

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Ed O'Neill House
CHFA #94037D
The House of Bread
Hartford, CT

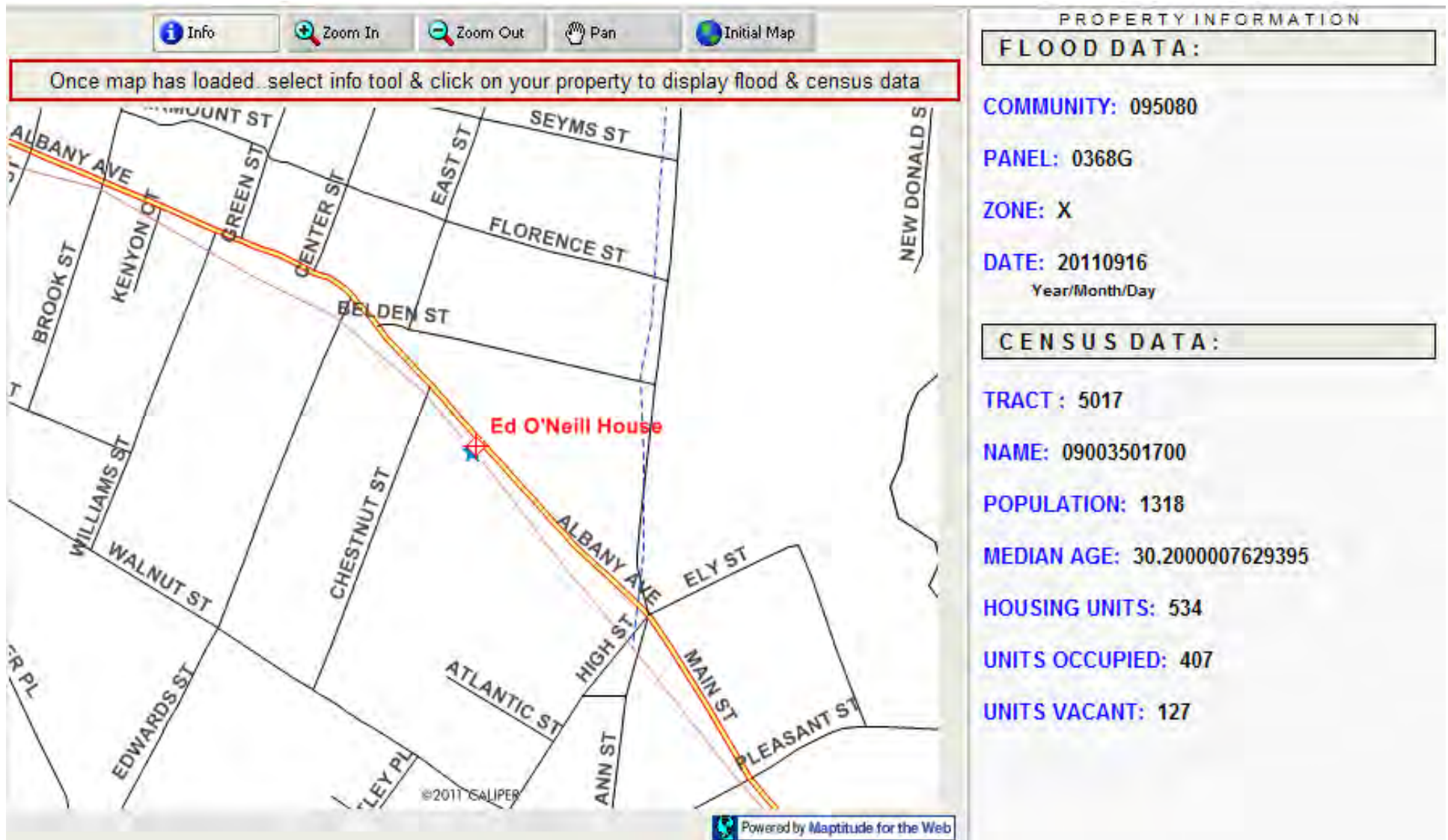
April 17, 2013

Final Report



Ed O'Neill House

107 Albany Avenue
Hartford, CT 06120



Ed O'Neill House

107 Albany Avenue
Hartford, CT 06120

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

Executive Summary

Ed O'Neill House

Hartford, CT

Ed O'Neill House is a residential development for families that is comprised of a single residential building that is located between and is accessible from both Albany Avenue and Chestnut Street. The development includes 10 one-, 12 two-, and 5 three-bedroom units, and it was originally constructed in 1992.

