

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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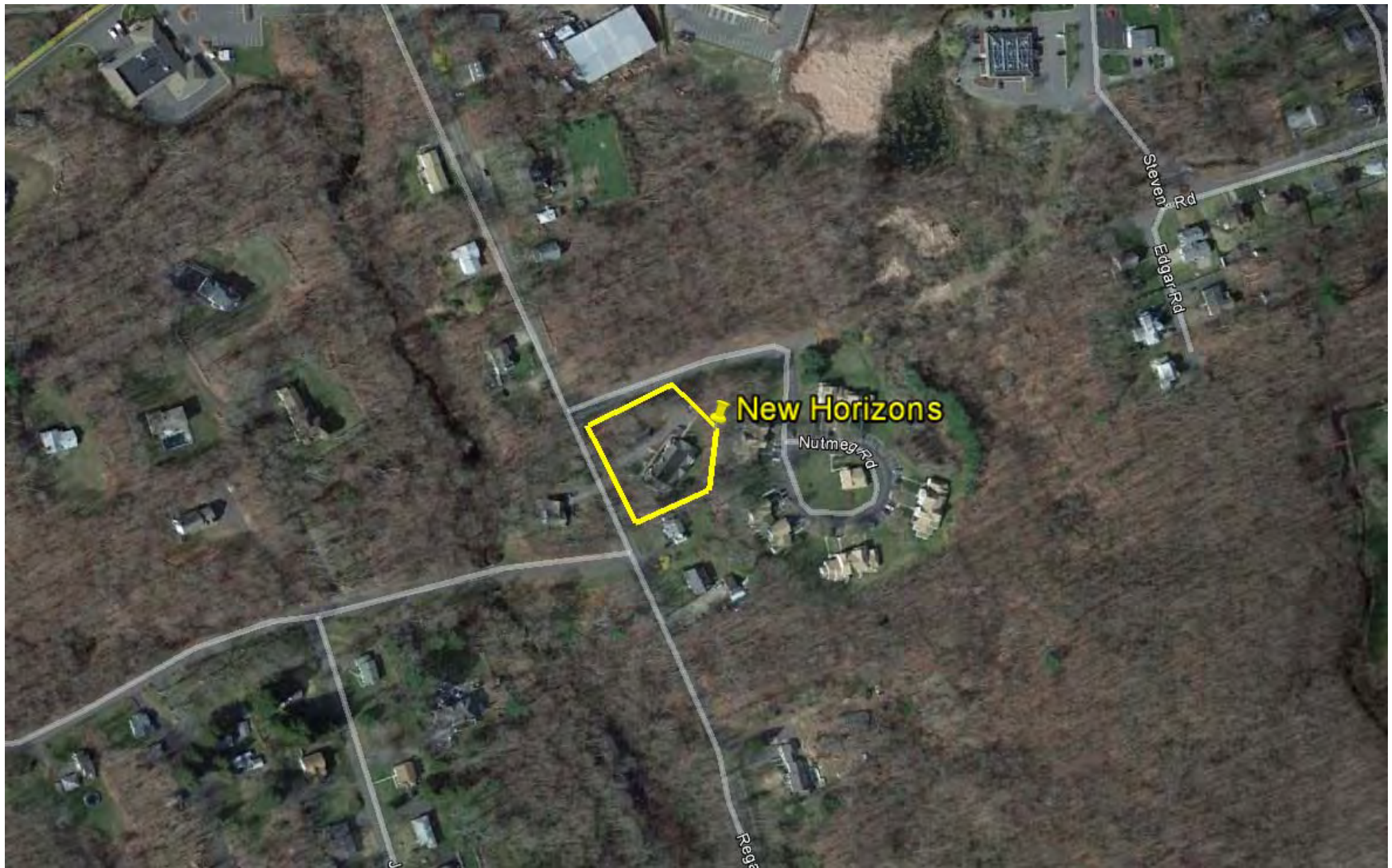
[on-site-insight.com](http://on-site-insight.com)



