

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



Robert E. Hutt Congregate
CHFA #94063D
Naugatuck Housing Authority
Naugatuck, CT

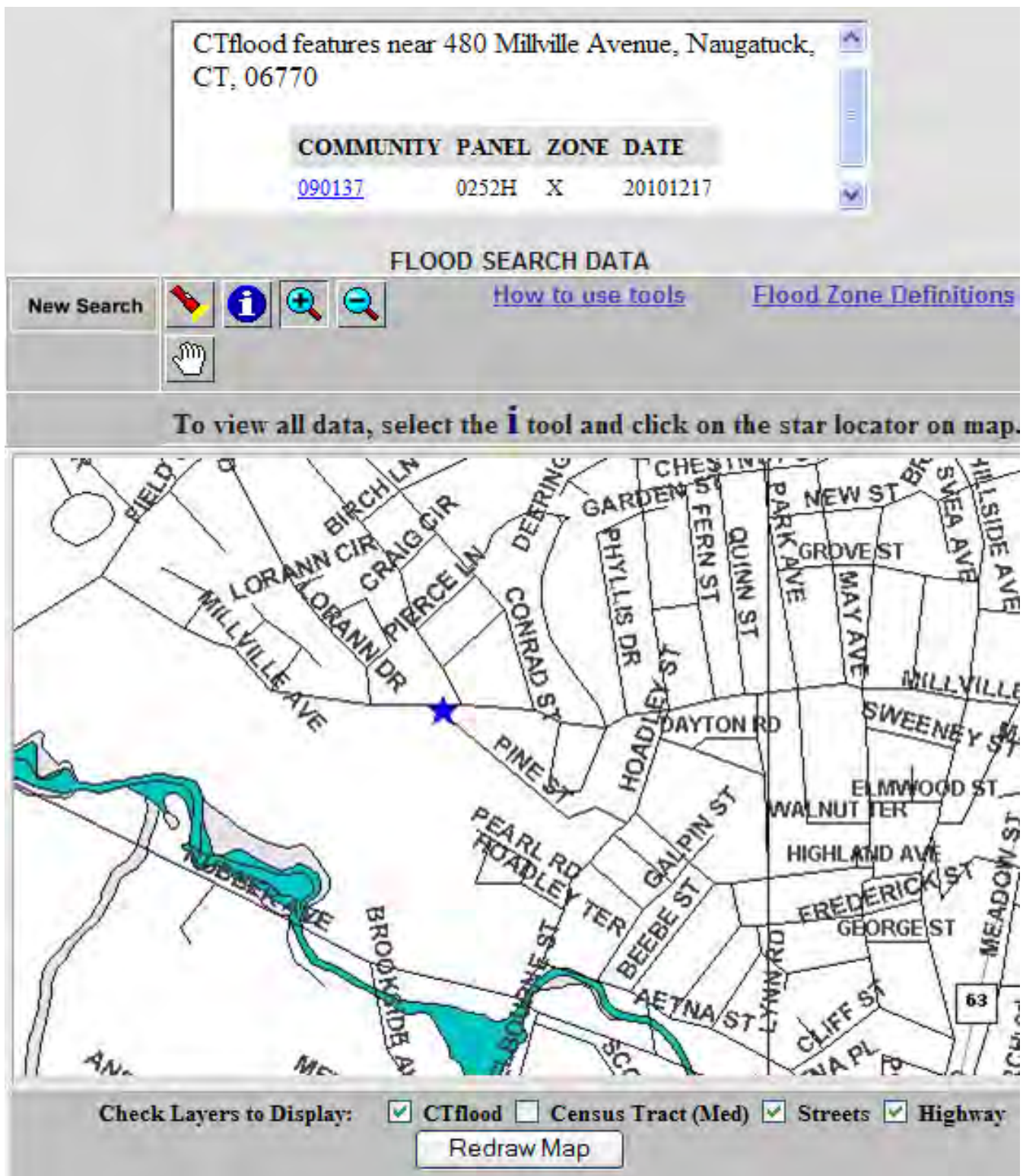
March 15, 2013

Final Report



Robert E. Hutt Congregate

480 Millville Avenue
Naugatuck, CT 06770



Robert E. Hutt Congregate

480 Millville Avenue
Naugatuck, CT 06770

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

Executive Summary

Robert E. Hutt Congregate Housing

Naugatuck, CT

Robert E. Hutt Congregate Housing is a residential development for the elderly that is comprised of a three-story, elevator-served, building. The development includes 36 efficiency units; two of which are designated as handicap accessible. Original construction of the development dates to 1992.

