

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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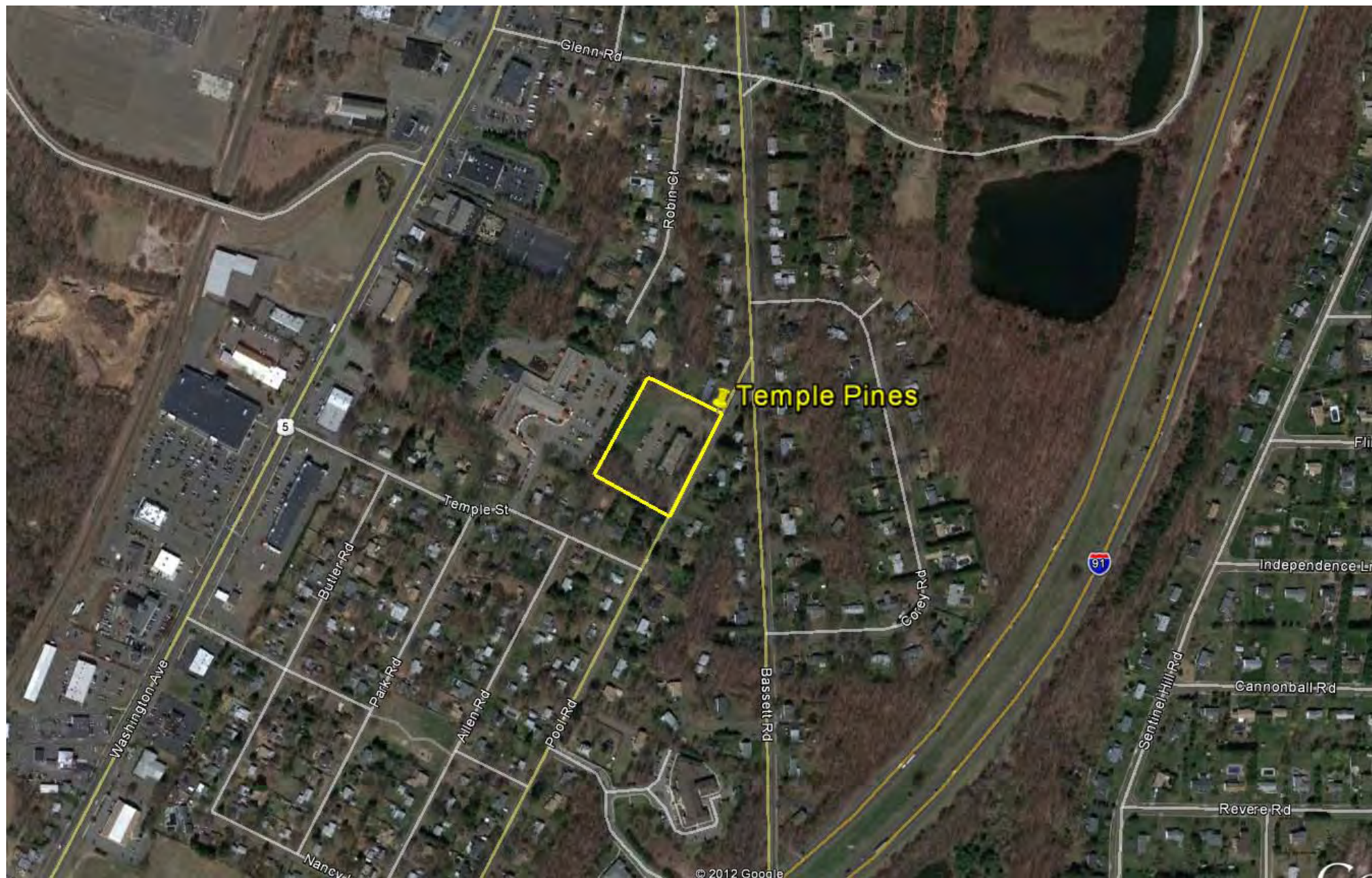
Temple Pines

