

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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Villa Coqui Cooperative

CHFA # 94045D

Villa Coqui Cooperative

Hartford, CT

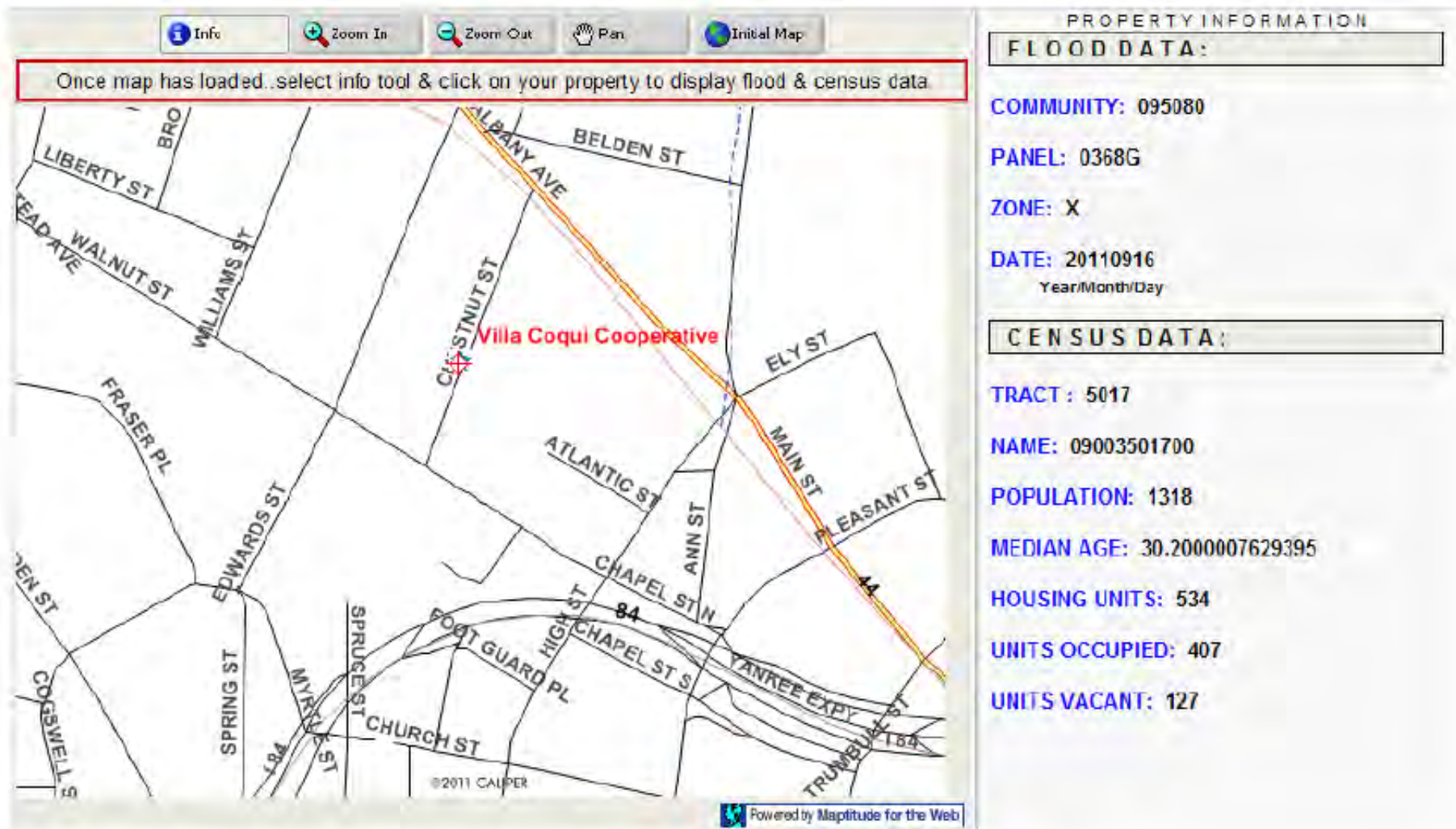
July 19, 2013

Final Report



Villa Coqui Cooperative

71 & 73 Chestnut Street
90 Edwards Street
Hartford, CT 06120



Villa Coqui Cooperative

71 & 73 Chestnut Street
90 Edwards Street
Hartford, CT 06120

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

Executive Summary

Villa Coqui Cooperative

Hartford, CT

Villa Coqui is a cooperative, residential development for families that is comprised of two residential buildings that contain a total of 13 units – 6 two-bedroom and 7 three-bedroom unit layouts. There is reportedly 1 handicap accessible unit at the Chestnut Street building (not accessed). The property's two buildings are located at 71-73 Chestnut Street and 90 Edward Street, situated on a single lot that borders both streets. Original construction of the development dates to approximately 1994.

