

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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Maple Courts II

CHFA # 94048D

Killingly Housing Authority
Danielson, CT

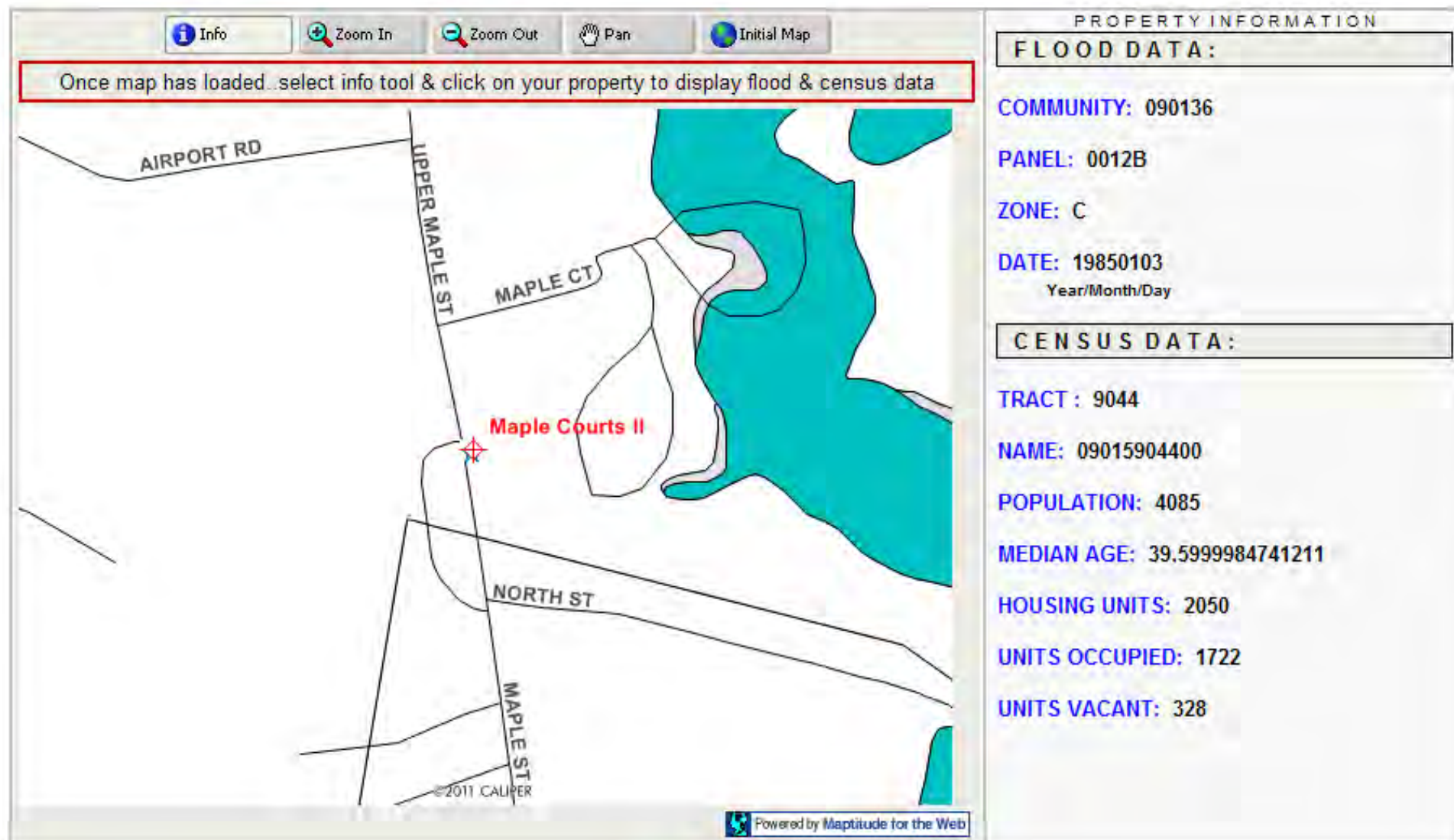
February 11, 2013

Final Report



Maple Courts II

620 Upper Maple Street
Danielson, CT 06239



Maple Courts II

620 Upper Maple Street
Danielson, CT 06239

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

Executive Summary

Maple Courts II

Danielson, CT

Maple Courts II is a residential development for seniors, comprised of a single residential building that contains several interior common areas and provides dining/food services for residences. The facility includes 43 one-bedroom units. The building opened for residents in 1993.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development will face several significant capital expenditures in future years. 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:

