

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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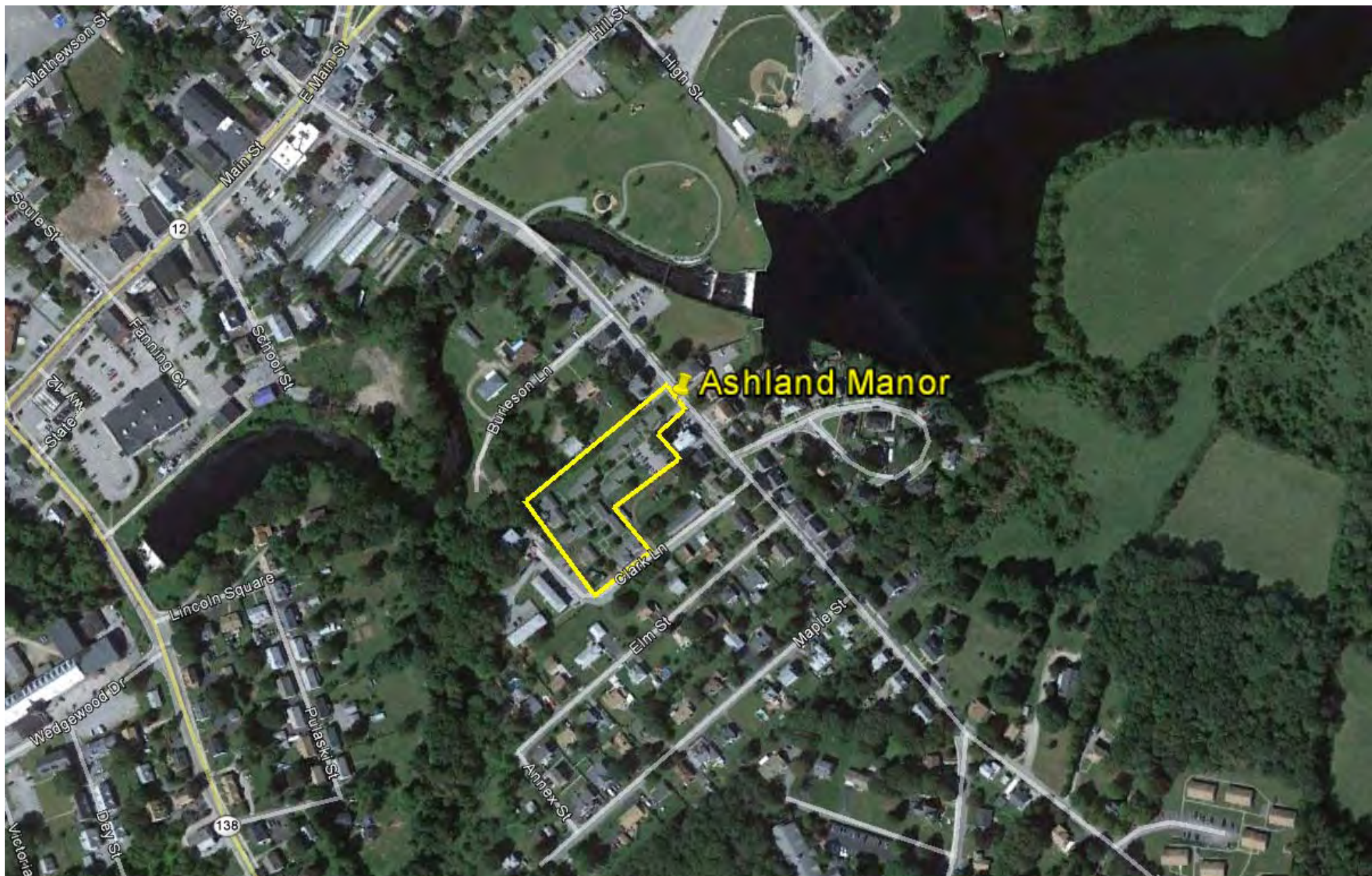
Ashland Manor

CHFA # 85062D

Griswold Housing Authority
Griswold, CT

February 19, 2013

Final Report



Ashland Manor

91 Ashland Street
Griswold, CT 06351

CTflood features near 91 Ashland Street, Griswold,
CT, 06351

COMMUNITY PANEL ZONE DATE

[090098](#)

0226G

X

20110718

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

Ashland Manor

91 Ashland Street
Griswold, CT 06351

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

Executive Summary

Ashland Manor

Griswold, CT

Ashland Manor is residential development for the elderly/disabled that is comprised of eight residential buildings and one community building. The development includes 10 efficiency, 10 one-bedroom small, and 10 one-bedroom large (two of which are designated accessible), units. Original construction of the development dates to 1968 and it was renovated in 2012.

