

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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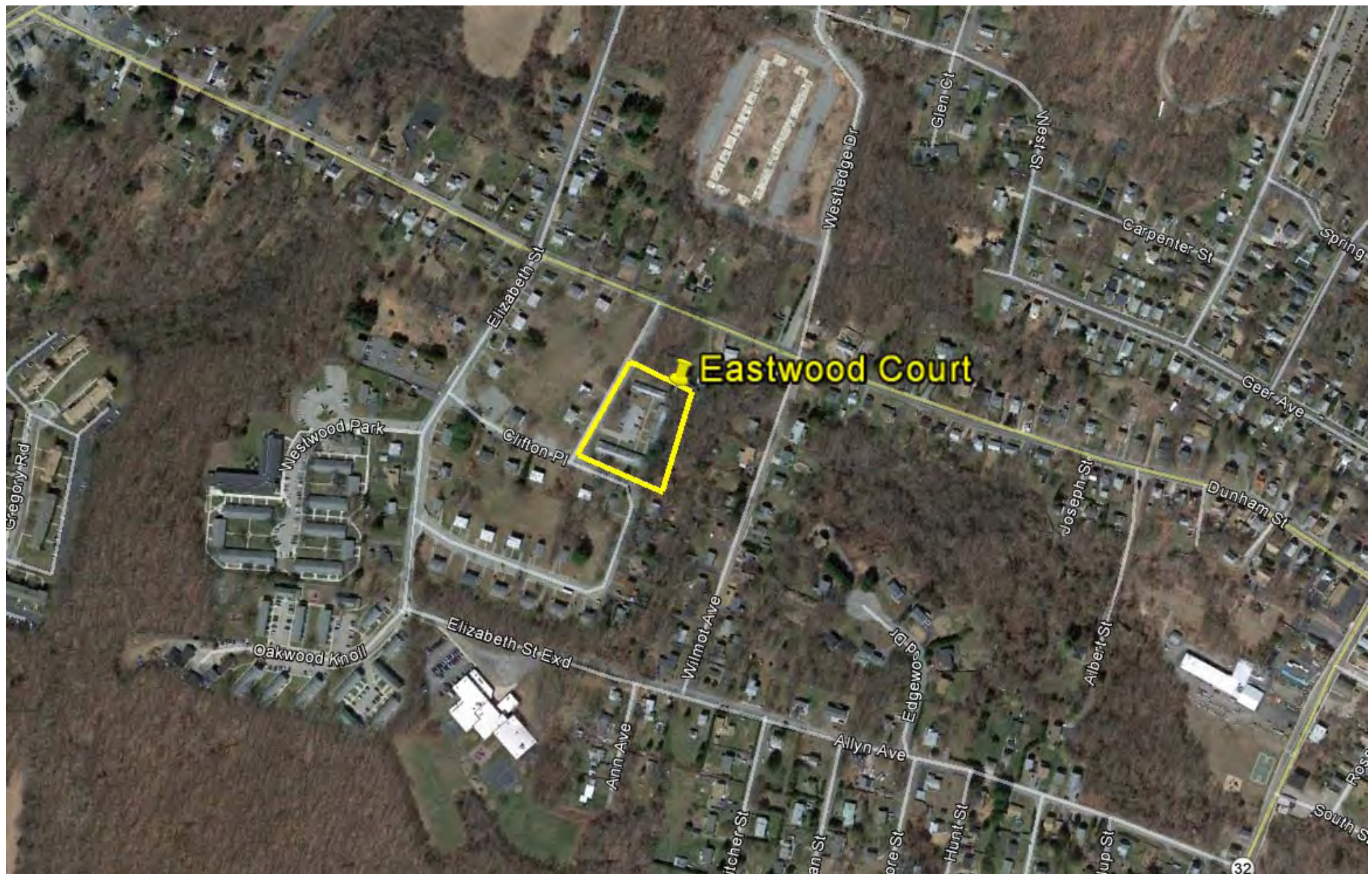
Eastwood Court