- Site parking is asphalt paved. Sporadic cracking and minimal settlement were observed, and future resurfacing costs are shown in Year 8. Periodic surface maintenance allowances are shown throughout the plan. Concrete walks display minimal cracking, and periodic repair allowances are shown. The retaining walls are deteriorating, and re-building costs are shown in Year 1. Site lighting fixtures (bollard and pole mounted) are shown for upgrades in Year 5. The gazebo structure is shown for future replacement in Year 12. Site accessibility improvements would address the short access ramp to the gazebo and the door hardware on the structure.
- The building is constructed around a central courtyard area. Exterior insulation finished (EIFS) upper walls at the courtyard are shown for refinishing costs in Years 2 and 19. Periodic brick masonry repair/re-pointing and sealant application allowances are shown starting in Years 4 and 18. Vertical caulking/sealant joints display drying and cracking, replacement is shown in Years 2 and 18. Original windows and doors exhibit good overall conditions. Minimal surface rusting was observed. Replacement is shown in Years 10-11. Auto-opening devices are to be installed at the two main entrances. Exterior lighting updates are shown in multiple years of the plan. The

roofing shingles date to 2008. Minimal lifting was observed, and site staff noted occasional wind-driven rain leaks. Future replacement costs are shown in Year 17 (including soffits/fascia and gutters).

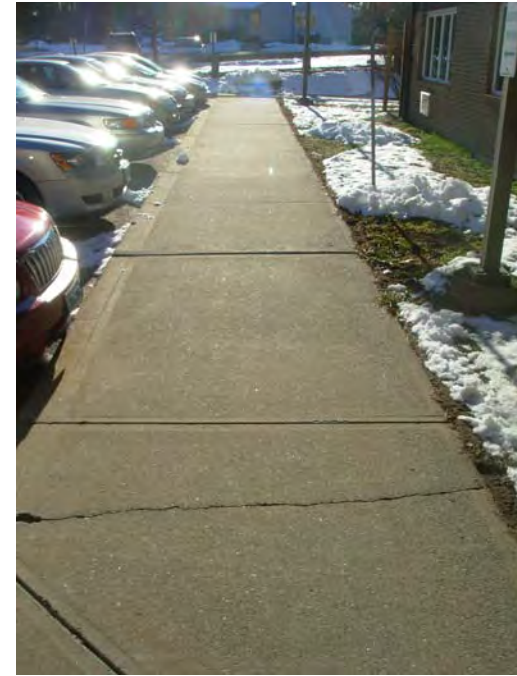
- Most interior common areas have original finishes; which include wallpapered/painted walls, acoustical tile ceilings (some painted), and mostly carpeted floors (vinyl in “Break Room”; ceramic tile in the “Kitchen” and most “Restrooms”). Redecorating costs are shown starting in Year 2. Annual allowances for kitchen equipment updates and maintenance are shown throughout the plan. Laundry equipment replacements are shown, as needed.
- Heating boilers are original equipment, and replacement is shown in Year 6. The large domestic hot water (DHW) tank that primarily serves the kitchen facility is shown for replacement in Years 5 and 20. The smaller DHW tank is shown for future replacement in Year 12. Most of the common area HVAC systems were upgraded in 2004. Two older air handling units are shown being updated in Year 2. Exterior condenser/compressor units are shown for replacements starting in Year 4 and again in Year 17. HVAC controls updates are shown in Years 5-6 and 19-20 of the plan. The emergency generator is shown for an engine overhaul in Year 3 and future replacement in Year 18. The mostly original fire detection, intercom/buzzer, and security systems are shown for major upgrades in Year 2. Kitchen freezer/refrigerator equipment is shown for updates in Years 4-5 and 14-15. The building’s single elevator is shown for cab interior/controls updates in Year 2, with a major system overhaul anticipated by Year 14.
- Unit interior finishes include painted walls and ceilings that are usually refinished upon unit turnover as an operating expense. Unit living areas mostly have carpeting, but site staff noted that all carpeting is being replaced with vinyl tile. Flooring updates are shown in several years of the plan. Unit baths have wall hung sinks, mostly original non-low-flow toilets, and fiberglass tubs/showers and surrounds. Older toilets are shown for replacement in Years 2-4, with newer models shown for future replacement starting in Year 19. Original wall hung sinks are shown being updated starting in Year 6. Showers and surrounds are shown for future replacement starting in Year 11. Unit kitchens have original cabinetry, most exhibiting finish wear and deteriorating counters. Refurbishment allowances are shown in Years 1-7, with replacement starting in Year 10. Refrigerators date to a CL&P upgrade program in 2011. Site staff reports some fan related problems with these refrigerators, and premature replacement is anticipated. Stoves are mostly original, and they are shown being replaced as needed. Ducted rangehoods are to be replaced with cabinetry work in the future. Domestic hot water tanks vary in age, with most being original. Replacements are shown starting in Year 1. Air conditioners are residents’ responsibility. The smoke detection devices are to be monitored, tested, maintained, and replaced as operating expenses.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, January 15th and Friday, January 18th, 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 Ms. Carol Greene and the Killingly Housing Authority 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*.



