

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Sheldon Common II Cooperative

CHFA #95051D

Sheldon Common II Cooperative
Hartford, CT

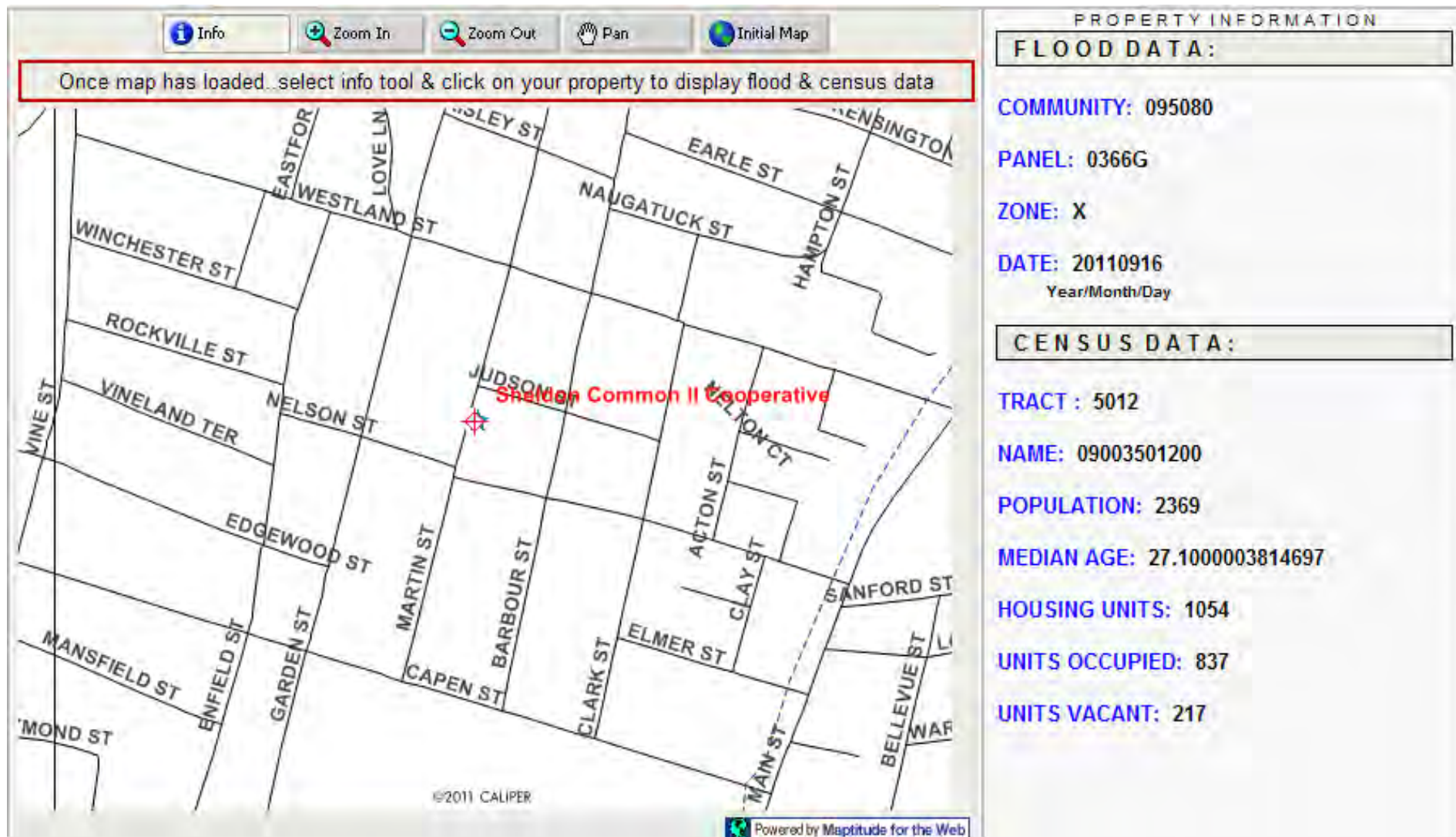
July 26, 2013

Final Report



Sheldon Common II Cooperative

120-122 Martin Street
Hartford, CT 06120



Sheldon Common II Cooperative

120-122 Martin Street
Hartford, CT 06120

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

Executive Summary

Sheldon Common II Cooperative

Hartford, CT

Sheldon Common II Cooperative is a residential cooperative development with one three-story building containing two units. The building is sited facing Martin Street to the west. Sheldon Common I Cooperative is on the adjacent site to the north. There is a driveway on the south side of the building that leads to a four car parking lot at the rear of the site. The building has brick facing at the first floor of the front elevation and vinyl siding at the second floor and gable ends at the third floor. The roofing is asphalt shingles on a steeply pitched gable roof. The development includes one two-bedroom flat at the first floor and one two-story four-bedroom unit at the second and third floors. The building has a full basement with a separate gas-fired hot water boiler and domestic hot water heater for each unit. The property does not have any public facilities or accessible units.

Sheldon Common Cooperative II has a turn of the century stone foundation and was completely renovated in 1992, the same time that the adjacent Sheldon Common I Cooperative was newly constructed. The work since then has generally been on an as-needed basis. The kitchens, bathrooms, and unit finishes are reportedly refurbished on unit turnover and domestic hot water heaters are replaced as they fail.

Overall the development is in fair condition. The attached capital needs worksheets show 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, both of which were understood by On-Site Insight to be nominal or underfunded at the time this report was prepared.

Key findings identified by this assessment of Sheldon Common II Cooperative include the following:

- Asphalt paving at the street, drives, and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at the street, drives, and parking is shown to be overlaid in Year 1, and again late in the plan.
- Replacement of front, side, and rear concrete walks is shown mid-plan.
- All trip hazards are shown to be eliminated in Year 1.
- Replacement of the rusted ornamental fence is shown early in the plan.
