

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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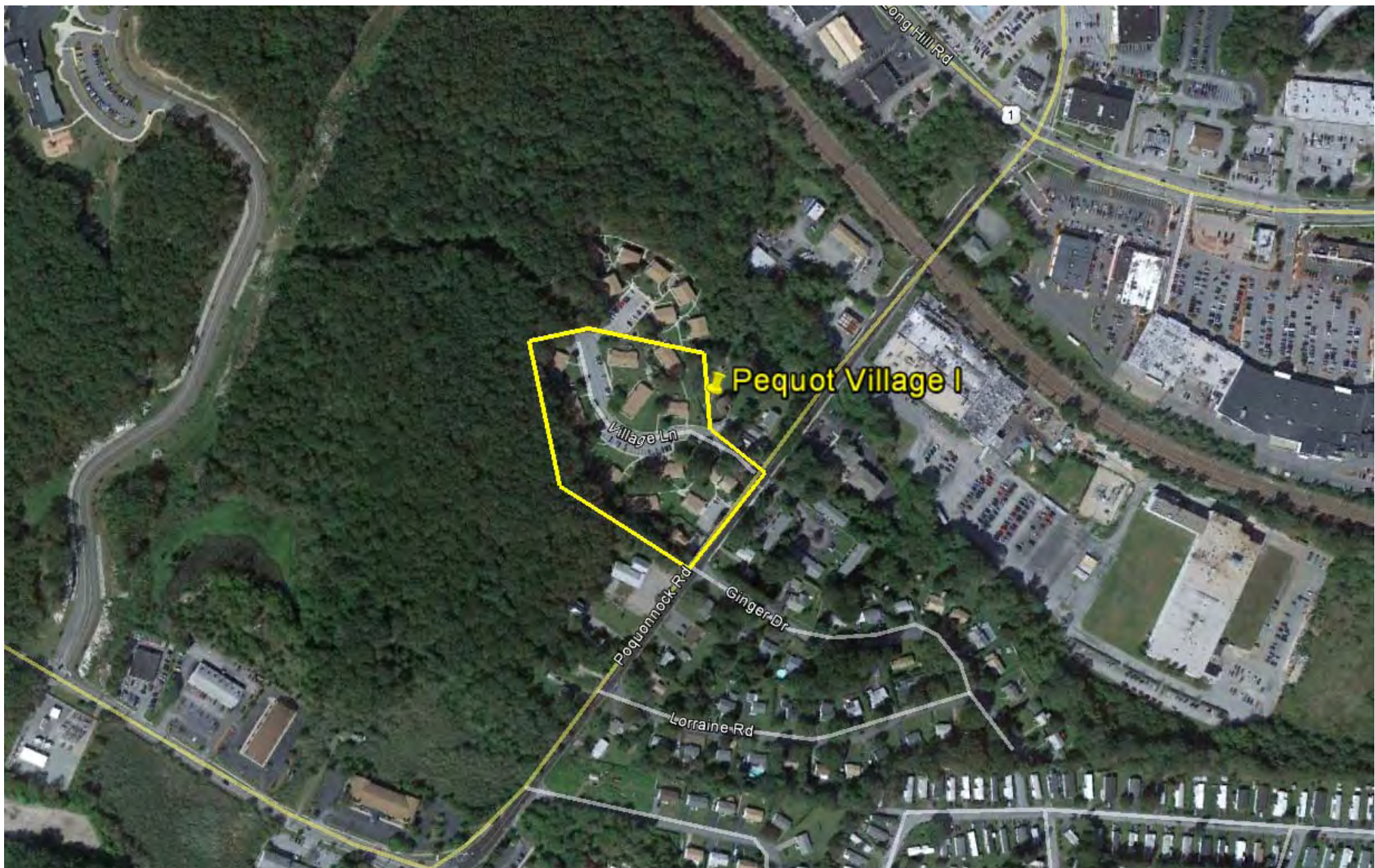


