

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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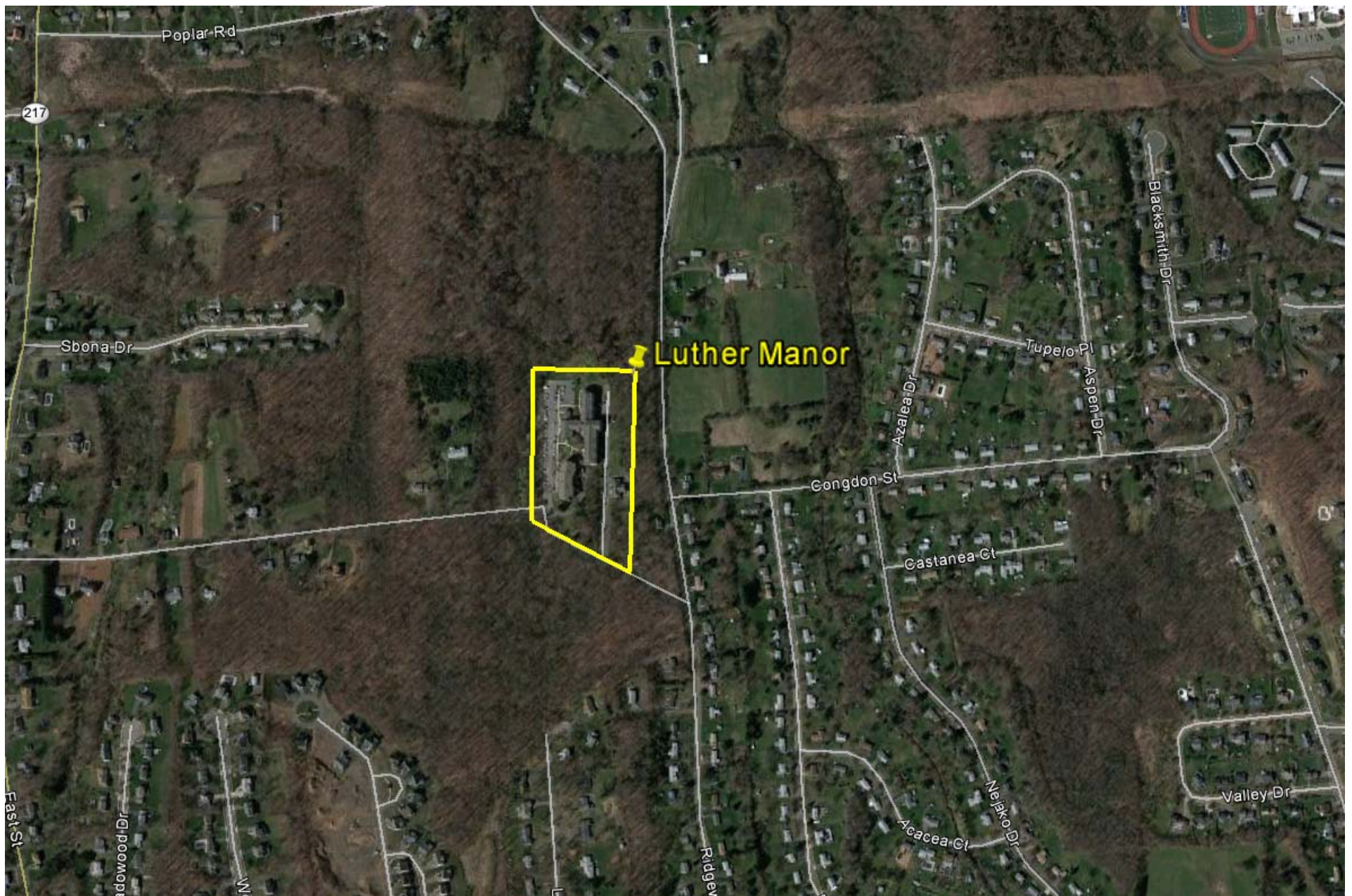


Luther Manor
CHFA #91132D

Lutheran Social Services of
New England
Middletown, CT

February 21, 2013

Final Report



Luther Manor
624 Congdon Street
Middletown, CT 06457

CTflood features near 624 Congdon Street,
Middletown, CT, 06457

COMMUNITY PANEL ZONE DATE

[090068](#)

