

CHFA

Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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Rocky Hill, CT 06067

and

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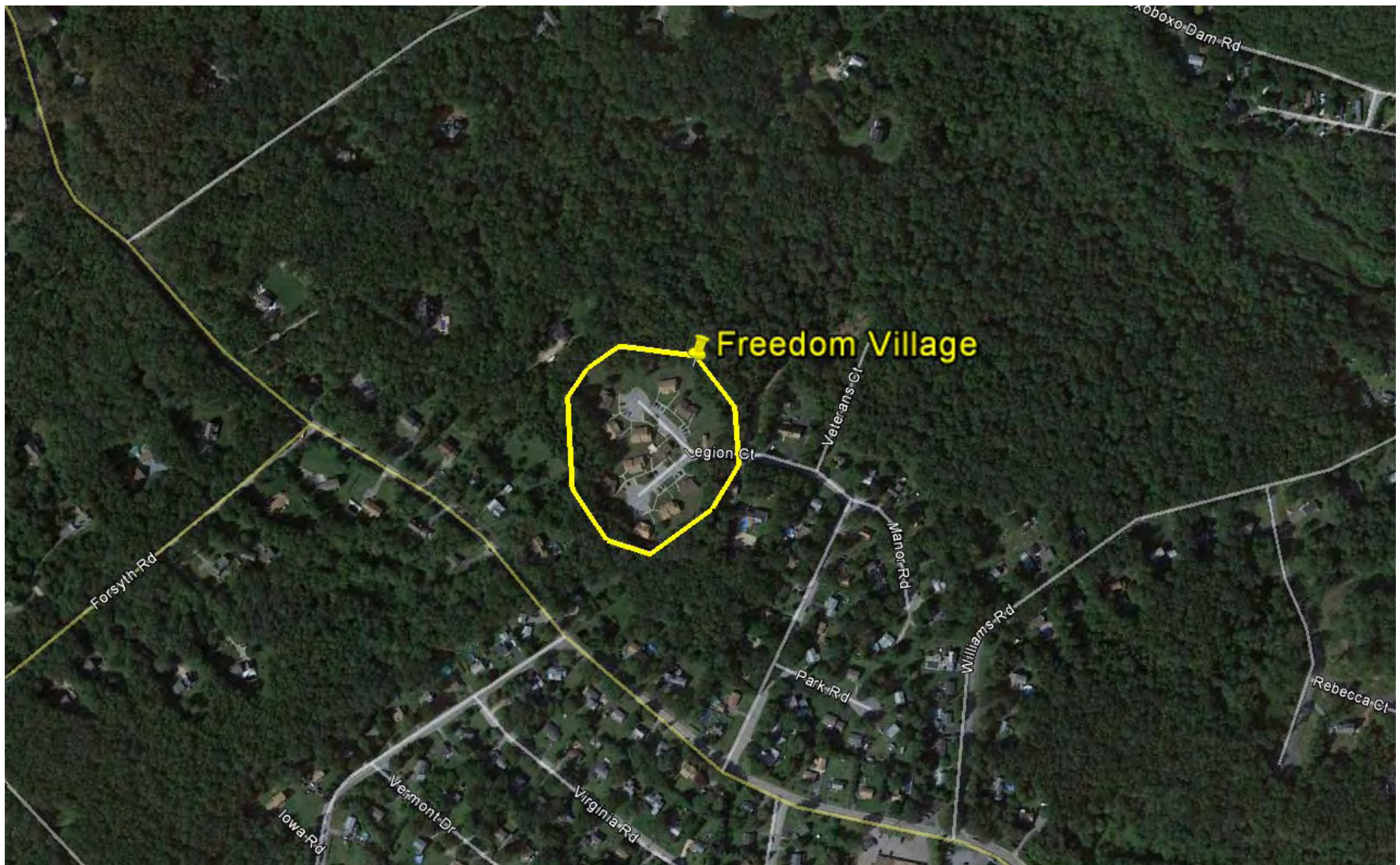
Freedom Village

