

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**  
38 Chauncy Street, Suite 600  
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111  
T: 617.338.9484 | F: 617.338.9422

[on-site-insight.com](http://on-site-insight.com)



## Rose Garden

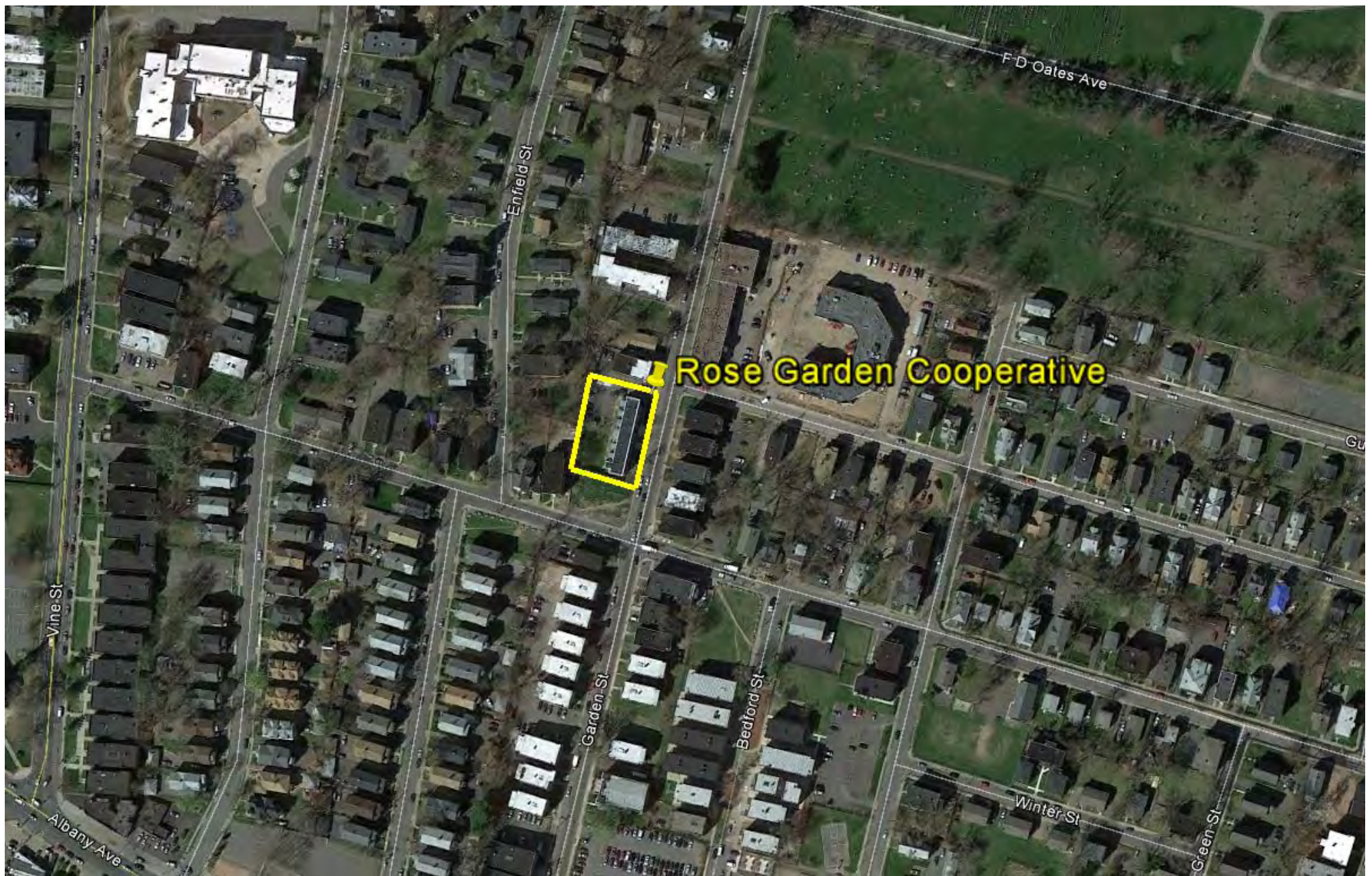
CHFA # 94022D

Rose Garden Cooperative  
Hartford, CT

June 19, 2013

*Final Report*





## **Rose Garden Cooperative**

417-427 Garden Street  
Hartford, CT 06120





## Rose Garden Cooperative

417-427 Garden Street  
Hartford, CT 06120

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

## Executive Summary

### Rose Garden

Hartford, CT

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**Rose Garden** is a cooperative, residential development for families that is comprised of a single residential building that contains 7 three-bedroom units and 1 four-bedroom unit. A small storage building is located adjacent to the parking lot, at the rear of the main building. Original construction of the development dates to 1992.

