

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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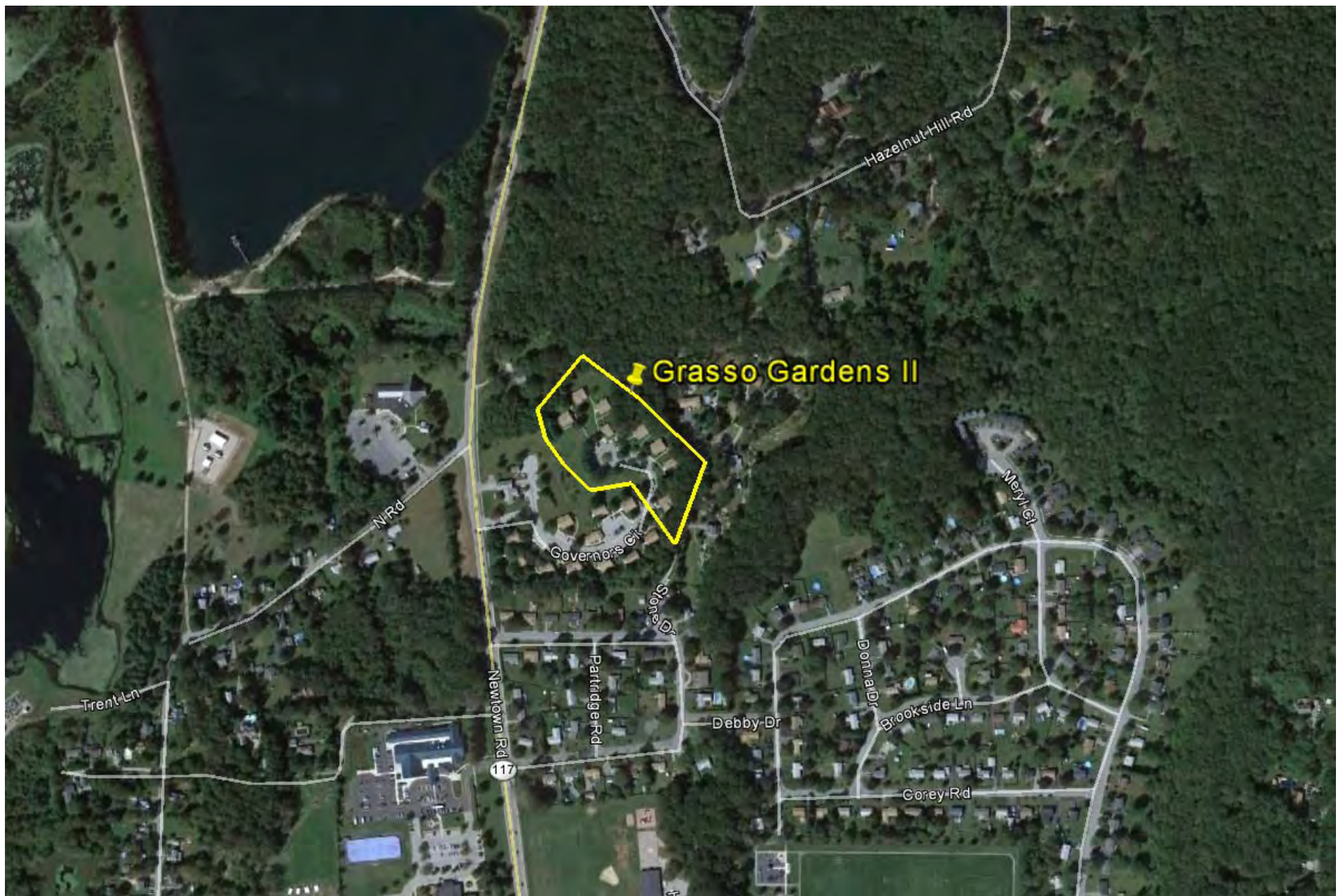
on-site-insight.com