CHFA # 85105D

Montville Housing Authority
Oakdale, CT

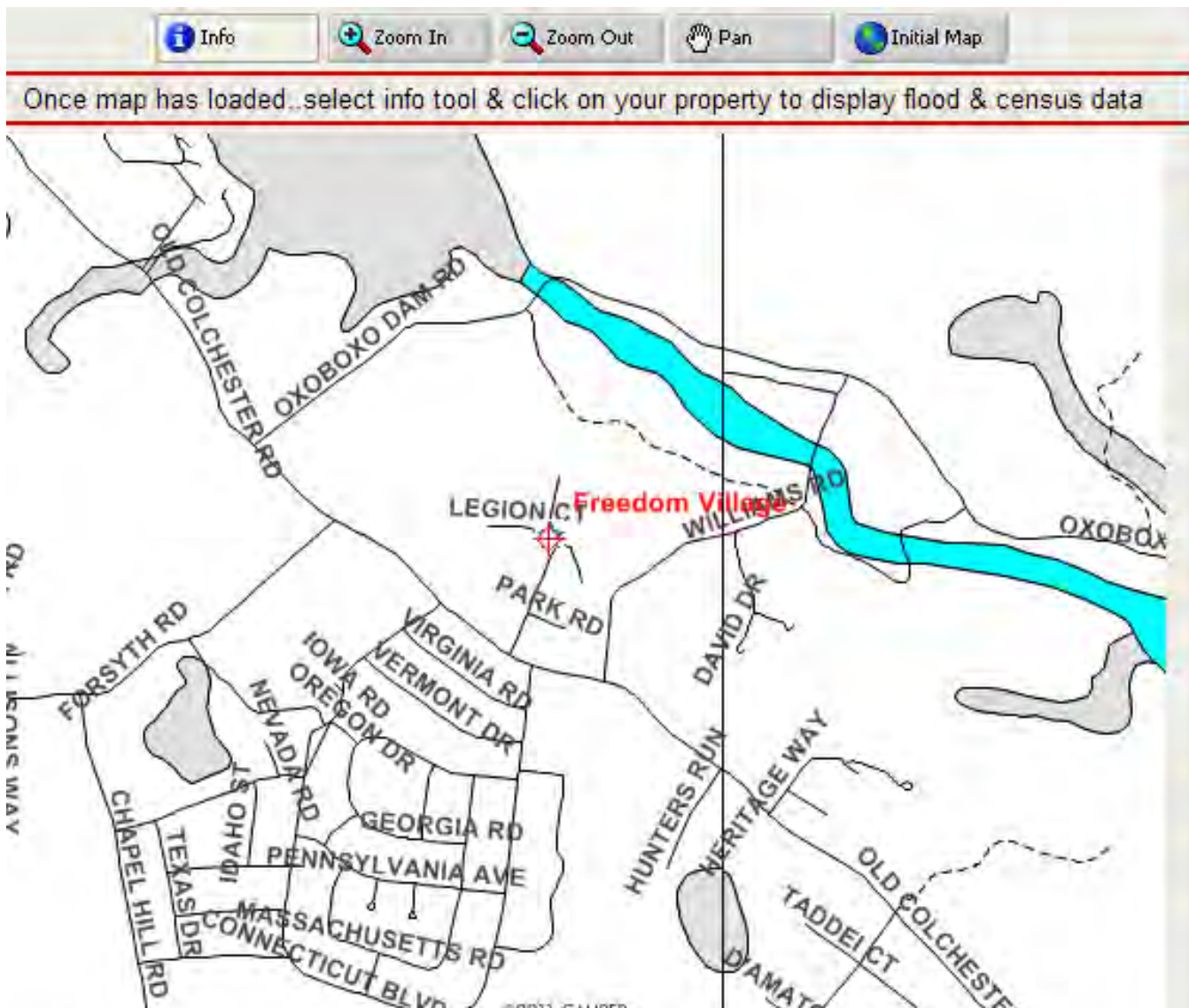
May 10, 2013

Final Report



Freedom Village

81 Liberty Road
Oakdale, CT 06370



PROPERTY INFORMATION	
FLOOD DATA:	
COMMUNITY:	090099
PANEL:	0327G
ZONE:	X
DATE:	20110718
Year/Month/Day	
CENSUS DATA:	
TRACT :	6952.02
NAME:	09011695202
POPULATION:	6203
MEDIAN AGE:	40.7000007629395
HOUSING UNITS:	2397
UNITS OCCUPIED:	2283
UNITS VACANT:	114

Freedom Village

81 Liberty Road
Oakdale, CT 06370

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

Executive Summary

Freedom Village

Oakdale, CT

Freedom Village is a residential development for senior and disabled citizens that is located on ten acres and is comprised of ten residential buildings and one community building. The development includes 40 one-bedroom units, four of which are designated as limited mobility/handicap accessible apartments. Original construction of the development dates to 1984.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections and available information from the client regarding existing reserves and annual reserve deposits, the development is seen as requiring an adjustment to its current funding scenario and/or an infusion of additional capital.