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

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

- Access drive/parking area asphalt resurfacing shown in Year 2; routine surface maintenance shown in Years 7, 12, and 17.
- Brick veneer exterior wall surfaces are in good condition; no near-term needs anticipated.
- Minor isolated damage noted on exterior insulation and finish system (EIFS) walls; repair allowances shown in Years 1 and 16.
- Vinyl siding on exterior walls is approximately six years old and in good condition; no future capital needs anticipated during plan.
- No problems related to aluminum and glass common entry doors noted; future replacement not anticipated during plan's timeframe.
- Steel service doors are in fair condition with minor surface rust noted at some locations; future replacement shown in Years 5-7.
- Original windows are in good condition – no near-term needs anticipated; future replacement shown in Year 10.
- No problems related to original ballasted membrane roof coverings on flat roof surfaces noted; future replacement shown in Year 5.
- Architectural shingles on mansard roof surfaces installed concurrent with vinyl siding; future replacement shown in Year 20.

- Typical finishes at the interior common areas include painted masonry block and drywall walls, suspended acoustical ceiling tiles, and vinyl composition tile (VCT) flooring. Overall, the finishes are in good condition with the VCT exhibiting the most age-related wear. Allowances for periodic painting are shown in Years 5 and 15. VCT replacement is shown in Years 2 and 17; except at the common stairs – replacement is shown in Year 10 based on observed conditions.
- The development features a fully equipped commercial-style kitchen; annual allowances for as needed component replacement and/or upgrade needs are shown from Year 1 forward.
- An original, natural gas-fired, modular boiler plant produces hydronic heat for distribution throughout the building. No problems related to the boiler were noted but the equipment is approaching the end of its expected useful service life; replacement is shown in Year 5.
- Domestic hot water is generated via a shell and tube heat exchanger that works in concert with the boiler plant. Rust and deterioration of the heat exchanger were noted – similar conditions were reported regarding the storage tank; replacement of both is shown in Year 1.
- Replacement of the exterior condensers and interior fan coils that provide cooling for the common halls is shown in Years 3 and 4.
- The original zone-type fire alarm control panel serving the building is serviceable but beyond its expected useful life; replacement is shown in Year 1.
- A future major upgrade of the elevator equipment (controller/dispatcher and hydro-mechanical pump unit) is shown in Year 15.
- Annual allowances for replacement of in-unit VCT floor coverings are shown from Year 1 forward.
- Annual allowances for bathtub re-glazing and replacement of accessories and exhaust fans are shown from Year 1 forward; toilet and sink replacement allowances are shown in the mid-year of the assessment.
- Kitchen cabinets are in generally good condition for their age; future replacement is shown in Years 4-7.
- Annual allowances for the as needed replacement of ranges and refrigerators are shown from Year 1 forward.
- Annual allowances for emergency call pull cord devices, smoke/fire detectors, and non-electric thermostatic radiator valve replacement/upgrade needs are shown from Year 1 forward.
- Common area modifications needed for handicap accessibility include installing barriers at first floor level of stairs where headroom is less than 80 inches, lowering of the table in the laundry room, centering of toilets at 18 from adjacent wall and installation of grab bars at the side and rear of toilets, and provision of visual and audible signals to indicate direction of elevator cab travel.
- In-unit modifications needed for handicap accessibility include widening doors to provide a minimum of 32 inches of clearance, provision of visual (horn/strobe) fire alarm devices, centering of toilets at 18 inches from adjacent wall, and installation of kitchen cabinetry with a compliant height countertop and compliant sized work surface.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 9th, 2013. 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 Naugatuck Housing Authority executive, maintenance, and site staffs for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



View of development sign



Parking area at front of building



Cracks and wear evident noted at asphalt service drive along rear elevation of building



Concrete walkways are in generally good condition at the present time



Building architecture as seen at front elevation



Building architecture as seen at rear and end elevations of three-story section of building



Aluminum and glass doors at main entry to building are in good condition



Vinyl siding and mansard shingles replaced in recent years and in good condition – Original windows typical throughout building



Ballasted membrane coverings on flat roof surfaces are in generally good condition for their age



View of common dining room at first floor level



Commercial kitchen located adjacent to dining room



View of common lounge located on first floor level



Original, natural gas-fired, modular boiler plant produces hydronic heat for distribution throughout the building



Original step controller used to match performance of boiler plant with outside air and return water temperature inputs