New Horizons  
CHFA # 96049D  
New Horizons, Inc.  
Middlebury, CT

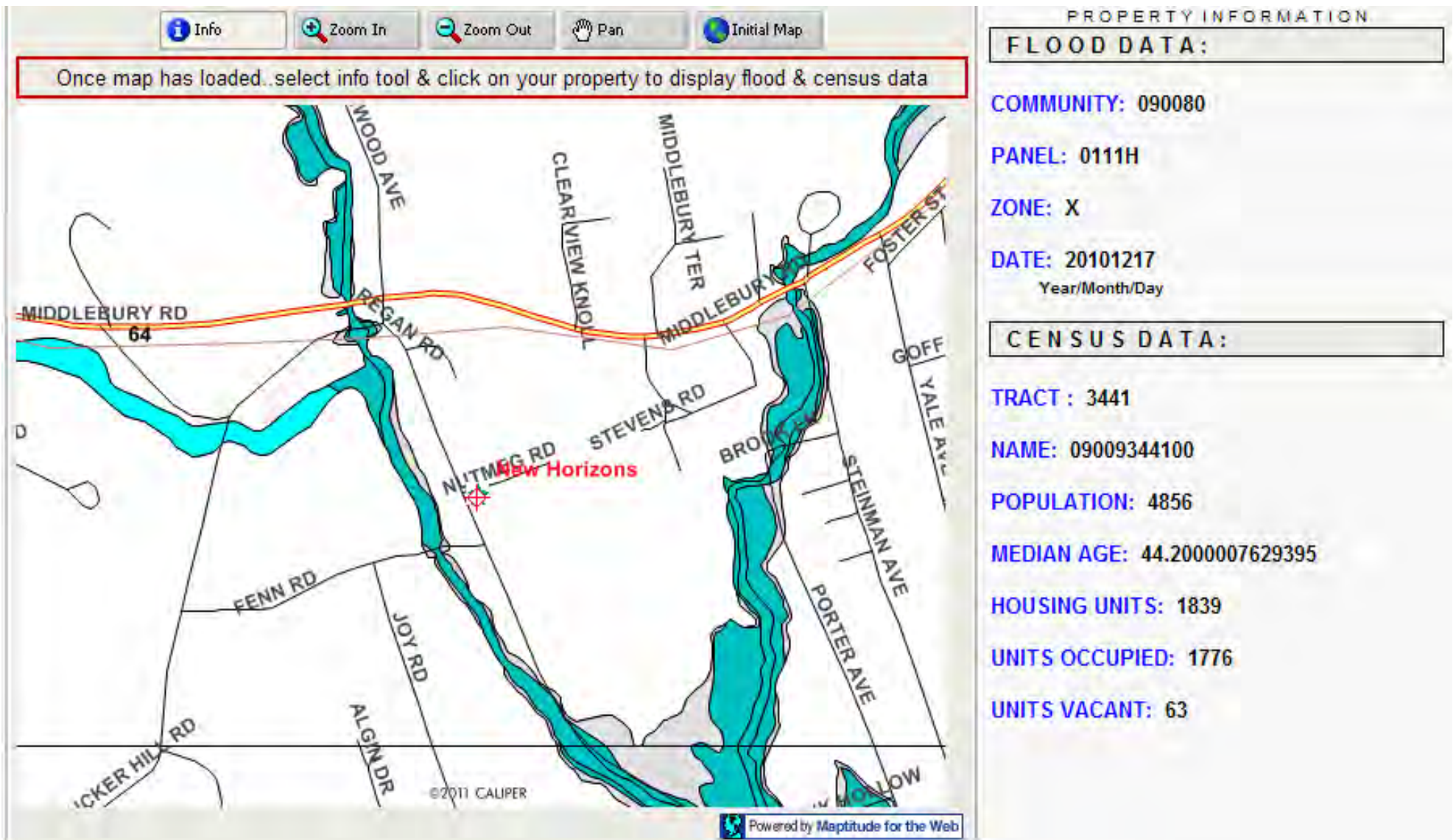
April 17, 2013

*Final Report*



**New Horizons**  
11 Nutmeg Road  
Middlebury, CT 06762





**New Horizons**  
11 Nutmeg Road  
Middlebury, CT 06762

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

## Executive Summary

### New Horizons

Middlebury, CT

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**New Horizons** is a single-building residential development for adults with disabilities. This development has five direct-entry units which are all fully accessible: 4 one-bedroom apartments and a single two-bedroom unit. This property was renovated into its current configuration in 2004. An existing well-water system provides fresh domestic water. There is also a central oil-fired boiler that produces hydronic heat for the units. All of the units are accessible; kitchens feature cooktops and sinks with roll-in space, a mix of wood and plywood cabinets, laminated particleboard countertops, and vinyl composite tile (VCT) flooring. Each bathroom has a roll-in shower with ceramic tile flooring. Also, each apartment has an electric-heated domestic hot water (DHW) tank. The building has vinyl-sided exterior walls and also features double-glazed windows. The roof consists of two sections: a flat center section covered with a rubber membrane, and a pitched outer section that is covered with asphalt singles.