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

- The asphalt roadways are maintained by the local township. The asphalt parking areas, which are the responsibility of the development, are in fair condition and costs for resurfacing are shown in Year 1. Maintenance cycles for crack-filling, seal-coating, and striping are shown in Years 5, 11, and 17. Repair and replacement cycles for the concrete walkways are shown beginning in Year 7, over a fourteen year period. Replacement of the vinyl fencing is shown in Year 11.
- According to management, the pole and building mounted light fixtures (labor and material) are scheduled to be replaced by Connecticut Light and Power with the next several months. The property is equipped with a maintenance garage, which was observed to be in good condition; future needs for this structure are seen as manageable from operating funds.
- In order to comply with site accessibility standards, the addition of four handicap parking signs is shown in Year 1 as a deferred cost.
- No problems related to the exterior vinyl siding wall surfaces, soffit, fascia, and trim components were noted. Replacement of the vinyl siding, soffit, and fascia is shown in Year 7. No problems were reported or observed in regard to the masonry wall finishes on the residential and community buildings; allowances for masonry surface repairs and sealing are shown in Years 9 and 19. The windows

throughout the development were replaced in 2010, with the exception of the unit kitchen windows. An allowance for replacement of the unit kitchen windows is shown in Year 7.

- An allowance for replacement of the community building entrance doors is shown in Year 1. An allowance for replacement of the service doors throughout all the buildings is shown in Year 1. Unit entry doors are shown for replacement in Year 2 and unit storm doors are shown for replacement in Year 10.
- No problems related to the roof shingles were observed; replacement of the roof shingles is shown in Year 17. The aluminum gutters and downspouts are in good condition; replacement of these rain carrying components is shown in Year 7.
- All interior common area finishes, cabinetry, and appliances are in overall good condition. Periodic allowances for painting, floor covering replacement, cabinet replacement, and appliance upgrades are shown beginning in Year 1, and continuing throughout the plan.
- Removal of the existing restroom grab bars and the correct installation of the grab bars to meet accessibility standards is shown in Year 1 as a deferred cost.
- The development water service is comprised of a well water system; no problems were observed or reported in regard to the well water system. Replacement of the well water distribution tanks is shown in Years 1 and 17. The ages of the three well water treatment tanks vary; allowances for replacement of the well water treatment tanks are shown in Years 5, 8, and 13.
- An allowance for replacement of the well water circulation pumps is shown in Year 12. The community building domestic hot water tank is shown for replacement in Year 7. An allowance for replacement of the zoned central smoke/fire control panel and the units ECAS system are shown in Year 1. Replacement of the community building split system heat pump is shown in Year 20. No problems were reported or observed with regard to the emergency generator. Future maintenance for the emergency generator and fuel storage tank is seen as manageable from operating accounts.
- The majority of the unit interior floor finishes, interior and closet doors, cabinets, countertops, and bathroom fixtures are original construction components. Allowances for unit renovations and upgrades are shown beginning in Year 1, and continuing throughout the plan. Replacement of the domestic hot water tanks is shown beginning in Year 8, over a five year period. An allowance for replacement of the split system heat pumps is shown in Year 20.
- With the exception of the parking area handicap signs and the community building restroom grab bars, accessibility throughout the site, community building, and handicap units were observed to be in compliance with standards.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 18th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Jerome Hagerty. We would like to thank Carol Lanthrop and Bob Spiess for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Asphalt parking area