CHFA # 89035D

North Haven Housing Authority
North Haven, CT

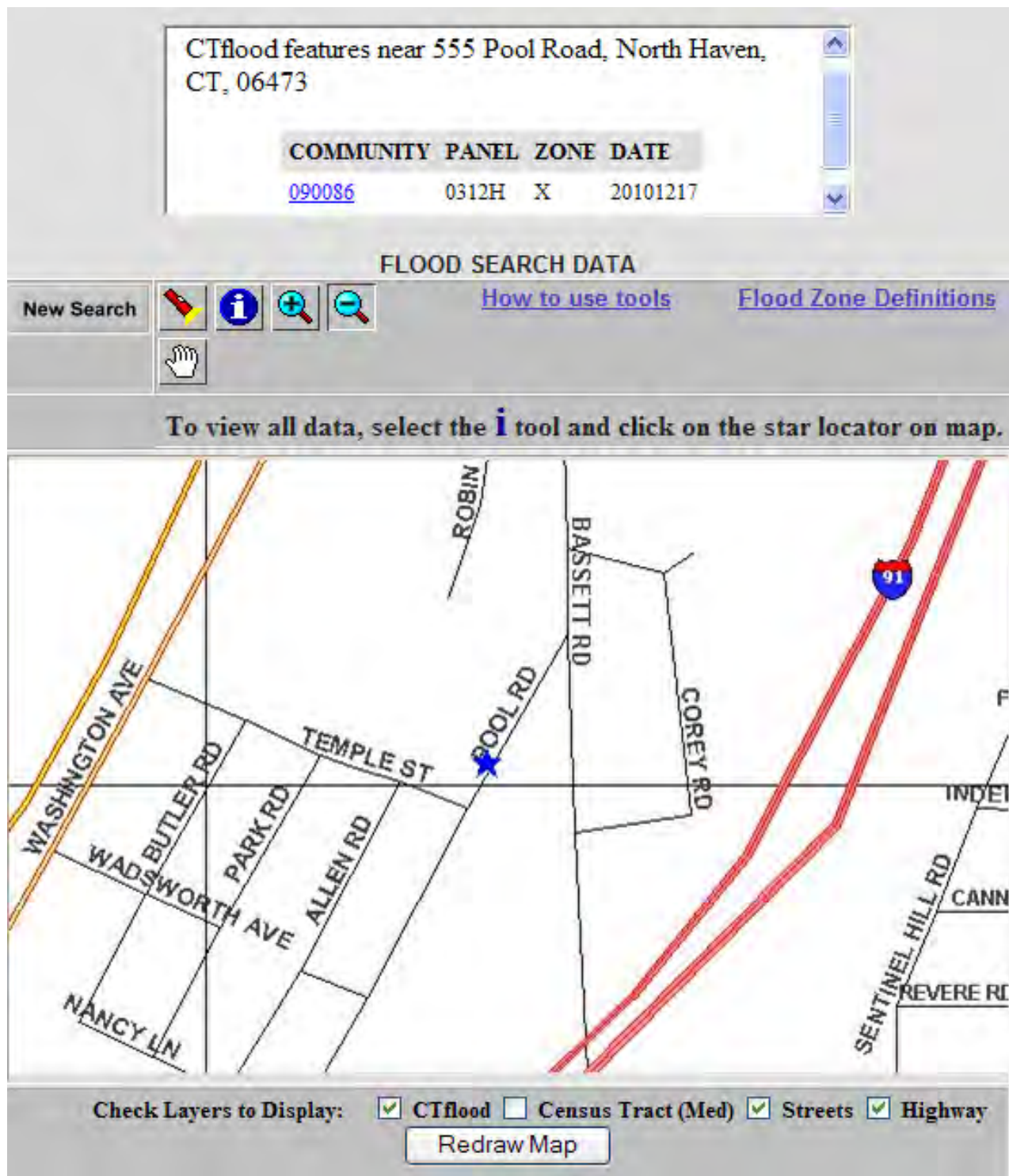
February 21, 2013

Final Report



Temple Pines

555 Pool Road
North Haven, CT 06473



Temple Pines

555 Pool Road
North Haven, CT 06473

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

Executive Summary

Temple Pines

North Haven, CT

Temple Pines is a residential development for the elderly that is comprised of a three-story, elevator-served, residential building. The development includes 10 efficiency and 20 one-bedroom units. Original construction of the development dates to 1988.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs during the first half of the assessment's timeline. 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-paved parking and walkway surfaces are in good condition; future resurfacing is shown in Year 7.
- The exterior EIFS siding and paint finish are in good overall condition; future painting is shown in Year 12.
- Common entry and single leaf service door replacement is shown concurrent with the EIFS painting cycle.
- No problems related to the windows were observed or reported; future replacement is shown in Year 20.
- Staff reported current leak issues and past repairs related to the ballasted membrane roof covering; full replacement is shown in Year 2.
- Common area wall and ceiling surfaces are in good overall condition; future painting of most surfaces is shown in Years 4 and 14.

- The vinyl composition tile floor coverings at the interior common areas are in good condition; future replacement is shown in Year 9.
- The domestic hot water tank that serves the common areas is beyond its expected useful service life; replacement is shown in Year 1.
- No near-term needs are anticipated with regards to the newer, fully addressable, fire alarm control panel or common area end devices.
- The door buzzer/intercom panel at the main entry has surpassed its expected useful service life; replacement is shown in Year 1.