1. Typical parking surfaces with sporadic cracking



2. Spot cracking of concrete walks



3. Deteriorating wood retaining walls to re-build
Maple Courts II • Capital Needs Assessment • © On-Site Insight



4. Typical building elevations



5. View of the interior courtyard space and walls



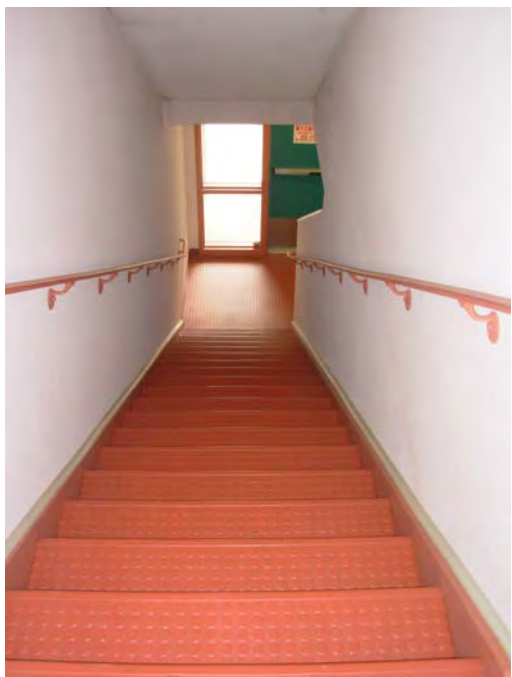
6. Drying and cracking of vertical control joints



