

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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**Kings Corner Manor**  
CHFA # 86004D  
Ledyard Housing Authority  
Ledyard, CT

January 28, 2013

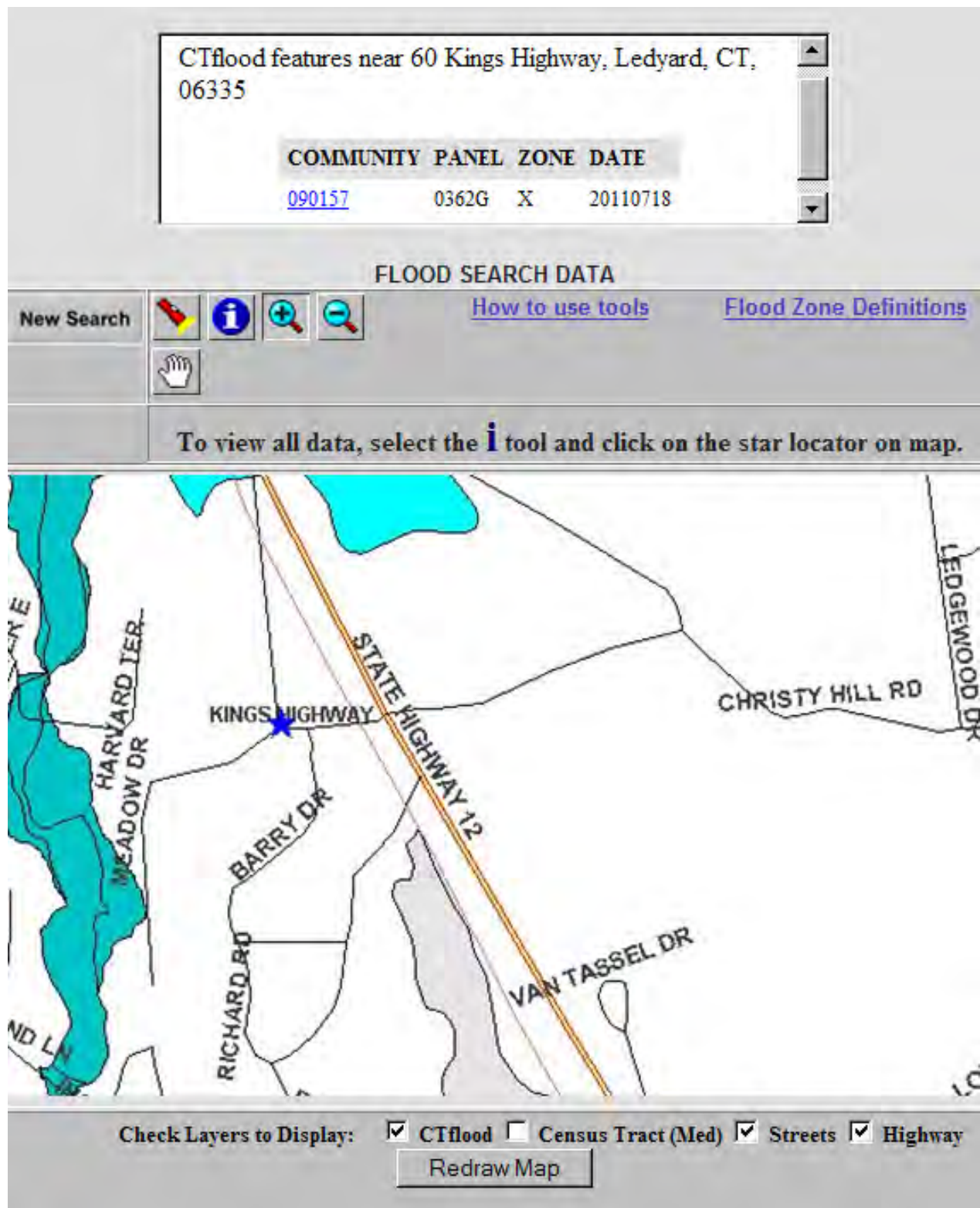
*Final Report*



## **Kings Corner Manor**

60 Kings Highway  
Ledyard, CT 06335





## Kings Corner Manor

60 Kings Highway  
Ledyard, CT 06335

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

## Executive Summary

### Kings Corner Manor

Ledyard, CT

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**Kings Corner Manor** is residential development for the elderly that is comprised of five residential buildings and one community building. The development includes 30 one-bedroom units. Original construction of the development dates to 1986.