- The hydraulic-type elevator serving all floor levels of the building is maintained under the terms of a full service contract; a future allowance for a major system upgrade/modernization and refurbishment of the interior cab finishes is shown in Year 7.
- Allowances for unit living area carpet and bathroom and kitchen vinyl floor covering replacement are shown from Year 1 forward.
- Allowances for bathroom fixture, accessory, and exhaust fan replacement/refinishing needs are shown from Year 1 forward.
- Unit kitchen cabinetry is original and in fair condition for its age; replacement, including counters and sinks, is shown in Years 3-7.
- Refrigerator replacement allowances are shown from Year 1 forward; range replacement allowances are shown in Years 1-6.
- Annual allowances for as needed replacement of in-unit smoke/heat detection devices and emergency call pull cords are shown from Year 1 forward.
- In-unit electric domestic hot water tank replacement allowances are shown from Year 1 forward based on a ten-year service life.
- Modest modifications are needed for handicap accessibility at the community kitchen, both common restrooms, entry intercom panel (costs included as part of Year 1 replacement), and in-cab audible signals for elevator.
- The development's unit mix includes three designated handicap accessible units – none are fully compliant at the present time; modifications necessary for compliance include removal of vanities, installation of insulation on piping under sinks, and provision of kitchen cabinetry that does not exceed maximum countertop height limits.

Additional Notes:

1. The Physical Assessment of the property was conducted on December 13th, 2012. 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 North Haven Housing Authority 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*.



Existing development signage



Asphalt paving in generally good condition –
Routine surface maintenance needed in near-term



Asphalt sidewalks similar in
condition to parking areas



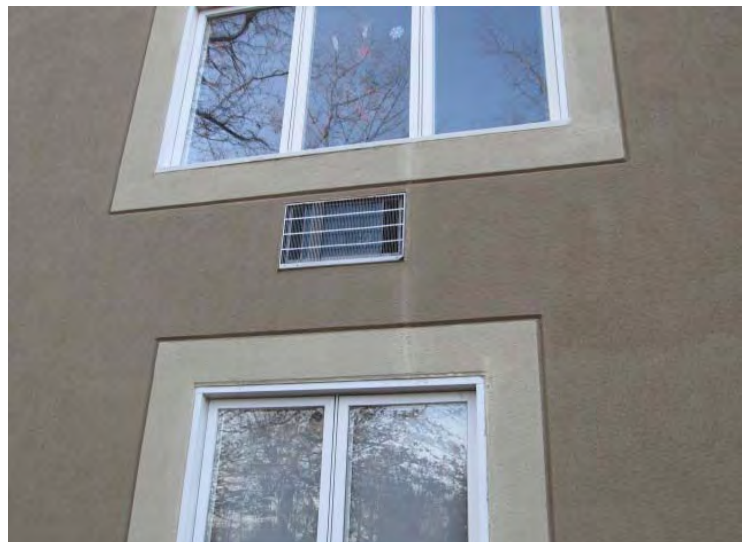
No significant wear or damage noted at wood
stockade dumpster enclosure



