

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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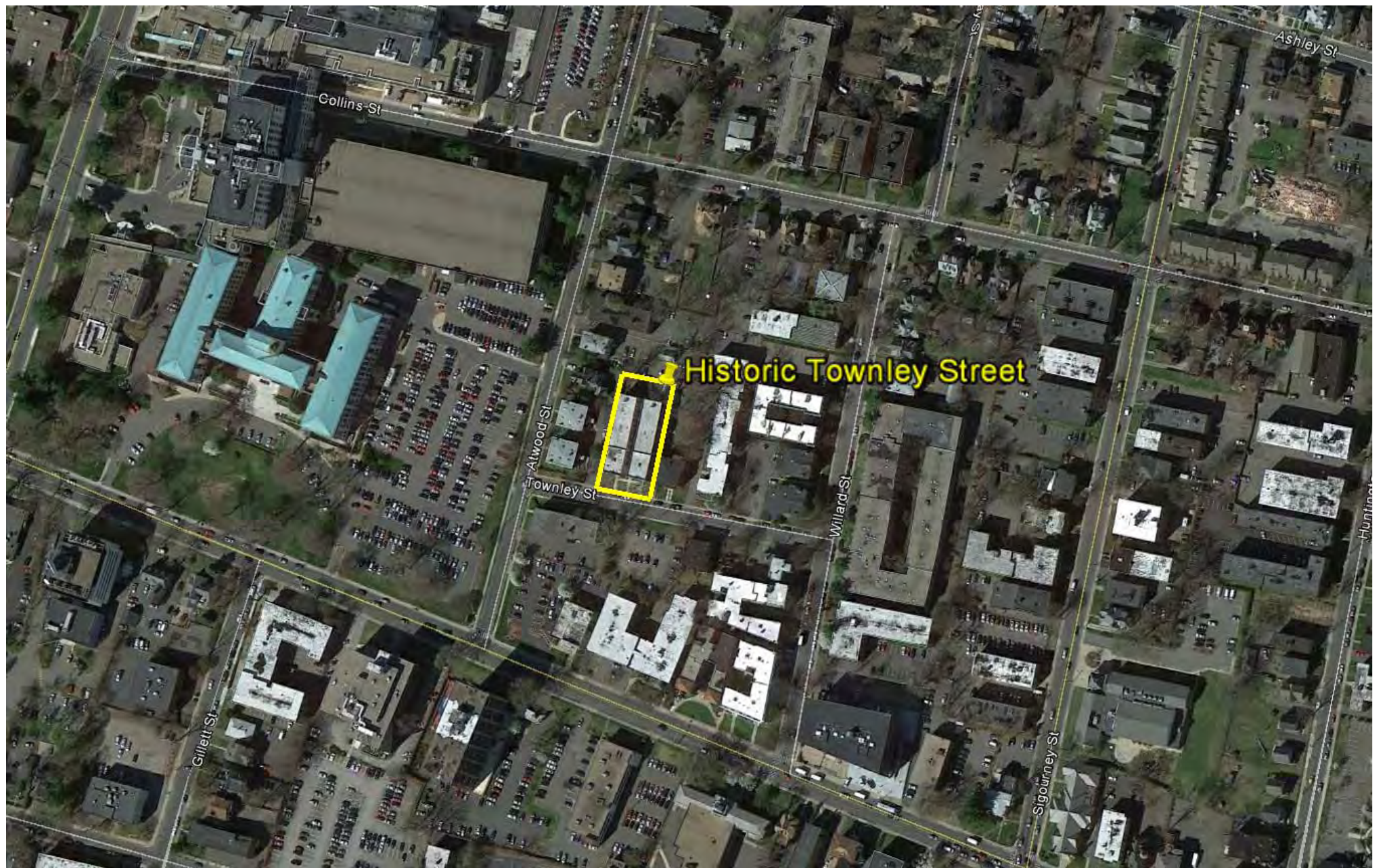
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Townley Street
CHFA # 96027D
Historic Townley Street
Hartford, CT

July 24, 2013

Final Report



Historic Townley Street

28-30 Townley Street
Hartford, CT 06120



Historic Townley Street

28-30 Townley Street
Hartford, CT 06120

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

Executive Summary

Townley Street

Hartford, CT

Townley Street (aka Historic Townley Street) is a residential development for families that is comprised of two buildings that contain a total of 28 units – 4 one-bedroom, 12 two-bedroom, and 12 three-bedroom unit layouts. The property is located in a mostly residential neighborhood, on Townley Street in Hartford. Original construction of the buildings dates to the early 1900s. The property was rehabilitated in 1995 with financing provided through the State of Connecticut, Department of Housing, City of Hartford / HOME funds.