Pequot Village I  
CHFA # 85064D  
Groton Housing Authority  
Groton, CT

January 31, 2013

*Final Report*

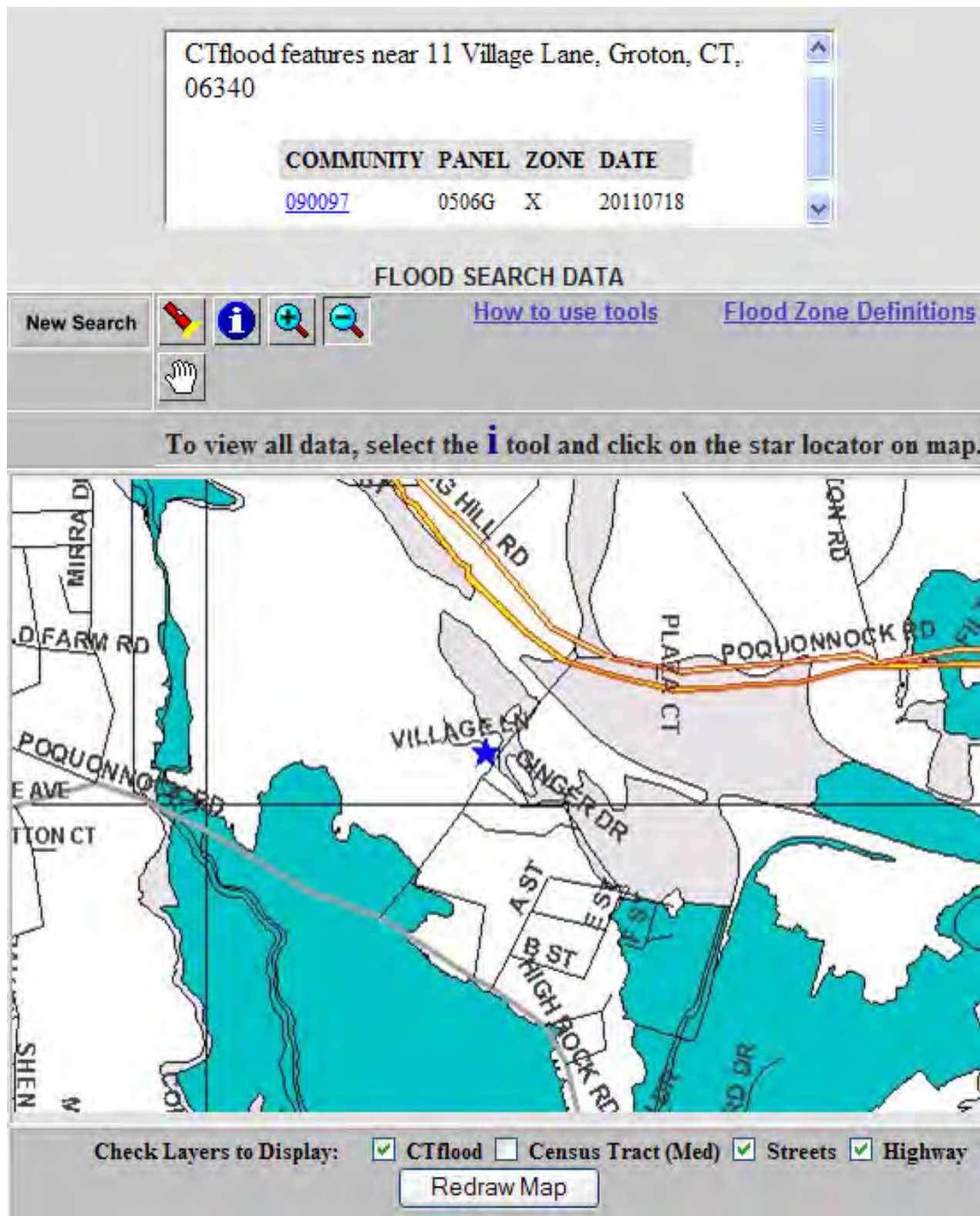




## **Pequot Village I**

11-47 Village Lane  
Groton, CT 06340





## Pequot Village I

11-47 Village Lane  
Groton, CT 06340

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

## Executive Summary

### Pequot Village I

Groton, CT

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**Pequot Village I** is residential development for the elderly that is comprised of ten residential buildings, one community/other building, one office building, and one maintenance building. The development includes 48 efficiency units and 16 one-bedrooms. Original construction of the development dates to 1970.