Building architecture as seen at front elevation



Typical building architecture as seen at end elevation



EIFS siding materials and paint finish are in good overall condition



Main entry – No significant age-related wear or damage noted with regards to doors



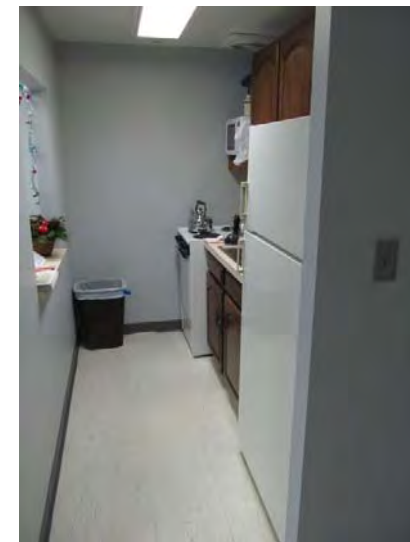
Typical window – No operational problems observed or reported



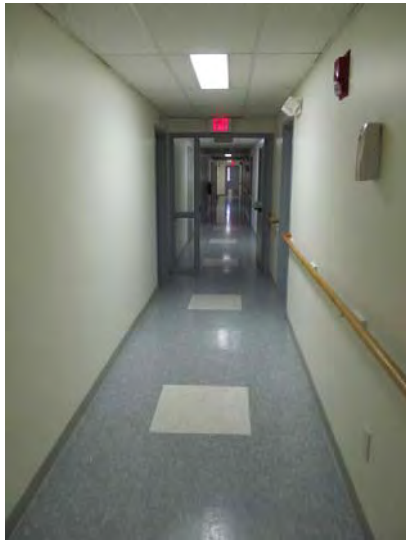
Water infiltration issues and past repairs reported with regards to ballasted membrane roof covering



View of portion of Community Room



Community kitchen – Note cabinetry does not include handicap accessible design features



Typical common hallway



Original electric domestic hot water tank that serves interior common areas



No problems related to newer, fully addressable, fire alarm control panel were observed or reported



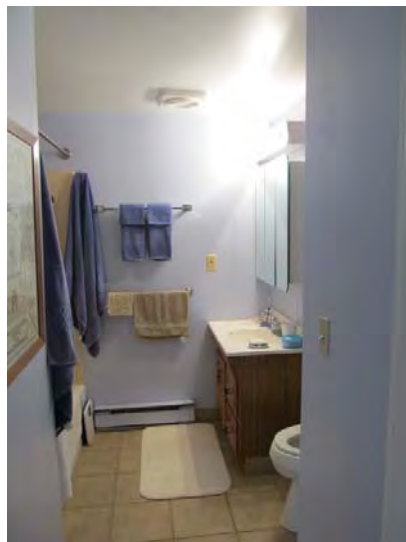
Original intercom panel at main building entry – Note some buttons exceed handicap accessibility reach limits



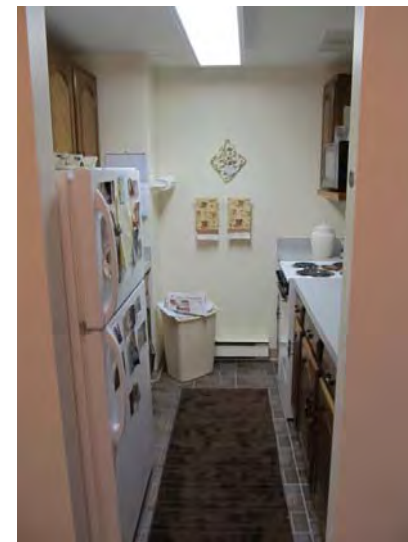
Original hydro-mechanical pump unit and controller/dispatcher for elevator