Overall, the property is in good 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:

- Concrete walks display minimal sections of cracking and settlement. Costs to replace sections are shown in Years 2, 11, and 20. Some tree pruning and possible removal are to be done at the sides and rears of the buildings. Chain link and iron picket fencing is to be repaired and refinished, as needed. The dumpster location has newer wood enclosure fencing. Replacement costs are shown in Year 8 and again in Year 19. Wood stockade fencing along the property boundaries is in deteriorating and leaning condition. Replacement costs are shown in Years 1-2 and again in Years 17-18. Handicap accessibility improvements would include extensions to the ramp railings between the buildings.

- Spalling and cracking was observed at the foundation walls within the basements of the buildings. Engineering analysis of the cracking (both interior and exterior) and repair allowances are shown in Years 1-4. The buildings are clad primarily with brick masonry, with some architectural masonry elements. Metal panels clad the front window bays. Spot masonry cracking, spalling, and mortar deterioration. Repair allowances are shown starting in Years 2-3 and 15-16 of the plan. The metal infill panels vary in condition. Repair and refinishing allowances are shown twice in the plan. Wood trim and lintel elements are shown being refinished periodically. Exterior common entrance doors receive some hard use. Replacement costs are shown in Year 3 of the plan. Service doors at the rears of the buildings are to be updated in Years 2-3. The canopy structure between the buildings exhibits some damage and bird related wear. Replacement is shown in Years 1 and 17. The glass and metal canopies over the front entrance doors are shown for future repairs in Year 10. Windows date to the mid-1990s rehab. Some screen damage was observed. Interim repairs are handled from operations, and future replacement is shown in Year 12. Exterior lighting upgrades are shown twice in the plan. The roofing surfaces date to the mid-1990s rehab. Roofing replacement is anticipated in Years 3-4 of the plan. Parapet wall repairs, access door replacements, and repairs to the skylights should be addressed concurrent with the roofing work.
- Interior common areas consist of entrance lobbies, hallways, stairways, and laundry rooms. Painting allowances are shown in the plan. Carpet flooring in most common areas displays spot staining. Replacement costs are shown in Years 4, 12, and 20. Vinyl flooring in side entrance lobbies and the laundry rooms is shown being replaced as needed. Common area lighting fixtures are to be upgraded in Year 4. Mailboxes within the entrance lobbies are shown being replaced by Year 8.
- Heating and domestic hot water equipment are located at the basement level of the buildings. Each unit has its own boiler and DHW tank. Boilers are original to the mid-1990s rehab, and DHW tanks vary in age. Replacement / upgrade costs are shown in the early years of the plan. Exhaust fans at the roofs of the buildings are shown for replacement in Years 6-7 and again in Year 20. The fire / smoke detection systems have reportedly recently been updated. Common area devices are monitored, tested, maintained, and replaced as operating expenses. Future updates to these systems are shown in Year 16. Intercom / buzzer systems at the entrances to the buildings are to be updated in Year 1, as they are reportedly experiencing operating problems.

- Units are painted upon turnover. Unit entrance and interior doors vary in condition. Replacement costs, as needed, are shown in later years. Carpet flooring in unit living areas and vinyl flooring in kitchens and baths varies in age and condition, and replacement costs are shown as needed. Ceramic tile flooring in baths is shown for future replacement / upgrades. Bathroom tubs and surrounds are shown being upgraded later in the plan. Vanities, sinks, and faucet sets are shown being replaced in Years 2-6. Wall accessories and medicine cabinets are upgraded over time. Toilets are shown for replacement with low-flow models. Half of the kitchens (cabinetry and appliances) have been updated in recent years. Future upgrades and replacements are shown in the plan. Lighting upgrades in units are shown in Years 7-9. Smoke / fire detectors are shown being updated, as needed, in most years of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Thursday, June 27th, 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. Paul Bearce from Vesta Management Corporation for his assistance.
2. There were no drawings or blueprints available for review of this property. 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. Also, a previously prepared CNA report of the property, prepared by On-Site-Insight, Inc., dating to April, 2008 was utilized in procuring building and site data.
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. Concrete walks at front of building