0104G

X

20080828

FLOOD SEARCH DATA

New Search

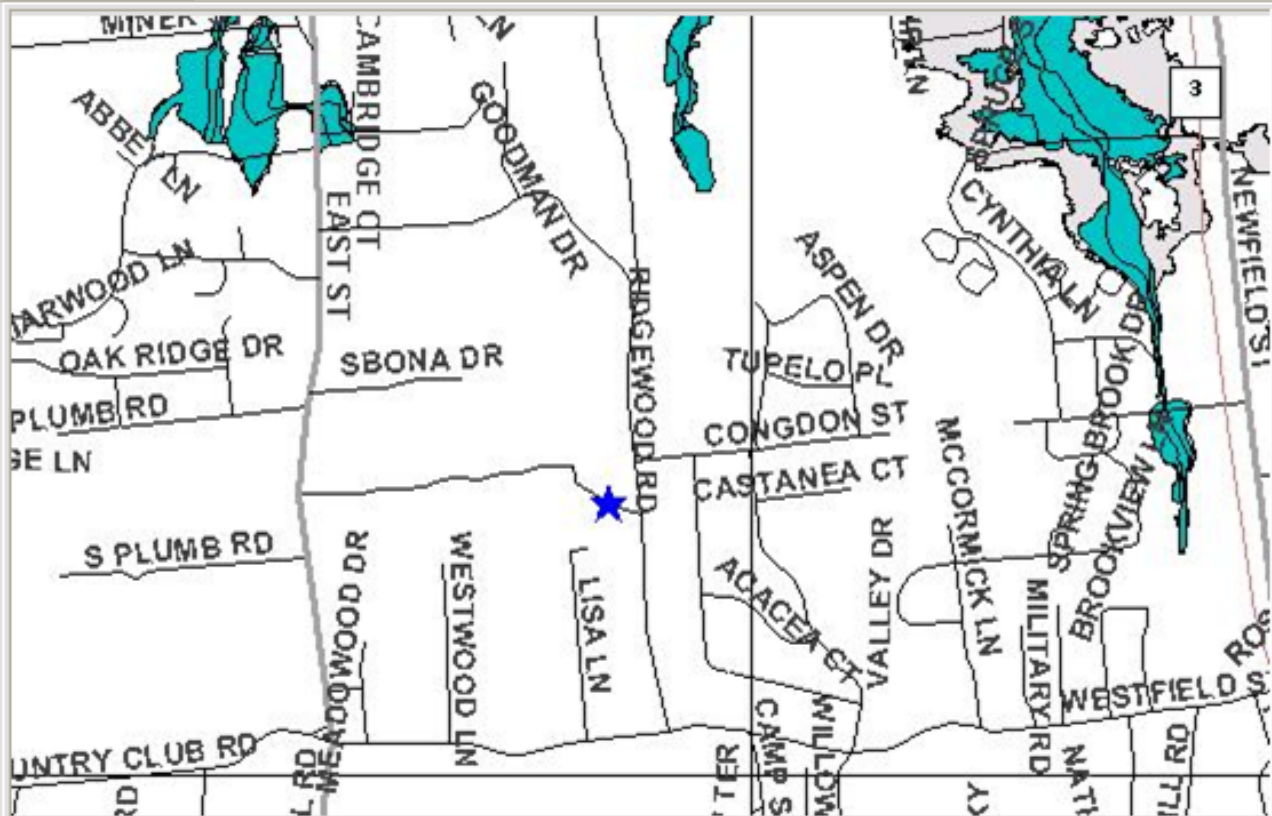


[How to use tools](#)

[Flood Zone Definitions](#)



To view all data, select the **i** tool and click on the star locator on map.



Check Layers to Display:



CTflood



Census Tract (Med)



Streets



Highway

Redraw Map

Luther Manor

624 Congdon Street
Middletown, CT 06457

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

Executive Summary

Luther Manor

Middletown, CT

Luther Manor is a residential development for the elderly that is comprised of one residential building. The building represents one phase of a larger facility, to which it is physically connected; however, it is separately financed. There are a total of 45 efficiency-style units at the subject building. Original construction of the subject building dates to 1990.