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$70,879
Annual Replacement Reserve Contribution:	\$31,041
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	3,200	3,500	8,071	0	0	0	0	82,191	0	0	0	1,411	10,847	0	0	0	0	12,574	0	0	0	0
2	Building Exterior	0	0	0	0	1,151	1,186	1,221	1,194	0	0	0	0	0	25,204	1,547	1,593	1,641	0	0	0	0	72,139	0
3	Roofing	0	0	0	77,613	0	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	634	0	0	0	0	1,523	0	0	0	0	853	0	0	0	0	0	0	0
5	Community Room	0	0	2,020	0	0	1,572	0	0	597	0	4,104	0	0	0	0	2,112	0	1,044	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	8,444	0	0	0	0	18,747	0	0	0	0	11,348	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	3,265	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	431	0	0	0	0	1,121	0	0	0	0	579	0	0	0	0	0	0	0
9	Common Area Restrooms	0	4,550	0	0	0	370	0	0	0	0	618	0	0	0	0	497	0	0	0	0	0	0	0
10	Building Boilers	0	0	9,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	898	0	0	0	0	4,162	0	0	0	0	0	0	0	0	0	1,398	0
12	Building Electrical	0	0	1,606	4,744	1,704	0	0	0	0	0	0	0	2,158	2,223	2,290	0	0	9,114	0	0	0	0	0
13	Building Elevator	0	1,000	0	0	0	0	0	0	115,226	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	2,672	2,752	2,834	2,919	3,007	3,097	3,190	3,286	3,384	3,486	3,590	3,698	3,809	3,923	4,041	4,162	4,287	4,416	4,548	4,685	0
16	Unit Kitchens	0	7,313	3,840	3,955	16,606	17,104	17,617	18,146	15,705	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350	0
17	Unit Bathrooms	0	1,455	3,289	3,387	3,489	3,594	3,701	3,812	3,927	4,045	4,166	4,291	4,420	4,552	4,689	4,830	4,974	5,124	5,277	5,436	5,599	5,767	0
18	Unit Electrical	0	0	2,040	2,101	2,164	2,229	2,296	2,365	2,436	2,509	2,584	2,662	2,742	2,824	2,909	2,996	3,086	3,178	3,274	3,372	3,473	3,577	0
19	Unit Mechanical	0	0	2,970	3,059	3,151	3,245	3,343	5,807	5,982	6,161	6,346	6,536	6,732	4,111	4,235	4,362	4,492	4,627	4,766	4,909	5,056	5,208	0
20	Annual Planned Expenditures	0	17,518	31,662	105,683	31,099	41,727	32,083	34,421	229,253	17,648	44,290	22,885	22,854	58,579	21,388	35,060	20,262	29,337	32,328	20,347	20,957	95,124	0
21	Annual Provision (indexed at 3%)			31,041	31,972	32,931	33,919	34,937	35,985	37,065	38,177	39,322	40,501	41,717	42,968	44,257	45,585	46,952	48,361	49,812	51,306	52,845	54,431	
22	Outside Capital			250,000																				
23	Cumulative Reserve Balance	70,879	53,362	302,741	229,031	230,863	223,055	225,909	227,473	35,284	55,813	50,844	68,460	87,322	71,712	94,581	105,106	131,796	150,820	168,304	199,263	231,150	190,457	