Overall the development is in fair to good 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:

- Original asphalt paving in the parking area is in good condition for its age; a routine surface maintenance cycle is shown in Year 1.
- Concrete walkways vary in condition with significant cracks/heaving/trip hazards noted during the assessment; an allowance for as needed section repair/replacement is shown in Year 1.
- The motorized gate that serves to control access to the parking area is currently offline; equipment replacement is shown in Year 1.
- Exterior masonry wall surfaces are in generally good condition; no near-term needs are anticipated.
- Common entry doors to the building see frequent use and are in fair condition; replacement costs are shown in Year 3.
- Windows are original single hung models with double-glazing; future replacement is shown in Year 11.
- Surface preparation and painting of steel lintels and window security grates is shown in Years 1 and 11.

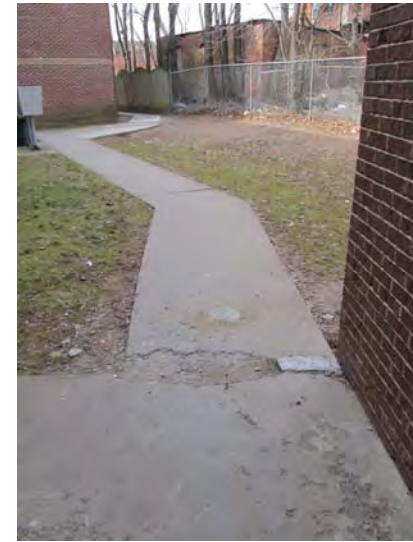
- Shingle and membrane roof coverings on the building are original and have required recent repairs; based on current age and expected useful service life, replacement of all existing roof coverings is shown in Year 1.
- Interior common area finishes are in fair condition with some age-related wear evident; an initial painting and floor covering replacement cycle is shown in Year 2.
- Hydronic heat for the entire building is produced by a recently replaced boiler plant; no capital costs related to these boilers are anticipated during the plan's timeframe. Replacement of the original boiler that is dedicated to domestic hot water generation is shown in Year 1.
- An allowance to install a backflow preventer on the fire sprinkler water supply line is shown in Year 1.
- New fire alarm control panels were recently installed; no near-term needs are anticipated. Replacement of the original door buzzer/intercom panels at the common entries is shown in Year 1.
- Annual allowances for the as needed replacement of in-unit floor coverings are shown from Year 1 forward.
- Allowances for bathtub surrounds, mixing valves, and re-glazing are shown in Years 1-10. Vanity and sink replacement is shown in Years 2-4.
- Kitchen cabinets are original and exhibit some age-related wear; replacement is shown in Years 2-4. Refrigerator and range replacement allowances are shown annually based on observed conditions, current ages, and expected useful service lives.
- Annual allowances for as needed replacement of in-unit smoke detectors and buzzer/intercom panels are shown from Year 1 forward.
- Overall, the development's common areas are generally compliant with handicap accessibility standards. Among the elements that are in need of replacement and/or modification is the installation of a barrier at stair locations where headroom is less than eighty inches, installation of lever-type hardware at stairway doors, and re-framing of first floor level laundry room doors.
- The development's unit mix includes two handicap accessible and six handicap adaptable units (per review of the plans). Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is the relocation of toilets so as to be centered at eighteen inches from the adjacent wall, installation of insulation on drain and hot water supply line piping under sinks, provision of shower grab bars, tub seat, and hand held shower wand and a compliant height refrigerator/freezer.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 18th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the staff of management and maintenance staffs of The House of Bread 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*.



Asphalt paving is in generally good condition –
Routine surface maintenance needed in near-term



Concrete walkways vary in condition with potential
trip hazards noted at various locations



Dumpster/trash enclosure located
at rear of building



A second dumpster does not have
any type of enclosure



Motorized operator for gate at entry to parking area is currently offline



Building architecture as seen at front (Albany Avenue) elevation



Rear (courtyard area) elevation



Typical side elevation – Brickwork is in generally good condition overall



Typical common entry door



Original windows are in fair to good condition



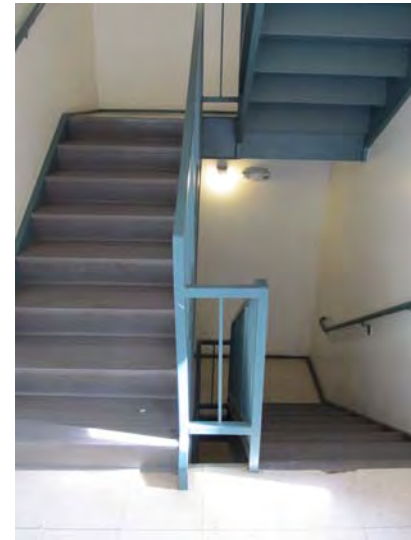
Steel lintels at window openings are in need of surface preparation and painting