Overall the development is in very good condition. The recent rehab addressed most of the developments near and mid-term capital needs. The rehab exterior improvements included the replacement of the vinyl siding with additional exterior insulation, energy efficient entry doors and windows, roof coverings, additional attic insulation, and upgraded site and entry lighting. Interior improvements included the replacement of the hot and cold water distribution piping, electrical wiring, addition of efficient ductless heat pumps for heating and air conditioning (the original electric baseboard heating elements was left in place as a backup), 20-gallon electric lowboy domestic hot water heaters, all vinyl flooring, kitchen cabinets/countertops/sinks, 20-inch electric ranges, disposals, single handle faucets, and anti-scald mixing valves. Tub cut-outs were added to all non ADA/504 units, which have roll in shower stalls.

As shown on the attached capital needs worksheets, the development faces significant capital needs in the latter years of the assessment. 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:

- Asphalt paving at the entry drive, parking areas, and walkways exhibit widespread age related deterioration.
- The chain link fencing that partially encloses the site will need to be replaced starting in Year 10.
- The development's owner/management intends to add additional chain link fencing in 2013.
- Costs to enclose the dumpster area are shown in Year 1 (2013).
- The common laundry equipment predates the rehab. Replacement costs are shown in Year 1 and again in Year 11.
- The laundry area does not meet ADA/504 width requirements. However, the room's Southwest wall is shared with the building's mechanical and electrical room and its Northeast wall is shared with the community room kitchen and appears to be a load bearing. A solution would be to install stacked washers and dryers. This would free-up enough floor space to meet space requirements.
- Fourteen of the exterior meter boxes were replaced at rehab. Costs to complete this upgrade are shown in Year 1.
- Refrigerators were not included in the recent rehab. Costs for as needed replacements are shown throughout the assessment.
- Ten circuit breaker panels were replaced during the recent rehab. Costs to complete this upgrade are shown in Years 1 and 2.

Additional Notes:

1. The Physical Assessment of the property was conducted on December 6th, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*