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:

- Costs to resurface the asphalt paved roadways and parking areas are shown in Year 1. Future crack-fill and resurfacing costs are shown every five years starting in Year 5 of the plan.
- Costs to restripe parking spaces with 60-inch access aisle and to add complaint signage for all accessible parking spaces are shown in Year 1 of the plan.
- Costs to replace exterior doors throughout the property are shown starting in Year 1. The windows are original to the development. Costs to replace the windows are shown starting in Year 1.
- The maintenance building and sections of the residential buildings feature original wood shingle siding. Costs to continue installing vinyl siding are shown in Year 1.

- The composite shingle roofing was observed to be in good overall condition. With the exception of building 39 all roofing is less than five years old. The roof at building 39 exhibits staining and age related wear. Costs to replace the older roof are shown in Year 1. Future roof replacement costs are shown starting in Year 15 of the plan.
- The community building consists of a kitchen area, common room, laundry room, and restroom area. Costs to renovate the community building are shown in Year 3 of the plan.
- Additional costs are shown in Year 3 for UFAS/accessibility upgrades to common areas. Costs include moving the kitchen area to the larger community room. The current kitchen area is not large enough to meet UFAS floor clearance minimums. The laundry room is mostly complaint. The development should request compliant equipment. The restrooms are not large enough for separate bathroom stalls. Costs are shown to remove the existing partitions and second toilet/urinal, reposition the sink, and grab bars as part of the community building renovation in Year 3.
- The office areas, laundry room, and maintenance shop all feature electric domestic hot water heaters. Costs to replace the tanks are shown as needed based on observed conditions and expected useful lives.
- Dwelling unit living areas feature carpet covered flooring and painted walls and ceilings. Costs to replace the carpeting are shown throughout the plan based on a nine year expected useful life.
- Medicine cabinets, tubs, sinks, and VCT flooring in the bathrooms are all mostly original to the property. Costs to update unit bathrooms are shown starting in Year 1.
- No fully accessible units are present at the development. Unit restrooms are not big enough to meet UFAS floor clearance minimums. Costs to extend the restrooms into unit closets and install compliant finishes and fittings are shown in Year 1.
- Cabinets are original to the development. Costs to begin replacement are shown in Year 1 of the plan. Appliances are shown for replacement throughout the plan. During cabinet replacement seven units should be fitted with compliant cabinetry.
- No problems were observed or reported with respect to unit circuit breaker panels. That said, the circuit breakers are original to the development and shown for replacement starting in Year 1 of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on *December 6<sup>th</sup>*, 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*.





Property sign



View of the asphalt paved roadway



View of site landscaping and concrete sidewalks



One of several clothes line enclosures





Typical building architecture



Side elevation of a residential building



The office



The maintenance building

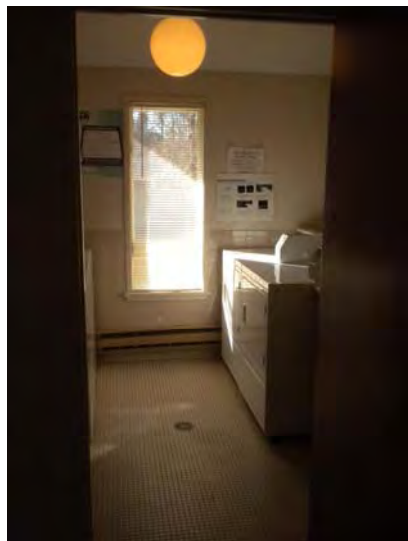




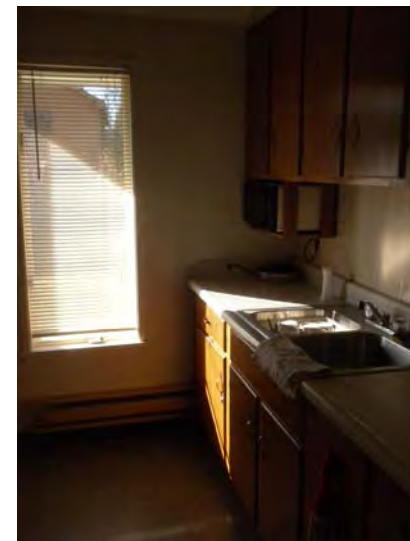
Front elevation of the community building