Grasso Gardens II
CHFA # 87002D
Groton Housing Authority
Groton, CT

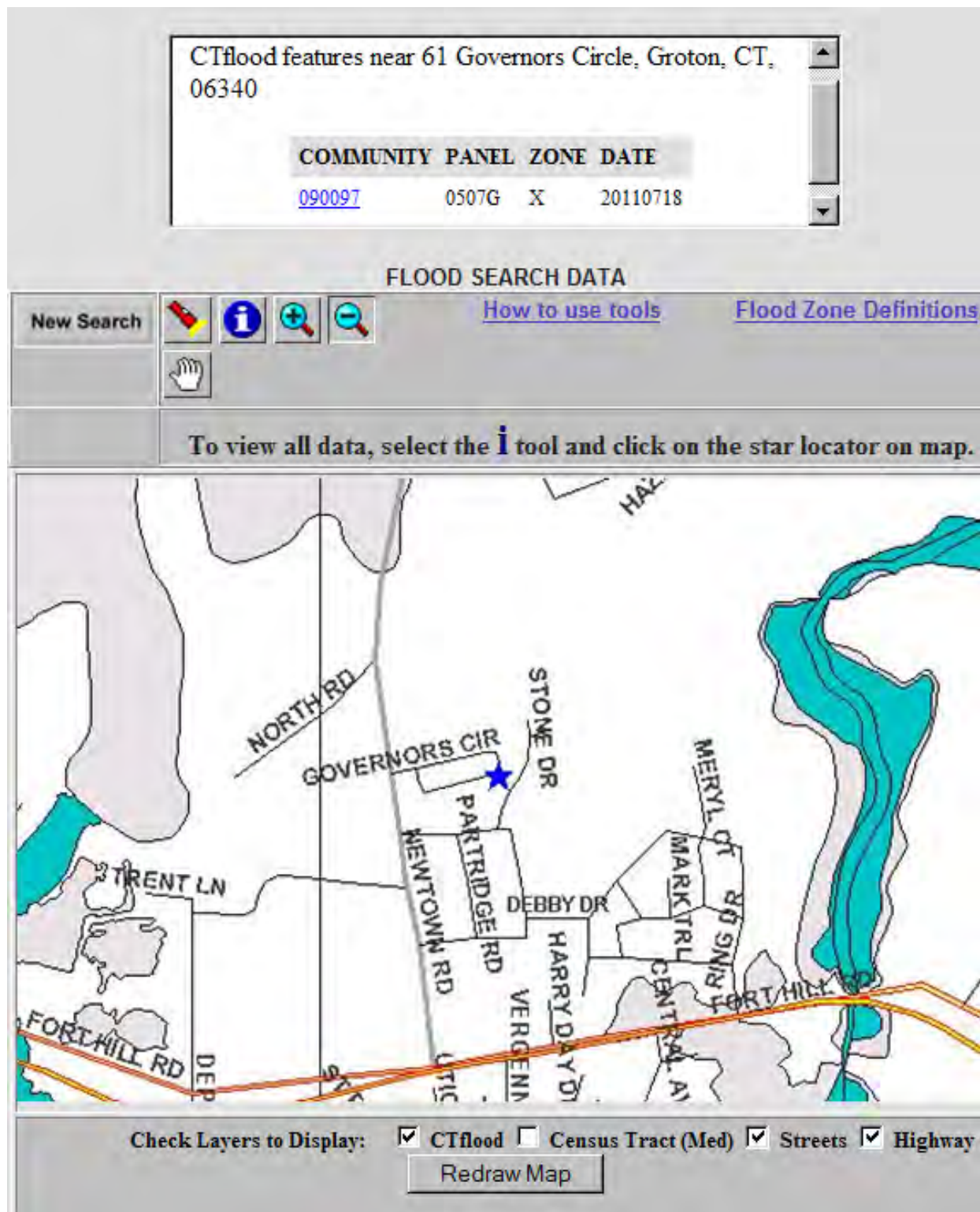
January 31, 2013

Final Report



Grasso Gardens II

61-115 Governors Circle
Groton, CT 06340



Grasso Gardens II

61-115 Governors Circle
Groton, CT 06340

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

Executive Summary

Grasso Gardens II

Groton, CT

Grasso Gardens II is a residential development for the elderly that is comprised of ten residential buildings and one community building. The development includes 30 one-bedroom units. Original construction of the development dates to 1987.