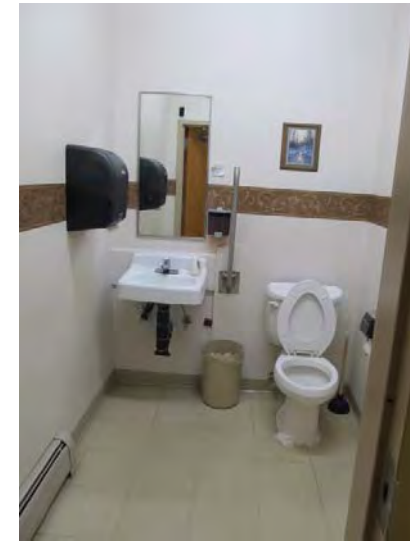
Inline pumps for circulation of hydronic heat to common areas and dwelling units



Shell and tube heat exchanger for production of domestic hot water – Note rust/deterioration at bottom of unit



Typical common hallway



Typical common restroom – The development also includes a common shower room at each floor level



Three of six rooftop-mounted, air-cooled, condensers used to provide air conditioning to common hallways



Typical ceiling-mounted fan coil component for cooling of common hallway



Installation of new Onan natural gas-fired generator for emergency power nearing completion at time of assessment



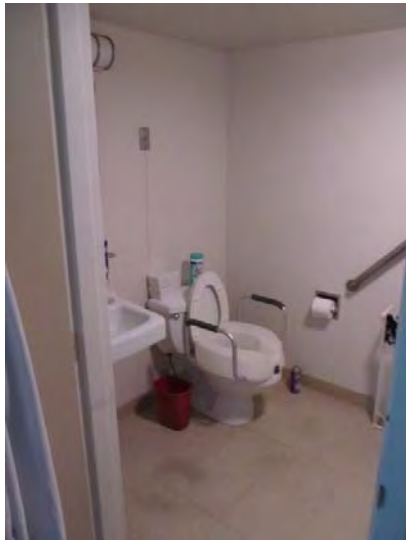
Original zone-type fire alarm control panel



Controller/dispatcher and hydro-mechanical unit for elevator maintained under terms of a full service contract – No near-term needs anticipated



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Roll-in showers present at the development's two handicap accessible units



Typical finishes and equipment in unit kitchens



Countertop at handicap accessible unit kitchens exceeds height limits, work surface is too small, and piping under sink lacks insulation

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Naugatuck Housing Authority
Project Name:	Robt. E. Hutt Congregate Housing
Project City / Town:	Naugatuck

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 21, 2013

Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$132,417
Annual Replacement Reserve Contribution:	\$12,372
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																							
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
1	Site Improvements	0	0	0	71,675	1,061	0	40,496	0	13,152	1,230	11,686	0	0	15,247	1,426	0	0	0	17,675	1,653	0	20,204	0	
2	Building Exterior	0	0	2,630	0	493	508	1,683	1,733	1,230	0	0	92,959	0	0	663	683	703	4,822	0	0	0	0	0	
3	Roofing	0	0	0	0	0	0	105,331	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,421	0	
4	Lobby - Mail Area	0	0	0	2,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,212	0	0	0	0	
5	Community Room	0	0	4,825	8,481	2,467	2,541	6,758	2,696	2,776	2,860	2,946	3,034	6,485	3,219	3,315	3,415	9,083	3,623	13,213	3,843	3,959	4,077	0	
6	Common Hallways	0	0	0	19,192	0	0	1,227	0	0	0	0	0	0	0	0	0	1,649	0	29,900	0	0	0	0	
7	Common Stairways	0	256	256	0	0	0	2,873	0	0	0	0	7,561	0	0	0	0	3,861	0	0	0	0	0	0	
8	Common Laundry	0	250	250	799	0	0	397	0	0	0	0	0	0	0	0	0	533	0	1,245	0	0	0	0	
9	Common Area Restrooms	0	4,300	4,300	1,838	0	0	1,209	0	0	0	0	0	0	0	0	0	10,322	0	2,864	0	0	0	0	
10	Building Boilers	7,725	0	7,725	0	0	0	40,237	0	0	0	0	0	0	0	0	0	0	18,033	0	0	0	0	0	
11	Building Mechanical	0	0	1,595	0	9,667	9,957	2,532	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Building Electrical	0	13,825	14,749	952	980	1,010	1,040	1,071	0	0	0	0	1,242	1,279	1,317	1,357	1,398	13,124	0	0	0	0	0	
13	Building Elevator	0	4,500	4,500	0	0	0	10,692	0	0	0	0	0	0	0	0	0	136,133	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	3,850	6,201	2,422	2,494	2,569	2,646	2,726	2,807	2,892	2,978	3,068	3,160	3,255	3,352	6,432	6,625	6,824	7,029	7,240	7,457	7,681	0	
16	Unit Kitchens	0	3,300	8,027	4,869	5,015	16,868	17,374	17,895	18,432	18,985	5,988	6,167	6,352	6,543	6,739	6,941	7,150	7,364	7,585	7,813	8,047	8,288	0	
17	Unit Bathrooms	0	3,200	6,388	3,284	3,382	3,484	3,588	3,696	3,807	3,921	10,347	10,657	10,977	11,306	11,646	11,995	4,822	4,967	5,116	5,269	5,427	5,590	0	
18	Unit Electrical	0	0	1,224	1,261	1,299	1,337	1,378	1,419	1,462	1,505	1,551	1,597	1,645	1,694	1,745	1,797	1,851	1,907	1,964	2,023	2,084	2,146	0	
19	Unit Mechanical	0	0	268	276	284	292	301	310	320	329	339	349	360	370	382	393	405	417	429	442	456	469	0	
20	Annual Planned Expenditures	7,725	33,481	62,938	117,750	27,142	38,567	239,763	31,546	43,986	31,722	35,834	125,393	30,220	42,913	30,585	33,014	184,536	61,081	91,233	28,283	27,429	69,877	0	
21	Annual Provision (indexed at 3%)			12,372	12,743	13,125	13,519	13,924	14,342	14,772	15,216	15,672	16,142	16,626	17,125	17,639	18,168	18,713	19,275	19,853	20,448	21,062	21,694		
22	Outside Capital			1,000,000																					
23	Cumulative Reserve Balance	124,692	91,211	1,040,645	935,637	921,620	896,572	670,734	653,530	624,317	607,811	587,649	478,399	464,805	439,018	426,072	411,226	245,404	203,597	132,218	124,383	118,016	69,833		