2. Some damage of iron fencing



3. Wood stockade fencing damage and leaning conditions



4. Front elevations of the buildings



5. Typical rear elevations of buildings



6. Metal infill panels at window bays



7. Mortar deterioration at sections of upper front walls



8. Spalling masonry and mortar deterioration



9. Architectural elements exhibiting deterioration, note protruding rebar



10. Recent masonry repairs at upper front elevations



11. Repairs recently performed at upper side elevations



12. Glass and metal canopies over front entrances



13. Side entrance doors to the buildings



14. Spot door deterioration



15. Typical front entrance lobby finishes



16. Side entrance vestibule finishes



17. Typical common hallway finishes



18. Typical laundry room finishes and equipment



19. Typical heating boilers



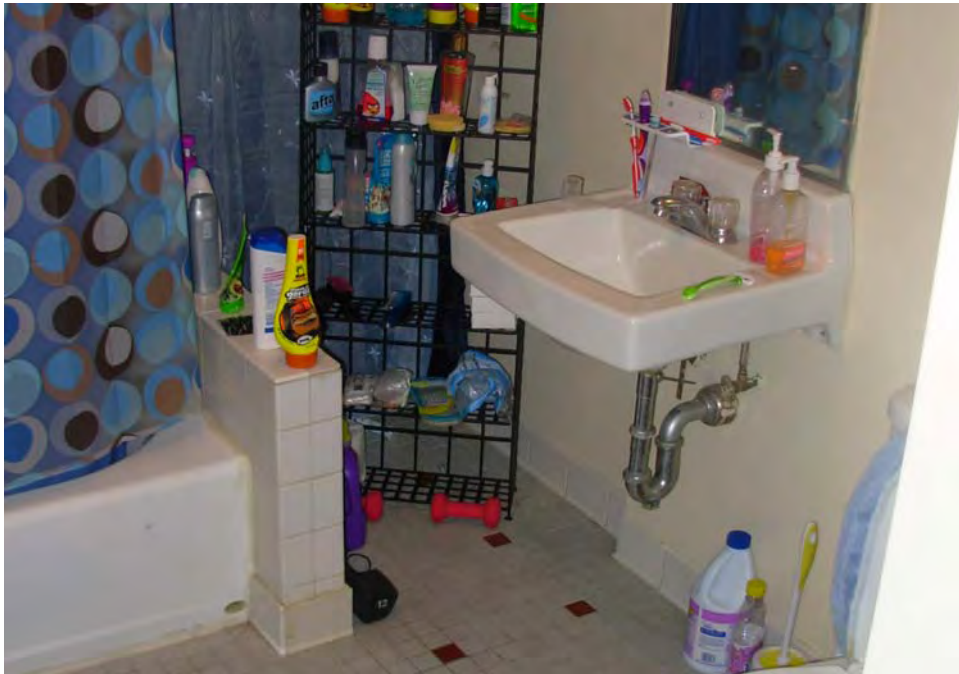
20. Typical unit DHW tanks



21. Older common laundry DHW tank, to be replaced



22. Typical fire detection monitoring panel



23. Typical unit bath finishes and fixtures



24. Typical unit kitchen cabinetry and appliances

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$1,654
Annual Replacement Reserve Contribution:	\$0
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	600	14,993	5,961	0	0	0	0	1,672	1,291	0	0	2,016	1,938	0	0	0	17,924	6,880	4,773	1,788	2,630	0
2	Building Exterior	0	725	6,701	21,015	27,523	6,215	6,402	1,667	4,119	0	0	23,388	0	295,589	0	6,242	28,853	23,097	15,125	2,376	2,448	2,521	0
3	Roofing	0	0	0	0	57,922	59,659	0	0	0	0	0	0	0	0	0	0	0	0	0	2,479	2,554	0	0
4	Lobby - Mail Area	0	0	0	3,471	0	0	0	0	0	8,644	0	0	0	0	0	4,949	0	0	0	0	0	7,562	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	31,124	0	0	0	0	0	0	0	22,056	0	0	0	0	0	0	0	49,946	0
7	Common Stairways	0	0	0	0	0	13,041	0	0	0	0	0	0	0	16,520	0	0	0	0	0	0	0	20,927	0
8	Common Laundry	0	1,350	1,350	0	2,640	2,719	0	0	0	0	0	0	0	1,186	1,222	2,396	2,467	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	9,234	7,008	7,218	74,384	76,615	0	0	2,989	0	0	0	12,782	9,701	9,992	10,292	10,600	0	0	18,020	14,300	0
11	Building Mechanical	0	0	0	0	0	0	0	3,188	3,284	0	0	0	0	0	0	0	0	0	0	3,306	3,405	1,315	0
12	Building Electrical	0	0	4,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,804	6,740	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	6,900	7,107	7,320	7,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	7,382	7,604	7,832	8,067	8,309	8,558	8,815	14,619	15,057	15,509	15,974	16,453	16,947	17,455	16,708	17,210	17,726	18,258	18,805	19,370	0
16	Unit Kitchens	0	1,200	12,057	26,738	27,541	28,367	27,504	26,154	5,600	5,768	0	0	0	6,812	7,016	13,708	14,119	14,543	26,487	29,798	42,824	31,030	0
17	Unit Bathrooms	0	300	300	11,330	11,670	12,020	12,842	13,227	13,135	13,529	8,319	8,569	8,826	9,091	9,363	9,644	9,934	0	0	3,679	3,789	3,903	0
18	Unit Electrical	0	900	9,400	3,131	3,225	3,322	3,422	0	7,077	7,289	11,359	3,967	4,086	4,208	4,334	0	0	0	7,799	8,033	8,274	5,331	0
19	Unit Mechanical	0	0	2,310	2,379	2,451	2,524	2,600	2,678	2,758	2,841	2,926	3,014	3,104	3,198	3,294	3,392	3,494	3,599	3,707	3,818	3,933	4,051	0