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 cracking, vehicle fluid staining, and settlement. Interim repair and sealcoating / striping costs are shown in Year 1. Repair and resurfacing costs are shown in Year 4. Concrete walks display some sections of cracking and settlement. Costs to replace sections are shown in Years 2, 12, and 20. Pole mounted site lighting is shown for upgrading in Year 4, concurrent with paving work. Trees are overgrown and encroaching on some buildings. These are due for pruning in the near future, and costs are shown accordingly to address this overgrowth. Retaining walls (brick and concrete) are shown for crack and capping repair. Iron picket fencing is to be repaired and refinished, as needed. The dumpster location has no enclosure fencing. Mail kiosks are shown being replaced in Year 4. The play area equipment and ground cover should be upgraded to meet accessibility requirements.

- The buildings are clad in brick masonry. Spot mortar deterioration and hairline cracking were observed. Brick masonry repair and sealant work allowances are shown starting in Year 3 and again in Year 18. Soffits at Edward Street and decorative cornice at Chestnut Street are in need of wood repair and refinishing, Costs for this work are shown accordingly. Wood-framed balcony and stair structures display some decking, railing, and structural “swaying”. Inspection, repair, and staining allowances are shown in the plan. Exterior common entrance doors receive hard use. Replacement costs are shown in Year 2 of the plan. Unit entrance doors and service doors exhibit some damage and receive hard use. Replacement allowances are shown starting in Year 2 of the plan. Windows vary in size and operation. Most are original models. Replacement costs with more energy efficient models are shown in Years 8-9 and in Years 12-13. Exterior lighting upgrades are shown twice in the plan. The Chestnut Street building has mostly flat rubber membrane covered roofing surfaces, while the Edward Street building has a pitched, shingle covered roofing surface. Some leak concerns were reported, as these systems are nearing the end of their EULs. Replacement costs are shown in Years 1-2. Chimneys are to be re-clad and gutters and downspouts should be repaired / replaced concurrently.
- Some foundation cracking was observed at both buildings, and water infiltration problems were noted. An allowance for engineering analysis and repairs is shown in Year 1.
- Interior common areas are limited to small lobby / hall areas at Chestnut Street and a common stairway to the basement level at Edwards Street. Finishes updates are shown periodically in the plan.
- Units are painted upon turnover, and allowances are shown accordingly throughout the plan. Unit entrance doors from lobby / halls and stairs vary in condition. Replacement costs are shown, over time, starting in Year 1. Unit interior and passage doors vary in condition. Replacement costs, as needed, are shown throughout the plan. Carpet flooring in unit living areas and vinyl flooring in kitchens and baths varies in age and condition, and replacement costs are shown. Bathroom tubs and surrounds are shown being upgraded later in the plan. Vanities, sinks, and faucet sets are shown being replaced starting in Year 2. Wall accessories and medicine cabinets are upgraded over time. Most toilets are original, and replacement with low-flow models is shown in Years 2-6. Kitchen cabinetry and counters

display some damage and deterioration. Replacement / upgrades are shown in Years 2-6. Appliances vary in age and condition. Replacement allowances are shown accordingly. Lighting upgrades in units are shown in Years 4-6. Smoke / fire detectors are shown being updated, as needed, in most years of the plan, and carbon monoxide detectors are shown being installed. Domestic hot water tanks vary in age, and replacement costs are shown throughout the plan. Warm air furnaces (split DX systems) and exterior condenser units are shown being replaced / upgraded in Years 2-7, with future condenser replacement starting in Year 14.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, June 26th, 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. Myron Stewart from CT Holdings 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.
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 paving conditions