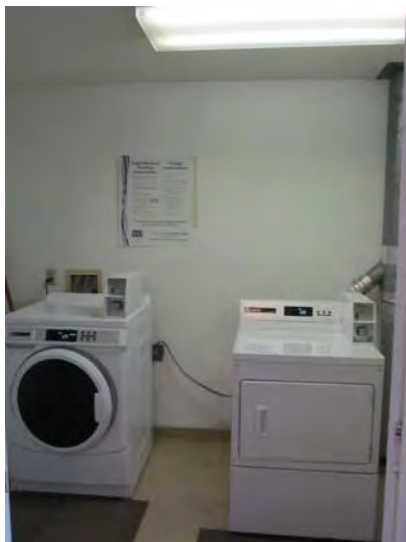
Original roof shingles are at or near the end of their expected useful service life and exhibit age-related wear



Worn/loose vinyl tiles noted at some common hallway floors



Typical finishes at common stairways



Typical laundry room



Recently installed boiler and pump for generation and distribution of hydronic heat throughout the building



Original boiler for generation of domestic hot water



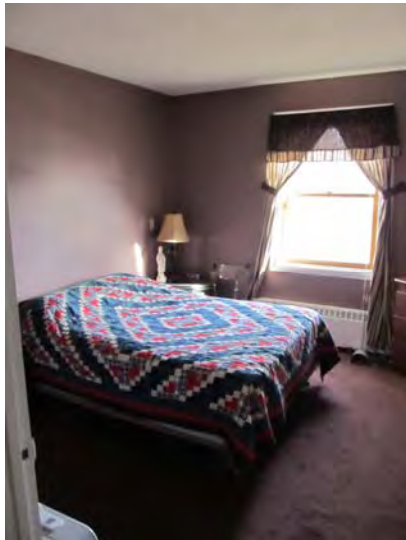
Domestic hot water storage tanks –
New anode rods recently installed



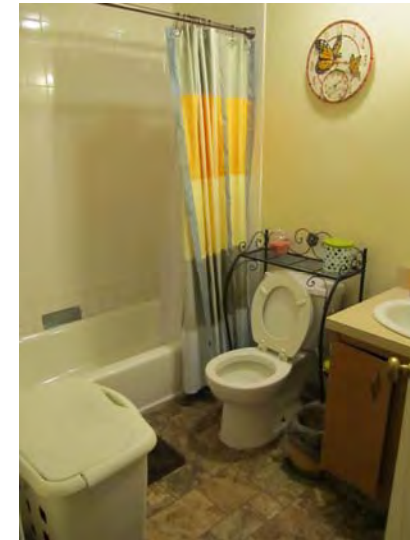
Typical newer, fully addressable, fire alarm control panel
found at each of the building's two street addresses



Typical original door buzzer/intercom panel found at
each of the building's four common entries



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in 'standard' unit kitchens



Handicap accessible unit kitchens include knee clearance space under the sink and a thirty-inch wide work surface with knee clearance space