20	Annual Planned Expenditures	0	5,076	74,826	95,745	155,341	248,982	137,693	55,472	46,459	56,969	37,661	54,446	34,006	389,833	51,877	67,777	85,867	132,777	84,464	76,520	105,839	162,885	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			2,186,800																				
23	Cumulative Reserve Balance	1,654	(3,422)	2,108,552	2,012,808	1,857,467	1,608,485	1,470,792	1,415,319	1,368,860	1,311,891	1,274,230	1,219,784	1,185,778	795,945	744,068	676,291	590,423	457,646	373,182	296,662	190,823	27,938	

Site Improvements

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
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	Exterior Doors					2013					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						
3	Exterior Walls - Masonry					2013					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						
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						
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						
7	Windows					2013					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						
9	Caulking					2013					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						
11	Railings					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	Accessibility Improvements - Side Thresholds	725		20	20	2013			4	725	725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Exterior Common Doors (Front & Sides) - hard use - Replace	8,990		18	20	2015					0	0	9,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Service Doors (rear of buildings) - some damage	1,380		18	20	2014					0	711	732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Glass and Copper Canopies - Future Repairs	17,925		>75	80+	2022					0	0	0	0	0	0	0	23,388	0	0	0	0	0	0	0	0	0	0	0						
19	Fabric Canopy (over Side Entrances) - some damage	5,975		18	15+	2013					5,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,589	0	0	0						
20	Exterior Walls (Brick and Masonry) - spot deter., crckng.	29,650		>75	30+	2014					0	15,270	15,728	0	0	0	0	0	0	0	0	0	0	22,424	23,097	0	0	0	0						
21	Exterior Walls - Metal Infill Panels (Repair & Refinish)	8,500		5 - 75+	10	2016					0	0	0	4,644	4,784	0	0	0	0	0	0	0	6,242	6,429	0	0	0	0	0						
22	Trim & Lintels (Prep. and Refinish)	3,450		varies	5	2014					0	3,553	0	0	0	0	4,119	0	0	0	0	4,775	0	0	0	0	5,536	0	0	0					
23	Windows (D/H Models), screen damage - Future Replc	210,090		18	30+	2024					0	0	0	0	0	0	0	0	0	0	0	290,814	0	0	0	0	0	0	0						
24	Exterior Lighting (mostly HID fixtures) - Upgrades	7,189		varies	15+	2014					0	1,481	1,525	1,571	1,618	1,667	0	0	0	0	0	0	0	0	0	0	2,376	2,448	2,521						
25																																			
26																																			
27	Annual Planned Expenditures							0		725	6,701	21,015	27,523	6,215	6,402	1,667	4,119	0	0	23,388	0	295,589	0	6,242	28,853	23,097	15,125	2,376	2,448	2,521	0				
28	Cumulative Reserve Balance							1,654		(3,422)	2,108,552	2,012,808	1,857,467	1,608,485	1,470,792	1,415,319	1,368,860	1,311,891	1,274,230	1,219,784	1,185,778	795,945	744,068	676,291	590,423	457,646	373,182	296,662	190,823	27,938					