7. Lower level entrance lobby finishes



8. Typical common hallway finishes



9. Typical stairway finishes



10. Dining room finishes and furnishings



11. Recreation room finishes and furnishings



12. Kitchen finishes and equipment



13. View of the heating boilers serving the facility



14. Larger DHW tank serving the kitchen facility



15. One of the HVAC system air handlers



16. Exterior HVAC system condenser-compressor units



17. View of the emergency generator



18. Fire suppression recently upgraded in attic



19. Fire detection system to be updated



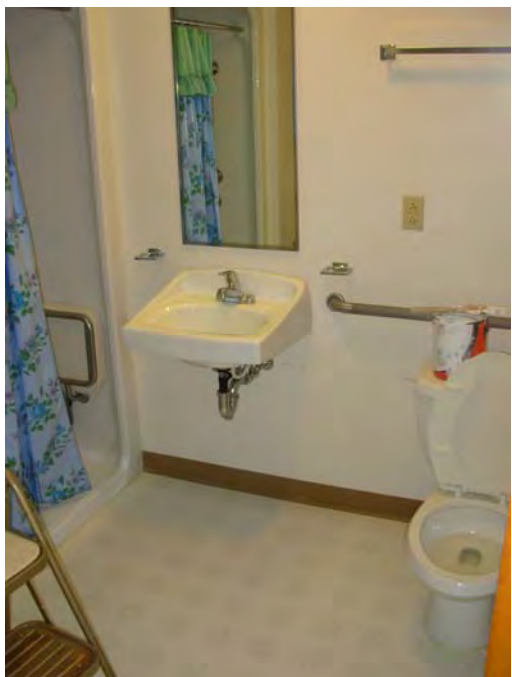
20. Elevator machine room equipment



21 Typical unit living area finishes



22. Typical unit kitchen cabinetry and appliances



23. Typical unit bathroom finishes and fixtures



24. Unit DHW tanks, typical

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts II
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$96,959
Annual Replacement Reserve Contribution:	\$1,092
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	400	20,167	0	0	0	58,367	0	0	71,283	0	0	0	17,995	0	2,714	17,798	0	0	0	15,728	0	0
2	Building Exterior	0	0	14,000	12,720	1,419	6,368	9,381	9,662	2,993	572	0	33,794	176,228	0	0	0	0	0	27,505	16,380	48,622	13,380	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	208,839	0	0	0	0
4	Lobby - Mail Area	0	0	0	8,803	9,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,805	20,399	0	0
5	Community Room	0	1,650	6,150	19,958	19,243	15,051	5,065	5,217	5,373	5,534	5,700	5,871	13,754	6,229	6,416	38,320	33,124	25,589	9,207	7,438	7,661	7,891	0
6	Common Hallways	0	0	0	34,794	35,838	36,913	0	0	0	0	0	0	13,439	13,842	14,258	0	0	0	63,727	65,639	67,608	0	0
7	Common Stairways	0	0	0	20,445	21,058	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,808	33,792	0	0
8	Common Laundry	0	400	400	3,761	0	759	782	806	830	855	880	907	934	0	0	7,251	1,051	1,083	1,115	1,149	1,183	1,219	0
9	Common Area Restrooms	0	0	0	0	145	149	154	0	0	0	0	0	918	945	973	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	5,065	56,225	0	0	0	0	0	1,177	0	0	0	0	0	0	0	14,028	0
11	Building Mechanical	0	0	0	20,600	0	6,461	21,849	22,504	7,060	0	0	0	0	0	0	0	0	0	9,488	9,772	33,048	34,040	0
12	Building Electrical	0	0	0	64,102	6,896	2,213	2,279	0	0	0	0	0	0	6,229	0	2,974	3,063	0	0	77,027	0	0	0
13	Building Elevator	0	0	0	6,695	0	0	0	0	0	0	0	0	0	0	0	119,685	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	30,824	31,749	0	0	0	0	0	6,499	6,694	6,895	9,529	26,882	20,154	20,759	21,382	22,023	2,898	2,985	3,075	3,167	0
16	Unit Kitchens	0	0	15,371	15,832	10,210	5,034	5,185	13,691	14,101	12,430	12,803	66,459	70,619	75,920	5,577	5,744	3,477	22,619	19,608	20,196	12,262	0	0
17	Unit Bathrooms	0	0	2,090	7,220	5,220	5,376	0	4,187	4,313	5,741	5,913	6,091	13,092	14,642	13,576	13,983	14,403	14,835	13,938	14,357	16,416	16,908	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,132	21,766	22,419	23,091	0
19	Unit Mechanical	0	0	10,200	10,506	10,821	0	0	0	0	1,829	1,884	1,941	1,999	0	0	0	0	15,891	16,368	16,859	0	0	0
20	Annual Planned Expenditures	0	2,450	99,202	257,185	119,916	78,325	108,127	112,292	34,670	104,743	33,875	121,957	300,512	163,862	60,954	211,430	94,298	102,040	393,827	306,182	282,214	113,724	0
21	Annual Provision (indexed at 3%)			1,092	1,124	1,158	1,193	1,229	1,266	1,304	1,343	1,383	1,424	1,467	1,511	1,556	1,603	1,651	1,701	1,752	1,804	1,858	1,914	
22	Outside Capital			3,018,600																				
23	Cumulative Reserve Balance	96,959	94,509	3,014,998	2,758,937	2,640,180	2,563,048	2,456,150	2,345,123	2,311,757	2,208,356	2,175,864	2,055,332	1,756,286	1,593,936	1,534,538	1,324,711	1,232,064	1,131,725	739,650	435,273	154,917	43,107	

