

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Rosewood Manor
CHFA # 85142D
Norwich Housing Authority
Norwich, CT

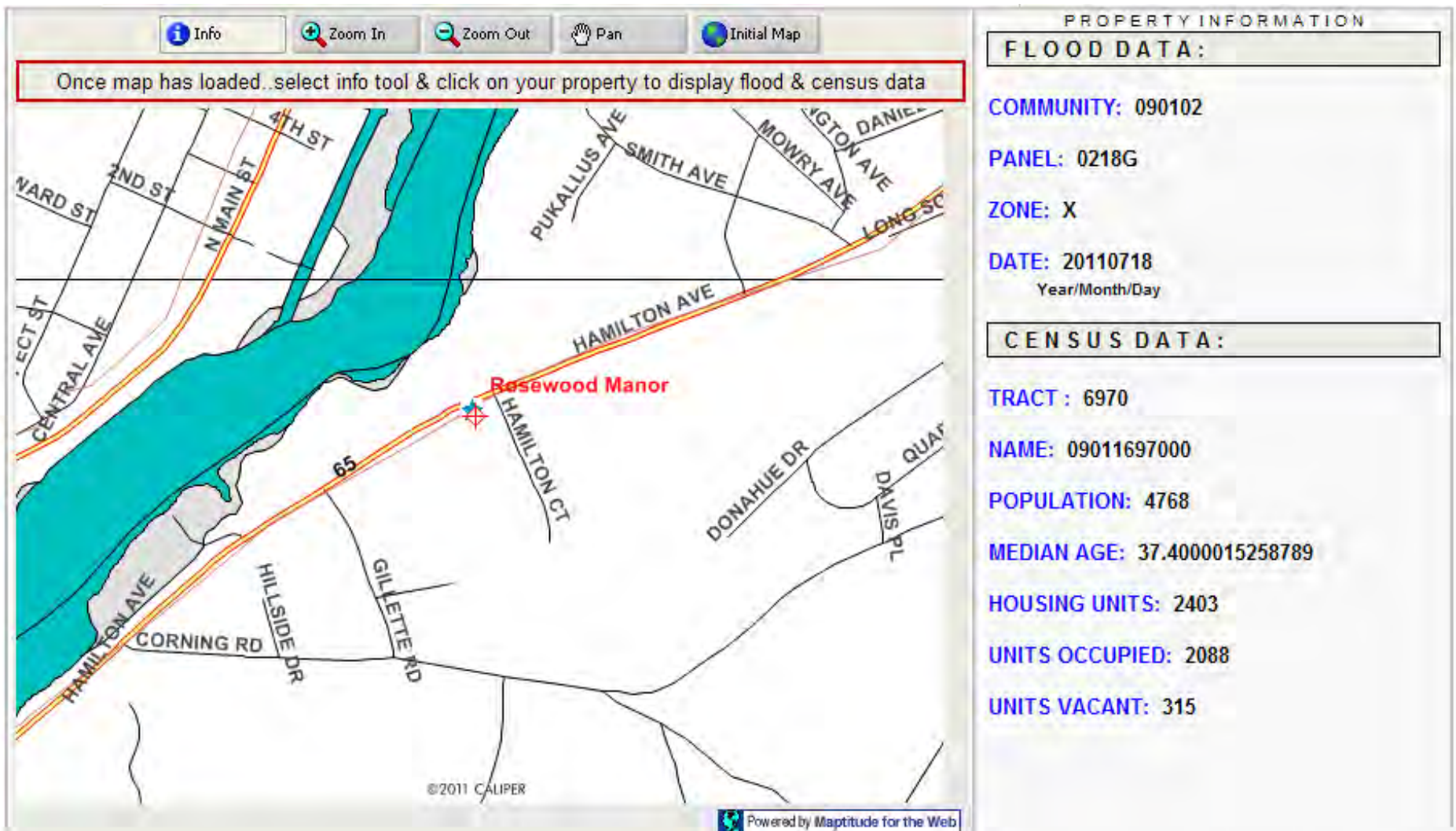
August 9, 2013

Final Report



Rosewood Manor

335 Hamilton Avenue
Norwich, CT 06360



Rosewood Manor

335 Hamilton Avenue
Norwich, CT 06360

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

Executive Summary

Rosewood Manor (I & II)

Norwich, CT

Rosewood Manor (I & II) is a residential development for the elderly that is comprised of fourteen residential buildings and a freestanding community building. The development includes 88 efficiency and 22 one-bedroom units. Original construction of Rosewood I dates to 1970 and Rosewood II dates to 1981.