Roofing

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
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	Ceilings					2013					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						
4	Mail Facilities					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	Front Ent. Lobby Walls - Refinishing Allowances	818		5	5+	2014					0	843	0	0	0	0	0	1,007	0	0	0	0	0	1,202	0	0	0	0	0	1,435					
18	Front Ent. Lobby Ceilings - Refinishing Allowances	260		5	5+	2014					0	268	0	0	0	0	0	320	0	0	0	0	0	382	0	0	0	0	0	457					
19	Front Ent. Lobby Flooring (Carpet and Stone Treads)	1,224		5	5+	2014					0	1,261	0	0	0	0	0	1,505	0	0	0	0	0	1,797	0	0	0	0	0	2,146					
20	Mail Facilities	2,716		18	25	2020					0	0	0	0	0	0	0	3,340	0	0	0	0	0	0	0	0	0	0	0						
21	Side Ent. Vestibule Walls - Refinishing Allowances	833		5	5+	2014					0	858	0	0	0	0	0	1,025	0	0	0	0	0	1,224	0	0	0	0	0	1,461					
22	Side Ent. Vestibule Ceilings - Refinishing Allowances	234		5	5+	2014					0	241	0	0	0	0	0	287	0	0	0	0	0	343	0	0	0	0	0	410					
23	Side Ent. Vestibule Floors (VCT)	943		5	10+	2020					0	0	0	0	0	0	0	1,159	0	0	0	0	0	0	0	0	0	0	1,653						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	3,471	0	0	0	0	0	8,644	0	0	0	0	0	4,949	0	0	0	0	0	7,562	0				
28	Cumulative Reserve Balance							1,654		(3,422)	2,108,552	2,012,808	1,857,467	1,608,485	1,470,792	1,415,319	1,368,860	1,311,891	1,274,230	1,219,784	1,185,778	795,945	744,068	676,291	590,423	457,646	373,182	296,662	190,823	27,938					

Community Room

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
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Number of Units:	28
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[illegible]

Common Hallways

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

Townley Street CHFA SS 7/14/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
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					
17	Walls (Painted) - Refinishing Allowances	1,309		5	<10	2015					0	0	695	715	0	0	0	0	0	0	906	933	0	0	0	0	0	0	0	0					
18	Ceilings (Painted) - Refinishing Allowances	405		5	<10	2015					0	0	215	221	0	0	0	0	0	0	280	288	0	0	0	0	0	0	0	0					
19	Floors (Vinyl) - marking and stains - Update costs	3,263		>15	10+	2015					0	0	1,731	1,783	0	0	0	0	0	0	0	0	2,396	2,467	0	0	0	0	0	0					
20	Laundry Equipment - maintained by MacGray			varies	10	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Accessibility Improvements (Folding Tables, Door Hdwre.)	1,350		18	20+	2013			4	1,350	1,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		1,350	1,350	0	2,640	2,719	0	0	0	0	0	0	0	1,186	1,222	2,396	2,467	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						1,654		(3,422)	2,108,552	2,012,808	1,857,467	1,608,485	1,470,792	1,415,319	1,368,860	1,311,891	1,274,230	1,219,784	1,185,778	795,945	744,068	676,291	590,423	457,646	373,182	296,662	190,823	27,938						