Overall the development is in good condition, and most of the anticipated capital costs are shown toward the midpoint of this 20-year plan. This development is overseen and apparently funded by two public agencies, one of which is CHFA. There was no available reserve information (i.e. reserve balance and/or annual contribution) for this development. The plan shows \$235,000 being added in Year 1 to fully fund the plan; this amount should be adjusted if updated reserve information becomes available.

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

- Replacement of the stockade fencing dumpster enclosure is shown in Year 1.
- The plan also includes the costs to repair the parking lot (crackfill, sealcoat, and re-stripe) in Years 2, 7, and 12, with resurfacing cost shown in Year 17.
- The wood deck and fencing that provides access to the rear of the building, is to be repainted in Years 2 and 12.
- The apartment smoke detectors, assumed to be original, are to be replaced initially in Year 3, and again in Year 13.
- The plan also includes the cost to add portable fire extinguishers to the underside of the rangehoods (above the cooktops in the kitchens). These fire extinguishers are small canisters that contain fire retardant power; the canisters are designed to react to high heat (grease fires). The canisters have a magnetic clip for easy installation and replacement, and are to be replaced every five years.

Additional Notes:

1. The Physical Assessment of the property was conducted March 12, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. 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*.



This is the main entrance to the development.



The mailbox is located adjacent to the parking lot and in close proximity to the building.



A close-up of a cracked section in the parking lot.

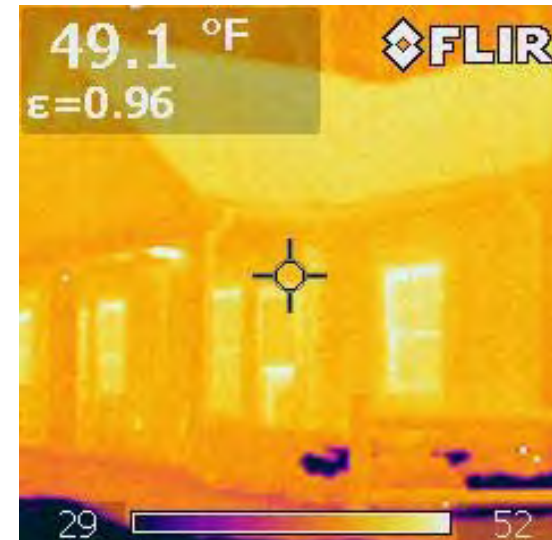


A view of the dumpster enclosure.





A view of the rear elevation. Also note that the pitched roof section is covered with asphalt shingles.



This infra-red image indicates greater heat loss at the windows (brighter colors are warmer surfaces).



A side elevation of the building.



This propane-powered generator provides 17 kW of emergency power.





This is the fire alarm control panel (FACP).



This oil-fired hydronic boiler serves the entire development. Also shown is the circulating pump.



This is the well water pressure tank.



Kitchens feature cooktops, side-by-side frost free refrigerators, and VCT flooring.



One of the roll in showers in one of the apartment bathrooms.



Bathrooms also have sinks mounted into countertops. Off to the far right is a portion of the in-unit laundry equipment.



This is a typical apartment circuit breaker panel.



Each apartment has an electric-heated DWH tank.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

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

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	1,050	2,353	0	0	0	0	2,727	0	0	0	0	12,090	0	0	0	0	21,988	631	0	0	0
2	Building Exterior	0	0	0	339	0	0	0	0	0	8,249	0	0	0	1,139	704	725	747	770	0	11,086	136	140	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,044	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	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	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	13,813	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	0	0	0	0	0	0	0	0	0	0	0	0	16,396	0	0	0	0	0	0	43,838	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	0	0	0	0	0	0	0	0	0	0	0	0	1,996	2,056	2,118	2,181	2,247	0	0	0	0
16	Unit Kitchens	0	0	300	0	0	0	0	348	1,959	2,018	2,079	2,141	2,609	389	978	1,007	1,038	1,536	650	3,306	0	0	0
17	Unit Bathrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,096	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	0	0	2,217	0	0	0	0	0	0	0	0	0	2,980	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	957	985	1,015	1,045	1,077	0	0	0	749	0	0	0	1,364	1,405	1,447	1,490	0
20	Annual Planned Expenditures	0	0	1,350	2,691	2,217	0	957	1,333	5,702	11,312	3,156	2,141	2,609	13,618	63,943	3,789	3,902	4,487	26,248	16,427	1,583	59,282	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			235,000																				
23	Cumulative Reserve Balance	0	0	233,650	230,959	228,741	228,741	227,785	226,451	220,750	209,438	206,282	204,141	201,532	187,914	123,972	120,183	116,280	111,793	85,545	69,118	67,535	8,253	



