

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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4-6 Arch Street

CHFA # 89036D

Norwalk Mutual Housing, Inc.
Norwalk, CT

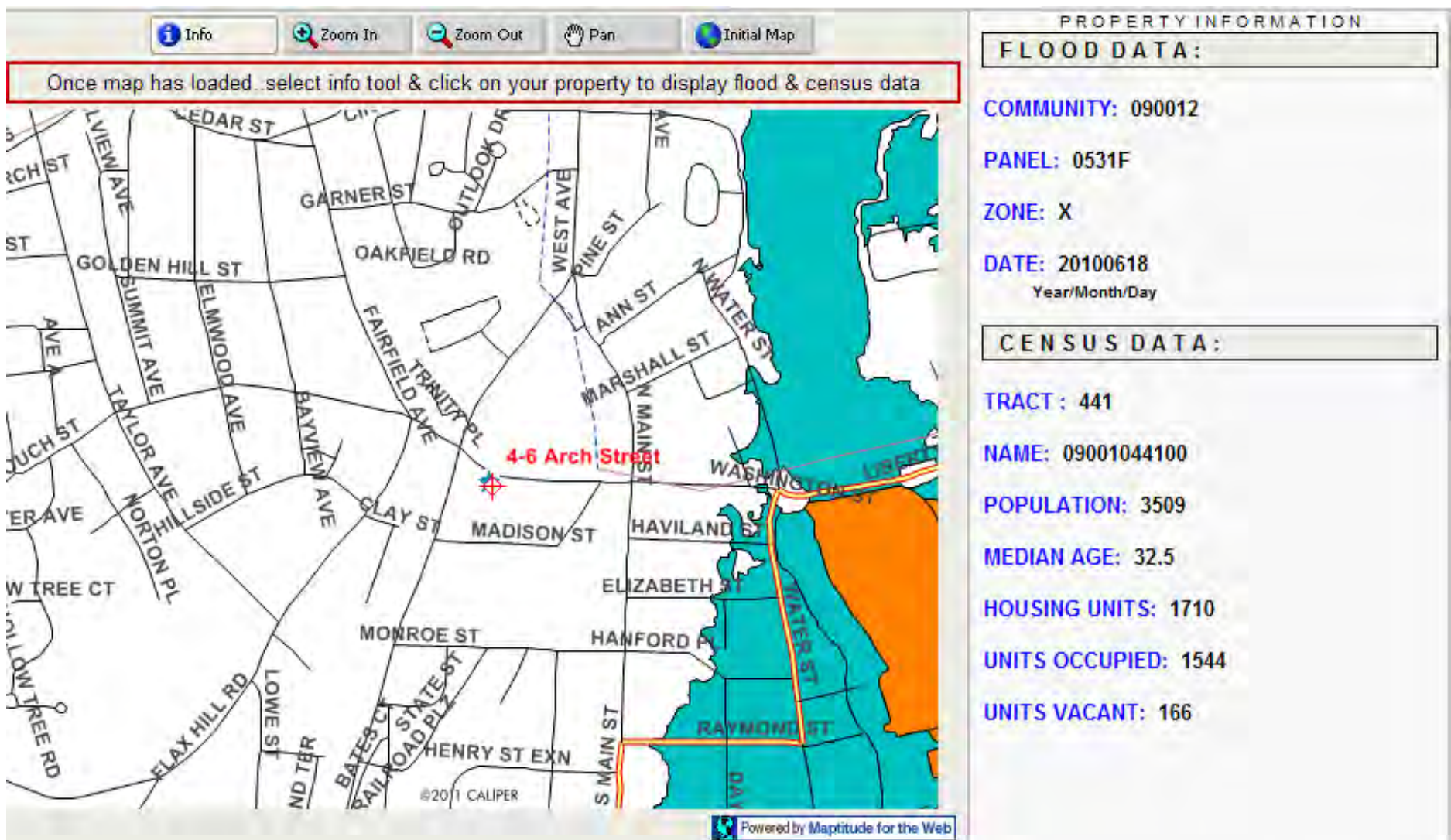
May 9, 2013

Final Report



4-6 Arch Street

4-6 Arch Street
Norwalk, CT 06854



4-6 Arch Street

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Norwalk, CT 06854

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

Executive Summary

4-6 Arch Street

Norwalk, CT

4-6 Arch Street is a residential development for adults that is comprised of two walk-up buildings. The development includes 8 one-bedroom units. Original construction of the development dates to 1880 and it was renovated in 1991.

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 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:

- A cost to resurface the asphalt paved parking area is shown in Year 1. Maintenance cycles for crack-filling, seal-coating, and striping are shown in Years 6, 11, and 16.
- Allowances for concrete and slate sidewalk repairs are shown beginning in Year 1.
- The existing vinyl perimeter fence is leaning. An allowance for fence repairs is shown in Year 1. Allowances for site lighting and landscaping upgrades are shown in Year 1.
- The installation of a ramp system for compliance with accessibility standards is shown in Year 1.

- An allowance for window replacement is shown in Year 4. Painting of the wood siding and trim and balcony/stairs is shown in Year 1. Replacement of the building mounted light fixtures is shown in Year 1.
- Several areas of roof shingles are damaged and missing. This condition should be addressed immediately, and the cost is shown in Year 1. Cost for a complete re-roofing is shown in Year 4.
- Replacement of unit floor finishes is shown beginning in Year 2 and on cycles throughout the plan.
- An allowance for repairs/replacement of the unit interior and closet doors is reflected in every year of the plan.
- Allowances for bathroom renovations and upgrades are shown in Year 1. Costs for remodeling of one unit bathroom for accessibility compliance are shown in Year 1.
- An allowance for kitchen cabinetry and countertop replacement is shown in Year 1. Replacement of the kitchen appliances is shown in Years 9 and 11.
- Costs for remodeling one unit kitchen for accessibility compliance are shown in Year 1.
- Replacement of the unit boilers are shown in Year 9 and the DHW tanks are shown for replacement in Year 7.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 3rd, 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 Roger Willcox and Anne Gragg 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 exhibits cracks