- Replacement of the basement window wells is shown in Year 1 and late in the plan.
- Replacement of asphalt shingle roofing is shown early in the plan based on EUL and condition.
- Replacement of windows, vinyl siding, and soffits is shown mid-plan. Cleaning and repairs to brick is shown periodically over the plan.
- Replacement of unit entry doors and storm doors is shown mid-plan.
- New roofing is shown early in the plan based on EUL and condition.
- Common Stairway vinyl flooring, treads, and finishes are shown early and late in the plan; handrail replacement is also shown late.
- New building fire alarm systems are shown in Year 1, and upgrades are shown late in the plan.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Vinyl flooring is shown to be replaced early and late in the plan.
- Unit hung and bi-fold doors are shown to be replaced late in the plan.
- Unit living, bathroom, and kitchen accessibility improvements are shown in Year 1.
- Kitchen vinyl flooring, paint, appliances, cabinets, counters, and sinks are shown to be replaced early in the plan based on EUL.
- Bathroom vinyl flooring, paint, fixtures, accessories, lights, and exhaust fans are shown to be replaced early in the plan based on EUL.
- The replacement of smoke and heat detectors is shown Year 1 and mid-plan.
- Replacement of thermostats, hot water baseboards, and domestic hot water heaters are shown early and late in the plan.
- Replacement of hot water boilers is shown mid-plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, July 2nd, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. 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*.



Typical cracking of asphalt paving in development driveway. Trip hazards at asphalt and concrete pavement to be eliminated site-wide in Year 1.



Typical window well is shown to be replaced in Year 1.



Rusted metal fence is shown to be replaced early in the plan.



Cleaning and repairs to brick are shown periodically over the plan. Note exposed original stone and brick foundation at southwest corner of building.



Windows, vinyl siding and roofing are all in good condition and shown to be replaced mid-plan based on EUL and condition.



Common rear stair hall with door to basement on right, first riser at stair to second floor apartment, door to first floor unit and inside door at rear vestibule.



Typical worn or damaged rubber stair tread/riser and vinyl flooring is shown to be replaced early and late in the plan base on EUL and condition.