## Site Improvements

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

13176 New Horizons-SS 4/2/2013

## Building Exterior

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
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Report Date:	April 1, 2013

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
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	14,783		8	20	2025				0	0	0	0	0	0	0	0	0	0	0	21,077	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	11,900		8	20	2025				0	0	0	0	0	0	0	0	0	0	0	16,967	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	38,044	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	0	233,650	230,959	228,741	228,741	227,785	226,451	220,750	209,438	206,282	204,141	201,532	187,914	123,972	120,183	116,280	111,793	85,545	69,118	67,535	8,253							



## Lobby / Mail Area

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
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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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	0	233,650	230,959	228,741	228,741	227,785	226,451	220,750	209,438	206,282	204,141	201,532	187,914	123,972	120,183	116,280	111,793	85,545	69,118	67,535	8,253							

## Common Hallways

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
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	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					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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27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		0	233,650	230,959	228,741	228,741	227,785	226,451	220,750	209,438	206,282	204,141	201,532	187,914	123,972	120,183	116,280	111,793	85,545	69,118	67,535	8,253					

Comprehensive Capital Needs Assessment Schedule

Common Laundry

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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					
28	Cumulative Reserve Balance							0		0	233,650	230,959	228,741	228,741	227,785	226,451	220,750	209,438	206,282	204,141	201,532	187,914	123,972	120,183	116,280	111,793	85,545	69,118	67,535	8,253					

## Common Area Restrooms

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

13176 New Horizons-SS 4/2/2013



## Building Boilers

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

[illegible]

## Building Mechanical

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

13176 New Horizons-SS 4/2/2013

## Building Electrical

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

[illegible]

## Building Elevator

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
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					
28	Cumulative Reserve Balance							0		0	233,650	230,959	228,741	228,741	227,785	226,451	220,750	209,438	206,282	204,141	201,532	187,914	123,972	120,183	116,280	111,793	85,545	69,118	67,535	8,253					



Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
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	Floors - VCT	7,000		8	20	2025				0	0	0	0	0	0	0	0	0	0	0	1,996	2,056	2,118	2,181	2,247	0	0	0							
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	1,996	2,056	2,118	2,181	2,247	0	0	0	0						
28	Cumulative Reserve Balance							0		0	233,650	230,959	228,741	228,741	227,785	226,451	220,750	209,438	206,282	204,141	201,532	187,914	123,972	120,183	116,280	111,793	85,545	69,118	67,535	8,253					

## Unit Bathrooms

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
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 - VCT	2,025		8	20	2025				0	0	0	0	0	0	0	0	0	0	0	577	595	613	631	650	0	0	0	0						
18	Refrigerators	3,350		8	15	2019				0	0	0	0	0	0	800	824	849	874	900	0	0	0	0	0	0	0	0	0						
19	Cooktops	2,000		8	25	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,306	0	0	0						
20	Microwave/Convection Ovens	2,875		8	15	2019				0	0	0	0	0	0	687	707	728	750	773	0	0	0	0	0	0	0	0	0						
21	Countertops	1,980		8	15	2019				0	0	0	0	0	0	473	487	502	517	532	0	0	0	0	0	0	0	0	0						
22	Rangehoods	1,405		8	20	2024				0	0	0	0	0	0	0	0	0	0	389	401	413	425	438	0	0	0	0	0						
23	Rangehood Portable Fire Extinguishers -	300		ADD	6	2013				300	0	0	0	0	0	348	0	0	0	0	403	0	0	0	0	467	0	0	0	0					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	300	0	0	0	0	348	1,959	2,018	2,079	2,141	2,609	389	978	1,007	1,038	1,536	650	3,306	0	0	0				
28	Cumulative Reserve Balance							0		0	233,650	230,959	228,741	228,741	227,785	226,451	220,750	209,438	206,282	204,141	201,532	187,914	123,972	120,183	116,280	111,793	85,545	69,118	67,535	8,253					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	2,090		8	10	2015				0	0	2,217	0	0	0	0	0	0	0	0	0	2,980	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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						
17																																			
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	2,217	0	0	0	0	0	0	0	0	2,980	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		0	233,650	230,959	228,741	228,741	227,785	226,451	220,750	209,438	206,282	204,141	201,532	187,914	123,972	120,183	116,280	111,793	85,545	69,118	67,535	8,253					

## Unit Mechanical

Owner Sponsor Name:	New Horizons, Inc.
Project Name:	New Horizons
Project City / Town:	Middlebury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	5
Total Square Feet:	4,675
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.