

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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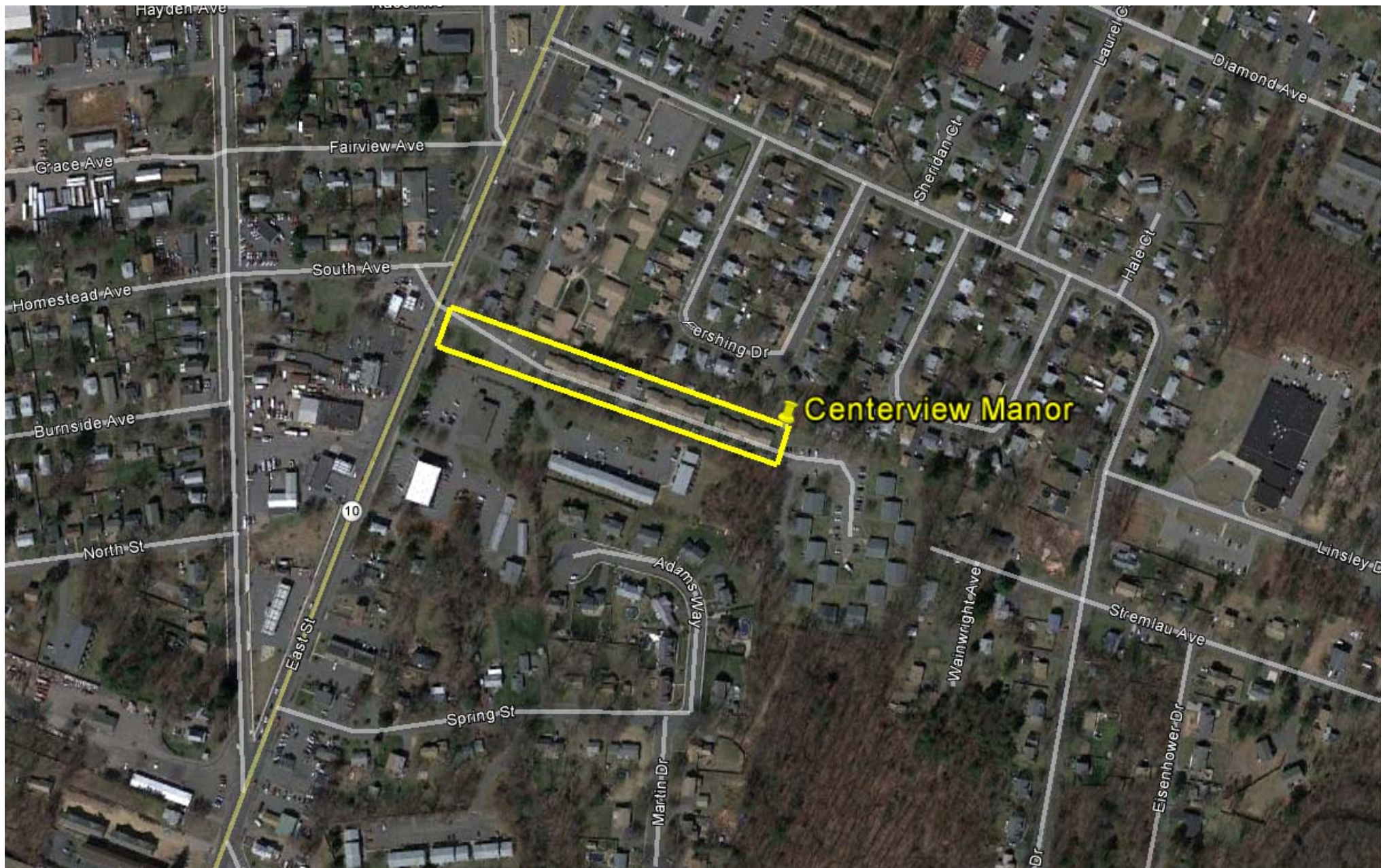
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Centerview Manor
CHFA # 84001D
Plainville Housing Authority
Plainville, CT