2. Concrete sidewalk



3. Slate sidewalk pavers



4. Vinyl fence leaning



5. Typical site lighting



6. Ramp needed for accessibility



7. Building 6 front elevation



8. Building 6 rear elevation



9. Building 4 front elevation



10. Building 4 rear elevation



11. Wood siding paint peeling



12. Typical double hung window



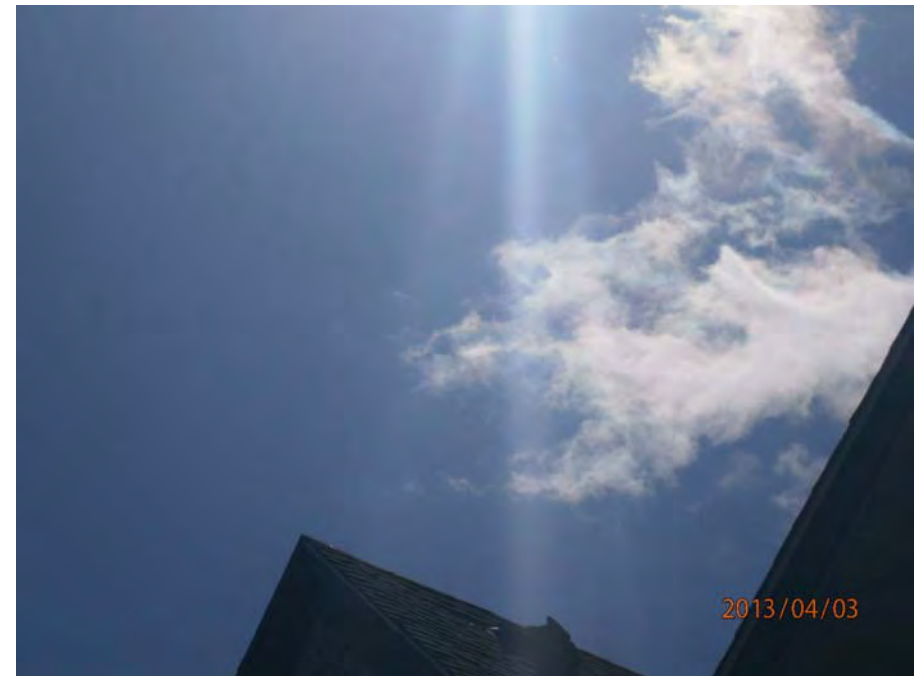
13. Unit entry door



14. Building entry door



15. Box gutter damaged



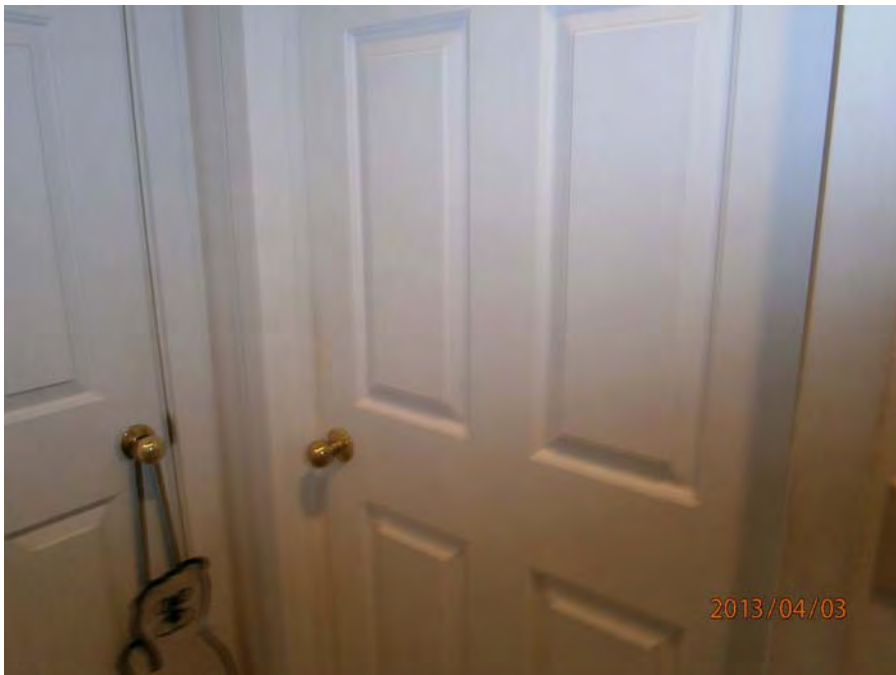
16. Shingles damaged



17. Building light fixture



18. Common area stairway



19. Typical unit interior door



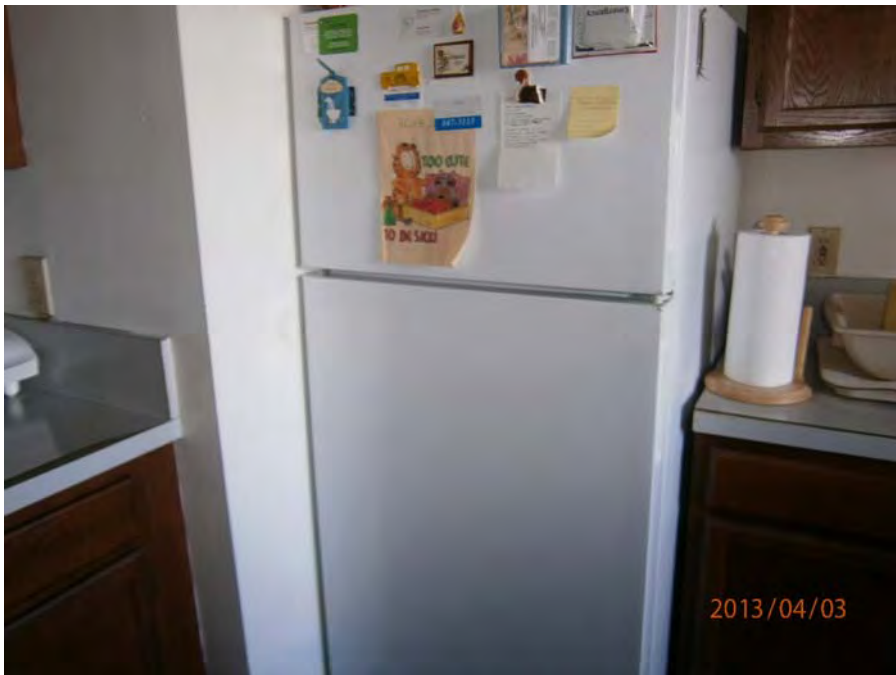
20. Typical unit bathroom



21. Typical unit living room



22. Typical unit kitchen



23. Unit refrigerator



24. Unit electric range



25. Unit rangehood



26. Unit countertop laminate damaged



27. Typical unit boiler



28. Unit circuit breaker panel

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
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	2,500	17,207	687	1,673	994	1,024	4,027	1,087	0	0	0	6,806	0	0	0	0	9,253	0	0	0	0	0
2	Building Exterior	0	0	10,547	0	0	24,870	0	0	0	0	21,643	0	0	0	0	0	1,834	14,321	0	0	0	0	0
3	Roofing	0	0	1,650	0	0	34,277	0	0	0	0	1,748	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	273	0	0	0	0	0	0	0	0	0	367	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	250	0	0	0	0	0	0	0	0	0	336	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	1,141	0	0	0	0	0	0	0	0	0	1,533	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	1,564	0	0	0	0	0	0	0	0	0	2,102	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	1,366	0	0	0	0	0	0	0	1,177	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	2,459	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	220	5,727	5,898	240	248	255	263	271	279	287	296	7,697	7,928	323	333	343	353	364	375	386	0
16	Unit Kitchens	0	6,500	29,022	0	0	0	0	0	0	0	6,349	0	6,303	0	0	0	0	0	0	0	0	0	0