CHFA #85141D

Norwich Housing Authority
Norwich, CT

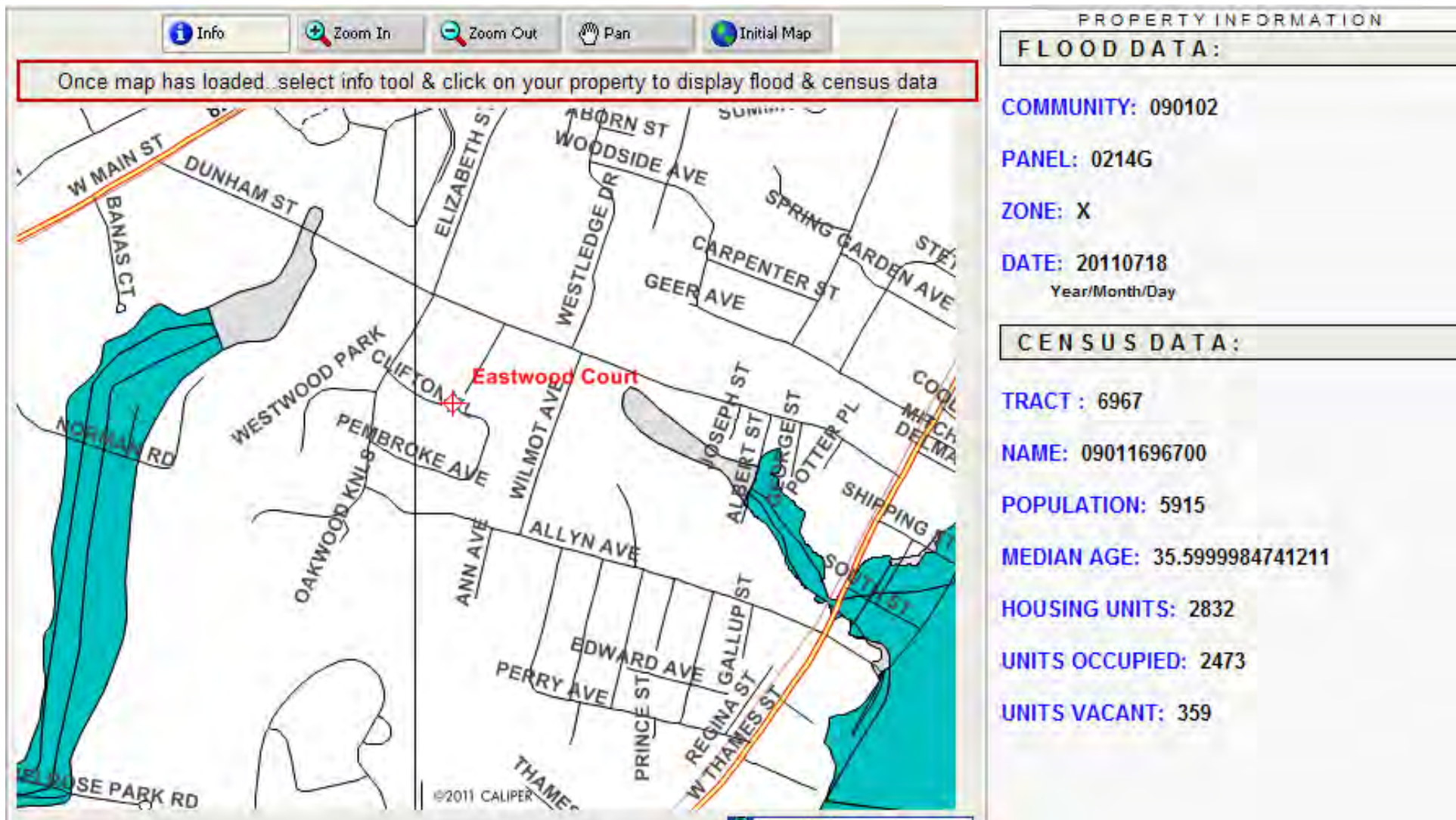
August 9, 2013

Final Report



Eastwood Court

1-25 Stanley Place
Norwich, CT 06360



Eastwood Court

1-25 Stanley Place
Norwich, CT 06360

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

Executive Summary

Eastwood Court

Norwich, CT

Eastwood Court is a residential development for the elderly that is comprised of two residential buildings and one building that contains both residential units and a laundry room. The development includes 25 efficiency units. Original construction of the development dates to 1965.