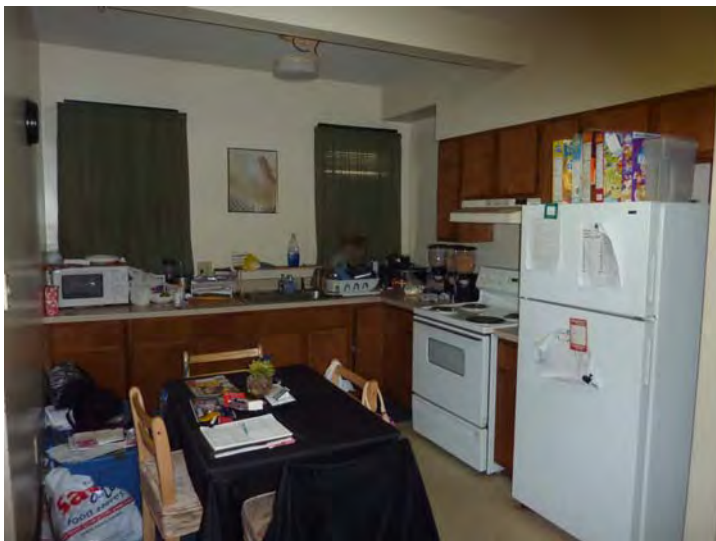
Living room in 2-bedroom first floor apartment.



Bedroom in 2-bedroom first floor apartment.



Master bedroom in 2-bedroom first floor apartment.



Kitchen and dining in 2-bedroom first floor apartment.



Bathroom in 2-bedroom first floor apartment.



Living room on second floor in 4-bedroom second and third floor apartment.



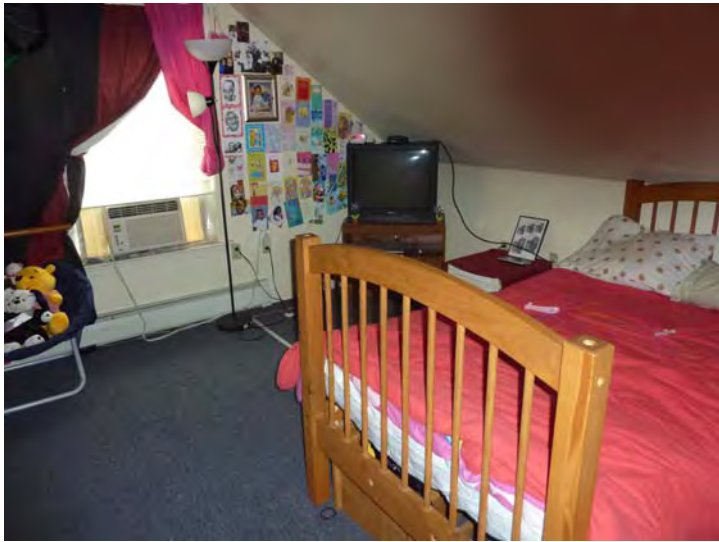
Bedroom on second floor in 4-bedroom second and third floor apartment.



Master bedroom on second floor in 4-bedroom second and third floor apartment.



Third floor bedroom in 4-bedroom apartment.



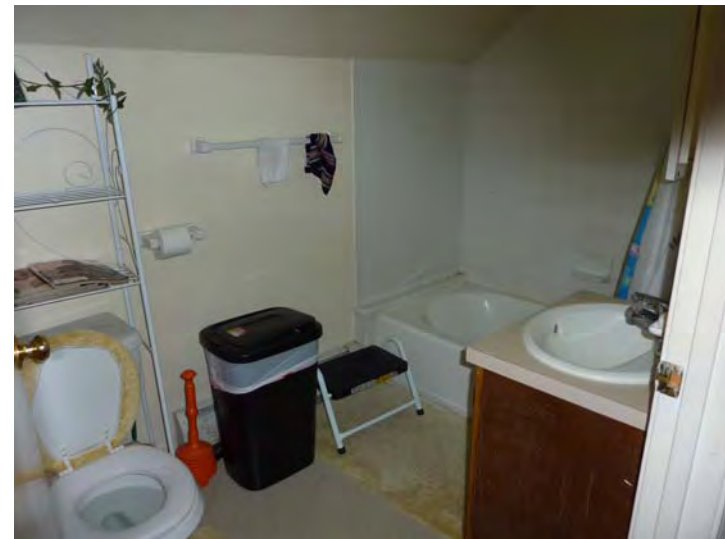
Third floor bedroom in 4-bedroom apartment.