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
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	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor					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	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						
11	Other					2013				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						
13	Other					2013				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						
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																																				
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					
28	Cumulative Reserve Balance							1,654		(3,422)	2,108,552	2,012,808	1,857,467	1,608,485	1,470,792	1,415,319	1,368,860	1,311,891	1,274,230	1,219,784	1,185,778	795,945	744,068	676,291	590,423	457,646	373,182	296,662	190,823	27,938						

Building Boilers

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
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							
2	Boiler Operating Controls					2013				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							
4	Condensate & Feed Water					2013				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							
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							
7	Fuel Exhaust					2013				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							
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	Unit Heating Boilers (Slant Fin) - 60 MBH each - Replace	106,225		18	20+	2016				0	0	0	58,037	59,779	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Domestic Hot Water - 40 gal. cap. - vary in age	34,020		varies	10+	2013				6,804	7,008	7,218	7,435	7,658	0	0	0	0	0	9,418	9,701	9,992	10,292	10,600	0	0	0	0							
19	Circulation / Zone Valves	16,310		varies	15+	2016				0	0	0	8,911	9,179	0	0	0	0	0	0	0	0	0	0	0	0	13,883	14,300							
20	Domestic Hot Water - 72 gal. cap (newer) - at 28 Townley	2,430		3	10+	2020				0	0	0	0	0	0	2,989	0	0	0	0	0	0	0	0	0	0	4,137	0							
21	Domestic Hot Water - older DHW at 30 Townley	2,430		13	10+	2013				2,430	0	0	0	0	0	0	0	0	0	3,364	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	9,234	7,008	7,218	74,384	76,615	0	0	2,989	0	0	0	12,782	9,701	9,992	10,292	10,600	0	0	18,020	14,300	0				
28	Cumulative Reserve Balance							1,654		(3,422)	2,108,552	2,012,808	1,857,467	1,608,485	1,470,792	1,415,319	1,368,860	1,311,891	1,274,230	1,219,784	1,185,778	795,945	744,068	676,291	590,423	457,646	373,182	296,662	190,823	27,938					