Overall the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified as part of this assessment include the following:

- Most of the asphalt roadways and parking areas are original to the development. The main roadways are owned by the town. Costs to resurface the original asphalt parking areas are shown in Year 1 of the plan. The parking area should be restriped to meet UFAS standards as part of this work.
- Replacement costs are shown for other original site features such as; wood fencing (patio dividers), wood dumpster surrounds, clothes lines, and the development sign.
- Site staff reports that windows are beginning to fail and repairs are problematic. Costs to replace the windows are shown in Year 2 of the plan.

- The community kitchen area is not compliant with UFAS. Costs are shown in Year 1 to install compliant cabinetry and appliances. Costs are shown to replace existing laundry equipment with compliant models. The laundry room will need to be reconfigured to meet floor clearance minimums.
- Costs are shown in Year 5 to replace the 80-gallon electric water tank located in the community building.
- The fire alarm control panel (FACP) is located in the community building. Unit level devices report to the central panel and alert the local emergency services. Costs to replace the FACP are shown in Year 1 of the plan.
- Most unit flooring is original VCT. Costs to begin flooring replacement are shown starting in Year 1.
- The bathrooms were observed to be in fair overall condition. Costs to reglaze tubs and replace mixing valves starting in Year 1 of the plan. Future allowances are shown for as needed sink, medicine cabinets, exhaust fan replacement. Unit bathrooms are mostly compliant with UFAS standards. Costs are shown in Year 1 to reposition the toilet and shower grab bars, and to insulate the sink piping in three units.
- Costs to replace the 20-inch electric ranges are shown in Years 5-9 of the plan. Costs are shown throughout the plan for as needed refrigerator replacement. Kitchens cabinets were observed to be in fair overall condition. Costs to replace cabinets are shown starting in Year 3. Kitchens are mostly compliant with UFAS standards. The cabinets will need to be reconfigured to meet the UFAS 60-inch floor clearance minimum. This should be done during cabinet replacement at no additional cost. Costs to reposition the kitchen thermostat and insulate pipes are shown in Year 1 of the plan.
- Costs are shown to upgrade the emergency call system and to install bedroom smoke detectors in Year 1. A modest allowance is shown in Year 9 of the plan to address possible circuit breaker replacements.
- Currently domestic hot water tanks are replaced every six years. Costs are shown going forward to replace DHW tanks every ten years as needed.

Additional Notes:

1. The Physical Assessment of the property was conducted on *December 5<sup>th</sup> 2012*. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