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

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

- Asphalt-paved parking area surfaces exhibit cracks and wear; resurfacing is shown in Year 5.
- Sidewalks vary in condition; resurfacing is shown in Year 5, concurrent with the resurfacing of the parking area.
- The wood infill panels under the windows exhibit wear and are in fair condition; periodic repair and painting allowances are included.
- Common and unit entry doors are in fair condition but approaching the end of their expected useful service lives; allowances for replacement are shown in Year 2.

- Roof surfaces are covered with a mix of conventional three-tab shingles and rolled asphalt – both materials are at or near the end of their expected useful service lives; replacement costs are shown in Year 2.
- Painting and floor covering replacement at the laundry room is shown in Year 2.
- During the assessment, management reported that the existing fire alarm control system that utilizes a series of repeaters/transmitters, and it has been prone to operational problems; an allowance to replace this system is shown in Year 3. Replacement of existing underground wiring is shown concurrent with this work based on age of existing wiring and the related scope of fire alarm work.
- Floor surfaces in unit living areas are covered with vinyl tile; annual allowances for replacement are shown from Year 1 forward.
- Fixtures and finishes in unit bathrooms are in fair condition; allowances to replace the fixtures are shown in Year 9.
- Cabinetry in unit kitchens is older and in fair condition; replacement, including new countertops, is shown in Year 6. Annual allowances for the as-needed replacement of stoves and refrigerators are shown from Year 1 forward.
- Annual allowances for the replacement of in-unit electric resistance baseboard radiation and domestic hot water tanks are shown from Year 1 forward.
- Common area elements requiring replacement/modification for handicap accessibility compliance include the provision of a front loading washing machine in the laundry room; no costs are shown as this is leased equipment and the vendor should supply upon request.
- Currently, there are no handicap accessible units at the development. In order to meet a 10% threshold, a total of three accessible units is necessary. Modifications needed for compliance include re-framing of interior doors, expansion of bathrooms to meet floor area requirements, installation of compliant fixtures, and installation of compliant kitchen cabinetry and appliances.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 11th, 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 staff of the Norwich Housing Authority 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*.



Asphalt paving at parking area exhibits age-related wear



Asphalt-paved pedestrian walkways exhibit areas of cracks, tree root damage, and potential trip hazards



Selective tree removal/pruning needed at various locations



Typical building architecture as seen at a front elevation



Typical building architecture as seen at a rear elevation



Isolated areas of mortar loss require repair/re-pointing



Typical storm doors, unit entry doors, and windows



Each building has a common stoop/porch at the front elevation



Older roof coverings that exhibit age-related wear are typical at all buildings



Overgrown trees around buildings resulting in organic growth on some roof surfaces



Gutters for roof drainage exhibit areas of damage at some locations



Common laundry room located at Building A serves the entire development



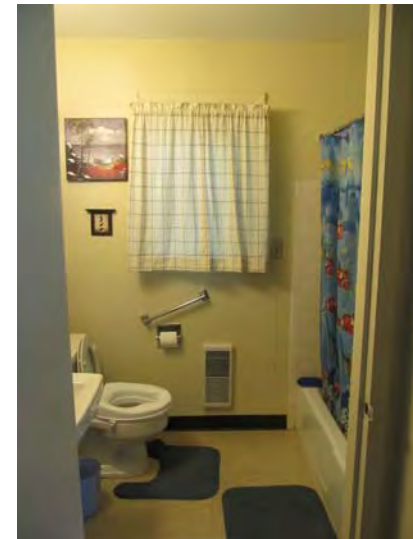
Fire alarm control panel monitors and supervises in-unit end devices