Overall the development is in generally good 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:

- Asphalt parking area surfaces are in generally good condition – center (access drive) section was recently resurfaced; resurfacing of service drive to rear of building will be necessary in the near-term
- Walkways vary in condition; periodic allowances for sectional repair/replacement needs included throughout the plan
- Exterior brick masonry surfaces in good condition – caulking in control joints and around window and air conditioner sleeves exhibits age-related shrinkage and loss of cohesion; initial replacement cycle shown in Year 1
- Windows and doors are original to the building and no operational problems were noted; no near-term needs identified
- Surface rust typical on steel lintels over window openings; initial surface preparation and painting cycle shown in Year 1

- Roof shingles are beyond their expected useful service life but continue to perform reliably; replacement is shown in Year 3
- No significant wear or damage related to interior common area finishes was noted; periodic allowances for painting and floor covering replacement are shown based on estimated current ages, observed conditions, and expected useful service lives
- Future replacement of boiler plant, used to produce hydronic heat for the building, is shown in Year 9
- Replacement of the boiler dedicated to domestic hot water generation is shown in Year 10
- The exterior, air-cooled, chiller for common area air conditioning is original to the development – no problems were reported; future replacement is shown in Year 4
- Replacement of the chute-fed, sausage bag, waste compactor unit is shown in Year 4
- The building's emergency generator is serviced regularly – no problems were noted and no major near-term needs are anticipated
- The fully addressable fire alarm control panel serving the building was recently replaced; no near-term needs are anticipated
- Allowances for a future, major, upgrade of the hydraulic elevator serving all floor levels of the building is shown in Year 9
- Annual allowances for in-unit vinyl tile floor covering replacement are shown from Year 1 forward
- Unit kitchen cabinet replacement is shown in Years 5-9; allowances for appliance replacement are shown from Year 1 forward
- Annual allowances for replacement of emergency call devices, smoke detectors, and thermostats are shown from Year 1 forward
- Common area modifications needed for handicap accessibility include centering of toilets at 18 inches from adjacent wall and installation/relocation of grab bars at the side and rear of toilets, and resetting of sinks for proper space under front aprons
- In-unit modifications needed for handicap accessibility include centering of toilets at 18 inches from adjacent wall, relocation of mirrors and medicine cabinets to compliant heights above floor, installation of kitchen cabinetry with compliant height countertops and compliant sized work surfaces, and relocation of thermostats to be within reach range limits

Additional Notes:

1. The Physical Assessment of the property was conducted on *date, year*. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the Luther Manor 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*.



Center access drive at parking area
was recently resurfaced



Service drive at rear of building exhibits some
age-related wear and cracks



Sectional repair/replacement of walkways
needed in near-term



Front elevation



Rear elevation



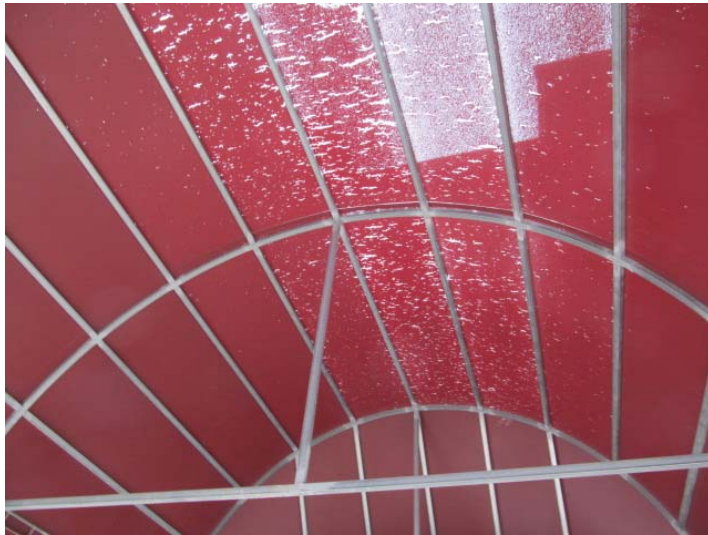
Caulking in control joints exhibits age-related loss of cohesion and pliability



Caulking at perimeter of air conditioner sleeves also in need of replacement in near-term



Doors at main entry are in good condition



Awning at main entry in need of replacement in near-term



Typical original windows found throughout building



Original roof shingles are serviceable but have surpassed their expected useful service lives



View of dining room



Typical common hallway
at Floors 1, 2, and 3



Common hallway at lower level of building features
vinyl composition tile (VCT) flooring



Natural gas-fired hydronic boilers for heating of
interior common areas and dwelling units



Domestic hot water produced by a single natural
gas-fired boiler located in mechanical room
at lower level of building



Exterior, air-cooled, chiller used to provide cooling for interior common areas



Emergency generator – No problems observed or reported



Fully addressable central fire alarm control panel – Equipment updated in recent years