2. Vinyl fencing



3. Pole mounted light fixture



4. Maintenance garage



5. Emergency generator fuel tank



6. Community building



7. Community room



8. Community kitchen



9. Common area restroom - note grab bars



10. Residential building with vinyl siding



11. Residential building with masonry wall finish



12. Typical building service door



13. Emergency generator



14. Well water treatment tanks



15. Unit DHW tanks



16. Unit split system heat pump



17. Typical unit kitchen



18. Unit refrigerator



19. Unit electric range



20. Typical unit bathroom



21. Unit interior door



22. Unit closet door



23. Unit living area



24. Unit circuit breaker panel

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$198,502
Annual Replacement Reserve Contribution:	\$33,617
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	400	17,135	0	0	0	3,191	0	5,139	5,293	5,452	5,616	15,238	5,958	6,314	6,321	6,510	6,705	11,506	7,114	7,327	7,547	0
2	Building Exterior	0	0	16,230	28,428	0	0	0	0	136,652	0	23,330	23,486	0	0	0	10,398	0	0	0	0	31,354	0	0
3	Roofing	0	0	0	0	0	0	0	0	19,279	0	0	0	0	0	0	0	0	0	276,562	0	0	0	0
4	Lobby - Mail Area	0	0	0	1,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	2,945	3,028	0	0	1,260	0	0	0	0	0	0	0	0	0	1,692	4,588	0	0	0	0	0
6	Common Hallways	0	0	1,185	0	0	0	667	0	0	0	0	0	0	0	0	0	897	1,846	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	450	0	0	0	275	0	0	0	0	0	0	0	0	0	369	701	0	0	0	0	0
9	Common Area Restrooms	0	350	350	0	0	0	316	0	0	0	0	0	0	0	0	0	425	545	0	0	0	0	0
10	Building Boilers	0	0	1,250	0	0	0	0	0	1,087	0	0	0	0	1,613	0	0	0	0	2,006	0	0	0	0
11	Building Mechanical	0	0	4,309	0	0	0	957	0	0	1,045	0	0	0	0	1,212	0	0	584	0	0	0	4,997	0
12	Building Electrical	0	0	85,500	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	33,260	34,258	4,838	4,983	5,132	0	0	0	0	0	0	0	0	0	0	44,714	46,055	0	0	0	0
16	Unit Kitchens	0	0	75,800	78,074	0	0	0	0	0	0	0	11,352	11,692	0	0	0	0	30,848	31,773	0	0	0	0
17	Unit Bathrooms	0	0	22,600	23,278	0	0	0	0	0	0	0	0	13,439	13,843	0	0	0	4,674	4,814	0	0	0	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	8,363	8,614	8,872	9,139	9,413	0	0	0	0	0	0	150,802	0	0
20	Annual Planned Expenditures	0	750	261,014	169,064	4,838	4,983	11,798	0	162,157	14,701	37,396	49,326	49,508	30,827	7,526	16,719	9,893	95,205	372,715	7,114	38,681	163,346	0
21	Annual Provision (indexed at 3%)			33,617	34,626	35,664	36,734	37,836	38,971	40,140	41,345	42,585	43,863	45,178	46,534	47,930	49,368	50,849	52,374	53,945	55,564	57,231	58,948	
22	Outside Capital			530,000																				
23	Cumulative Reserve Balance	198,502	197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
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Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Asphalt Parking / Roadways	17,010		29	20	2013					17,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Crack Fill / Sealant					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Concrete Sidewalks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Bituminous Sidewalks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Fencing	4,200		10	20	2023					0	0	0	0	0	0	0	0	0	0	5,644	0	0	0	0	0	0	0	0	0	0				
6	Landscaping					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Dumpster Enclosures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Storm Water System					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Site Lighting					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Site Lighting					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Site Lighting					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	Concrete Sidewalks-Repair / Replacement Cycles	60,250		18	25	2019					0	0	0	0	0	0	5,139	5,293	5,452	5,616	5,784	5,958	6,136	6,321	6,510	6,705	6,907	7,114	7,327	7,547					
18	Site Sign-Brick Sealing	125		11	12	2013					125	0	0	0	0	0	0	0	0	0	0	178	0	0	0	0	0	0	0	0					
19	Accessibility-Handicap Parking Signs	400							4	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Crack Fill / Sealant / Stripe	2,835		1	6						0	0	0	0	3,191	0	0	0	0	0	3,810	0	0	0	0	0	4,599	0	0	0					
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		400	17,135	0	0	0	3,191	0	5,139	5,293	5,452	5,616	15,238	5,958	6,314	6,321	6,510	6,705	11,506	7,114	7,327	7,547	0				
28	Cumulative Reserve Balance							198,502		197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241					