Street frontage and development sign



Access drive and walkway



Main parking area



Typical walkway and curb condition



Example of new fluorescent site lighting fixture



Example of open areas between buildings



Example of typical walkway access to units



Typical building front elevation



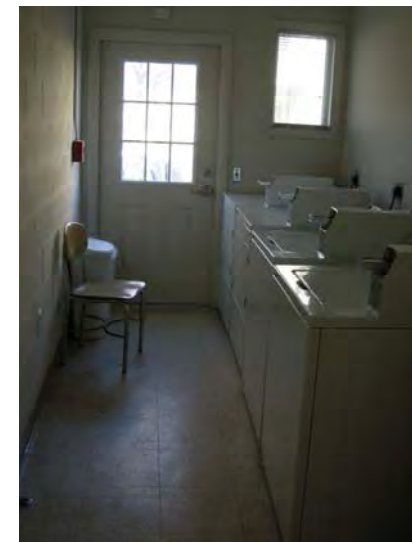
Typical building rear elevation



Rear elevation showing recent bedroom addition



The community room kitchen



The common laundry room.
Note lack of turning space



Typical public restroom



The accessible public restroom



The community building electric domestic hot water heater



The development's central fire alarm control panel



The exterior condenser section of the community building's ductless heat pump



Typical original meter box station



Typical upgraded meter box station



Typical in-unit emergency-call pull station.
Connected to central system



Typical one-bedroom unit living room



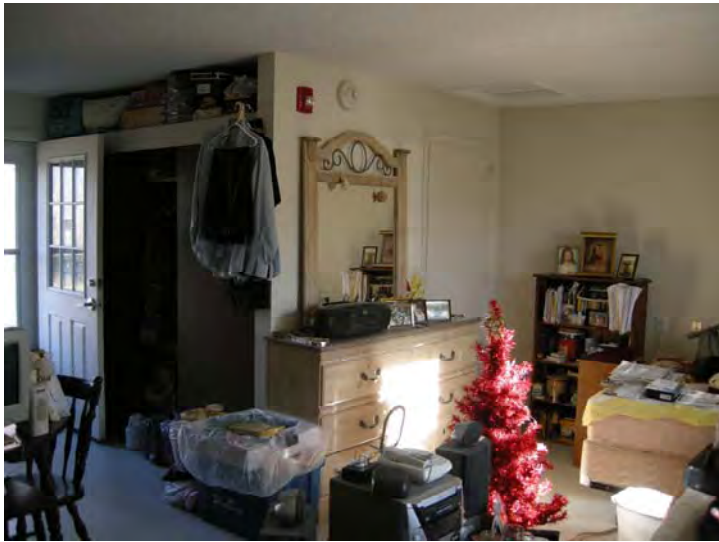
Typical one-bedroom unit bedroom



Typical one-bedroom unit kitchen



Typical one-bedroom unit bathroom



Typical efficiency unit living area



Typical efficiency unit kitchen



Typical accessible unit kitchen sink area



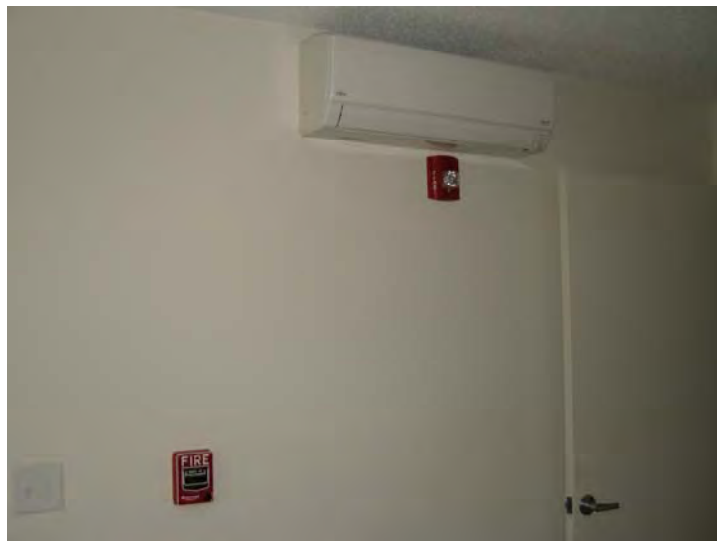
Typical accessible unit kitchen work area



Typical accessible unit toilet and lavatory area



Typical accessible unit roll in shower stall



Life safety devices and interior heat pump unit as seen in accessible unit



Typical one-bedroom unit recently replaced circuit breaker panel, horn/strobe, and smoke detector

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
Project City / Town:	Griswold, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 10, 2012