Elevator controller/dispatcher and hydro-mechanical equipment



Typical finishes in unit living areas



Typical toilet and sink in unit bathroom –
Note ceramic tile flooring typical in unit bathrooms



Typical bathtub area of unit bathroom



Typical finishes and equipment in unit kitchens

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Luther Social Services of NE
Project Name:	Luther Manor
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 18, 2013

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$143,741
Annual Replacement Reserve Contribution:	\$9,120
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	2,316	9,759	0	0	6,174	2,685	0	0	0	0	58,786	0	0	0	0	12,154	0	0	0	0	0
2	Building Exterior	0	0	41,767	0	0	0	0	0	2,460	0	0	0	0	0	0	116,773	0	53,387	0	0	0	0	0
3	Roofing	0	0	0	0	51,006	0	0	0	0	0	0	0	0	0	0	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	6,140	0	0	0	0	0	1,181	1,155	0	0	8,251	0	0	0	0	0	1,587	0	0	0
6	Common Hallways	0	0	0	22,644	0	0	7,549	0	0	0	0	0	0	30,431	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	3,367	0	0	0	9,813	0	0	0	0	0	4,525	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	1,328	0	0	0	0	0	0	0	0	0	413	0	0	0	0	0	0
9	Common Area Restrooms	0	12,725	0	1,138	0	0	0	0	0	0	8,741	0	0	1,529	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	5,350	1,545	1,591	6,556	1,688	1,739	1,791	1,845	51,835	31,836	2,016	2,076	2,139	4,846	2,269	2,337	2,407	2,479	2,554	2,630	0
11	Building Mechanical	0	0	798	0	0	39,338	0	0	952	8,480	0	0	1,072	0	0	0	0	0	1,280	0	0	0	0
12	Building Electrical	0	0	554	571	588	4,813	624	2,961	3,050	3,142	3,236	3,333	745	767	790	814	839	3,980	4,099	4,222	111,261	4,479	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	123,510	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	1,274	1,312	1,352	1,392	1,434	1,477	1,521	1,567	1,614	1,662	1,712	1,764	1,817	1,871	1,927	1,985	2,045	2,106	2,169	2,234	0
16	Unit Kitchens	0	3,750	3,960	4,079	4,201	4,327	21,143	10,153	10,457	10,771	11,094	5,167	5,322	5,482	5,646	5,815	5,990	6,170	6,355	6,545	6,742	6,944	0
17	Unit Bathrooms	0	9,000	468	482	2,714	2,795	2,879	2,965	3,054	7,684	7,915	8,152	8,397	5,756	667	687	708	729	751	774	797	821	0
18	Unit Electrical	0	300	2,385	2,457	2,530	2,606	2,684	2,765	2,848	2,933	3,021	3,112	3,205	3,301	3,400	3,502	3,608	3,716	3,827	3,942	4,060	4,182	0
19	Unit Mechanical	0	0	606	624	643	662	682	703	724	745	768	791	814	839	864	890	917	944	972	1,002	1,032	1,063	0
20	Annual Planned Expenditures	0	25,775	59,478	50,751	64,625	62,490	49,553	25,448	26,858	38,348	222,702	54,054	82,069	60,197	15,323	135,199	21,194	85,401	21,736	22,656	128,615	22,353	0
21	Annual Provision (indexed at 3%)			9,120	9,394	9,675	9,966	10,265	10,573	10,890	11,216	11,553	11,900	12,257	12,624	13,003	13,393	13,795	14,209	14,635	15,074	15,526	15,992	
22	Outside Capital			1,000,000																				
23	Cumulative Reserve Balance	143,741	117,966	1,067,608	1,026,251	971,301	918,776	879,488	864,612	848,645	821,513	610,364	568,210	498,397	450,825	448,504	326,698	319,299	248,106	241,005	233,423	120,334	113,973	

Site Improvements

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

13009 - Luther Manor - FINAL SS 2/21/2013

Building Exterior

Owner Sponsor Name:	Luther Social Services of NE
Project Name:	Luther Manor
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 18, 2013

Number of Units:	45
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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	5,132		22	35	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	7,536	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	74,385		22	35	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	109,237	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	24,967		22	15	2013			24,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,898	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	Doors - Service	2,060		22	28	2019			0	0	0	0	0	0	2,460	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Windows - Lintels	9,300		22	15	2013			9,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,489	0	0	0	0							
14	Awning	7,500		22	20	2013			7,500	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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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	41,767	0	0	0	0	0	2,460	0	0	0	0	0	0	116,773	0	53,387	0	0	0	0	0						
28	Cumulative Reserve Balance						143,741	117,966	1,067,608	1,026,251	971,301	918,776	879,488	864,612	848,645	821,513	610,364	568,210	498,397	450,825	448,504	326,698	319,299	248,106	241,005	233,423	120,334	113,973							