View of the property sign



The property access roadway



View of the site and parking areas



Typical dumpster enclosure





View of the paved pedestrian walkways



A "newer" PVC patio divider



View of the electric domestic hot water tank serving the community building



The central fire alarm control panel

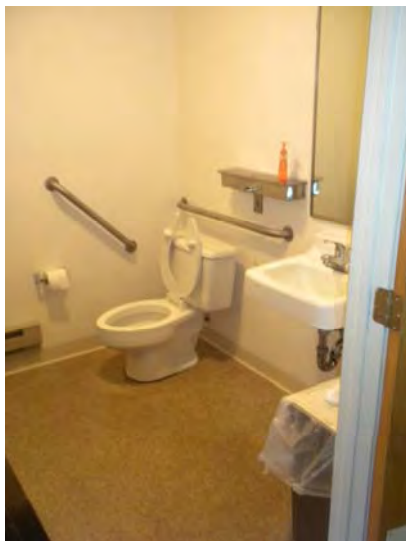




View of the community room



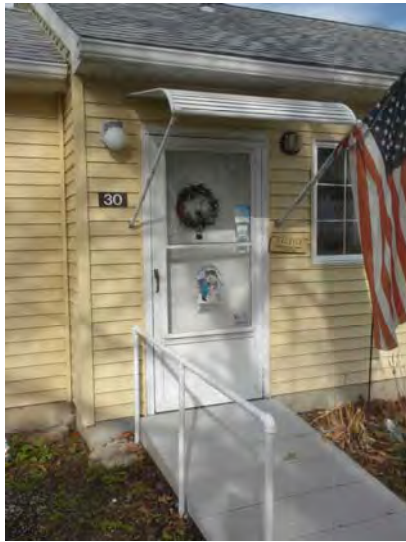
The community room kitchen



One of two restrooms at the community building



The laundry room



Typical unit entrance



The community building



Typical building architecture



View of the vinyl siding and wood-framed casement windows





The composite shingle roofing



View of the maintenance shed



Air conditioning sleeves have exterior covers



Typical building architecture

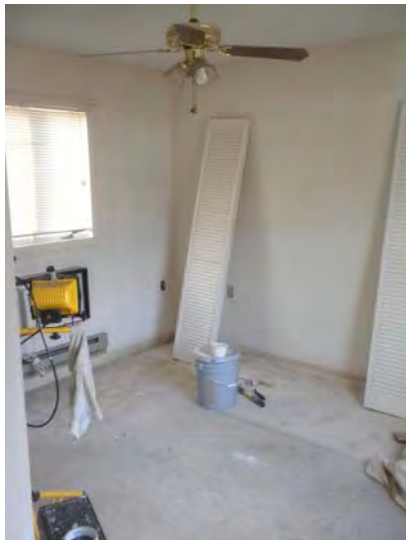




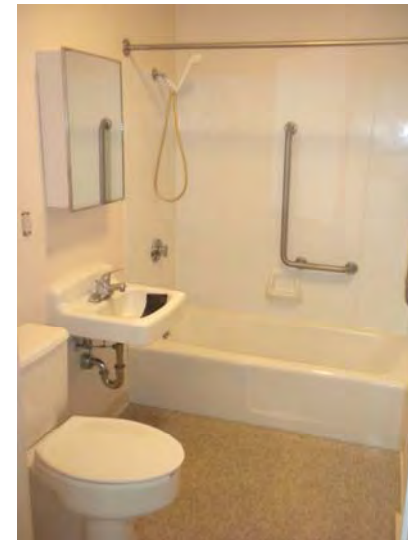
Typical unit kitchen area



Typical kitchen appliances



View of the living area



Typical unit bathroom



Circuit breaker panel



30-gallon electric domestic hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$122,535
Annual Replacement Reserve Contribution:	\$12,165
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	35,124	4,468	1,260	2,508	23,925	1,377	1,419	1,461	29,414	25,779	0	0	0	1,626	30,357	0	7,301	0	169,404	32,561	0
2	Building Exterior	0	0	2,368	63,147	10,855	2,588	2,665	2,745	2,828	12,584	3,874	3,090	3,182	3,278	51,962	62,949	55,126	54,630	56,269	1,633	1,682	1,732	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	133,167	0	0	0
4	Lobby - Mail Area	0	0	260	0	0	1,590	0	0	0	0	0	0	349	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	9,184	0	0	0	0	0	0	0	0	0	2,961	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	642	0	0	0	0	0	0	0	0	0	2,062	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	16,365	0	0	0	0	0	0	0	0	0	22,666	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	290	0	0	0	0	0	0	0	2,914	0	954	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	788	0	0	0	1,238	0	0	969	0	0	0	0	0	0	1,664	1,227	0	0	0	0	0
12	Building Electrical	0	0	24,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	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	8,842	9,107	9,380	9,662	9,952	1,229	1,266	1,304	1,343	1,383	1,425	1,467	1,511	1,557	1,603	1,651	1,701	1,752	1,805	1,859	0
16	Unit Kitchens	0	0	5,880	5,438	28,008	28,848	33,090	30,292	31,201	6,162	6,347	6,339	3,827	3,942	4,061	4,182	0	3,132	3,225	3,322	3,422	3,525	0
17	Unit Bathrooms	0	0	2,760	1,761	5,060	5,212	5,369	5,530	5,696	3,653	7,115	3,875	1,693	1,744	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	23,550	0	0	0	0	0	0	14,021	15,518	0	0	0	0	0	17,244	0	0	0	0	0	0
19	Unit Mechanical	0	0	5,048	5,199	5,355	5,516	5,682	5,852	6,028	6,208	6,395	6,586	6,784	6,988	7,197	7,413	7,636	7,865	8,101	8,344	8,594	8,852	0
20	Annual Planned Expenditures	0	0	135,100	89,122	59,920	55,924	81,920	47,025	48,436	46,361	72,919	47,052	45,903	17,419	64,731	77,727	113,629	68,505	76,597	148,217	184,906	48,529	0
21	Annual Provision (indexed at 3%)			12,165	12,530	12,906	13,293	13,692	14,103	14,526	14,961	15,410	15,873	16,349	16,839	17,344	17,865	18,401	18,953	19,521	20,107	20,710	21,331	
22	Outside Capital			1,110,000																				
23	Cumulative Reserve Balance	122,535	122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472	