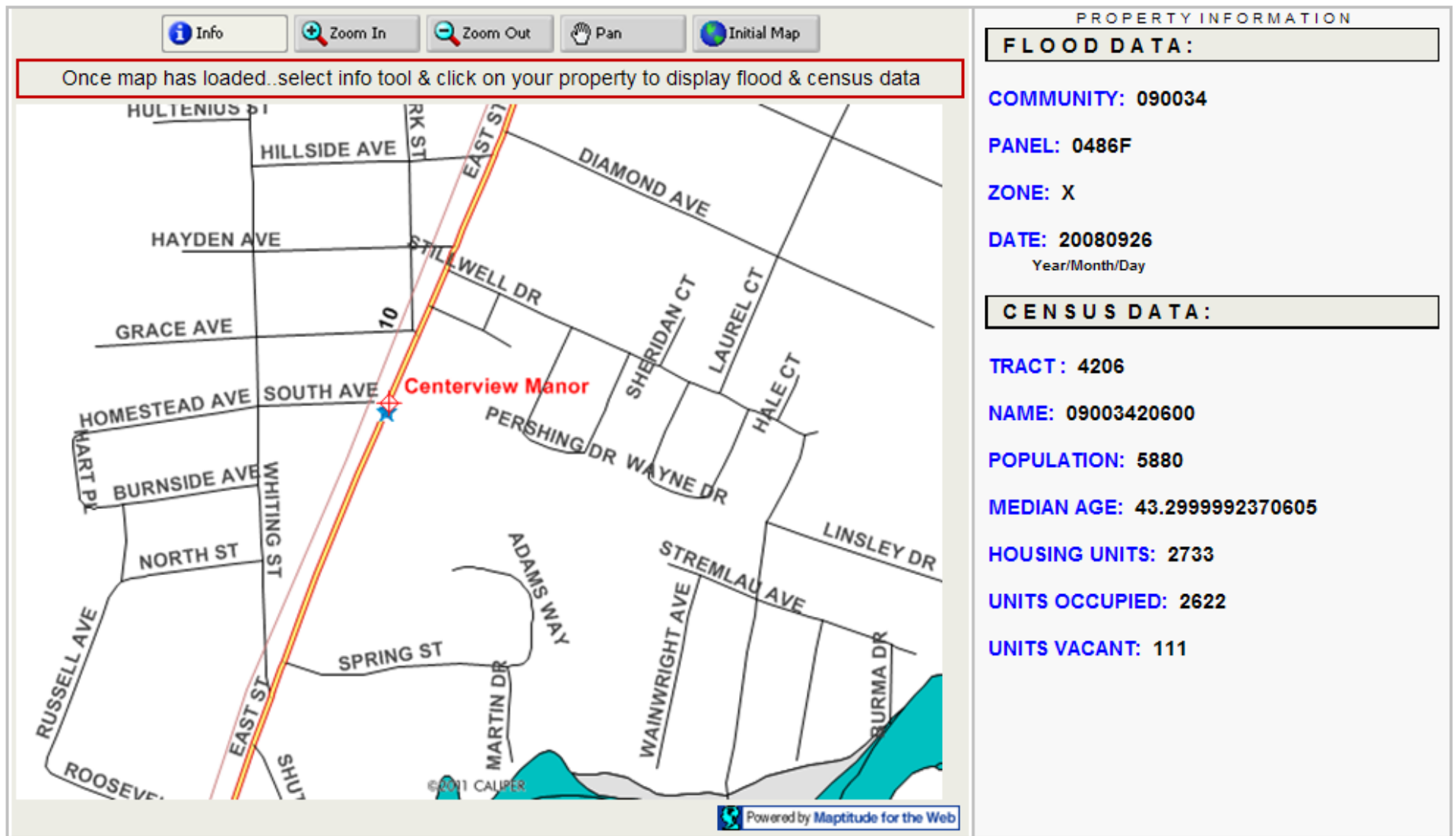
March 29, 2013

Final Report



Centerview Manor

234 East Street
Plainville, CT 06062



Centerview Manor

234 East Street
Plainville, CT 06062

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

Executive Summary

Centerview Manor

Plainville, CT

Centerview Manor is a residential development for seniors and the disabled that is comprised of 3 residential buildings. The development includes 30 one-bedroom units, 3 of which are designated as handicap accessible layouts. Original construction of the development dates to 1978. The Centerview Manor property is located adjacent to the Sunset Village and Woodmoor Village developments.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs over the term of the plan. 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:

- The access roadway and parking areas are paved with asphalt. Sporadic cracking and some settlement were observed. Resurfacing costs are shown in Year 5. Interim and future maintenance costs are shown in the plan as well. Asphalt paved site walks vary in condition. Sectional re-paving allowances are shown in Years 5, 12, and 20. Chain link fencing along the rear property line displays minimal damage. Sectional replacement costs are shown in the plan. Trash receptacle wood fencing varies in age, some of which displays deterioration. Upgrade costs are shown starting in Years 1 and 16. Pole mounted, acorn style site lights are shown being upgraded in Year 5, possibly with LED type fixtures. Site signage is shared with the adjacent Woodmoor property, and upgrades are anticipated by Year 12.
- The buildings are primarily clad with “thin gauge” vinyl siding and some brick masonry. Brick masonry is maintained as an operating concern. Spot vinyl siding damage and organic material growth were observed, and site staff noted difficulty in replacement of the siding due to its thickness. Replacement is shown in Years 4-5, with interim and future repair/powerwashing allowances shown in the

plan. The laundry facility's door and threshold (for accessibility purposes) are shown being replaced in Year 1. Maintenance facility doors are shown for future replacement in Year 14. Unit doors and storm doors are mostly original. Site staff notes drafts associated with these doors. These mostly original doors are shown for replacement in Years 1-5. Future storm door replacement is anticipated starting in Year 14. Windows are original, and site staff notes minimal problems. Replacement with more energy efficient models is shown concurrent with the siding work in Years 4-5. Exterior lighting fixtures are shown being replaced concurrent with siding as well. Roofing shingles display some lifting, curling, and staining. Replacement is shown in Year 3, while gutters and downspouts are shown being upgraded concurrent with the siding in Years 4-5.

- Interior common areas are limited to the laundry facility and adjacent restroom. Periodic painting allowances are shown in the plan. Vinyl tile flooring is due to be updated, and costs are shown in Years 2 and 14. Accessibility upgrades include replacement of the folding table and installing a front load washer in the laundry facility. Restroom upgrades would include new fixtures and adding a grab bar along the rear of the toilet.
- The domestic hot water tank serving the laundry facility and restroom is due for replacement by Year 5 (and again in Year 20). Sewage ejection pumps (recently installed to address drain line problems) are shown for replacements twice in the plan. The fire detection/monitoring system calls emergency personal if activated. Future upgrades are shown in Year 10. The local ring emergency call system is maintained from operations.
- Unit interiors have painted drywall walls and ceilings. Site representatives noted that in-unit painting is handled, usually upon turnover of the unit, as a reserve draw item. Hence, costs are shown accordingly throughout the plan for refinishing work. Most flooring (carpet and vinyl) has been replaced since 2006. Replacement costs are shown throughout the plan, as needed. Unit baths have wall hung sinks in accessible baths and newer vanities. Future replacements are shown later in the plan. Toilets are a mix of older and newer models. Upgrades to lower flow models are shown starting in Year 8. Tubs and showers exhibit good conditions, and future refinishing and mixing valve replacement allowances are shown in the plan. Unit kitchens have newer cabinetry, exhibiting minimal finish wear. Future replacements start in Year 14. Appliances vary in age, and replacements are shown as needed. Electrical circuit breaker panels are shown being replaced later in the plan starting in Year 13. Smoke/fire detection devices and emergency call devices are monitored, tested, maintained, and replaced, as needed, from operations. Heat pump HVAC systems have recently been installed, and future replacement is shown starting in Year 14. Domestic hot water tanks vary in age, and replacement costs are shown as needed.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, March 13th and Thursday, March 14th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Linda DeZenzo and the Plainville 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*.