Roofing

Owner Sponsor Name:	Luther Social Services of NE
Project Name:	Luther Manor
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 18, 2013

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Luther Social Services of NE
Project Name:	Luther Manor
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 18, 2013

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

13009 - Luther Manor - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Luther Social Services of NE
Project Name:	Luther Manor
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 18, 2013

Number of Units:	45
Total Square Feet:	37,479
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	273		6	10	2017				0	0	0	0	307	0	0	0	0	0	0	0	0	0	413	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	908		22	26	2017				0	0	0	0	1,021	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	0					
7	Other					2013				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					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	1,328	0	0	0	0	0	0	0	0	413	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							143,741		117,966	1,067,608	1,026,251	971,301	918,776	879,488	864,612	848,645	821,513	610,364	568,210	498,397	450,825	448,504	326,698	319,299	248,106	241,005	233,423	120,334	113,973					

Common Area Restrooms

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

13009 - Luther Manor - FINAL SS 2/21/2013

Building Mechanical

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

13009 - Luther Manor - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Luther Social Services of NE
Project Name:	Luther Manor
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 18, 2013

Number of Units:	45
Total Square Feet:	37,479
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	51,000		22	40	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86,824	0						
3	Smoke / Fire Detection	11,800		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,089	0						
4	Signaling / Communication	3,850		22	25	2016				0	0	0	4,207	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	Security Cameras/Monitors					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	Security Cameras/Monitors	10,000		1	5	2018				0	0	0	0	0	2,319	2,388	2,460	2,534	2,610	0	0	0	0	0	3,116	3,209	3,306	3,405	3,507						
18	Emergency Lights	5,544		varies	10	2013				554	571	588	606	624	643	662	682	702	723	745	767	790	814	839	864	890	916	944	972						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	554	571	588	4,813	624	2,961	3,050	3,142	3,236	3,333	745	767	790	814	839	3,980	4,099	4,222	111,261	4,479	0				
28	Cumulative Reserve Balance							143,741		117,966	1,067,608	1,026,251	971,301	918,776	879,488	864,612	848,645	821,513	610,364	568,210	498,397	450,825	448,504	326,698	319,299	248,106	241,005	233,423	120,334	113,973					

Building Elevator

Owner Sponsor Name:	Luther Social Services of NE
Project Name:	Luther Manor
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 18, 2013

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

13009 - Luther Manor - FINAL SS 2/21/2013

Unit Living

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

13009 - Luther Manor - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Luther Social Services of NE
Project Name:	Luther Manor
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 18, 2013

Number of Units:	45
Total Square Feet:	37,479
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	825		1	1	2013			825	850	875	901	929	956	985	1,015	1,045	1,076	1,109	1,142	1,176	1,212	1,248	1,285	1,324	1,364	1,405	1,447							
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	2,010		1	1	2013			2,010	2,070	2,132	2,196	2,262	2,330	2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,132	3,225	3,322	3,422	3,525							
11	Stove	1,125		1	1	2013			1,125	1,159	1,194	1,229	1,266	1,304	1,343	1,384	1,425	1,468	1,512	1,557	1,604	1,652	1,702	1,753	1,805	1,859	1,915	1,973							
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	Cabinets	81,000		22	25+	2017			0	0	0	0	16,686	5,562	5,729	5,901	6,078	0	0	0	0	0	0	0	0	0	0	0	0						
18	Accessibility Improvements	3,750		ADD	20	2013		3,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	3,750	3,960	4,079	4,201	4,327	21,143	10,153	10,457	10,771	11,094	5,167	5,322	5,482	5,646	5,815	5,990	6,170	6,355	6,545	6,742	6,944	0						
28	Cumulative Reserve Balance						143,741	117,966	1,067,608	1,026,251	971,301	918,776	879,488	864,612	848,645	821,513	610,364	568,210	498,397	450,825	448,504	326,698	319,299	248,106	241,005	233,423	120,334	113,973							

Unit Electrical

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Number of Units:	45
Total Square Feet:	37,479
Default Inflation Rate:	3.0%

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Appendix A: Statement of Delivery

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

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