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 covered paving exhibits cracking. Costs to replace the roadways and parking areas are shown in Year 1. Currently, the parking area features no fully compliant parking space. After the resurfacing work, four (4) compliant spaces should be striped with 60-inch access aisles.
- All the original wood casement windows are shown for replacement in Year 5 of the plan.
- Unit entry doors are mostly original. Though the doors were observed to be in fair overall condition, they are approaching their expected useful lives. Gradual replacement is shown over the first ten years of the plan.
- The composite shingle roofing is four years old. Future replacement costs are shown starting in Year 17. Concurrent with roof replacement, an allowance to replace approximately 33% of the gutters and downspouts.
- Costs to replace the existing laundry equipment with compliant models and to provide a work surface are shown in Year 1.

- Dwelling units feature VCT flooring throughout. Most of the flooring is original to the development. Costs to replace the VCT in dwelling units are shown through the first five years of the plan.
- Costs to reglaze tubs and replace anti-scalding mixing valves are shown throughout the plan. No major problems were observed with respect to the tubs.
- The original metal medicine cabinets exhibit age related wear and are shown being replaced in the first five years of the plan.
- Kitchens cabinets were observed to be in fair overall condition. That said, the cabinetry is original to the property and will require replacement in the near term. Cost to replace the plywood cabinets are shown in the first eight years of the plan. Costs to replace the original kitchen exhaust fans are shown over the same period.
- Future costs to replace the circuit breakers are shown starting in Year 9 of the plan.
- Accessible unit bathrooms are mostly compliant with UFAS standards. Costs to; reposition the side grab bar, install a rear grab bar, and to install wall mounted sinks in all accessible units.
- Costs to install complaint cabinetry are included in the cabinet replacement costs. In addition, costs are shown to insulate pipes.

Additional Notes:

1. The Physical Assessment of the property was conducted on December 7th, 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 asphalt paved roadway