17	Unit Bathrooms	0	7,500	12,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	12,717	0	27,489	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	16,500	72,685	6,414	7,571	64,206	2,836	4,282	14,067	271	57,508	287	15,641	8,874	7,928	323	4,269	23,917	353	364	375	386	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			330,000																				
23	Cumulative Reserve Balance	0	(16,500)	240,815	234,401	226,830	162,624	159,788	155,506	141,440	141,169	83,661	83,374	67,733	58,859	50,931	50,608	46,339	22,422	22,069	21,705	21,330	20,944	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
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							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	7,327		22	20	2013					7,327	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					2013					0	0	0	0	0	0	0	0	0	0	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	1,050		22	20	2013					1,050	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	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	Crack Fill / Sealant	2,564		1	5	2018					0	0	0	0	0	2,972	0	0	0	0	3,446	0	0	0	0	3,995	0	0	0	0					
18	Concrete Sidewalks-Repair/Replace	4,550		22	25	2015					0	0	965	994	1,024	1,055	1,087	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Slate Sidewalk-Reset	2,000		22	25	2013					667	687	708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Vinyl Fence-50% Leaning	3,413		10	25	2013					3,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Bollard Site Lighting	2,250		22	15	2013					2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,258	0	0	0	0					
22	Landscaping-Upgrade Cycles	2,500		22	10	2013					2,500	0	0	0	0	0	0	0	0	0	3,360	0	0	0	0	0	0	0	0	0					
23	Accessibility-Access Ramp	2,500		ADD	20	2013			4	2,500																									
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		2,500	17,207	687	1,673	994	1,024	4,027	1,087	0	0	0	6,806	0	0	0	0	9,253	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(16,500)	240,815	234,401	226,830	162,624	159,788	155,506	141,440	141,169	83,661	83,374	67,733	58,859	50,931	50,608	46,339	22,422	22,069	21,705	21,330	20,944					