Kitchen and dining on second floor in 4-bedroom apartment.



Second floor bathroom in 4-bedroom apartment.



Third floor bathroom in 4-bedroom apartment.



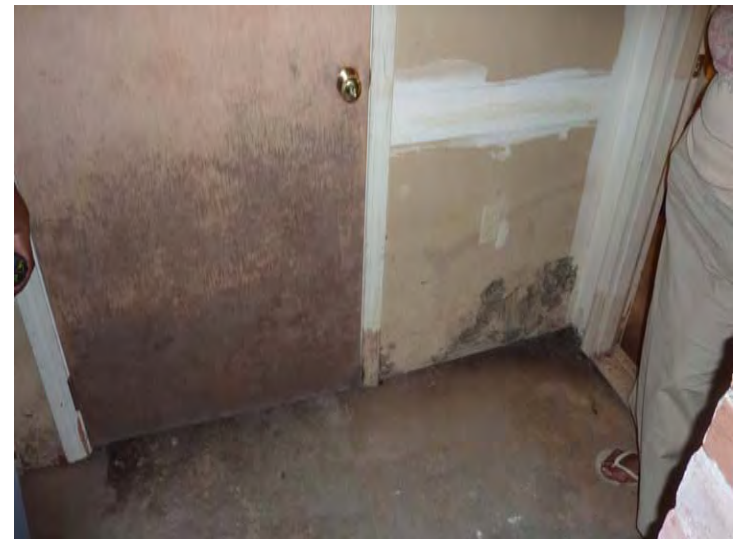
Washer/dryer in third floor closet in 4-bedroom apartment.



Gas-fired boiler is shown to be replaced mid-plan and the domestic hot water heater early and late. Note signs of historic water infiltration on wall behind.



Basement windows are shown to be replaced in Year 1.



Historic and ongoing organic growth on gypsum wallboard in basement.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Sheldon Common II Co-op
Project Name:	Sheldon Common II Co-op
Project City / Town:	Enfield

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

Number of Units:	2
Total Square Feet:	2,598
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	\$0

	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	6,175	0	0	0	5,402	613	0	0	0	3,432	711	0	0	0	0	7,056	0	0	0	5,568	0
2	Building Exterior	0	0	4,000	0	0	0	0	927	0	0	0	42,412	1,075	0	0	0	0	1,246	0	0	0	5,611	0
3	Roofing	0	0	0	0	0	0	9,267	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	1,680	3,076	0	0	0	0	0	0	0	0	0	1,141	0	0	0	1,549	3,470	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	15,000	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,303	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	2,000	0	0	0	0	8,329	0	0	0	0	0	0	0	0	0	9,073	0	0	0	0	12,976	0
16	Unit Kitchens	0	4,000	1,500	2,989	0	463	8,104	0	0	0	0	0	0	0	0	623	0	2,337	2,150	0	0	0	0
17	Unit Bathrooms	0	15,000	0	0	0	1,160	14,192	0	0	0	0	0	0	0	0	677	0	0	0	0	1,021	0	0
18	Unit Electrical	0	0	1,900	0	0	0	0	0	0	0	0	0	2,553	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	3,950	0	0	0	0	2,817	0	0	0	7,080	0	0	0	0	0	982	0	4,016	0	5,822	0
20	Annual Planned Expenditures	0	37,680	35,601	2,989	0	1,623	45,294	4,358	0	0	0	52,923	5,481	0	0	1,300	10,621	15,091	2,150	4,016	1,021	56,279	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			300,000																				
23	Cumulative Reserve Balance	0	(37,680)	226,719	223,730	223,730	222,107	176,813	172,455	172,455	172,455	172,455	119,532	114,051	114,051	114,051	112,751	102,130	87,039	84,889	80,872	79,851	23,572	