The community room



View of the laundry room



The community kitchen area



One of two public restrooms



View of the office area



The office kitchen area



Kitchenette in the office area

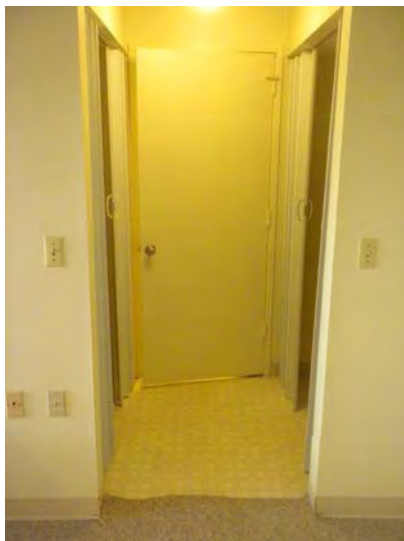




Typical living area



Typical kitchen area



View of the closet



Typical bathroom finishes



Split system heat pumps



Heat pump controls



Hardwired smoke detector



Original thermostat controls for electric baseboard



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$224,239
Annual Replacement Reserve Contribution:	\$2,344
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	103,582	3,271	3,369	3,471	16,243	3,682	3,792	3,906	4,023	18,830	4,268	4,396	4,528	4,664	21,830	4,948	5,097	8,026	5,407	25,307	0
2	Building Exterior	0	0	78,977	49,329	50,809	14,424	14,857	11,395	1,946	2,005	2,065	2,127	10,617	0	11,690	0	0	2,539	2,616	2,694	2,775	17,235	0
3	Roofing	0	0	12,974	0	0	0	0	0	0	0	0	0	0	0	0	0	62,587	64,465	66,399	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	42,993	0	0	0	0	0	0	0	1,801	0	8,168	0	0	779	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	0	0	2,580	0	0	0	0	0	0	0	0	0	113	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	10,751	0	0	0	0	0	0	0	0	0	793	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	1,595	0	0	0	0	0	3,045	0	1,330	0	15,326	0	2,274	0	0	2,485	4,092	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	5,289	5,448	5,611	5,779	5,953	6,131	6,315	6,505	6,700	6,901	7,108	7,321	7,541	7,767	8,000	8,240	8,487	8,742	9,004	9,274	0
16	Unit Kitchens	0	0	33,259	34,257	35,284	4,872	5,019	5,169	5,324	5,484	5,649	18,607	19,166	19,741	20,333	20,943	6,745	6,947	7,155	7,370	7,591	7,819	0
17	Unit Bathrooms	0	0	47,804	21,891	22,547	23,224	23,920	24,638	25,377	26,139	26,923	27,730	1,763	1,816	1,871	1,927	1,985	2,044	2,105	2,169	2,234	2,301	0
18	Unit Electrical	0	0	7,840	8,075	24,443	8,567	8,824	23,185	9,361	9,642	9,931	30,062	0	0	0	0	0	18,945	24,392	0	0	0	0
19	Unit Mechanical	0	0	15,032	15,483	15,947	16,426	19,980	7,967	8,206	8,452	8,705	5,417	18,170	18,715	99,879	102,875	110,076	8,351	8,601	8,859	9,125	4,629	0
20	Annual Planned Expenditures	0	0	306,352	137,753	214,335	76,763	94,796	82,167	63,367	62,132	65,326	109,675	78,219	51,989	157,189	138,176	211,222	119,743	128,944	37,860	36,136	66,565	0
21	Annual Provision (indexed at 3%)			2,344	2,414	2,487	2,561	2,638	2,717	2,799	2,883	2,969	3,058	3,150	3,245	3,342	3,442	3,545	3,652	3,761	3,874	3,990	4,110	
22	Outside Capital			1,984,000																				
23	Cumulative Reserve Balance	224,239	224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	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	Asphalt Parking / Roadways	65,856		43	20	2013				65,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Crack Fill / Sealant	11,256		1	5	2017				0	0	0	0	12,669	0	0	0	0	0	14,687	0	0	0	0	17,026	0	0	0	0	19,737					
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Dumpster Enclosures	1,050		20	20	2013				1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Site Lighting	17,425		43	20	2013				17,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Asphalt Parking - New	1,680		3	20	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,777	0	0						
11	Split Rail Fencing	4,611		43	20	2013				4,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Enclosures	6,464		43	20	2013				6,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Development Sign	3,500		43	25	2013				3,500	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	Concrete Sidewalks	63,525		43	30	2013				3,176	3,271	3,369	3,471	3,575	3,682	3,792	3,906	4,023	4,144	4,268	4,396	4,528	4,664	4,804	4,948	5,097	5,249	5,407	5,569						
18	ADA Upgrade	1,500		ADD	20	2013				1,500	0	0	0	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	103,582	3,271	3,369	3,471	16,243	3,682	3,792	3,906	4,023	18,830	4,268	4,396	4,528	4,664	21,830	4,948	5,097	8,026	5,407	25,307	0				
28	Cumulative Reserve Balance							224,239		224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513					