2. Retaining walls to repair



3. Wall and stair complexes at front of Chestnut Street



4. Iron picket fencing surrounding property



5. Play equipment to be upgraded



6. View of the Edwards Street building



7. View of the Chestnut Street building



8. Spot foundation cracking observed



9. Water damage and mold growth at basement of Edwards



10. Stair framing fatigue at front of Edwards



11. Balcony-stair structures, typical



12. Rear of Chestnut with large windows and doors, balcony-stair



13. Ramp at rear of Chestnut - railings need repair



14. Cornice and soffit at both buildings to repair and refinish



15. Spot wall damage and joint failure observed in units



16. Typical unit bathroom finishes and fixtures



17. Typical unit kitchen cabinetry and appliances



18. Finish wear and some damage prevalent on cabinetry



19. Typical unit DHW and HVAC equipment



20. Typical HVAC system exterior condensers, some on roof of Chestnut

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

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

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$500
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	20,000	31,921	14,326	0	37,454	0	0	8,979	0	0	2,936	3,024	30,218	0	0	0	15,067	12,067	0	3,830	16,764	0
2	Building Exterior	0	0	27,606	48,137	15,452	15,915	12,702	4,917	2,912	24,576	26,632	26,715	30,045	69,120	68,511	0	0	11,147	12,338	16,842	63,600	48,618	0
3	Roofing	0	0	19,483	41,997	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	3,087	0	0	0	0	0	1,286	0	0	0	0	0	1,536	0	0	0	0	0	5,256	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	1,558	0	0	0	0	0	1,060	0	0	0	0	0	1,266	0	0	0	0	0	2,652	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	0	4,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,348	0	0	0	0	0
15	Unit Living	0	0	10,130	10,434	10,747	11,070	11,402	11,744	12,096	12,459	12,833	13,218	13,614	14,023	14,443	13,951	14,370	14,801	15,245	15,702	16,174	16,659	0
16	Unit Kitchens	0	0	4,016	19,199	19,775	20,369	20,980	21,609	2,732	1,283	1,322	1,361	0	4,014	4,135	7,786	8,019	8,260	8,508	3,970	5,865	4,011	0
17	Unit Bathrooms	0	0	1,231	4,622	4,761	4,904	5,512	5,677	1,930	1,987	2,047	2,109	2,172	0	8,229	10,284	10,592	10,910	11,238	12,862	13,248	1,366	0
18	Unit Electrical	0	0	5,967	1,526	1,572	5,829	6,004	6,726	0	0	1,877	1,934	4,612	2,051	2,113	0	0	3,038	3,734	3,846	3,962	2,599	0
19	Unit Mechanical	0	0	1,580	11,502	11,847	12,202	12,569	12,946	13,334	1,943	2,001	2,061	2,123	2,186	2,252	8,763	9,026	9,296	9,575	9,863	10,158	2,770	0
20	Annual Planned Expenditures	0	20,000	116,779	151,744	64,154	107,743	69,167	63,619	44,329	42,248	46,712	50,333	55,589	121,612	102,485	40,784	42,007	81,868	79,445	63,085	124,745	92,786	0
21	Annual Provision (indexed at 3%)			500	515	530	546	563	580	597	615	633	652	672	692	713	734	756	779	802	826	851	877	
22	Outside Capital			1,580,800																				
23	Cumulative Reserve Balance	0	(20,000)	1,444,521	1,293,292	1,229,668	1,122,472	1,053,867	990,828	947,096	905,463	859,384	809,703	754,786	633,866	532,094	492,045	450,794	369,705	291,062	228,804	104,910	13,000	