Site Improvements

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Asphalt Parking / Roadways	55,432		20	27	2020				0	0	0	0	0	0	68,174	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	Concrete Walks (approx. 4,050 sf ttl) - spot cracking	2,528		20	7	2013				2,528	0	0	0	0	0	3,109	0	0	0	0	0	0	3,824	0	0	0	0	0							
17	Crack Fill / Sealant	9,239		20	4	2013				9,239	0	0	0	10,398	0	0	0	0	0	0	0	0	13,974	0	0	0	15,728	0							
18	Fencing (Wood Board at Condensers)	1,848		0-1	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	2,714	0	0	0	0	0	0							
19	Guard Rail (Pressure Treated Wood) (51 lf) - maint. - Optg.									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Retaining Wall (Stepped) (40 lf total) - leaning & deterioration	8,000		20	<25	2013				8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Site Lighting (Bollard Type)	14,350		20	20+	2017				0	0	0	0	16,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Site Lighting (Pole Mt. HiDs)	28,270		20	20+	2017				0	0	0	0	31,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Site Furnishings (Picnic Tables, Benches) - Optg.			varies						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Gazebo	13,000		10	20+					0	0	0	0	0	0	0	0	17,995	0	0	0	0	0	0	0	0	0	0							
25	Accessib. Improve. (Gazebo Ramp & Door Handle)	400		10	10	2013			4	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26																																			
27	Annual Planned Expenditures							0		400	20,167	0	0	0	58,367	0	0	71,283	0	0	0	17,995	0	2,714	17,798	0	0	0	15,728	0	0				
28	Cumulative Reserve Balance							96,959		94,509	3,014,998	2,758,937	2,640,180	2,563,048	2,456,150	2,345,123	2,311,757	2,208,356	2,175,864	2,055,332	1,756,286	1,593,936	1,534,538	1,324,711	1,232,064	1,131,725	739,650	435,273	154,917	43,107					