## Building Exterior

Number of Units:	64
Total Square Feet:	30,494
Default Inflation Rate:	3.0%

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## Roofing

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

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Number of Units:	64
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Default Inflation Rate:	3.0%

[illegible]

## Lobby / Mail Area

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

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Number of Units:	64
Total Square Feet:	30,494
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[illegible]



Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
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Number of Units:	64
Total Square Feet:	30,494
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor	5,588		43	45	2015				0	0	5,928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink	8,450		43	45	2015				0	0	8,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances	8,450		17	19	2015				0	0	8,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Walls and Ceilings	2,309		8	10	2015				0	0	2,449	0	0	0	0	0	0	0	0	0	3,291	0	0	0	0	0	0	0						
6	Countertop	593		1	13	2025				0	0	0	0	0	0	0	0	0	0	0	0	846	0	0	0	0	0	0	0						
7	Refrigerators - office	1,340		5	15	2023				0	0	0	0	0	0	0	0	0	0	0	1,801	0	0	0	0	0	0	0	0						
8	Range - office	500		5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	779	0	0	0	0					
9	Flooring	643		43	45	2015				0	0	682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Flooring	2,112		8	10	2015				0	0	2,241	0	0	0	0	0	0	0	0	0	3,011	0	0	0	0	0	0	0						
11	Cabinets	2,700		43	45	2015				0	0	2,864	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Sinks	1,110		43	45	2015				0	0	1,178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Walls and Ceilings	715		8	10	2015				0	0	758	0	0	0	0	0	0	0	0	0	1,019	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	ADA Upgrade	8,450		ADD	20	2015				0	0	8,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	42,993	0	0	0	0	0	0	0	1,801	0	8,168	0	0	779	0	0	0	0	0				
28	Cumulative Reserve Balance							224,239		224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513					

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
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Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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					
28	Cumulative Reserve Balance							224,239		224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513					

## Common Stairways

Number of Units:	64
Total Square Feet:	30,494
Default Inflation Rate:	3.0%

12355 - Pequot Village I - FINAL SS 2/1/2013



Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
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	2,353		43	45	2015				0	0	2,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings	40		8	10	2015				0	0	42	0	0	0	0	0	0	0	0	56	0	0	0	0	0	0	0	0						
3	Floors	40		8	10	2015				0	0	42	0	0	0	0	0	0	0	0	56	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	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	Washer/Dry Equipment -Leased																																		
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	2,580	0	0	0	0	0	0	0	0	0	113	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						224,239	224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513							



## Building Boilers

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
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	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventalation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					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						224,239	224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513							

## Building Electrical

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
Default Inflation Rate:	3.0%

[illegible]

## Building Elevator

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
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						224,239	224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513							

### Comprehensive Capital Needs Assessment Schedule

## Unit Living

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
Default Inflation Rate:	3.0%

[illegible]