Site Improvements

Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	36
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Roofing

Number of Units:	36
Total Square Feet:	25,490
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Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Naugatuck Housing Authority
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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	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors	2,625		21	15	2014					0	2,704	0	0	0	0	0	0	0	0	0	0	0	0	0	4,212	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	2,704	0	0	0	0	0	0	0	0	0	0	0	0	0	4,212	0	0	0	0					
28	Cumulative Reserve Balance							124,692		91,211	1,040,645	935,637	921,620	896,572	670,734	653,530	624,317	607,811	587,649	478,399	464,805	439,018	426,072	411,226	245,404	203,597	132,218	124,383	118,016	69,833					

Community Room

Owner Sponsor Name:	Naugatuck Housing Authority
Project Name:	Robt. E. Hutt Congregate Housing
Project City / Town:	Naugatuck

Current Year:	2013
Budget Effective Date:	January 1, 2013
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Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

[illegible]

Common Hallways

Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	36
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Common Laundry

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Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

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

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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	Walls	853		6	10	2017					0	0	0	0	960	0	0	0	0	0	0	0	0	0	1,290	0	0	0	0	0					
2	Ceilings	221		6	10	2017					0	0	0	0	249	0	0	0	0	0	0	0	0	0	335	0	0	0	0	0					
3	Sinks	2,775		21	35	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,197	0	0	0	0	0					
4	Toilets	2,975		21	35	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,500	0	0	0	0	0					
5	Partitions					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Floor					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	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	Floor	1,785		21	15	2014					0	1,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,864	0	0	0				
18	Accessibility Improvements	4,300		ADD	20	2013			4	4,300	4,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
19																																			
20																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		4,300	4,300	1,838	0	0	1,209	0	0	0	0	0	0	0	0	0	10,322	0	2,864	0	0	0	0	0				
28	Cumulative Reserve Balance						124,692		91,211	1,040,645	935,637	921,620	896,572	670,734	653,530	624,317	607,811	587,649	478,399	464,805	439,018	426,072	411,226	245,404	203,597	132,218	124,383	118,016	69,833						

Building Boilers

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

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Number of Units:	36
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[illegible]

Building Mechanical

Number of Units:	36
Total Square Feet:	25,490
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Building Electrical

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Building Elevator

Owner Sponsor Name:	Naugatuck Housing Authority
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Number of Units:	36
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[illegible]

Building Structural

Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

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Unit Living

Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

13007 - Robert Hutt Congregate - FINAL SS 3/15/2013

Unit Kitchens

Owner Sponsor Name:	Naugatuck Housing Authority
Project Name:	Robt. E. Hutt Congregate Housing
Project City / Town:	Naugatuck

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 21, 2013

Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Owner Sponsor Name:	Naugatuck Housing Authority
Project Name:	Robt. E. Hutt Congregate Housing
Project City / Town:	Naugatuck

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 21, 2013

Number of Units:	36
Total Square Feet:	25,490
Default Inflation Rate:	3.0%

Robert E. Hutt Congregate Housing • Capital Needs Assessment • © On-Site Insight

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.