Overall, the property is in good to fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs over the term of the plan. 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 site parking / paving displays some deterioration and settlement. Repair and subsequent resurfacing costs are shown in Years 1 and 3 respectively. Concrete walks display sections of cracking and heaving. Costs to replace sections are shown in Years 2-3 and again in Years 19-20. Trees up against the rear of the building that are affecting the walkways, as well as the large tree at the front of the building, are due to be removed / pruned in the near future, and costs are shown accordingly. The mail kiosk is to be upgraded to a larger main panel system. The vehicular entrance gate is to be replaced with an auto-opening system. Chain link and iron picket fencing is to be repaired and refinished, as needed. Wood privacy screen fencing is to be replaced in Year 1. The wood retaining wall alongside the parking / roadway surface is to be replaced, and costs are shown in Year 3. Spalling of the concrete retaining wall is to be repaired by Year 2. Property representatives noted sewer / sanitary line back-up problems, especially during heavy rains. Line repairs and possible sizing improvements are anticipated in the near future. Pole mounted site lighting is to be upgraded in Year 3, concurrent with site paving work.

- The building is clad with vinyl siding and brick masonry. Vinyl repair and powerwashing allowances are shown periodically. Vinyl siding replacement is anticipated by Year 11. Brick masonry and expansion (caulk/sealant) joints are to be addressed by Year 2. Unit entrance and storm doors are due to be replaced in the near future. Original windows are shown for replacement in Year 11, concurrent with siding work. Soffits and fascia are believed to be painted wood. Deterioration was observed, and repairs and cladding with aluminum wrap material are shown in Year 2. Exterior lighting upgrades are shown twice in the plan. Flat (reportedly rubber membrane) and pitched (shingled) roofing materials are due to be replaced in the near future, as leak concerns persist at some units.
- Sump pumps in some unit basements are shown for replacement as needed. Re-wiring of these pumps to tap off of the house electrical meter is anticipated in Year 1. Security cameras and a recording device are to be upgraded to enhance site security.
- Property representatives noted structural concerns with respect to walls flanking the unit stairways. Buckling and shifting of the framing will require opening up the wall cavities and reinforcing / re-framing these walls which the stair structures are anchored to. Budgeted costs for this work are shown in Year 1.
- Units are painted upon turnover, and allowances are shown accordingly throughout the plan. Unit interior and passage doors vary in condition. Replacement costs, as needed, are shown in the plan. Carpet flooring in unit living areas and vinyl flooring in kitchens and baths is mostly original. Replacement costs are shown initially in the plan, with future costs shown as well. Bathroom tubs and surrounds have experienced some cracking of tub bases. One tub / surround has been replaced. Costs to upgrade these fixtures are shown starting in Year 2. Vanities, sinks, and faucet sets are shown being replaced in Years 1-4. Wall accessories and medicine cabinets are upgraded concurrent with the tub replacement work. Most toilets have been replaced with lower flow models, and costs to continue this replacement work are shown in Years 1-6. Kitchen cabinetry and counters display damage and deterioration. Replacement is shown in Years 1-4. Ranges and refrigerators vary in age and condition. Periodic replacement allowances are shown in the plan. Rangehoods are shown being replaced with the cabinetry sets in Years 1-4. Lighting upgrades in units are shown to continue in Year 1, with future update allowances in Year 19. Smoke / fire / CO detectors are shown being updated, as needed, in most years of the plan. Original heating boilers are shown for replacement starting in Year 3. Domestic hot water tanks vary in age, with most having recently been replaced. Update allowances are shown accordingly.