Site Improvements

Number of Units:	2
Total Square Feet:	2,598
Default Inflation Rate:	3.0%

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Roofing

Owner Sponsor Name:	Sheldon Common II Co-op
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[illegible]

Building Exterior

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Lobby / Mail Area

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[illegible]

Community Room

Owner Sponsor Name:	Sheldon Common II Co-op
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Common Hallways

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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	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	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18																																			
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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						0	(37,680)	226,719	223,730	223,730	222,107	176,813	172,455	172,455	172,455	119,532	114,051	114,051	114,051	112,751	102,130	87,039	84,889	80,872	79,851	23,572								

Common Stairways

Number of Units:	2
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Common Laundry

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[illegible]

Common Area Restrooms

Number of Units:	2
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SheldonCommonII PRELIM SS 7/18/2013

Building Boilers

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[illegible]

Building Mechanical

Number of Units:	2
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SheldonCommonII PRELIM SS 7/18/2013

Building Electrical

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[illegible]

Building Elevator

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[illegible]

Building Structural

Number of Units:	2
Total Square Feet:	2,598
Default Inflation Rate:	3.0%

SheldonCommonII PRELIM SS 7/18/2013

Unit Living

Number of Units:	2
Total Square Feet:	2,598
Default Inflation Rate:	3.0%

SheldonCommonII PRELIM SS 7/18/2013

Unit Bathrooms

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SheldonCommonII PRELIM SS 7/18/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Sheldon Common II Co-op
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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	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	New Vinyl Floors	1,500		varies	15	2013				1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,337	0	0	0	0						
18	Refrigerators	1,340		varies	15	2014				0	1,380	0	0	0	0	0	0	0	0	0	0	0	0	0	2,150	0	0	0	0						
19	Cabinets/Countertop/Sink	7,200		21	25	2017				0	0	0	0	8,104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Range	1,000		varies	20	2014				0	1,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Rangehood	562		varies	20	2014				0	579	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Accessibility Improvements	4,000		1	1	2013		4	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Paint Walls	238		varies	10	2016				0	0	0	260	0	0	0	0	0	0	0	0	0	350	0	0	0	0	0	0						
24	Paint Ceilings	186		varies	10	2016				0	0	0	203	0	0	0	0	0	0	0	0	0	273	0	0	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures							0	4,000	1,500	2,989	0	463	8,104	0	0	0	0	0	0	0	0	623	0	2,337	2,150	0	0	0	0					
28	Cumulative Reserve Balance							0	(37,680)	226,719	223,730	223,730	222,107	176,813	172,455	172,455	172,455	172,455	119,532	114,051	114,051	114,051	112,751	102,130	87,039	84,889	80,872	79,851	23,572						

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Sheldon Common II Co-op
Project Name:	Sheldon Common II Co-op
Project City / Town:	Enfield

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

Number of Units:	2
Total Square Feet:	2,598
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						
2	Electrical Panel					2013					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						
4	Intercom					2013					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						
6	Other					2013					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						
8	Other					2013					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						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Smoke Detectors and Heat Detectors	1,900		varies	10	2013					1,900	0	0	0	0	0	0	0	0	0	2,553	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,900	0	0	0	0	0	0	0	0	0	2,553	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(37,680)	226,719	223,730	223,730	222,107	176,813	172,455	172,455	172,455	119,532	114,051	114,051	114,051	112,751	102,130	87,039	84,889	80,872	79,851	23,572						

Unit Mechanical

Owner Sponsor Name:	Sheldon Common II Co-op
Project Name:	Sheldon Common II Co-op
Project City / Town:	Enfield

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

Number of Units:	2
Total Square Feet:	2,598
Default Inflation Rate:	3.0%

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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.