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	The House of Bread
Project Name:	Ed O'Neill House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	27
Total Square Feet:	26,297
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$89,852
Annual Replacement Reserve Contribution:	\$12,469
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	20,623	0	902	0	0	54,177	0	0	0	0	11,853	0	1,212	0	0	6,063	0	0	0	0	0
2	Building Exterior	0	0	28,086	0	2,635	0	0	1,194	0	0	0	0	132,795	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	75,357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	33,909	0	0	0	0	0	0	0	0	0	13,823	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	2,350	0	18,962	0	0	0	0	0	0	0	0	0	7,030	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	2,050	0	3,579	0	0	0	0	0	0	0	0	0	1,804	0	0	0	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	11,970	0	0	0	0	0	0	0	0	0	11,222	0	0	0	5,672	0	0	0	0	4,270	0
11	Building Mechanical	0	0	3,500	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	14,578	595	613	631	650	669	690	710	732	754	776	799	823	848	874	900	927	955	983	27,315	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	5,260	5,418	5,581	5,748	5,920	6,098	6,281	6,469	6,664	6,863	7,069	7,281	7,500	7,725	7,957	8,195	8,441	8,694	8,955	9,224	0
16	Unit Kitchens	0	0	3,183	27,784	28,617	29,476	3,583	3,690	3,801	3,915	4,032	4,153	4,278	7,511	7,736	7,969	8,208	8,454	5,108	5,261	5,419	5,582	0
17	Unit Bathrooms	0	23,550	5,754	17,785	18,319	18,869	6,476	6,671	6,871	7,077	7,289	7,508	3,560	3,667	3,777	3,890	4,007	4,127	4,251	4,379	4,510	4,645	0
18	Unit Electrical	0	0	1,669	1,719	1,771	1,824	1,878	1,935	1,993	2,053	2,114	2,178	2,243	2,310	2,380	2,451	2,525	2,600	2,678	2,759	2,841	2,927	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	27,950	169,979	109,751	58,437	56,547	18,508	74,434	19,635	20,224	20,831	21,456	173,796	44,227	23,428	22,883	29,242	30,339	21,405	22,047	22,709	53,962	0
21	Annual Provision (indexed at 3%)			12,469	12,843	13,228	13,625	14,034	14,455	14,889	15,335	15,795	16,269	16,757	17,260	17,778	18,311	18,860	19,426	20,009	20,609	21,228	21,864	
22	Outside Capital			860,000																				
23	Cumulative Reserve Balance	89,852	61,902	764,392	667,484	622,275	579,352	574,879	514,899	510,153	505,264	500,228	495,042	338,003	311,036	305,385	300,813	290,432	279,520	278,124	276,686	275,204	243,106	

Site Improvements

Number of Units:	27
Total Square Feet:	26,297
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Comprehensive Capital Needs Assessment Schedule

Building Exterior

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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	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	15,854		20	30	2023				0	0	0	0	0	0	0	0	0	21,307	0	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	69,658		20	30	2023				0	0	0	0	0	0	0	0	0	93,614	0	0	0	0	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	14,786		20		2013				14,786	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	Lintel	9,800		20	10	2013				9,800	0	0	0	0	0	0	0	0	13,170	0	0	0	0	0	0	0	0	0	0						
13	Security Window Grate	3,500		20	10	2013				3,500	0	0	0	0	0	0	0	0	4,704	0	0	0	0	0	0	0	0	0	0						
14	Exterior Doors - Common	2,484		20	22	2015				0	0	2,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Exterior Doors - Service	1,030		20	25	2018				0	0	0	0	0	1,194	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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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	28,086	0	2,635	0	0	1,194	0	0	0	0	132,795	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						89,852	61,902	764,392	667,484	622,275	579,352	574,879	514,899	510,153	505,264	500,228	495,042	338,003	311,036	305,385	300,813	290,432	279,520	278,124	276,686	275,204	243,106							

Roofing

Number of Units:	27
Total Square Feet:	26,297
Default Inflation Rate:	3.0%

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Lobby / Mail Area

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Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	The House of Bread
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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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	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	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						
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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						89,852	61,902	764,392	667,484	622,275	579,352	574,879	514,899	510,153	505,264	500,228	495,042	338,003	311,036	305,385	300,813	290,432	279,520	278,124	276,686	275,204	243,106							

Comprehensive Capital Needs Assessment Schedule

Common Hallways

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls 1	7,142		9	10	2014				0	7,357	0	0	0	0	0	0	0	0	0	9,887	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	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	0						
4	Ceiling 1	2,844		9	10	2014				0	2,929	0	0	0	0	0	0	0	0	0	3,937	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	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	0	0	0				
7	Floors 1	22,935		20	21	2014				0	23,623	0	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	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	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	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	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	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	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	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	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	0	0	0		
17																																				
18																																				
19																																				
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	0	33,909	0	0	0	0	0	0	0	0	13,823	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
28	Cumulative Reserve Balance							89,852		61,902	764,392	667,484	622,275	579,352	574,879	514,899	510,153	505,264	500,228	495,042	338,003	311,036	305,385	300,813	290,432	279,520	278,124	276,686	275,204	243,106						

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	The House of Bread
Project Name:	Ed O'Neill House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	27
Total Square Feet:	26,297
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	4,122		9	10	2014				0	4,246	0	0	0	0	0	0	0	0	0	5,706	0	0	0	0	0	0	0	0	0					
2	Ceilings	956		9	10	2014				0	985	0	0	0	0	0	0	0	0	0	1,324	0	0	0	0	0	0	0	0	0					
3	Floors	6,737		20	21	2014				0	6,939	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	0					
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	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	Stair Treads	6,594		20	21	2014				0	6,792	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	Accessibility Improvements	2,350		ADD	20	2013		4	2,350	0	0	0	0	0	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	2,350	0	18,962	0	0	0	0	0	0	0	0	0	7,030	0	0	0	0	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance							89,852	61,902	764,392	667,484	622,275	579,352	574,879	514,899	510,153	505,264	500,228	495,042	338,003	311,036	305,385	300,813	290,432	279,520	278,124	276,686	275,204	243,106						