Site Improvements

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

13442 - Villa Coqui Cooperative - PRELIM SS 7/12/2013

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

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

Number of Units:	13
Total Square Feet:	16,900
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						
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	Stairs (Front) - wood & finish deterioration - Repair & Paint	5,250		19	8	2013					5,250	0	0	0	0	0	0	0	6,651	0	0	0	0	0	0	0	8,425	0	0	0					
16	Exterior Common Doors (Front) - hard use - Replace	5,805		19	20	2014					0	5,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Exterior Unit Doors (Metal Paneled) - Upgrade	13,125		19	20+	2014					0	4,506	4,641	4,781	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Service Doors (Flush Metal) - variable conditions	3,605		19	20+	2017					0	0	0	0	2,029	2,090	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Exterior Unit Doors (French Doors at Chestnut) - damage	26,775		19	20+	2014					0	9,193	0	0	10,045	0	0	10,977	0	0	0	0	0	0	0	0	0	0	11,396	11,738					
20	Soffits - wood and finish deterioration	3,762		19	30+	2013					1,881	1,937	0	0	0	2,181	2,246	0	0	0	2,528	2,604	0	0	0	2,931	3,018	0	0	0					
21	Balconies / Stairs / Ramps (spot deter.) - movement	40,950		19	30+	2013					20,475	21,089	0	0	0	0	0	0	0	26,715	27,517	0	0	0	0	0	0	0	34,857	35,903					
22	Decorative Cornice (Chestnut) - Repair and Refinish	4,716		19	30+	2014					0	4,858	0	0	0	0	0	0	5,974	0	0	0	0	0	0	7,348	0	0	0	0					
23	Exterior Walls (Brick) - spot mortar deter. & cracking	19,264		19	40+	2015					0	0	10,219	10,525	0	0	0	0	0	0	0	0	0	0	0	0	0	15,920	16,398	0					
24	Windows (D/H, many w/ Screens) - future Replace	96,105		19	30+	2024					0	0	0	0	0	0	0	0	0	0	66,516	68,511	0	0	0	0	0	0	0	0					
25	Windows (Large Slider & Fixed) at Chestnut rear	21,000		19	25+	2020					0	0	0	0	0	0	0	12,914	13,301	0	0	0	0	0	0	0	0	0	0	0					
26	Exterior Lighting (at balconies, unit doors) & HID Fixtures	4,461		varies	10+	2014					0	574	592	609	628	646	666	686	706	0	0	0	0	0	0	869	895	922	949	978					
27	Annual Planned Expenditures							0		0	27,606	48,137	15,452	15,915	12,702	4,917	2,912	24,576	26,632	26,715	30,045	69,120	68,511	0	0	11,147	12,338	16,842	63,600	48,618	0				
28	Cumulative Reserve Balance							0		(20,000)	1,444,521	1,293,292	1,229,668	1,122,472	1,053,867	990,828	947,096	905,463	859,384	809,703	754,786	633,866	532,094	492,045	450,794	369,705	291,062	228,804	104,910	13,000					

Roofing

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

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

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

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

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

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

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(20,000)	1,444,521	1,293,292	1,229,668	1,122,472	1,053,867	990,828	947,096	905,463	859,384	809,703	754,786	633,866	532,094	492,045	450,794	369,705	291,062	228,804	104,910	13,000							

Common Hallways

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

13442 - Villa Coqui Cooperative - PRELIM SS 7/12/2013

Common Laundry

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

Current Year:	2013
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Report Date:	July 12, 2013

Number of Units:	13
Total Square Feet:	16,900
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Common Area Restrooms

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

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

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

Current Year:	2013
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Report Date:	July 12, 2013

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

13442 - Villa Coqui Cooperative - PRELIM SS 7/12/2013

Building Electrical

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

Current Year:	2013
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Report Date:	July 12, 2013

Number of Units:	13
Total Square Feet:	16,900
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[illegible]

Building Structural

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

13442 - Villa Coqui Cooperative - PRELIM SS 7/12/2013

Unit Living

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Fixtures					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	Walls / Ceilings (Painted) - turnover repair / refinishing	31,256		varies	8	2013				3,907	4,024	4,145	4,269	4,397	4,529	4,665	4,805	4,949	5,098	5,251	5,408	5,570	5,737	5,910	6,087	6,269	6,458	6,651	6,851						
18	Unit Flooring (Carpeting) - varying age, staining - Replace	33,458		varies	<10	2013				4,182	4,308	4,437	4,570	4,707	4,848	4,994	5,144	5,298	5,457	5,621	5,789	5,963	6,142	6,326	6,516	6,711	6,913	7,120	7,334						
19	Unit Interior Passage and Bi-fold Doors (spot damage)	28,220		varies	15+	2013				1,411	1,453	1,497	1,542	1,588	1,636	1,685	1,735	1,787	1,841	1,896	1,953	2,012	2,072	2,134	2,198	2,264	2,332	2,402	2,474						
20	Unit Entrance Doors - some damage - Replace over time	8,190		19	20+	2013				630	649	668	688	709	730	752	775	798	822	847	872	898	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	10,130	10,434	10,747	11,070	11,402	11,744	12,096	12,459	12,833	13,218	13,614	14,023	14,443	13,951	14,370	14,801	15,245	15,702	16,174	16,659	0						
28	Cumulative Reserve Balance						0	(20,000)	1,444,521	1,293,292	1,229,668	1,122,472	1,053,867	990,828	947,096	905,463	859,384	809,703	754,786	633,866	532,094	492,045	450,794	369,705	291,062	228,804	104,910	13,000							

Unit Bathrooms

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

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

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

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Unit Kitchens

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

Unit Electrical

Number of Units:	13
Total Square Feet:	16,900
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	Villa Coqui Cooperative
Project Name:	Villa Coqui
Project City / Town:	Hartford, CT

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

Number of Units:	13
Total Square Feet:	16,900
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.