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$250,000
Annual Replacement Reserve Contribution:	\$14,000
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	0	37,955	0	0	0	0	3,415	0	0	0	6,705	6,906	11,191	0	0	0	0	0	4,868	0	16,176	0
2	Building Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,417	0	0	0	0	11,633	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	119,305	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	6,495	0	0	0	0	3,465	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	3,191	0	0	0	0	0	0	0	0	281	4,288	0	0	0	539	0	0	0	0	378	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	1,355	0	0	0	0	1,609	0	0	0	0	2,216	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,286	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,008	0	0	0	0	0	0
12	Building Electrical	0	0	19,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,235	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	0	0	0	0	0	0	0	0	0	0	69,586	71,674	73,824	0	0	0	0	0	0	0	0
16	Unit Kitchens	0	0	1,340	1,380	1,422	1,464	2,183	2,249	2,316	2,386	2,458	2,531	2,607	15,006	2,766	6,021	6,202	6,388	3,113	3,207	3,303	29,704	0
17	Unit Bathrooms	0	0	0	0	0	0	621	640	659	679	699	720	742	764	787	3,686	3,797	3,910	886	912	940	17,223	0
18	Unit Electrical	0	0	12,250	12,618	0	0	1,266	1,304	1,343	1,384	1,425	1,468	1,512	1,557	1,604	1,652	1,702	1,753	1,805	1,859	1,915	1,973	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	3,427	3,530	3,636	42,661	43,941	45,259	4,092	4,215	4,341	4,471	0
20	Annual Planned Expenditures	0	0	73,756	13,998	1,422	1,464	4,071	7,608	4,319	4,448	4,582	13,061	89,069	103,722	82,617	54,020	91,994	57,310	9,896	15,061	10,499	261,779	0
21	Annual Provision (indexed at 3%)			14,000	14,420	14,853	15,298	15,757	16,230	16,717	17,218	17,735	18,267	18,815	19,379	19,961	20,559	21,176	21,812	22,466	23,140	23,834	24,549	
22	Outside Capital																							
23	Cumulative Reserve Balance	250,000	250,000	190,244	190,666	204,097	217,931	229,617	238,239	250,637	263,407	276,560	281,766	211,512	127,169	64,512	31,052	(39,766)	(75,264)	(62,694)	(54,616)	(41,281)	(278,510)	

Site Improvements

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

Building Exterior

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
Project City / Town:	Griswold, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 10, 2012

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12353-CHFA-Ashland Manor SS 12/13/2012

Roofing

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
Project City / Town:	Griswold, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 10, 2012

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
Project City / Town:	Griswold, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 10, 2012

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

Common Hallways

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
Project City / Town:	Griswold, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 10, 2012

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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24																																				
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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						250,000	250,000	190,244	190,666	204,097	217,931	229,617	238,239	250,637	263,407	276,560	281,766	211,512	127,169	64,512	31,052	(39,766)	(75,264)	(62,694)	(54,616)	(41,281)	(278,510)								

Common Laundry

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Number of Units:	30
Total Square Feet:	15,605
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	494		1	10	2022				0	0	0	0	0	0	0	0	0	644	0	0	0	0	0	0	0	0	0	865						
2	Ceilings	117		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	177	0	0	0	0	0							
3	Sinks	2,487		1	30	2042				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Toilets	1,785		1	30	2042				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Accessories	545		1	10	2022				0	0	0	0	0	0	0	0	0	711	0	0	0	0	0	0	0	0	0	956						
7	Floor	946		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	1,431	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							
9	Ventilation	225		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	395							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	1,355	0	0	0	0	1,609	0	0	0	0	2,216	0						
28	Cumulative Reserve Balance						250,000	250,000	190,244	190,666	204,097	217,931	229,617	238,239	250,637	263,407	276,560	281,766	211,512	127,169	64,512	31,052	(39,766)	(75,264)	(62,694)	(54,616)	(41,281)	(278,510)							

Building Boilers

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
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Current Year:	2013
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Report Date:	December 10, 2012

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

12353-CHFA-Ashland Manor SS 12/13/2012

Building Electrical

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Emergency Generator					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Smoke / Fire Detection	31,500		1	20	2032			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,235							
4	Signaling / Communication					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Building Wiring			1	65	2077			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Emergency Call Pull Stations	11,700		1	25	2037			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Exterior Meter Boxes Rainproof	16,643		1	40	2052			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Meter Boxes Rainproof	19,021		45	40	2013			19,021	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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27	Annual Planned Expenditures						0	0	19,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,235	0						
28	Cumulative Reserve Balance						250,000	250,000	190,244	190,666	204,097	217,931	229,617	238,239	250,637	263,407	276,560	281,766	211,512	127,169	64,512	31,052	(39,766)	(75,264)	(62,694)	(54,616)	(41,281)	(278,510)							

Building Elevator

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
Project City / Town:	Griswold, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 10, 2012

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

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Unit Living

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
Project City / Town:	Griswold, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 10, 2012

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

Unit Kitchens

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
Project City / Town:	Griswold, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 10, 2012

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Griswold Housing Authority
Project Name:	Ashland Manor
Project City / Town:	Griswold, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 10, 2012

Number of Units:	30
Total Square Feet:	15,605
Default Inflation Rate:	3.0%

[illegible]

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.