## Building Exterior

Owner Sponsor Name:	Ledyard Housing Authority
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Project City / Town:	Ledyard

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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	690		27	35	2021				0	0	0	0	0	0	0	0	874	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows	45,440		27	28	2014				0	46,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Entry Canopies	13,500		27	28	2014				0	13,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Entry Lighting	6,420		27	40	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	9,428	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	Exterior Unit Doors	20,700		27	30	2013				1,380	1,421	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,910	1,968	2,027	2,087	0	0	0	0	0						
18	Storm Doors	14,820		varies	15	2013				988	1,018	1,048	1,080	1,112	1,145	1,180	1,215	1,252	1,289	1,328	1,368	1,409	1,451	1,494	1,539	1,585	1,633	1,682	1,732						
19	Ex. Walls Vinyl Siding	170,385		27	40	2025				0	0	0	0	0	0	0	0	0	0	0	48,586	50,043	51,545	53,091	54,684	0	0	0							
20	Ex. Walls Vinyl Siding	7,864		27	5	2015				0	0	8,343	0	0	0	0	9,672	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,368	63,147	10,855	2,588	2,665	2,745	2,828	12,584	3,874	3,090	3,182	3,278	51,962	62,949	55,126	54,630	56,269	1,633	1,682	1,732	0						
28	Cumulative Reserve Balance						122,535	122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472							





## Lobby / Mail Area

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
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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	Floor	510		10	20	2023				0	0	0	0	0	0	0	0	0	0	685	0	0	0	0	0	0	0	0	0	0	0				
2	Kitchen Cabinets / Sink	0		27	25	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
3	Kitchen Appliances	0		27	20	2013				0	0	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	0	0				
5	Office Floors	675		27	20	2013				675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
6	Walls & Ceilings	1,179		10	10	2013				1,179	0	0	0	0	0	0	0	0	0	1,584	0	0	0	0	0	0	0	0	0	0	0				
7	Countertops	514		1	11	2023				0	0	0	0	0	0	0	0	0	0	691	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	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	0				
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	ADA Upgrades	7,330		20	20	2013				7,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17																																			
18																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	9,184	0	0	0	0	0	0	0	0	0	2,961	0	0	0	0	0	0	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance						122,535	122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472							

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Ledyard Housing Authority
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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1	531		10	10	2013				531	0	0	0	0	0	0	0	0	0	713	0	0	0	0	0	0	0	0	0	0					
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Ceiling 1	111		10	10	2013				111	0	0	0	0	0	0	0	0	0	149	0	0	0	0	0	0	0	0	0	0					
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Floors 1	893		10	20	2023				0	0	0	0	0	0	0	0	0	0	1,199	0	0	0	0	0	0	0	0	0	0					
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	642	0	0	0	0	0	0	0	0	0	2,062	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						122,535	122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472							

## Common Stairways

Number of Units:	30
Total Square Feet:	18,479
Default Inflation Rate:	3.0%

12369 - Kings Corner Manor - FINAL SS 1/29/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
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	203		10	10	2013				203	0	0	0	0	0	0	0	0	0	273	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	62		10	10	2013				62	0	0	0	0	0	0	0	0	0	83	0	0	0	0	0	0	0	0	0	0					
3	Floors	500		10	20	2023				0	0	0	0	0	0	0	0	0	0	672	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	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	0					
6	Washers					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Dryers					2013				0	0	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	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	0				
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	ADA Upgrades - Laundry Equipment	16,100		10	10	2013				16,100	0	0	0	0	0	0	0	0	0	0	21,637	0	0	0	0	0	0	0	0	0	0	0			
17																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	16,365	0	0	0	0	0	0	0	0	0	0	22,666	0	0	0	0	0	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance						122,535	122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472							