Building Mechanical

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

Historic Townley Street • Capital Needs Assessment • © On-Site Insight

Building Electrical

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

Historic Townley Street • Capital Needs Assessment • © On-Site Insight

Building Elevator

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

Historic Townley Street • Capital Needs Assessment • © On-Site Insight

Building Structural

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

Townley Street CHFA SS 7/14/2013

Unit Living

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

Townley Street CHFA SS 7/14/2013

Unit Bathrooms

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
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) - repair / refinishing - Optg.			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 (E/S w/ C.Tile Sur.) - future Upgrades	56,560		18+	20+	2014				0	4,161	4,286	4,415	4,547	4,683	4,824	4,969	5,118	5,271	5,429	5,592	5,760	5,933	6,111	0	0	0	0							
19	Vanities / Sinks / Faucets - some damage, hard use	15,580		18	15+	2014				0	2,292	2,361	2,432	2,505	2,580	2,658	2,737	0	0	0	0	0	0	0	0	0	3,679	3,789	3,903						
20	Sinks (Wall Hung in Accessible Units) - to Replace	820		18	20+	2017				0	0	0	0	461	475	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Toilets (mostly original models) - to upgrade	16,400		18	20+	2014				0	2,413	2,486	2,560	2,637	2,716	2,797	2,881	0	0	0	0	0	0	0	0	0	0	0							
22	Wall Accessories / Medicine Cabinets	16,740		varies	15+	2014				0	2,463	2,537	2,613	2,692	2,772	2,855	2,941	0	0	0	0	0	0	0	0	0	0	0							
23	Floors (C.Tile) - good overall conditions - future Upgrades	17,691		18	25+	2021				0	0	0	0	0	0	0	3,201	3,297	3,396	3,498	3,603	3,711	3,823	0	0	0	0	0							
24	Accessibility Improvements (add piping insulation)	300		ADD	20	2013		4	300	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25																																			
26																																			
27	Annual Planned Expenditures						0	300	300	11,330	11,670	12,020	12,842	13,227	13,135	13,529	8,319	8,569	8,826	9,091	9,363	9,644	9,934	0	0	3,679	3,789	3,903	0						
28	Cumulative Reserve Balance						1,654	(3,422)	2,108,552	2,012,808	1,857,467	1,608,485	1,470,792	1,415,319	1,368,860	1,311,891	1,274,230	1,219,784	1,185,778	795,945	744,068	676,291	590,423	457,646	373,182	296,662	190,823	27,938							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Walls / Ceilings (Painted) - repair / refinishing - Optg.			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Floors (Vinyl) - mostly original, variable conditions	44,750		varies	10+	2014				7,458	7,682	7,913	8,150	8,394	8,646	0	0	0	0	0	0	10,953	11,281	11,620	11,968	12,327	12,697	0							
19	Cabinetry / Counters / Sinks / Faucets - some deterior.	63,334		18	20+	2014				0	13,047	13,438	13,841	14,257	14,684	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Cabinetry / Counters / Sinks / Faucets (newer) - future \$\$	63,334		<5	20+	2024				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,519	14,954	15,403	15,865							
21	Refrigerators (newer) - Future Replace / Update	9,380		<5	10+	2014				0	0	0	0	0	0	5,600	5,768	0	0	0	0	0	0	0	0	0	0	7,984	8,224						
22	Refrigerators (older) - Replace / Update	9,380		varies	10+	2013				1,876	1,932	1,990	2,050	2,111	0	0	0	0	0	0	2,597	2,675	2,755	2,838	2,923	0	0	0	0						
23	Ranges (newer) - Future Replace / Update	6,090		<5	15+	2014				0	0	0	0	0	0	0	0	0	0	0	4,215	4,341	0	0	0	0	0	0	0						
24	Ranges (older, original) - Replace / Update	6,090		18	15+	2013				1,523	1,568	1,615	1,664	0	0	0	0	0	0	0	0	0	0	0	0	2,516	2,592	2,670							
25	Rangehoods (varying conditions) - Replace	12,180		varies	15+	2014				0	2,509	2,584	2,662	2,742	2,824	0	0	0	0	0	0	0	0	0	0	0	4,147	4,272							
26	Accessibility Improvements (Hdwre., Pipe Insul.)	1,200		ADD	20+	2013		4	1,200	1,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
27	Annual Planned Expenditures							0		1,200	12,057	26,738	27,541	28,367	27,504	26,154	5,600	5,768	0	0	0	6,812	7,016	13,708	14,119	14,543	26,487	29,798	42,824	31,030	0				
28	Cumulative Reserve Balance							1,654		(3,422)	2,108,552	2,012,808	1,857,467	1,608,485	1,470,792	1,415,319	1,368,860	1,311,891	1,274,230	1,219,784	1,185,778	795,945	744,068	676,291	590,423	457,646	373,182	296,662	190,823	27,938					

Unit Electrical

Number of Units:	28
Total Square Feet:	32,140
Default Inflation Rate:	3.0%

Townley Street CHFA SS 7/14/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Historic Townley Street
Project Name:	Townley Street
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 12, 2013

Number of Units:	28
Total Square Feet:	32,140
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						
2	Unit Temperature Controls					2013					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						
4	Other					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	Hydronic Baseboard Radiation (some damage) - Repairs	36,960		varies	10+	2013					2,310	2,379	2,451	2,524	2,600	2,678	2,758	2,841	2,926	3,014	3,104	3,198	3,294	3,392	3,494	3,599	3,707	3,818	3,933	4,051					
18	Air Conditioning (Window Units) - Resident's Responsib.			varies	10+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Thermostats / Temp. Controls - maintained Optg.			varies	15+	2013					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		0	2,310	2,379	2,451	2,524	2,600	2,678	2,758	2,841	2,926	3,014	3,104	3,198	3,294	3,392	3,494	3,599	3,707	3,818	3,933	4,051	0				
28	Cumulative Reserve Balance							1,654		(3,422)	2,108,552	2,012,808	1,857,467	1,608,485	1,470,792	1,415,319	1,368,860	1,311,891	1,274,230	1,219,784	1,185,778	795,945	744,068	676,291	590,423	457,646	373,182	296,662	190,823	27,938					

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.