Building Exterior

Number of Units:	43
Total Square Feet:	57,700
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	Stairs (Conc. At Loading Dock) - monitor/maint. Operating					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Garage Doors (Overhead Doors)	3,000		20	30	2023				0	0	0	0	0	0	0	0	0	4,032	0	0	0	0	0	0	0	0	0							
14	Service Doors (Dbl. Leaf)	1,030		20	30	2023				0	0	0	0	0	0	0	0	0	1,384	0	0	0	0	0	0	0	0	0							
15	Window Lintels (Painted over Window Openings) - Refinish	11,625		20	30	2023				0	0	0	0	0	0	0	0	0	15,623	0	0	0	0	0	0	0	0	0							
16	Windows (Vinyl Clad Csmnts.)	115,475		20	30	2023				0	0	0	0	0	0	0	0	0	155,189	0	0	0	0	0	0	0	0	0							
17	Exterior Walls - EIFS (at Ctyd.) - surface repair / refinish	6,930		20	15+	2014				0	7,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,798	0							
18	Brick Masonry (approx. 25,000 sf) - spot pointing / sealant	17,484		20	20+	2016				0	0	0	6,368	6,559	6,756	0	0	0	0	0	0	0	0	0	0	9,633	9,922	10,219							
19	Exterior Ceilings (Aluminum Clad) - maintained operating									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Soffits / Fascia (Vented Alum. Cladding) - replace w/ roofing	17,141		20	30+	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,505	0	0	0								
21	Caulking / Sealant (Expansion Joints)	4,082		20	15+	2014				0	4,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,748	0	0							
22	Exterior Lighting (Recessed Fixtures)	2,675		20	15+	2014				0	1,378	1,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,277	2,345							
23	Exterior Lighting (HID Fixtures)	1,860		varies	10+	2017				0	0	0	0	523	539	555	572	0	0	0	0	0	0	0	0	0	792	815							
24	Service / Egress Doors (F/M w/ side lites) - some rusting	6,125		20	25+	2017				0	0	0	0	2,298	2,367	2,438	0	0	0	0	0	0	0	0	0	0	0	0							
25	Exterior Common Doors (Dbl. Leaf, Glass, Side Lites)	11,900		20	30	2022				0	0	0	0	0	0	0	0	15,527	0	0	0	0	0	0	0	0	0	0							
26	Exterior Common Doors (to add auto-opening devices)	14,000		ADD	<10	2013				14,000	0	0	0	0	0	0	0	18,267	0	0	0	0	0	0	0	0	23,834								
27	Annual Planned Expenditures							0		0	14,000	12,720	1,419	6,368	9,381	9,662	2,993	572	0	33,794	176,228	0	0	0	0	0	27,505	16,380	48,622	13,380	0				
28	Cumulative Reserve Balance							96,959		94,509	3,014,998	2,758,937	2,640,180	2,563,048	2,456,150	2,345,123	2,311,757	2,208,356	2,175,864	2,055,332	1,756,286	1,593,936	1,534,538	1,324,711	1,232,064	1,131,725	739,650	435,273	154,917	43,107					

Roofing

Owner Sponsor Name:	Killingly Housing Authority
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Number of Units:	43
Total Square Feet:	57,700
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	Chimney					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Hatches / Skylights					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Penthouse / Machine Rooms					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Roof Railings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Roof - Asphalt Shingle					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Roof - Built-up Tar and Gravel					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Roof - Single-ply Membrane					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	Roof Covering (Arch. Comp. Shingles)	113,639		5	20+	2029			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	182,357	0	0	0						
18	Gutters and Downspouts (Alum.) - update w/ soffits/roof	16,503		20	25+	2029			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,482	0	0	0							
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	208,839	0	0	0	0							
28	Cumulative Reserve Balance						96,959	94,509	3,014,998	2,758,937	2,640,180	2,563,048	2,456,150	2,345,123	2,311,757	2,208,356	2,175,864	2,055,332	1,756,286	1,593,936	1,534,538	1,324,711	1,232,064	1,131,725	739,650	435,273	154,917	43,107							

Lobby / Mail Area

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts II
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