1. Parking and roadway conditions, some cracking



2. Cracking at parking area between buildings



3. Some deterioration of trash can enclosure fencing



4. Patched sections of site walks, note heat pump condensers



5. Typical building elevation



6. Most vinyl siding damage at grade levels



7. Spot vinyl siding damage at soffit areas



8. Lifting and curling of roofing shingles



9. Fire detection and sewage ejector pump monitoring systems



10. Typical unit bathroom finishes and fixtures



11. Typical unit kitchen cabinetry and appliances



12. Electric DHW tanks serving apartments

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Centerview Manor
Project City / Town:	Plainville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	14,285
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$160,919
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	0	10,327	2,968	1,857	0	85,199	0	0	0	0	0	0	24,509	0	0	0	16,089	2,808	2,892	0	27,979	0
2	Building Exterior	0	845	10,543	7,317	7,537	61,557	63,403	0	0	0	0	3,384	0	0	0	11,121	4,483	4,618	4,756	9,186	0	5,816	0
3	Roofing	0	0	0	0	72,098	9,915	10,212	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	500	500	817	0	0	0	0	0	330	0	0	0	0	0	1,165	0	0	0	0	0	471	0
9	Common Area Restrooms	0	314	1,464	384	0	0	0	0	0	197	0	0	0	0	0	547	0	0	0	0	0	281	0
10	Building Boilers	0	0	0	0	0	0	2,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,726	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	4,117	4,241	0	0	0	0	0	0	0	0	5,533	5,699	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	49,320	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	4,862	5,008	5,158	5,313	5,472	5,637	5,806	5,980	6,159	6,344	6,534	6,730	6,932	7,140	7,354	7,575	7,802	8,036	8,278	8,526	0
16	Unit Kitchens	0	4,275	5,248	3,073	3,165	3,260	6,871	7,077	7,290	7,508	7,734	7,966	4,717	2,076	3,526	55,794	55,199	56,855	7,390	7,611	7,840	8,075	0
17	Unit Bathrooms	0	791	1,091	309	2,467	2,541	3,180	3,275	3,373	5,996	6,708	6,909	6,041	5,641	3,351	11,998	12,358	12,729	1,284	1,322	1,362	1,403	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,466	17,990	18,529	0	0	0	0	0	0
19	Unit Mechanical	0	0	2,550	2,627	2,705	2,786	5,740	2,956	3,045	3,136	3,230	0	0	3,530	3,636	31,040	43,941	45,259	4,092	4,215	4,341	4,471	0
20	Annual Planned Expenditures	0	6,724	36,584	22,502	94,986	85,371	182,470	18,945	19,513	23,147	27,948	78,164	17,292	42,487	34,910	136,795	141,865	143,124	28,132	33,263	27,353	66,447	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			1,137,000																				
23	Cumulative Reserve Balance	160,919	154,195	1,254,611	1,232,109	1,137,123	1,051,752	869,282	850,337	830,823	807,676	779,728	701,565	684,272	641,786	606,875	470,080	328,215	185,091	156,959	123,695	96,342	29,895	

Site Improvements

Number of Units:	30
Total Square Feet:	14,285
Default Inflation Rate:	3.0%

Centerview Manor • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Plainville Housing Authority
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013					0	0	0	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						
3	Exterior Walls - Masonry					2013					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						
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	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						
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	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						
10	Unit Balconies / Decks					2013					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						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Exterior Walls (Vinyl) - spot damage, organic growth	56,199		35	30+	2016					0	0	0	30,705	31,626	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Exterior Walls (Vinyl) - periodic repair and powerwashing	2,594		35	4	2013					2,594	0	0	0	0	0	0	0	3,384	0	0	0	3,809	0	0	0	4,287	0	0						
19	Exterior Walls (Brick) - good overall conditions - Optg.			35	40+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Service Doors (Maint. Garage)	515		<10	20+	2026					0	0	0	0	0	0	0	0	0	0	0	0	756	0	0	0	0	0	0						
21	Overhead Doors (Garage Door at Maint. Garage)	1,500		<10	20+	2026					0	0	0	0	0	0	0	0	0	0	0	0	2,203	0	0	0	0	0	0						
22	Common Door / Threshold (Laundry Room) - for Accessib.	845		35	20	2013			4	845	845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Windows (Vinyl Clad Csmnt. Types) - min. issues reported	35,625		35	35+	2016					0	0	0	19,464	20,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Exterior Unit Doors (Original) - varying conditions	20,700		35	25+	2013					4,140	4,264	4,392	4,524	4,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Storm Doors (Aluminum) - varying ages and conditions	14,820		varies	10+	2013					2,964	3,053	3,145	3,239	3,336	0	0	0	0	0	0	0	4,353	4,483	4,618	4,756	4,899	0	0						
26	Exterior Lighting (Carriage Lamps) - update w/ siding	6,634		varies	15+	2016					0	0	0	3,625	3,733	0	0	0	0	0	0	0	0	0	0	0	0	0	5,816						
27	Annual Planned Expenditures							0		845	10,543	7,317	7,537	61,557	63,403	0	0	0	0	3,384	0	0	0	11,121	4,483	4,618	4,756	9,186	0	5,816	0				
28	Cumulative Reserve Balance							160,919		154,195	1,254,611	1,232,109	1,137,123	1,051,752	869,282	850,337	830,823	807,676	779,728	701,565	684,272	641,786	606,875	470,080	328,215	185,091	156,959	123,695	96,342	29,895					