Typical landscaping



Typical concrete sidewalk



View of the parking area shelter



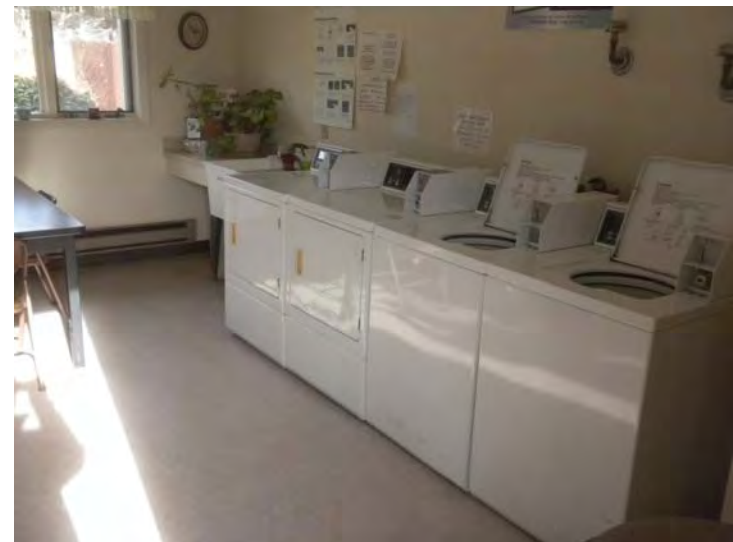
Typical building architecture



View of the front elevation



Side elevation. Note the heat pump



View of the laundry room



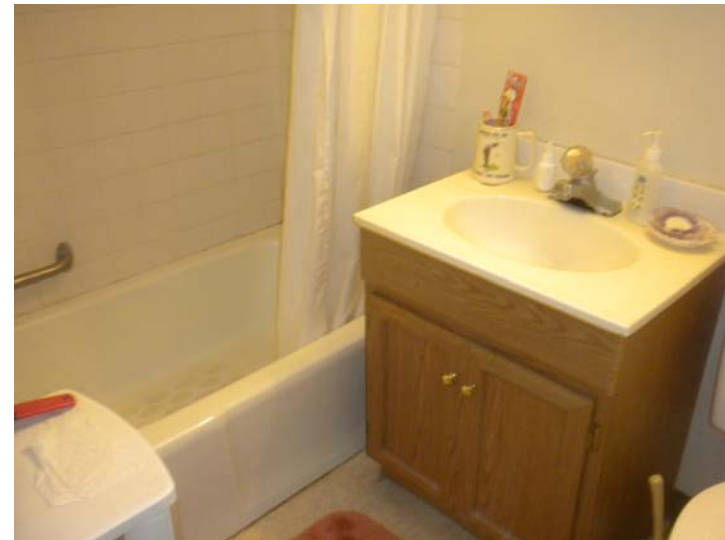
Typical living area



Typical kitchen area



Plywood cabinetry and laminated particleboard countertops



Typical bathroom

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Grasso Gardens II
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 6, 2012

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

Beginning Replacement Reserve Balance:	\$103,495
Annual Replacement Reserve Contribution:	\$1,082
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	36,552	0	1,910	0	5,988	0	0	0	0	6,941	0	0	0	0	8,047	33,535	0	0	0	9,329	0
2	Building Exterior	0	0	3,552	3,659	3,768	24,158	64,978	4,118	4,241	4,369	4,500	4,635	0	0	26,456	0	0	2,309	2,378	2,450	2,523	2,599	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104,088	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	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	3,605	0	0	0	411	0	0	0	0	0	0	0	0	0	552	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	1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,636	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	495	510	525	12,222	12,589	12,966	13,355	13,756	627	646	665	685	706	727	749	771	794	818	843	868	0
16	Unit Kitchens	0	0	10,738	10,288	10,596	10,914	11,242	11,579	11,926	14,129	3,598	5,775	5,948	6,127	6,310	6,500	6,695	4,425	4,557	2,215	2,281	2,350	0
17	Unit Bathrooms	0	0	9,312	4,641	4,780	4,924	5,072	2,300	2,369	2,440	2,513	2,589	2,021	2,082	2,144	2,209	2,275	2,343	7,829	8,064	8,306	2,637	0
18	Unit Electrical	0	0	0	11,742	0	0	0	0	0	0	19,097	4,795	4,939	5,087	5,240	5,397	5,559	23,486	5,897	6,074	0	20,516	0
19	Unit Mechanical	0	0	6,372	6,563	6,760	6,963	7,172	7,387	2,534	2,610	2,688	2,769	8,563	8,820	37,422	38,545	39,701	40,892	3,405	3,507	3,613	3,721	0
20	Annual Planned Expenditures	0	0	71,676	37,402	28,340	59,181	107,450	38,350	34,426	37,303	33,022	28,149	22,137	22,801	78,279	53,377	63,577	109,397	128,949	23,128	17,566	42,019	0
21	Annual Provision (indexed at 3%)			1,082	1,114	1,148	1,182	1,218	1,254	1,292	1,331	1,370	1,412	1,454	1,497	1,542	1,589	1,636	1,685	1,736	1,788	1,842	1,897	
22	Outside Capital			930,000																				
23	Cumulative Reserve Balance	103,495	103,495	962,901	926,613	899,420	841,422	735,189	698,093	664,959	628,986	597,335	570,597	549,914	528,610	451,874	400,086	338,145	230,433	103,220	81,879	66,155	26,033	