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
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	690		22	25	2016				0	0	0	754	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	11,700		22	30	2021				0	0	0	0	0	0	0	0	14,821	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	20,570		22	25	2016				0	0	0	22,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia	1,350		22	30	2021				0	0	0	0	0	0	0	0	1,710	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	Exterior Unit Doors	2,760		22	30	2021				0	0	0	0	0	0	0	0	3,496	0	0	0	0	0	0	0	0	0	0	0						
13	Unit Storm Doors	1,500		22	25	2016				0	0	0	1,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Service Doors	1,275		22	30	2021				0	0	0	0	0	0	0	0	1,615	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	Exterior Walls-Wood Siding and Trim-Paint	5,940		22	15	2013				5,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,977	0	0	0	0					
18	Balconies/Stairs-Wood-Paint	2,500		22	15	2013				2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,895	0	0	0	0					
19	Exterior Lighting	1,177		22	15	2013				1,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,834	0	0	0	0	0					
20	Exterior Lighting-HID	930		22	15	2013				930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,449	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	10,547	0	0	24,870	0	0	0	0	21,643	0	0	0	0	0	1,834	14,321	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(16,500)	240,815	234,401	226,830	162,624	159,788	155,506	141,440	141,169	83,661	83,374	67,733	58,859	50,931	50,608	46,339	22,422	22,069	21,705	21,330	20,944					

Roofing

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
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Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

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Community Room

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

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Common Hallways

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

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Common Laundry

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
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Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
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Common Area Restrooms

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
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Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Roger Wilcox
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Project City / Town:	Norwalk, CT

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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	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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(16,500)	240,815	234,401	226,830	162,624	159,788	155,506	141,440	141,169	83,661	83,374	67,733	58,859	50,931	50,608	46,339	22,422	22,069	21,705	21,330	20,944							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
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	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventalation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	DHW Generation	850		4	15	2024				0	0	0	0	0	0	0	0	0	1,177	0	0	0	0	0	0	0	0	0	0						
9	Hall Recessed Heat Unit	1,250		22	25	2016				0	0	0	1,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10						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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22																																			
23																																			
24																																			
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	1,366	0	0	0	0	0	0	1,177	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(16,500)	240,815	234,401	226,830	162,624	159,788	155,506	141,440	141,169	83,661	83,374	67,733	58,859	50,931	50,608	46,339	22,422	22,069	21,705	21,330	20,944							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
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	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					
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23																																			
24																																			
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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	0				
28	Cumulative Reserve Balance						0	(16,500)	240,815	234,401	226,830	162,624	159,788	155,506	141,440	141,169	83,661	83,374	67,733	58,859	50,931	50,608	46,339	22,422	22,069	21,705	21,330	20,944							

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
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							
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Smoke / Fire Detection	2,250		22	25	2016				0	0	0	2,459	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							
5	Building Wiring					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							
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	2,459	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						0	(16,500)	240,815	234,401	226,830	162,624	159,788	155,506	141,440	141,169	83,661	83,374	67,733	58,859	50,931	50,608	46,339	22,422	22,069	21,705	21,330	20,944							

Building Structural

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Roger Wilcox
Project Name:	4-6 Arch Street
Project City / Town:	Norwalk, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 11, 2013

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

4-6 Arch Street Comprehensive Fiscal Needs Assessment 4/12/2013

Unit Electrical

Number of Units:	8
Total Square Feet:	8,332
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Number of Units:	8
Total Square Feet:	8,332
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.