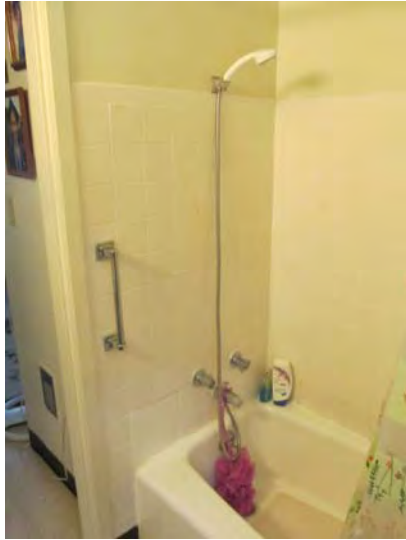
Typical finishes in unit living areas



Typical finishes and equipment in unit kitchens



Typical finishes and fixtures in unit bathrooms



Original two-stem mixing valves
typical at bathtubs



Each unit has its own, electric-type,
domestic hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	25
Total Square Feet:	10,126
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$177,821
Annual Replacement Reserve Contribution:	\$34,080
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	51,500	0	0	22,530	0	0	0	0	2,498	0	0	0	0	2,896	0	0	0	0	3,357	0
2	Building Exterior	0	0	0	52,319	0	0	0	0	4,665	0	0	0	0	5,408	0	0	0	0	22,349	7,048	7,259	0	0
3	Roofing	0	0	0	90,047	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	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	465	0	0	0	0	0	0	0	0	0	249	0	0	0	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	985	0	0	0	0	0	0	0	0	0	1,324	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	368,663	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	2,046	2,107	2,170	2,236	2,303	2,372	2,443	2,516	2,592	2,669	2,749	2,832	2,917	3,004	3,095	3,187	3,283	3,381	3,483	3,587	0
16	Unit Kitchens	0	6,750	2,282	2,350	2,421	2,493	2,568	60,029	2,725	2,806	2,890	2,977	3,067	3,159	3,253	3,351	3,451	3,555	3,662	3,771	3,885	4,001	0
17	Unit Bathrooms	0	45,000	302	311	320	330	340	350	361	372	103,878	394	406	418	431	444	457	471	485	499	514	530	0
18	Unit Electrical	0	0	1,450	1,494	1,538	1,584	1,632	1,681	1,731	1,783	1,837	1,892	1,949	2,007	2,067	2,129	2,193	2,259	2,327	2,397	2,469	2,543	0
19	Unit Mechanical	0	0	4,508	4,643	4,783	4,926	5,074	5,226	5,383	5,545	5,711	5,882	6,059	6,240	6,428	6,620	6,819	7,024	7,234	7,451	7,675	7,905	0
20	Annual Planned Expenditures	0	51,750	10,588	205,237	379,895	11,570	34,446	70,644	17,307	13,022	116,908	16,313	14,229	20,313	15,096	15,549	18,911	17,820	39,340	24,548	25,284	21,923	0
21	Annual Provision (indexed at 3%)			34,080	35,103	36,156	37,241	38,358	39,509	40,694	41,915	43,172	44,467	45,801	47,175	48,591	50,048	51,550	53,096	54,689	56,330	58,020	59,760	
22	Outside Capital			425,000																				
23	Cumulative Reserve Balance	177,821	126,071	574,564	404,430	60,690	86,361	90,273	59,138	82,524	111,417	37,682	65,836	97,408	124,270	157,765	192,265	224,903	260,180	275,529	307,311	340,046	377,883	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

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Project City / Town:	Norwich

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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	11,487		19	23	2017				0	0	0	0	12,929	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	8,530		19	23	2017				0	0	0	0	9,601	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	50,000		19	20	2014				0	51,500	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	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	1,915		4	5	2013				0	0	0	0	0	0	0	0	2,498	0	0	0	0	2,896	0	0	0	0	3,357							
18																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	51,500	0	0	22,530	0	0	0	0	2,498	0	0	0	0	2,896	0	0	0	0	3,357	0				
28	Cumulative Reserve Balance							177,821		126,071	574,564	404,430	60,690	86,361	90,273	59,138	82,524	111,417	37,682	65,836	97,408	124,270	157,765	192,265	224,903	260,180	275,529	307,311	340,046	377,883					

Building Exterior

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	25
Total Square Feet:	10,126
Default Inflation Rate:	3.0%

Eastwood Court • Capital Needs Assessment • © On-Site Insight

Roofing

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
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Report Date:	July 19, 2013

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Eastwood Court • Capital Needs Assessment • © On-Site Insight