Additional Notes:

1. The Physical Assessment of the property was conducted on Thursday, June 6<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Mr. Edwin Escribano and the property's representatives for their assistance.
2. There were no drawings or blueprints available for review of the facility. Dimensional information utilized in this report was procured via field measurements on the day of the assessment and from using GoogleMaps images of the property from the on-line website.
3. 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.
4. 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.
5. 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.
6. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





1. Site parking - paving conditions



2. Concrete walkway heaving, trip hazard concerns



3. Cracking of walks and patio areas



4. Wood retaining wall deterioration





5. Spot concrete spalling of rear retaining wall



6. Vehicular security gate, to update



7. Wood privacy screen deterioration, to replace



8. View of the rear of the building, trees to remove





9. Brick expansion joint sealant to replace



10. Entrance canopy support post deterioration observed



11. Soffit deterioration observed, to repair and clad with aluminum



12. Unit vinyl flooring seam separation - trip hazards





13. Typical unit kitchen cabinetry



14. Countertop damage, typical



15. Leak damage from kitchen above, in basements of some units



16. Typical heating boiler and DHW tank, in unit basements



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$6,640
Annual Replacement Reserve Contribution:	\$3,600
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	16,657	15,726	50,802	0	0	2,145	0	0	2,687	1,328	2,486	0	3,024	0	0	20,606	3,404	0	25,993	6,050	0
2	Building Exterior	0	0	5,640	27,733	2,741	2,824	4,019	0	0	0	3,871	0	177,087	4,403	0	0	0	770	7,301	2,469	24,628	1,754	0
3	Roofing	0	0	0	47,660	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	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	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	2,185	2,251	0	0	0	0	0	0	0	0	0	3,025	3,116	0	0	0	0	0
12	Building Electrical	0	0	8,500	0	0	0	0	0	0	0	0	0	7,392	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	144,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	8,621	8,880	9,146	9,420	2,878	2,964	3,053	3,145	10,921	11,249	9,359	9,640	1,283	1,322	1,361	1,402	1,444	14,249	14,677	15,117	0
16	Unit Kitchens	0	0	10,694	11,463	12,056	12,893	754	504	0	1,359	849	874	2,176	2,844	1,974	3,017	1,671	4,382	3,438	5,189	5,745	2,923	0
17	Unit Bathrooms	0	0	3,010	6,478	6,673	6,873	4,153	4,277	3,916	4,033	4,154	4,279	4,408	0	0	0	0	1,496	1,541	3,281	6,171	4,673	0
18	Unit Electrical	0	0	2,800	1,957	2,016	2,076	0	0	0	0	2,407	2,479	2,553	2,630	0	0	0	0	3,049	3,140	5,788	3,332	0
19	Unit Mechanical	0	0	660	680	10,039	9,012	9,283	9,561	4,173	4,298	4,427	861	887	914	941	2,754	998	1,028	1,059	1,091	5,950	6,129	0
20	Annual Planned Expenditures	0	0	56,581	264,777	93,473	45,284	23,337	19,451	11,142	12,835	29,316	21,070	206,348	20,431	7,222	7,092	7,056	32,799	21,236	29,420	88,952	39,977	0
21	Annual Provision (indexed at 3%)			3,600	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560	4,697	4,838	4,983	5,133	5,287	5,445	5,609	5,777	5,950	6,129	6,313	
22	Outside Capital			942,400																				
23	Cumulative Reserve Balance	6,640	6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974	

## Site Improvements

Number of Units:	8
Total Square Feet:	15,150
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	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				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							
5	Fencing					2013				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							
7	Dumpster Enclosures					2013				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							
9	Site Lighting					2013				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							
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	Mail Kiosks (Pedestal Box) - to upgrade to 9 boxes	1,310		21	20	2013				1,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Landscaping / Tree Pruning and Removal	6,000		21	15	2013				6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,348	0	0	0	0						
16	Site Lighting (Pole Mt. HID's) - upgrade	7,710		21	23	2015				0	0	8,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Roadways / Parking (Asphalt) - cracking, stlmnt. - resurface	12,726		21	20+	2015				0	0	13,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Roadways / Parking (Asphalt) - interim repair, crackfill, seal	2,121		21	4	2013				2,121	0	0	0	0	0	0	2,687	0	0	0	3,024	0	0	0	0	3,404	0	0	0						
19	Concrete Walks (slab stlmnt., cracking) - replace 40%	6,900		21	20+	2014				0	3,554	3,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,873	6,050						
20	Fencing (Chain Link) - spot damage - replace 15%	1,018		21	20+	2014				0	1,049	0	0	0	0	0	0	0	1,328	0	0	0	0	0	0	0	0	1,733	0						
21	Fencing (Privacy Screens) - deterioration - replace	376		21	15	2013				376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	586	0	0	0	0						
22	Fencing (Iron Picket and Gate) - repair/paint	1,850		21	5	2013				1,850	0	0	0	0	2,145	0	0	0	0	2,486	0	0	0	0	2,882	0	0	0	0						
23	Vehicular Gate (replace with auto-opening system)	5,000		21	15	2013				5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,790	0	0	0	0						
24	Retaining Wall (Wood) - to replace w/ Concrete Block	9,000		21	20+	2015				0	0	9,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Retaining Wall (Concrete) - spot spalling - repair & parge	10,800		>21	15+	2014				0	11,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,386	0						
26	Site Sewer / Sanitary Lines (Back-ups) - \$\$ pending Eng.	15,000		21	50+	2015				0	0	15,914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
27	Annual Planned Expenditures							0		0	16,657	15,726	50,802	0	0	2,145	0	0	2,687	1,328	2,486	0	3,024	0	0	20,606	3,404	0	25,993	6,050	0				
28	Cumulative Reserve Balance							6,640		6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974					



Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	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					2013					0	0	0	0	0	0	0	0	0	0	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					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	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	Service Door - Maint. Bldg. - paint - Optg. - future Replace	515		21	25	2017					0	0	0	0	580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Exterior Unit Doors (Metal Paneled and Flush) - replace	4,360		21	20+	2013					1,090	1,123	1,156	1,191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Entrance Canopies (spot support post deterioration)	4,000		21	15+	2013					1,000	1,030	1,061	1,093	0	0	0	0	0	0	0	0	0	0	0	0	1,605	1,653	1,702	1,754					
19	Caulking / Sealant Joints (dried and cracking exp. jnts.)	2,192		21	15+	2014					0	2,258	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,732	0					
20	Storm / Screen Doors (varying conditions, some damage)	1,976		varies	15	2013					494	509	524	540	0	0	0	0	0	0	0	0	0	0	0	770	793	817	841	0					
21	Exterior Walls (Vinyl Siding) - repair and powerwash	3,056		21	4	2013					3,056	0	0	0	3,439	0	0	0	3,871	0	0	0	0	0	0	0	4,904	0	0	0					
22	Exterior Walls (Vinyl Siding) - future replacement	66,209		21	30+	2023					0	0	0	0	0	0	0	0	0	0	88,979	0	0	0	0	0	0	0	0	0					
23	Exterior Walls (Brick) - spot pointing and sealant work	10,780		21	15+	2014					0	11,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,352	0					
24	Windows (D/H and Csmnt. - vinyl clad) - future replace	65,560		21	30+	2023					0	0	0	0	0	0	0	0	0	0	88,107	0	0	0	0	0	0	0	0	0					
25	Exterior Lighting (at unit doors, HID fixtures)	3,181		21	10+	2014					0	3,276	0	0	0	0	0	0	0	0	4,403	0	0	0	0	0	0	0	0	0					
26	Soffits / Fascia (Wood Deterioration) - repair and clad	8,188		21	20+	2014					0	8,434	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
27	Annual Planned Expenditures							0		0	5,640	27,733	2,741	2,824	4,019	0	0	0	3,871	0	177,087	4,403	0	0	0	770	7,301	2,469	24,628	1,754	0				
28	Cumulative Reserve Balance							6,640		6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974					

## Roofing

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Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Rose Garden Cooperative
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Project City / Town:	Hartford, CT

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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						6,640	6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974							

## Community Room

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

[illegible]

## Common Hallways

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

[illegible]



## Common Stairways

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

Page 15

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
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	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						
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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						6,640	6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974							

## Common Area Restrooms

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
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	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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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						6,640	6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974							

## Building Mechanical

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

13448 - Rose Garden Cooperative - FINAL SS 6/19/2013

## Building Electrical

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
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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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						6,640	6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974							