Site Improvements

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Grasso Gardens II
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 6, 2012

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Building Exterior

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Grasso Gardens II
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 6, 2012

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

Grasso Gardens II • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Grasso Gardens II
Project City / Town:	Groton

Current Year:	2013
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Report Date:	December 6, 2012

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Grasso Gardens II
Project City / Town:	Groton

Current Year:	2013
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Report Date:	December 6, 2012

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Community Room

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Common Hallways

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Common Stairways

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Common Laundry

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Common Area Restrooms

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Grasso Gardens II
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 6, 2012

Number of Units:	30
Total Square Feet:	0
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	Domestic Hot Water	1,050		26	15	2013				1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,636	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	1,050	0	0	0	0	0	0	0	0	0	0	0	0	1,636	0	0	0	0	0						
28	Cumulative Reserve Balance							103,495		103,495	962,901	926,613	899,420	841,422	735,189	698,093	664,959	628,986	597,335	570,597	549,914	528,610	451,874	400,086	338,145	230,433	103,220	81,879	66,155	26,033					

Building Mechanical

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Building Electrical

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Grasso Gardens II
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
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Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Groton Housing Authority
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Project City / Town:	Groton

Current Year:	2013
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Report Date:	December 6, 2012

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Owner Sponsor Name:	Groton Housing Authority
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Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 6, 2012

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

[illegible]

Unit Living

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Unit Bathrooms

Number of Units:	30
Total Square Feet:	0
Default Inflation Rate:	3.0%

12358 - Grasso Gardens II - FINAL SS 2/1/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Grasso Gardens II
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 6, 2012

Number of Units:	30
Total Square Feet:	0
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	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	Cabinets	60,750		26	25	2013			7,594	7,822	8,056	8,298	8,547	8,804	9,068	9,340	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Countertops	9,516		1	10	2022			0	0	0	0	0	0	0	0	0	2,069	2,131	2,195	2,261	2,329	2,399	0	0	0	0	0	0						
19	Refrigerator	20,100		varies	15	2013			1,340	1,380	1,422	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350							
20	Range	15,000		<10	20	2020			0	0	0	0	0	0	0	1,845	1,900	1,957	2,016	2,076	2,139	2,203	2,269	2,337	2,407	0	0	0							
21	Kitchen Exhaust	8,430		26	20	2013			1,054	1,086	1,118	1,152	1,186	1,222	1,259	1,296	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	ADA Upgrades	750		26	20	2013			750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	10,738	10,288	10,596	10,914	11,242	11,579	11,926	14,129	3,598	5,775	5,948	6,127	6,310	6,500	6,695	4,425	4,557	2,215	2,281	2,350	0				
28	Cumulative Reserve Balance							103,495		103,495	962,901	926,613	899,420	841,422	735,189	698,093	664,959	628,986	597,335	570,597	549,914	528,610	451,874	400,086	338,145	230,433	103,220	81,879	66,155	26,033					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

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							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	11,700		6	25	2032			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,516						
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	11,400		6	7	2014			0	11,742	0	0	0	0	0	0	14,441	0	0	0	0	0	0	17,761	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	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					
17	Electric Panels	36,750		26	35	2021			0	0	0	0	0	0	0	4,655	4,795	4,939	5,087	5,240	5,397	5,559	5,726	5,897	6,074	0	0								
18																																			
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27	Annual Planned Expenditures						0	0	0	11,742	0	0	0	0	0	0	19,097	4,795	4,939	5,087	5,240	5,397	5,559	23,486	5,897	6,074	0	20,516	0						
28	Cumulative Reserve Balance						103,495	103,495	962,901	926,613	899,420	841,422	735,189	698,093	664,959	628,986	597,335	570,597	549,914	528,610	451,874	400,086	338,145	230,433	103,220	81,879	66,155	26,033							

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.