,080,482	1,086,386	1,064,771	895,805	813,427	794,015	797,560	759,055	627,463	623,781	598,742	585,561	590,725	380,032	275,779	247,118	248,980	165,730	11,532	37,426					

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
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						
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						107,861	107,861	1,080,482	1,086,386	1,064,771	895,805	813,427	794,015	797,560	759,055	627,463	623,781	598,742	585,561	590,725	380,032	275,779	247,118	248,980	165,730	11,532	37,426							

Unit Living

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

12374 - Hill House - SS 5/14/2013

Unit Bathrooms

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
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	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	12,285		17	15	2013				2,457	2,531	2,607	2,685	2,765	0	0	0	0	0	0	0	0	0	0	3,828	3,943	4,061	4,183	4,308						
18	Cabinets	102,375		17	25	2020				0	0	0	0	0	0	0	25,182	25,937	26,715	27,517	28,342	0	0	0	0	0	0	0	0						
19	Countertops	10,286		varies	10	2013				2,572	2,649	2,729	2,810	0	0	0	0	0	0	0	0	0	0	0	0	4,251	4,379	4,510							
20	Refrigerators	670		<5	15	2024				0	0	0	0	0	0	0	0	0	0	9,274	0	0	0	0	0	0	0	0	0						
21	Refrigerators	19,430		17	15	2013				6,477	6,671	6,871	0	0	0	0	0	0	0	0	0	0	0	10,091	10,394	10,705	0	0							
22	Ranges	1,000		<5	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,605	0	0	0							
23	Ranges	18,500		17	20	2013				3,083	3,175	3,271	3,369	3,470	3,574	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Rangehoods	10,959		17	25	2020				0	0	0	0	0	0	0	2,696	2,777	2,860	2,946	3,034	0	0	0	0	0	0	0							
25	UFAS Upgrades	11,700		17	17	2013				11,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures							0		0	26,289	15,027	15,477	8,864	6,235	3,574	0	27,878	28,714	29,575	30,463	40,651	0	0	0	13,919	15,941	19,018	8,562	8,818	0				
28	Cumulative Reserve Balance							107,861		107,861	1,080,482	1,086,386	1,064,771	895,805	813,427	794,015	797,560	759,055	627,463	623,781	598,742	585,561	590,725	380,032	275,779	247,118	248,980	165,730	11,532	37,426					

Unit Electrical

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

12374 - Hill House - SS 5/14/2013

Unit Mechanical

Owner Sponsor Name:	Hill House Inc.
Project Name:	Hill House
Project City / Town:	Greenwich

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

Number of Units:	38
Total Square Feet:	46,500
Default Inflation Rate:	3.0%

12374 - Hill House - SS 5/14/2013

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.