## Building Structural

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

13448 - Rose Garden Cooperative - FINAL SS 6/19/2013

## Unit Living

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
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	Walls / Ceilings (Painted Surfaces) - see "Unit Living"			varies	<10	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Tubs / Surrounds (1 Replaced) - base cracking, leaks	26,100		21	20+	2014					0	2,688	2,769	2,852	2,938	3,026	3,116	3,210	3,306	3,405	3,508	0	0	0	0	0	0	0	0						
19	Vanities / Sinks / Faucets - some damage, hard use	6,560		21	15+	2013					1,640	1,689	1,740	1,792	0	0	0	0	0	0	0	0	0	0	0	0	0	2,792	2,876						
20	Toilets (newer models)	4,100		<4	20+	2030					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,694	1,745	1,797						
21	Toilets (original models) - to upgrade to low-flow models	2,460		21	20+	2013					410	422	435	448	461	475	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Wall Accessories / Medicine Cabinets	6,696		varies	20+	2014					0	690	710	732	754	776	800	824	848	874	900	0	0	0	0	0	0	0	0						
23	Floors (Vinyl Sheet) - mostly original, variable conditions	3,840		varies	15	2013					960	989	1,018	1,049	0	0	0	0	0	0	0	0	0	0	1,496	1,541	1,587	1,634	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	3,010	6,478	6,673	6,873	4,153	4,277	3,916	4,033	4,154	4,279	4,408	0	0	0	0	1,496	1,541	3,281	6,171	4,673	0				
28	Cumulative Reserve Balance							6,640		6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
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	Walls / Ceilings (Painted Surfaces) - see "Unit Living"			varies	<10	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Floors (Vinyl Sheet) - mostly original, variable conditions	8,570		varies	15	2013			2,143	2,207	2,273	2,341	0	0	0	0	0	0	0	0	0	0	0	0	3,338	3,438	3,541	3,647	0						
19	Cabinetry / Counters / Sinks / Faucets - deterioration	31,958		21	20+	2013			7,989	8,229	8,476	8,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Cabinetry / Counters - most display damage, scoring	3,798		varies	10	2023			0	0	0	0	0	0	0	0	0	0	1,276	1,314	1,354	1,394	0	0	0	0	0	0	0						
21	Refrigerators (older models)	2,010		>5	10+	2015			0	0	711	732	754	0	0	0	0	0	0	0	0	0	984	1,013	1,044	0	0	0	0						
22	Refrigerators (newer models)	3,350		<4	10+	2020			0	0	0	0	0	0	0	824	849	874	900	927	0	0	0	0	0	0	1,141	1,175							
23	Ranges (older / original models)	1,740		>5	15+	2014			0	448	0	475	0	504	0	535	0	0	0	0	0	0	0	0	0	719	0	763							
24	Ranges (newer models)	1,740		<4	15+	2024			0	0	0	0	0	0	0	0	0	0	0	602	620	639	658	0	0	0	0	0							
25	Rangehoods (varying ages and conditions) - Replace	2,248		varies	15+	2013			562	579	596	614	0	0	0	0	0	0	0	0	0	0	0	0	0	929	957	985							
26																																			
27	Annual Planned Expenditures							0		0	10,694	11,463	12,056	12,893	754	504	0	1,359	849	874	2,176	2,844	1,974	3,017	1,671	4,382	3,438	5,189	5,745	2,923	0				
28	Cumulative Reserve Balance							6,640		6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Rose Garden Cooperative
Project Name:	Rose Garden
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	8
Total Square Feet:	15,150
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	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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						
5	Electrical Circuit Breaker Panels - monitor			21	50	2042				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Electrical Wiring - no observed / reported problems - monitor			21	50	2042				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Lighting Upgrades (3 Units to Complete)	900		21	20	2013				900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Lighting Upgrades (5 Units Completed) - future upgrades	1,500		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,554	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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			
17	Smoke / Fire / CO Detectors - local ring devices - updates	7,600		varies	<10	2013				1,900	1,957	2,016	2,076	0	0	0	0	2,407	2,479	2,553	2,630	0	0	0	0	3,049	3,140	3,235	3,332						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,800	1,957	2,016	2,076	0	0	0	0	2,407	2,479	2,553	2,630	0	0	0	0	3,049	3,140	5,788	3,332	0				
28	Cumulative Reserve Balance							6,640		6,640	896,059	634,991	545,337	503,987	484,702	469,424	462,580	454,172	429,416	413,043	211,533	196,086	193,996	192,191	190,580	163,389	147,931	124,461	41,638	7,974					



## Unit Mechanical

Number of Units:	8
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

13448 - Rose Garden Cooperative - FINAL SS 6/19/2013

## **Appendix A: Statement of Delivery**

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.