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Community Room

Number of Units:	43
Total Square Feet:	57,700
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							
2	Kitchen Cabinets / Sink					2013				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							
4	Furnishings					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	Accessib. Improve. (Rec. Room Cabinetry)	1,650		20	20	2013		4	1,650	1,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Kitchen Walls / Ceilings (Maintained - operating)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Kitchen Floors	5,735		20	30	2023				0	0	0	0	0	0	0	0	0	7,707	0	0	0	0	0	0	0	0	0							
16	Kitchen Equipment (Annual Allowances)	4,500		1	1	2013				4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871	6,048	6,229	6,416	6,608	6,807	7,011	7,221	7,438	7,661	7,891						
17	Cmnty. Areas (Furnishings) (Maintained / Replaced - Optg)			varies						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Cmnty. Areas (Walls) - mix of wallpaper & painted surfaces	19,244		>10-20	12	2014				0	6,607	6,805	7,010	0	0	0	0	0	0	0	9,420	9,703	9,994	0	0	0	0	0							
19	Cmnty. Areas (Ceilings) - mostly acoustical tile	7,953		20	20+	2026				0	0	0	0	0	0	0	0	0	0	0	3,893	4,010	4,130	0	0	0	0	0							
20	Cmnty. Areas (Floors) - Carpet	8,577		>10-20	12	2014				0	2,945	3,033	3,124	0	0	0	0	0	0	0	4,199	4,324	4,454	0	0	0	0	0							
21	Break Room (Floors) - Vinyl	1,238		20	15	2014				0	1,275	0	0	0	0	0	0	0	0	0	0	0	0	1,986	0	0	0	0							
22	Office(s) Walls	6,130		10-20	12	2014				0	3,157	3,252	0	0	0	0	0	0	0	0	4,501	4,636	0	0	0	0	0	0							
23	Office(s) Ceilings (Acoustical)	2,218		10-20	20+	2026				0	0	0	0	0	0	0	0	0	0	0	1,629	1,678	0	0	0	0	0	0							
24	Office(s) Floors	2,600		10-20	12	2014				0	1,339	1,379	0	0	0	0	0	0	0	0	1,909	1,966	0	0	0	0	0	0							
25	Office Furnishings - (Maintained / Replaced - Optg)									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26	Rec. Room Cabinetry / Casework	4,195		20	25+	2026				0	0	0	0	0	0	0	0	0	0	0	6,160	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	1,650	6,150	19,958	19,243	15,051	5,065	5,217	5,373	5,534	5,700	5,871	13,754	6,229	6,416	38,320	33,124	25,589	9,207	7,438	7,661	7,891	0						
28	Cumulative Reserve Balance						96,959	94,509	3,014,998	2,758,937	2,640,180	2,563,048	2,456,150	2,345,123	2,311,757	2,208,356	2,175,864	2,055,332	1,756,286	1,593,936	1,534,538	1,324,711	1,232,064	1,131,725	739,650	435,273	154,917	43,107							

Common Hallways

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

Maple Courts II CHFA SS 2/11/2013

Common Laundry

Number of Units:	43
Total Square Feet:	57,700
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	Ventilation					2013				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							
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	Walls (Wallpapered)	2,496		20	12	2014				0	2,571	0	0	0	0	0	0	0	0	0	0	3,666	0	0	0	0	0	0							
18	Ceilings (Acoustical Tile)	591		20	20+	2026				0	0	0	0	0	0	0	0	0	0	0	868	0	0	0	0	0	0	0							
19	Floors (Vinyl)	1,155		20	10+	2014				0	1,190	0	0	0	0	0	0	0	0	0	1,696	0	0	0	0	0	0	0							
20	Laundry Equipment	5,560		varies	10	2016				0	0	0	759	782	806	830	855	880	907	934	0	0	1,021	1,051	1,083	1,115	1,149	1,183	1,219						
21	Accessibility Improvements (Lower Folding Counter)	400		??	20	2013		4	400	400	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	400	400	3,761	0	759	782	806	830	855	880	907	934	0	0	7,251	1,051	1,083	1,115	1,149	1,183	1,219	0						
28	Cumulative Reserve Balance						96,959	94,509	3,014,998	2,758,937	2,640,180	2,563,048	2,456,150	2,345,123	2,311,757	2,208,356	2,175,864	2,055,332	1,756,286	1,593,936	1,534,538	1,324,711	1,232,064	1,131,725	739,650	435,273	154,917	43,107							

Common Area Restrooms

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts II
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

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Building Mechanical

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

Maple Courts II CHFA SS 2/11/2013

Building Electrical

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts II
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

Maple Courts II • Capital Needs Assessment • © On-Site Insight

Building Elevator

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts II
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts II
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	43
Total Square Feet:	57,700
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	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						96,959	94,509	3,014,998	2,758,937	2,640,180	2,563,048	2,456,150	2,345,123	2,311,757	2,208,356	2,175,864	2,055,332	1,756,286	1,593,936	1,534,538	1,324,711	1,232,064	1,131,725	739,650	435,273	154,917	43,107							