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors	1,350		29	25	2013					1,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	89,934		29	35	2019					0	0	0	0	0	0	0	107,386	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	14,200		29	35	2019					0	0	0	0	0	0	0	16,956	0	0	0	0	0	0	0	0	0	0	0	0					
8	Exterior Soffits and Fascia	10,310		29	35	2019					0	0	0	0	0	0	0	12,311	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	Service Doors	7,800		29	25	2013					7,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Unit Entry Doors	27,600		29	30	2014					0	28,428	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Unit Storm Doors	18,000		6	15	2022					0	0	0	0	0	0	0	0	0	23,486	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 Walls-Masonry Repairs and Sealing	18,417		1	10	2021					0	0	0	0	0	0	0	0	23,330	0	0	0	0	0	0	0	0	0	31,354	0					
18	Exterior Walls-Vinyl Siding-Pressure Washing	7,080		29	20	2013					7,080	0	0	0	0	0	0	0	0	0	0	0	0	10,398	0	0	0	0	0	0					
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	16,230	28,428	0	0	0	0	136,652	0	23,330	23,486	0	0	0	10,398	0	0	0	0	31,354	0	0				
28	Cumulative Reserve Balance							198,502		197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241					

Roofing

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

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Common Hallways

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
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						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						198,502	197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241							

Common Laundry

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

Freedom Village • Capital Needs Assessment • © On-Site Insight

Common Area Restrooms

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

Freedom Village • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
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						
2	Boiler Operating Controls					2013					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						
4	Condensate & Feed Water					2013					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						
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						
7	Fuel Exhaust					2013					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						
9	Community Building-DHW Tank	910		9	15	2019					0	0	0	0	0	0	1,087	0	0	0	0	0	0	0	0	0	0	0	0						
10	Well Water Distribution Tank	1,250		29	25	2013					1,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Well Water Distribution Tank	1,250		9	25	2029					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,006	0	0	0					
12	Well Water Circulation Pumps	1,165		4	15	2024					0	0	0	0	0	0	0	0	0	0	1,613	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,250	0	0	0	0	0	1,087	0	0	0	0	1,613	0	0	0	0	2,006	0	0	0	0				
28	Cumulative Reserve Balance							198,502		197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241					

Building Mechanical

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

13252 - Freedom Village - FINAL SS 5/10/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
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	37,500		29	20	2013				37,500	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	ECAS	48,000		29	25	2013				48,000	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																																			
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20																																			
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	85,500	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						198,502	197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
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						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						198,502	197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
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																																			
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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							198,502		197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241					

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
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	0					
2	Walls					2013				0	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	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	0					
5	Floors					2013				0	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	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	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	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					
17	Floors-VCT	57,400		29	15	2013				28,700	29,561	0	0	0	0	0	0	0	0	0	0	0	0	0	44,714	46,055	0	0	0	0					
18	Interior Doors	8,800		29	30	2013				1,760	1,813	1,867	1,923	1,981	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Closet Doors	14,000		29	30	2013				2,800	2,884	2,971	3,060	3,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	33,260	34,258	4,838	4,983	5,132	0	0	0	0	0	0	0	0	0	0	44,714	46,055	0	0	0	0				
28	Cumulative Reserve Balance							198,502		197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241					

Unit Bathrooms

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

Freedom Village • Capital Needs Assessment • © On-Site Insight

Unit Kitchens

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
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	12,800		29	15	2013			6,400	6,592	0	0	0	0	0	0	0	0	0	0	0	0	0	9,971	10,270	0	0	0							
18	Cabinets and Countertops	112,000		29	25	2013			56,000	57,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Ranges	17,400		5	15	2022			0	0	0	0	0	0	0	0	11,352	11,692	0	0	0	0	0	0	0	0	0	0							
20	Refrigerators	26,800		15	15	2013			13,400	13,802	0	0	0	0	0	0	0	0	0	0	0	0	0	20,877	21,503	0	0	0							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	75,800	78,074	0	0	0	0	0	0	0	11,352	11,692	0	0	0	0	30,848	31,773	0	0	0	0						
28	Cumulative Reserve Balance						198,502	197,752	500,355	365,916	396,742	428,494	454,532	493,503	371,487	398,130	403,319	397,856	393,526	409,233	449,637	482,286	523,241	480,410	161,640	210,090	228,640	124,241							

Unit Electrical

Number of Units:	40
Total Square Feet:	19,142
Default Inflation Rate:	3.0%

13252 - Freedom Village - FINAL SS 5/10/2013

Unit Mechanical

Owner Sponsor Name:	Montville Housing Authority
Project Name:	Freedom Village
Project City / Town:	Oakdale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	40
Total Square Feet:	19,142
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.