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 2.
- Sidewalks vary in condition with cracks and trip hazards noted at various locations; periodic repair allowances are included.
- Replacement of pole-mounted site lighting is shown in Year 2, concurrent with the asphalt resurfacing.
- Doors, windows, and vinyl siding (Rosewood II) are in fair condition but approaching the end of their expected useful service lives; allowances to replace these elements are shown in Year 2.
- Three-tab shingles wear are typical on all buildings; replacement costs are shown in Year 6..
- Wear and damage is typical on the gutters serving the roof drainage systems; replacement of all gutters is shown in Year 2.
- Interior common area finishes are in good overall condition at the present time; non near-term costs are shown.

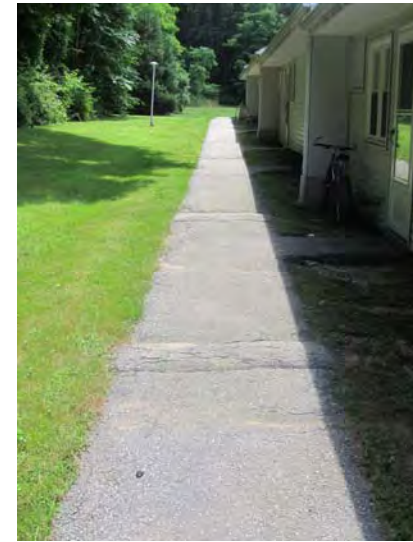
- During the assessment, management reported that the underground cold water distribution piping is original galvanized steel; an allowance for its replacement, based on expected useful life is shown in Year 2.
- Similarly, during the assessment, management also reported that the existing fire alarm control system that utilizes a series of repeaters/transmitters has had a history of problems; an allowance to replace this system is shown in Year 2. 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 floor covering and fixtures are shown in Year 3.
- Cabinetry in unit kitchens is older and in fair condition; replacement, including new countertops, is shown in Year 8. An initial cycle of kitchen floor covering replacement is shown concurrently. Annual allowances for the as-needed replacement of stoves and refrigerators are shown from Year 1 forward.
- Units at Rosewood I have ‘Stab-Lok’ circuit breaker panels; panels of this type have experienced failures (nationally) and service parts are difficult to source; replacement of all ‘Stab-Lok’ panels is shown in Year 2.
- 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 relocation of the kitchen island and removal of one base cabinet to create a work surface with knee clearance space, lowering of the counter in the laundry room, and expansion of restrooms to meet floor area requirements and installation of compliant fixtures.
- The development’s unit mix includes four handicap accessible units. In order to meet a 10% threshold, a total of 11 accessible units is necessary. Modifications needed in the existing units include relocation of toilets, installation of toilet grab bars and installation of compliant kitchen cabinetry. In addition to this work, creation of additional accessible units would entail reframing of interior doors and expansion of bathrooms to meet floor area requirements.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 8th, 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 areas exhibits age-related cracks and wear



Pedestrian walkways vary in condition



Typical building architecture as seen at Rosewood I



Typical building architecture as seen at Rosewood II



Building architecture as seen
at community building



Isolated masonry surfaces in
need of repair/re-pointing



Vinyl siding at Rosewood II buildings is
in need of pressure washing



Moisture damage/deterioration widespread at
window infill panels of Rosewood I buildings



Conventional three-tab shingles on roof surfaces exhibit age-related wear



Past repair efforts noted on gutters for roof drainage systems at various locations



Interior view of community room and recently updated community kitchen



Electric domestic hot water tank serving community building – No problems observed or reported



Typical building-based fire alarm panel –
Management reports widespread operational problems



Zone-based annunciator panel for fire alarm
system located at community building –
Operational problems reported by management