Roofing

Number of Units:	30
Total Square Feet:	14,285
Default Inflation Rate:	3.0%

Centerview Manor CHFA SS 3/29/2013

Lobby / Mail Area

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Centerview Manor
Project City / Town:	Plainville, CT

Current Year:	2013
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Report Date:	March 29, 2013

Number of Units:	30
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Community Room

Number of Units:	30
Total Square Feet:	14,285
Default Inflation Rate:	3.0%

Centerview Manor CHFA SS 3/29/2013

Common Hallways

Number of Units:	30
Total Square Feet:	14,285
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Centerview Manor CHFA SS 3/29/2013

Common Stairways

Number of Units:	30
Total Square Feet:	14,285
Default Inflation Rate:	3.0%

Page 14

Common Laundry

Number of Units:	30
Total Square Feet:	14,285
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						
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	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						
17	Walls / Ceilings (Painted Drywall) - painting allowances	268		5	6	2014				0	277	0	0	0	0	0	330	0	0	0	0	0	394	0	0	0	0	0	0	471					
18	Floors (Vinyl Tile) - to upgrade	525		35	10+	2014				0	541	0	0	0	0	0	0	0	0	0	0	771	0	0	0	0	0	0	0						
19	Laundry Equip. (Maintained under leasing agreement)			varies	10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Folding Counter (lower / replace) - Access. Improvmnt.	500		>20	20	2013			4	500	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Front Load Washer (add per leasing agent) - Access. Imprv			ADD	10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	500	500	817	0	0	0	0	0	330	0	0	0	0	0	1,165	0	0	0	0	0	0	471	0					
28	Cumulative Reserve Balance						160,919	154,195	1,254,611	1,232,109	1,137,123	1,051,752	869,282	850,337	830,823	807,676	779,728	701,565	684,272	641,786	606,875	470,080	328,215	185,091	156,959	123,695	96,342	29,895							

Common Area Restrooms

Owner Sponsor Name:	Plainville Housing Authority
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Project City / Town:	Plainville, CT

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Building Boilers

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Centerview Manor
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Number of Units:	30
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Centerview Manor CHFA SS 3/29/2013

Building Mechanical

Number of Units:	30
Total Square Feet:	14,285
Default Inflation Rate:	3.0%

Centerview Manor CHFA SS 3/29/2013

Building Electrical

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Centerview Manor
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Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Plainville Housing Authority
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Number of Units:	30
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[illegible]