Lobby / Mail Area

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

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Report Date:	July 19, 2013

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

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Total Square Feet:	10,126
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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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				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						
4	Furnishings					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						
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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						177,821	126,071	574,564	404,430	60,690	86,361	90,273	59,138	82,524	111,417	37,682	65,836	97,408	124,270	157,765	192,265	224,903	260,180	275,529	307,311	340,046	377,883							

Common Hallways

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	25
Total Square Feet:	10,126
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
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Number of Units:	25
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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																												
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											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						
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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						177,821	126,071	574,564	404,430	60,690	86,361	90,273	59,138	82,524	111,417	37,682	65,836	97,408	124,270	157,765	192,265	224,903	260,180	275,529	307,311	340,046	377,883							

Common Laundry

Number of Units:	25
Total Square Feet:	10,126
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Common Area Restrooms

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

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Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	25
Total Square Feet:	10,126
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	Laundry Rm DHW Generation	850		5	10	2018				0	0	0	0	0	985	0	0	0	0	0	0	0	0	0	1,324	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	985	0	0	0	0	0	0	0	0	0	1,324	0	0	0	0	0					
28	Cumulative Reserve Balance							177,821		126,071	574,564	404,430	60,690	86,361	90,273	59,138	82,524	111,417	37,682	65,836	97,408	124,270	157,765	192,265	224,903	260,180	275,529	307,311	340,046	377,883					

Building Mechanical

Number of Units:	25
Total Square Feet:	10,126
Default Inflation Rate:	3.0%

Eastwood Court - FINAL SS 8/9/2013

Building Electrical

Number of Units:	25
Total Square Feet:	10,126
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	25
Total Square Feet:	10,126
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	25
Total Square Feet:	10,126
Default Inflation Rate:	3.0%

Eastwood Court - FINAL SS 8/9/2013

Unit Living

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	25
Total Square Feet:	10,126
Default Inflation Rate:	3.0%

Eastwood Court • Capital Needs Assessment • © On-Site Insights

Unit Bathrooms

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	25
Total Square Feet:	10,126
Default Inflation Rate:	3.0%

Eastwood Court • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	25
Total Square Feet:	10,126
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	540		1	1	2013			540	556	573	590	608	626	645	664	684	705	726	748	770	793	817	841	867	893	919	947							
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	1,117		1	1	2013			1,117	1,150	1,185	1,220	1,257	1,295	1,333	1,373	1,415	1,457	1,501	1,546	1,592	1,640	1,689	1,740	1,792	1,846	1,901	1,958							
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	625		1	1	2013			625	644	663	683	703	725	746	769	792	815	840	865	891	918	945	974	1,003	1,033	1,064	1,096							
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	49,500		20+	25	2018			0	0	0	0	0	57,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Accessibility Improvements	6,750		ADD	20	2013		4	6,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	6,750	2,282	2,350	2,421	2,493	2,568	60,029	2,725	2,806	2,890	2,977	3,067	3,159	3,253	3,351	3,451	3,555	3,662	3,771	3,885	4,001	0						
28	Cumulative Reserve Balance						177,821	126,071	574,564	404,430	60,690	86,361	90,273	59,138	82,524	111,417	37,682	65,836	97,408	124,270	157,765	192,265	224,903	260,180	275,529	307,311	340,046	377,883							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Eastwood Court
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	25
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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	Emergency Call System	500		1	1	2013				500	515	530	546	563	580	597	615	633	652	672	692	713	734	756	779	802	826	851	877						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	950		1	1	2013				950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,203	1,240	1,277	1,315	1,354	1,395	1,437	1,480	1,524	1,570	1,617	1,666						
4	Intercom					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																																			
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20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,450	1,494	1,538	1,584	1,632	1,681	1,731	1,783	1,837	1,892	1,949	2,007	2,067	2,129	2,193	2,259	2,327	2,397	2,469	2,543	0						
28	Cumulative Reserve Balance						177,821	126,071	574,564	404,430	60,690	86,361	90,273	59,138	82,524	111,417	37,682	65,836	97,408	124,270	157,765	192,265	224,903	260,180	275,529	307,311	340,046	377,883							

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.