Common Laundry

Number of Units:	27
Total Square Feet:	26,297
Default Inflation Rate:	3.0%

ONeil House - SS.xls 3/29/2013

Common Area Restrooms

Owner Sponsor Name:	The House of Bread
Project Name:	Ed O'Neill House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	27
Total Square Feet:	26,297
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	The House of Bread
Project Name:	Ed O'Neill House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	27
Total Square Feet:	26,297
Default Inflation Rate:	3.0%

Ed O'Neill House • Capital Needs Assessment • © On-Site Insights

Building Mechanical

Number of Units:	27
Total Square Feet:	26,297
Default Inflation Rate:	3.0%

ONeil House - SS.xls 3/29/2013

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	The House of Bread
Project Name:	Ed O'Neill House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	27
Total Square Feet:	26,297
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	Other					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																																			
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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						89,852	61,902	764,392	667,484	622,275	579,352	574,879	514,899	510,153	505,264	500,228	495,042	338,003	311,036	305,385	300,813	290,432	279,520	278,124	276,686	275,204	243,106							

Building Structural

Number of Units:	27
Total Square Feet:	26,297
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	The House of Bread
Project Name:	Ed O'Neill House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	27
Total Square Feet:	26,297
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	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors	5,260		1	1	2013				5,260	5,418	5,581	5,748	5,920	6,098	6,281	6,469	6,664	6,863	7,069	7,281	7,500	7,725	7,957	8,195	8,441	8,694	8,955	9,224						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					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	5,260	5,418	5,581	5,748	5,920	6,098	6,281	6,469	6,664	6,863	7,069	7,281	7,500	7,725	7,957	8,195	8,441	8,694	8,955	9,224	0						
28	Cumulative Reserve Balance						89,852	61,902	764,392	667,484	622,275	579,352	574,879	514,899	510,153	505,264	500,228	495,042	338,003	311,036	305,385	300,813	290,432	279,520	278,124	276,686	275,204	243,106							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	The House of Bread
Project Name:	Ed O'Neill House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	27
Total Square Feet:	26,297
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	Ceiling					2013				0	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	0						
4	Toilet					2013				0	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	0						
6	Floor	983		1	1	2013				983	1,012	1,043	1,074	1,106	1,140	1,174	1,209	1,245	1,283	1,321	1,361	1,402	1,444	1,487	1,531	1,577	1,625	1,673	1,724						
7	Accessories	1,226		1	1	2013				1,226	1,263	1,301	1,340	1,380	1,421	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,910	1,968	2,027	2,087	2,150						
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan	440		1	1	2013				440	453	467	481	495	510	525	541	557	574	591	609	627	646	666	686	706	727	749	772						
10	GFI Outlet					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	Tub / Surround	31,050		20	20+	2013				3,105	3,198	3,294	3,393	3,495	3,600	3,708	3,819	3,933	4,051	0	0	0	0	0	0	0	0	0	0						
18	Lavatory / Vanity	34,540		20	20+	2014				0	11,859	12,214	12,581	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Accessibility Improvements	23,550		ADD	20	2013		4	23,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	23,550	5,754	17,785	18,319	18,869	6,476	6,671	6,871	7,077	7,289	7,508	3,560	3,667	3,777	3,890	4,007	4,127	4,251	4,379	4,510	4,645	0						
28	Cumulative Reserve Balance						89,852	61,902	764,392	667,484	622,275	579,352	574,879	514,899	510,153	505,264	500,228	495,042	338,003	311,036	305,385	300,813	290,432	279,520	278,124	276,686	275,204	243,106							

Unit Kitchens

Owner Sponsor Name:	The House of Bread
Project Name:	Ed O'Neill House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	27
Total Square Feet:	26,297
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	The House of Bread
Project Name:	Ed O'Neill House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 27, 2013

Number of Units:	27
Total Square Feet:	26,297
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																																			
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						89,852	61,902	764,392	667,484	622,275	579,352	574,879	514,899	510,153	505,264	500,228	495,042	338,003	311,036	305,385	300,813	290,432	279,520	278,124	276,686	275,204	243,106							

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.