## Common Area Restrooms

Number of Units:	30
Total Square Feet:	18,479
Default Inflation Rate:	3.0%

12369 - Kings Corner Manor - FINAL SS 1/29/2013

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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						122,535	122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472							



Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
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	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection	24,000		27	20	2013				24,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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24																																			
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26																																			
27	Annual Planned Expenditures						0	0	24,000	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						122,535	122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472							



Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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						122,535	122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
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						
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24																																			
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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						122,535	122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
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	0						
2	Walls					2013				0	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	0						
4	Interior Stairs					2013				0	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	0						
6	AC Sleeve					2013				0	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	0						
8	Lighting Fixtures					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	Flooring	38,913		27	20	2013				7,782	8,015	8,256	8,504	8,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Closet Doors	21,203		varies	25	2013				1,060	1,092	1,125	1,158	1,193	1,229	1,266	1,304	1,343	1,383	1,425	1,467	1,511	1,557	1,603	1,651	1,701	1,752	1,805	1,859						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	8,842	9,107	9,380	9,662	9,952	1,229	1,266	1,304	1,343	1,383	1,425	1,467	1,511	1,557	1,603	1,651	1,701	1,752	1,805	1,859	0				
28	Cumulative Reserve Balance							122,535		122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472					

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
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	Ceramic Tile Shower Stalls	2,647		27	35	2021					0	0	0	0	0	0	0	0	3,353	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	Tubs - Reglazing	10,125		27	20	2013					810	834	859	885	912	939	967	996	1,026	1,057	0	0	0	0	0	0	0	0	0						
18	Tubs - Mixing valves	9,000		27	20	2013					900	927	955	983	1,013	1,043	1,075	1,107	1,140	1,174	0	0	0	0	0	0	0	0	0						
19	Sinks - Wall Hung	12,600		27	30	2015					0	0	1,337	1,377	1,418	1,461	1,505	1,550	1,596	1,644	1,693	1,744	0	0	0	0	0	0	0						
20	Medicine Cabinets	4,500		27	30	2015					0	0	955	983	1,013	1,043	1,075	0	0	0	0	0	0	0	0	0	0	0	0						
21	Exhaust Fans	4,500		27	30	2015					0	0	955	983	1,013	1,043	1,075	0	0	0	0	0	0	0	0	0	0	0	0						
22	ADA Upgrades	1,050		27	30	2013					1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,760	1,761	5,060	5,212	5,369	5,530	5,696	3,653	7,115	3,875	1,693	1,744	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							122,535		122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472					



Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Ledyard Housing Authority
Project Name:	Kings Corner Manor
Project City / Town:	Ledyard

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 5, 2012

Number of Units:	30
Total Square Feet:	18,479
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors - Vinyl	16,350		27	20	2013			3,270	3,368	3,469	3,573	3,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Cabinets	105,600		27	30	2015			0	0	22,406	23,078	23,771	24,484	25,218	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops	14,242		0	10	2022			0	0	0	0	0	0	0	0	3,716	3,827	3,942	4,061	4,182	0	0	0	0	0	0	0	0						
20	Refrigerators	20,100		varies	15	2013			2,010	2,070	2,132	2,196	2,262	2,330	2,400	2,472	2,546	2,623	0	0	0	0	0	3,132	3,225	3,322	3,422	3,525							
21	Range	15,000		15	20	2017			0	0	0	0	3,377	3,478	3,582	3,690	3,800	0	0	0	0	0	0	0	0	0	0	0	0						
22	ADA Upgrades	600		27	20	2013			600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	5,880	5,438	28,008	28,848	33,090	30,292	31,201	6,162	6,347	6,339	3,827	3,942	4,061	4,182	0	3,132	3,225	3,322	3,422	3,525	0				
28	Cumulative Reserve Balance							122,535		122,535	1,109,600	1,033,008	985,994	943,364	875,135	842,213	808,303	776,904	719,395	688,216	658,661	658,081	610,695	550,833	455,605	406,053	348,976	220,866	56,670	29,472					

## Unit Electrical

Number of Units:	30
Total Square Feet:	18,479
Default Inflation Rate:	3.0%

12369 - Kings Corner Manor - FINAL SS 1/29/2013



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

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

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