Typical finishes in unit living areas



Typical fixtures and finishes in unit bathrooms



Handicap accessible unit bathrooms feature roll-in showers



Typical finishes and equipment in unit kitchens



Each unit has an electric-type tank for generation of domestic hot water



Typical 'Stab-Lok' circuit breaker panel found at Rosewood I units

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 16, 2013

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$782,414
Annual Replacement Reserve Contribution:	\$149,954
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	143,930	0	0	0	0	9,926	0	0	0	0	19,722	0	0	0	24,811	13,340	0	0	0	0
2	Building Exterior	0	0	5,729	2,069	508,909	2,195	2,261	2,328	2,398	7,046	2,544	2,621	0	0	5,305	0	0	3,129	3,223	72,029	34,131	35,155	0
3	Roofing	0	0	0	0	0	0	0	349,658	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	587	0	0	0	0	1,028	0	0	0	0	790	0	0
5	Community Room	0	2,735	0	0	0	0	0	0	0	0	1,363	0	0	0	0	6,016	0	0	0	0	1,832	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	350	0	0	0	0	0	0	0	0	435	0	0	0	0	1,131	0	0	0	0	585	0	0
9	Common Area Restrooms	0	10,600	0	0	0	0	0	0	0	0	332	0	0	0	0	463	0	0	0	0	446	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	257,500	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	1,634,353	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	1,575	9,698	9,989	10,288	10,597	10,915	11,242	11,580	11,927	12,285	12,653	13,033	13,424	13,827	14,241	14,669	15,109	15,562	16,029	16,510	17,005	0
16	Unit Kitchens	0	34,650	7,663	7,893	8,130	8,374	8,625	8,884	9,150	515,618	9,708	9,999	10,299	10,608	10,926	11,254	11,591	11,939	12,297	17,701	18,232	18,779	0
17	Unit Bathrooms	0	105,300	0	0	184,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,764	9,027	9,298	0
18	Unit Electrical	0	0	4,290	105,359	4,551	4,688	4,828	4,973	5,122	5,276	5,434	5,597	5,765	5,938	6,117	6,300	6,489	6,684	6,884	7,091	7,303	7,523	0
19	Unit Mechanical	0	0	15,232	15,689	16,160	16,645	17,144	17,658	18,188	18,734	19,296	19,875	20,471	21,085	21,718	22,369	23,040	23,731	24,443	25,177	25,932	26,710	0
20	Annual Planned Expenditures	0	155,210	42,612	2,176,781	732,426	42,498	43,773	395,730	56,365	558,601	51,985	50,745	49,568	70,777	57,891	62,802	55,789	86,727	75,750	146,790	114,788	114,469	0
21	Annual Provision (indexed at 3%)			149,954	154,452	159,086	163,859	168,774	173,838	179,053	184,424	189,957	195,656	201,525	207,571	213,798	220,212	226,819	233,623	240,632	247,851	255,286	262,945	
22	Outside Capital			2,250,000																				
23	Cumulative Reserve Balance	782,414	627,204	2,984,546	962,218	388,878	510,239	635,240	413,348	536,035	161,859	299,831	444,742	596,699	733,493	889,400	1,046,810	1,217,840	1,364,736	1,529,617	1,630,679	1,771,177	1,919,653	

Site Improvements

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls	377		2	10	2021				0	0	0	0	0	0	0	0	478	0	0	0	0	0	0	0	0	0	642	0							
2	Ceilings	87		2	10	2021				0	0	0	0	0	0	0	0	110	0	0	0	0	0	0	0	0	0	148	0							
3	Floors	700		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	1,028	0	0	0	0	0	0							
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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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24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	587	0	0	0	0	1,028	0	0	0	0	790	0	0							
28	Cumulative Reserve Balance						782,414	627,204	2,984,546	962,218	388,878	510,239	635,240	413,348	536,035	161,859	299,831	444,742	596,699	733,493	889,400	1,046,810	1,217,840	1,364,736	1,529,617	1,630,679	1,771,177	1,919,653								

Community Room

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

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Common Hallways

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 16, 2013

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

Current Year:	2013
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Number of Units:	110
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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						782,414	627,204	2,984,546	962,218	388,878	510,239	635,240	413,348	536,035	161,859	299,831	444,742	596,699	733,493	889,400	1,046,810	1,217,840	1,364,736	1,529,617	1,630,679	1,771,177	1,919,653							

Common Laundry

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

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Common Area Restrooms

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

Current Year:	2013
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Number of Units:	110
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[illegible]

Building Boilers

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

Current Year:	2013
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Report Date:	July 16, 2013

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

Rosewood Manor - FINAL SS 8/9/2013

Building Electrical

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 16, 2013

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

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Building Elevator

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 16, 2013

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

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Unit Living

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

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Number of Units:	110
Total Square Feet:	47,300
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

Current Year:	2013
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Report Date:	July 16, 2013

Number of Units:	110
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Rosewood Manor • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

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

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Number of Units:	110
Total Square Feet:	47,300
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																								Revitalization
							Code	Emergency	Code	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	Emergency Call System	2,200		1	1	2013					2,200	2,266	2,334	2,404	2,476	2,550	2,627	2,706	2,787	2,871	2,957	3,045	3,137	3,231	3,328	3,428	3,530	3,636	3,745	3,858	
2	Electrical Panel	98,000		43	44	2014					0	100,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Smoke Detectors	2,090		1	1	2013					2,090	2,153	2,217	2,284	2,352	2,423	2,496	2,570	2,648	2,727	2,809	2,893	2,980	3,069	3,161	3,256	3,354	3,454	3,558	3,665	
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	
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27	Annual Planned Expenditures							0		0	4,290	105,359	4,551	4,688	4,828	4,973	5,122	5,276	5,434	5,597	5,765	5,938	6,117	6,300	6,489	6,684	6,884	7,091	7,303	7,523	0
28	Cumulative Reserve Balance							782,414		627,204	2,984,546	962,218	388,878	510,239	635,240	413,348	536,035	161,859	299,831	444,742	596,699	733,493	889,400	1,046,810	1,217,840	1,364,736	1,529,617	1,630,679	1,771,177	1,919,653	

Unit Mechanical

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	Rosewood Manor (I & II)
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 16, 2013

Number of Units:	110
Total Square Feet:	47,300
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.