Building Structural

Number of Units:	30
Total Square Feet:	14,285
Default Inflation Rate:	3.0%

Page 21

Unit Living

Number of Units:	30
Total Square Feet:	14,285
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	30
Total Square Feet:	14,285
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							
2	Ceiling					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Lavatory / Vanity					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Toilet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Tub / Surround					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	GFI Outlet					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	Accessibility Improvements (Toilet rear grabs, pipe insul.)	791		35	20	2013		4	791	791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Walls / Ceilings (see "Unit Living") section					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Floors (Vinyl Sheet) - newer	4,800		<7	10+	2017				0	0	0	0	900	927	955	984	1,013	1,044	0	0	0	0	0	0	1,284	1,322	1,362	1,403						
18	Floors (Vinyl Sheet) - older, some marking, staining	1,200		>7	10+	2013				300	309	318	328	0	0	0	0	0	0	0	428	441	454	467	0	0	0	0							
19	Wall Hung Sinks (Accessible Unit Baths)	1,260		>20	20+	2021				0	0	0	0	0	0	0	532	548	564	0	0	0	0	0	0	0	0	0							
20	Vanities / Sink Tops	11,070		<7	20+	2026				0	0	0	0	0	0	0	0	0	0	0	0	5,419	5,581	5,749	0	0	0	0							
21	Toilets	12,300		varies	20+	2020				0	0	0	0	0	0	0	2,521	2,597	2,675	2,755	2,838	2,923	0	0	0	0	0	0							
22	Accessories / Medicine Cabinets / Mirrors	12,540		<7	20+	2026				0	0	0	0	0	0	0	0	0	0	0	0	6,138	6,323	6,512	0	0	0	0							
23	Tubs / Surrounds (Fiberglass) - good overall conditions	20,250		35	40+	2015				0	0	2,148	2,213	2,279	2,348	2,418	2,490	2,565	2,642	2,721	2,803	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	791	1,091	309	2,467	2,541	3,180	3,275	3,373	5,996	6,708	6,909	6,041	5,641	3,351	11,998	12,358	12,729	1,284	1,322	1,362	1,403	0						
28	Cumulative Reserve Balance						160,919	154,195	1,254,611	1,232,109	1,137,123	1,051,752	869,282	850,337	830,823	807,676	779,728	701,565	684,272	641,786	606,875	470,080	328,215	185,091	156,959	123,695	96,342	29,895							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Centerview Manor
Project City / Town:	Plainville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	14,285
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						
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	Cabinets					2013				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						
6	Sink					2013				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						
8	GFI Outlet					2013				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						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				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						
13	Dishwasher					2013				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						
15	Access. (Lower Walls & Cntrs., Drawer Hrdwr., Pipe Insul.)	4,275		35	20	2013		4	4,275	4,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Walls / Ceilings (see "Unit Living") section					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (Vinyl Sheet) - newer	15,570		<7	10+	2017				0	0	0	0	2,921	3,008	3,099	3,192	3,287	3,386	0	0	0	0	0	0	4,164	4,289	4,418	4,550						
18	Floors (Vinyl Sheet) - older, some marking, staining	3,893		>7	10+	2013				973	1,002	1,032	1,063	0	0	0	0	0	0	0	1,387	1,429	1,472	1,516	0	0	0	0							
19	Kitchen Cabinetry / Counters / Sinks (Recently Upgraded)	92,100		<7	20+	2026				0	0	0	0	0	0	0	0	0	0	0	45,084	46,437	47,830	0	0	0	0								
20	Cabinetry / Counters (Spot Counter Replacement) - Optg.			<7	10+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Refrigerators	20,100		varies	10+	2014				0	2,070	2,132	2,196	2,262	2,330	2,400	2,472	2,546	2,623	2,701	0	0	2,952	3,040	3,132	3,225	3,322	3,422	3,525						
22	Ranges / Stoves	15,000		varies	15+	2017				0	0	0	0	1,688	1,739	1,791	1,845	1,900	1,957	2,016	2,076	2,139	2,203	0	0	0	0	0							
23	Exhaust / Ventilation	8,430		varies	15+	2026				0	0	0	0	0	0	0	0	0	0	0	4,127	4,250	4,378	0	0	0	0								
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		4,275	5,248	3,073	3,165	3,260	6,871	7,077	7,290	7,508	7,734	7,966	4,717	2,076	3,526	55,794	55,199	56,855	7,390	7,611	7,840	8,075	0				
28	Cumulative Reserve Balance							160,919		154,195	1,254,611	1,232,109	1,137,123	1,051,752	869,282	850,337	830,823	807,676	779,728	701,565	684,272	641,786	606,875	470,080	328,215	185,091	156,959	123,695	96,342	29,895					

Unit Electrical

Number of Units:	30
Total Square Feet:	14,285
Default Inflation Rate:	3.0%

Centerview Manor CHFA SS 3/29/2013

Unit Mechanical

Number of Units:	30
Total Square Feet:	14,285
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.