Site Improvements

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

12365 - Temple Pines - FINAL SS 2/21/2013

Building Exterior

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor	2,165		7	15	2021				0	0	0	0	0	0	0	0	2,743	0	0	0	0	0	0	0	0	0	0	0	0					
2	Kitchen Cabinets / Sink	1,350		24	20	2013				1,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Walls	625		7	10	2016				0	0	0	683	0	0	0	0	0	0	0	0	0	918	0	0	0	0	0	0	0					
6	Ceilings	268		7	10	2016				0	0	0	293	0	0	0	0	0	0	0	0	0	394	0	0	0	0	0	0	0					
7	Refrigerator	670		24	15	2013				670	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,044	0	0	0	0	0					
8	Range	500		24	30	2019				0	0	0	0	0	0	597	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Office - Walls	412		7	10	2016				0	0	0	450	0	0	0	0	0	0	0	0	0	605	0	0	0	0	0	0	0					
10	Office - Ceilings	133		7	10	2016				0	0	0	146	0	0	0	0	0	0	0	0	0	196	0	0	0	0	0	0	0					
11	Office - Floors	1,075		7	15	2021				0	0	0	0	0	0	0	0	1,362	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																																			
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21																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,020	0	0	1,572	0	0	597	0	4,104	0	0	0	0	2,112	0	1,044	0	0	0	0	0	0					
28	Cumulative Reserve Balance						70,879	53,362	302,741	229,031	230,863	223,055	225,909	227,473	35,284	55,813	50,844	68,460	87,322	71,712	94,581	105,106	131,796	150,820	168,304	199,263	231,150	190,457							

Common Hallways

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

12365 - Temple Pines - FINAL SS 2/21/2013

Common Stairways

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
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	284		7	10	2016				0	0	0	311	0	0	0	0	0	0	0	0	0	418	0	0	0	0	0	0						
2	Ceilings	110		7	10	2016				0	0	0	120	0	0	0	0	0	0	0	0	0	161	0	0	0	0	0	0						
3	Floors	885		7	15	2021				0	0	0	0	0	0	0	0	1,121	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	431	0	0	0	0	1,121	0	0	0	0	579	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						70,879	53,362	302,741	229,031	230,863	223,055	225,909	227,473	35,284	55,813	50,844	68,460	87,322	71,712	94,581	105,106	131,796	150,820	168,304	199,263	231,150	190,457							

Common Area Restrooms

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	DHW Generation	9,725		24	20	2013				9,725	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	9,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							70,879		53,362	302,741	229,031	230,863	223,055	225,909	227,473	35,284	55,813	50,844	68,460	87,322	71,712	94,581	105,106	131,796	150,820	168,304	199,263	231,150	190,457					

Building Mechanical

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

12365 - Temple Pines - FINAL SS 2/21/2013

Building Electrical

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

12365 - Temple Pines - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
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	0					
2	Cabs	6,500		9	15	2019				0	0	0	0	0	0	7,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Controller/Dispatcher	45,000		24	30	2019				0	0	0	0	0	0	53,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Pump/Machine Equipment	45,000		24	30	2019				0	0	0	0	0	0	53,732	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	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					
17	Accessibility Improvements	1,000				2013		4	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	1,000	0	0	0	0	0	0	115,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						70,879	53,362	302,741	229,031	230,863	223,055	225,909	227,473	35,284	55,813	50,844	68,460	87,322	71,712	94,581	105,106	131,796	150,820	168,304	199,263	231,150	190,457							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
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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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							70,879		53,362	302,741	229,031	230,863	223,055	225,909	227,473	35,284	55,813	50,844	68,460	87,322	71,712	94,581	105,106	131,796	150,820	168,304	199,263	231,150	190,457					

Unit Living

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

12365 - Temple Pines - FINAL SS 2/21/2013

Unit Bathrooms

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators	1,340		1	1	2013			1,340	1,380	1,422	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350							
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Cabinets/Countertops	59,063		24	25+	2015			0	0	12,532	12,908	13,295	13,694	14,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Range	15,000		24	25	2013			2,500	2,575	2,652	2,732	2,814	2,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Accessibility Improvements	7,313		24	20	2013		4	7,313	0	0	0	0	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	7,313	3,840	3,955	16,606	17,104	17,617	18,146	15,705	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350	0						
28	Cumulative Reserve Balance						70,879	53,362	302,741	229,031	230,863	223,055	225,909	227,473	35,284	55,813	50,844	68,460	87,322	71,712	94,581	105,106	131,796	150,820	168,304	199,263	231,150	190,457							

Unit Electrical

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Temple Pines
Project City / Town:	North Haven

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

Number of Units:	30
Total Square Feet:	24,439
Default Inflation Rate:	3.0%

12365 - Temple Pines - FINAL SS 2/21/2013

Appendix A: Statement of Delivery

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

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