## Unit Bathrooms

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
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							
2	Ceiling					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Lavatory / Vanity					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Toilet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Tub / Surround					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	GFI Outlet					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							
17	Flooring	20,586		43	30	2013				2,059	2,121	2,184	2,250	2,317	2,387	2,459	2,532	2,608	2,687	0	0	0	0	0	0	0	0	0							
18	Tubs/showers	129,280		43	35	2013				12,928	13,316	13,715	14,127	14,551	14,987	15,437	15,900	16,377	16,868	0	0	0	0	0	0	0	0	0							
19	Sinks	26,880		43	35	2013				2,688	2,769	2,852	2,937	3,025	3,116	3,210	3,306	3,405	3,507	0	0	0	0	0	0	0	0	0							
20	Medicine Cabinets	14,976		43	25	2013				1,498	1,543	1,589	1,637	1,686	1,737	1,789	1,842	1,898	1,955	0	0	0	0	0	0	0	0	0							
21	Exhaust Fans	7,680		varies	20	2013				768	791	815	839	864	890	917	945	973	1,002	0	0	0	0	0	0	0	0	0							
22	Toilets	26,240		varies	20	2013				1,312	1,351	1,392	1,434	1,477	1,521	1,567	1,614	1,662	1,712	1,763	1,816	1,871	1,927	1,985	2,044	2,105	2,169	2,234	2,301						
23	ADA Upgrades	26,551		ADD	20	2013				26,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	47,804	21,891	22,547	23,224	23,920	24,638	25,377	26,139	26,923	27,730	1,763	1,816	1,871	1,927	1,985	2,044	2,105	2,169	2,234	2,301	0						
28	Cumulative Reserve Balance						224,239	224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513							

## Unit Kitchens

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
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 (Kitchen/Hall)	33,820		5	15	2013				0	0	0	0	0	0	0	0	8,825	9,090	9,363	9,644	9,933	0	0	0	0	0	0	0							
18	Cabinets	86,400		43	25	2013				28,800	29,664	30,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Countertops	15,191		varies	10	2022				0	0	0	0	0	0	0	0	3,964	4,083	4,205	4,331	4,461	0	0	0	0	0	0	0							
20	Range	32,000		varies	20	2013				1,600	1,648	1,697	1,748	1,801	1,855	1,910	1,968	2,027	2,088	2,150	2,215	2,281	2,350	2,420	2,493	2,568	2,645	2,724	2,806							
21	Refrigerator	42,880		varies	15	2013				2,859	2,945	3,033	3,124	3,218	3,314	3,414	3,516	3,622	3,730	3,842	3,958	4,076	4,199	4,324	4,454	4,588	4,725	4,867	5,013							
22	ADA Upgrades	0		ADD	20	2013				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	33,259	34,257	35,284	4,872	5,019	5,169	5,324	5,484	5,649	18,607	19,166	19,741	20,333	20,943	6,745	6,947	7,155	7,370	7,591	7,819	0							
28	Cumulative Reserve Balance						224,239	224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513								





Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Groton Housing Authority
Project Name:	Pequot Village I
Project City / Town:	Groton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 21, 2012

Number of Units:	64
Total Square Feet:	30,494
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	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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						
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	Radiators	52,800		varies	25	2013				2,640	2,719	2,801	2,885	2,971	3,060	3,152	3,247	3,344	3,445	3,548	3,654	3,764	3,877	3,993	4,113	4,236	4,364	4,494	4,629						
18	Unit Temperature Controls	15,120		varies	20	2013				1,512	1,557	1,604	1,652	1,702	1,753	1,805	1,860	1,915	1,973	0	0	0	0	0	0	0	0	0	0						
19	Domestic Hot Water Tanks	40,800		>5	10	2013				10,880	11,206	11,543	11,889	12,246	0	0	0	0	0	14,622	15,060	15,512	15,978	16,457	0	0	0	0	0						
20	Domestic Hot Water Tanks	13,600		<5	10	2017				0	0	0	0	3,061	3,153	3,248	3,345	3,446	0	0	0	0	0	4,114	4,238	4,365	4,496	4,631	0						
21	Heat Pumps	169,600		2	15	2013				0	0	0	0	0	0	0	0	0	0	0	0	80,603	83,021	85,511	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	15,032	15,483	15,947	16,426	19,980	7,967	8,206	8,452	8,705	5,417	18,170	18,715	99,879	102,875	110,076	8,351	8,601	8,859	9,125	4,629	0				
28	Cumulative Reserve Balance							224,239		224,239	1,904,231	1,768,892	1,557,044	1,482,842	1,390,684	1,311,235	1,250,666	1,191,417	1,129,060	1,022,443	947,375	898,630	744,784	610,050	402,373	286,282	161,099	127,113	94,968	32,513					

## **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.