Unit Living

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

Maple Courts II CHFA SS 2/11/2013

Unit Bathrooms

Number of Units:	43
Total Square Feet:	57,700
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	Floors (Vinyl Tile and Sheet) - to replace 19 units	4,180		varies	10+	2013				2,090	2,153	0	0	0	0	0	0	0	0	1,157	1,192	1,228	1,265	1,302	0	0	0	0							
18	Floors (Vinyl Tile and Sheet)	5,280		varies	10+	2020				0	0	0	0	0	0	1,299	1,338	1,378	1,419	1,462	0	0	0	0	0	0	0	0							
19	Sinks (Wall Hung)	18,060		20	25+	2018				0	0	0	0	0	4,187	4,313	4,442	4,576	4,713	0	0	0	0	0	0	0	0	0							
20	Showers (1pc. Fiberglass)	86,860		20	30+	2023				0	0	0	0	0	0	0	0	0	11,673	12,023	12,384	12,756	13,138	13,533	13,938	14,357	14,787	15,231							
21	Toilets (Newer Low Flow models)	2,870		<6	20+	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,629	1,678							
22	Toilets (Original models)	14,760		20	20+	2014				0	5,068	5,220	5,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Wall Accessories / Medicine Cabinets - operating			varies	20+					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,090	7,220	5,220	5,376	0	4,187	4,313	5,741	5,913	6,091	13,092	14,642	13,576	13,983	14,403	14,835	13,938	14,357	16,416	16,908	0				
28	Cumulative Reserve Balance							96,959		94,509	3,014,998	2,758,937	2,640,180	2,563,048	2,456,150	2,345,123	2,311,757	2,208,356	2,175,864	2,055,332	1,756,286	1,593,936	1,534,538	1,324,711	1,232,064	1,131,725	739,650	435,273	154,917	43,107					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts II
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	43
Total Square Feet:	57,700
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	Floors (Vinyl Tile and Sheet) - to replace 19 units	11,495		varies	10+	2013				5,748	5,920	0	0	0	0	0	0	0	0	3,182	3,278	3,376	3,477	3,582	0	0	0	0	0						
18	Floors (Vinyl Tile and Sheet)	14,520		varies	10+	2020				0	0	0	0	0	0	0	3,572	3,679	3,789	3,903	4,020	0	0	0	0	0	0	0	0	0					
19	Cabinetry / Counters / Sinks (Refinish & Spot Cntr. Replc)	32,250		20	25+	2013				4,607	4,745	4,888	5,034	5,185	5,341	5,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Cabinetry / Counters / Sinks (Replace)	132,010		20	25+	2022				0	0	0	0	0	0	0	0	0	57,414	59,137	60,911	0	0	0	0	0	0	0	0	0					
21	Refrigerators (CL&P replaced) - some fan problems	28,810		2	<15	2018				0	0	0	0	0	8,350	8,600	8,858	9,124	0	0	0	0	0	0	11,221	11,558	11,905	12,262	0						
22	Stoves (Newer Models)	6,450		<5	15	2023				0	0	0	0	0	0	0	0	0	0	2,167	2,232	2,299	2,368	0	0	0	0	0	0	0					
23	Stoves (Older / Original Models)	15,050		20	15	2013				5,017	5,167	5,322	0	0	0	0	0	0	0	0	0	0	0	0	7,816	8,050	8,292	0	0						
24	Rangehoods (Ducted)	12,083		varies	20	2022				0	0	0	0	0	0	0	0	0	5,255	5,413	5,575	0	0	0	0	0	0	0	0	0					
25																																			
26																																			
27	Annual Planned Expenditures							0		0	15,371	15,832	10,210	5,034	5,185	13,691	14,101	12,430	12,803	66,459	70,619	75,920	5,577	5,744	3,477	22,619	19,608	20,196	12,262	0	0				
28	Cumulative Reserve Balance							96,959		94,509	3,014,998	2,758,937	2,640,180	2,563,048	2,456,150	2,345,123	2,311,757	2,208,356	2,175,864	2,055,332	1,756,286	1,593,936	1,534,538	1,324,711	1,232,064	1,131,725	739,650	435,273	154,917	43,107					

Unit Electrical

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts II
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	43
Total Square Feet:	57,700
Default Inflation Rate:	3.0%

[illegible]

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.