

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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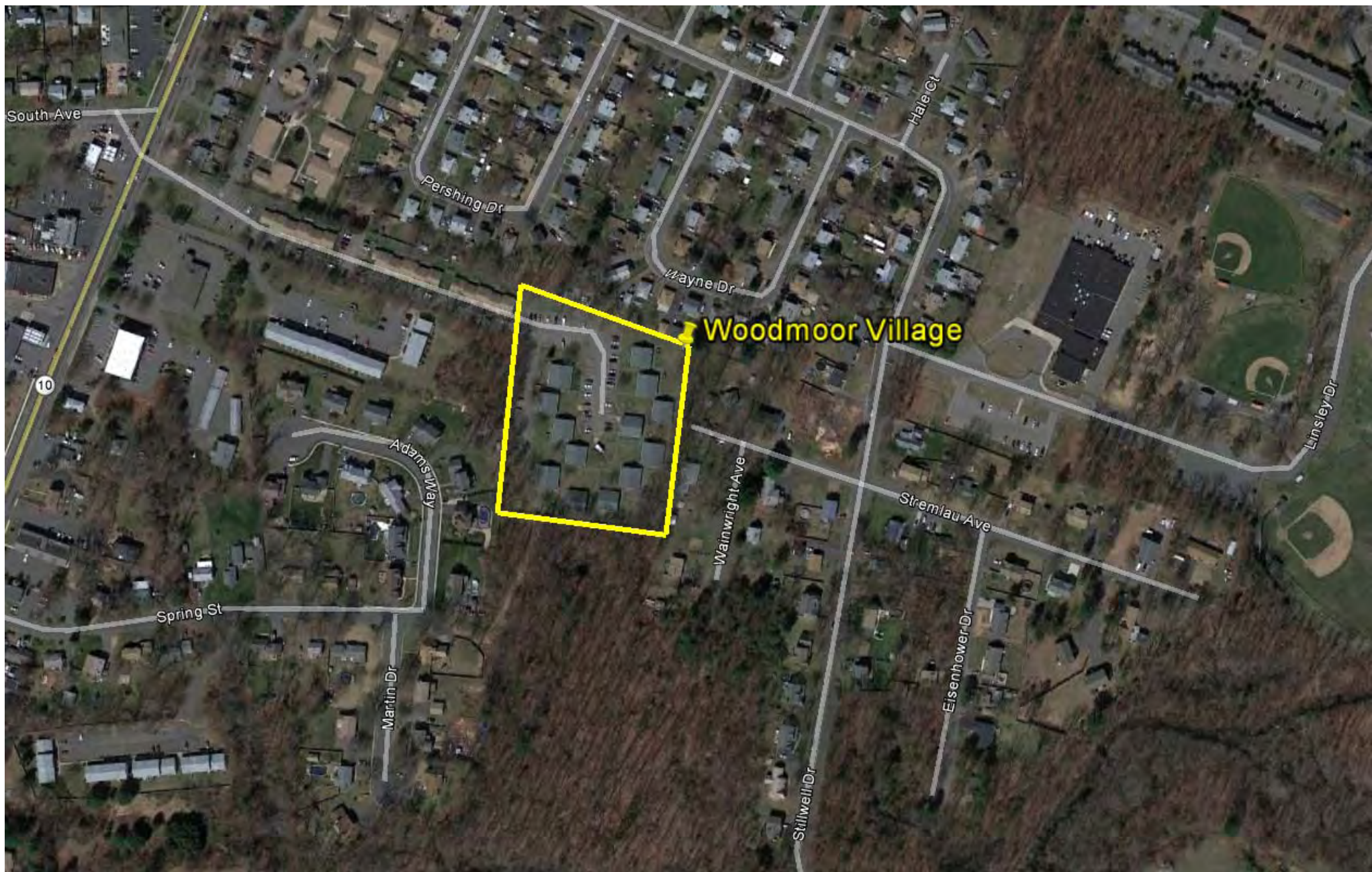
Woodmoor Village

CHFA # 85147D

Plainville Housing Authority
Plainville, CT

March 29, 2013

Final Report



Woodmoor Village

234 East Street
Plainville, CT 06062

Executive Summary

Woodmoor Village

Plainville, CT

Woodmoor Village is a residential development for seniors and the disabled that is comprised of 13 residential buildings, one of which has an attached community facility. The development includes 38 efficiency/studio units and 12 one-bedroom units. There are no handicap accessible unit layouts at this development. In-unit modifications are made for residents as “reasonable accommodations”. Original construction of the development dates to 1972. The Woodmoor Village property is located adjacent to the Centerview Manor and Sunset Village developments.

Overall, the property 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 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 repaving allowances are shown in Years 5, 12, and 20. Chain link fencing along portions of the site’s property lines displays significant 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, carriage lamp and acorn style site lights are shown being upgraded starting in Year 3, possibly with LED type fixtures. One of the site signs is shared with the adjacent Centerview property, while the other signs belong to the Woodmoor property. Upgrades are anticipated by Year 12.

- The buildings are clad with “thin gauge” vinyl siding and 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 4-6, with interim and future repair/powerwashing allowances shown in the plan. Service doors at the community facility display some deterioration, and replacement is shown in Years 1-2. Common doors at the community facility are shown for future replacement in Year 10. Unit doors and storm doors are mostly original. Site staff notes glazing concerns associated with these doors. These mostly original doors are shown for replacement in Years 1-3. Future storm door replacement is anticipated starting in Year 14. Windows have been replaced, but caulking/sealant deterioration around windows was observed. Re-caulking allowances are shown in the plan. Roofing shingles display minimal lifting and staining. Replacement is shown in Years 12 and 13, while gutters and downspouts are shown being upgraded concurrent with the siding in Years 4-6. Interim repairs and cleaning are handled from operations. Interior common areas are limited to the community facility (community room, laundry, restrooms). 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 and kitchenette cabinetry modifications.
- The domestic hot water tank serving the community facility is due for replacement by Year 6. The heat pump HVAC system for the community facility will be due for replacement by Year 15. 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. An overhaul of the emergency generator is anticipated by Year 7.
- Site representatives noted that in-unit painting is handled, usually upon turnover of the unit, as a reserve draw item, and costs are shown accordingly. Most flooring (carpet and vinyl) has been replaced since 2006. Replacement costs are shown throughout the plan, as needed. Unit baths newer vanities. Wall hung sinks should be installed in 5 unit baths. Future vanity 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 exhibit good overall conditions. Replacement, over time, with fiberglass fixtures is shown. 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. 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 area surface cracking



2. Variable trash enclosure fencing conditions



3. Chain link fencing damage at property lines



4. Typical building elevations



5. Spot vinyl siding bulging, seam separation



6. Caulking deterioration around window frames



7. Service door deterioration, note Cmnty. heat pump condenser unit



8. Unit doors with glazing concerns



9. Community room and kitchenette



10. DHW tank serving the Cmnty. facility



11. Emergency generator serving Cmnty. facility



12. Typical unit living area finishes



13 Typical unit bathroom fixtures and finishes



14. Typical unit kitchen cabinetry and appliances



15. Electric DHW tanks serving apartments



16. Heat pump HVAC system exterior condenser units

Comprehensive Capital Needs Assessment Schedule

Summary

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

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

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$268,198
Annual Replacement Reserve Contribution:	\$0
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	15,427	2,163	12,589	12,966	70,056	11,321	11,661	0	0	0	0	36,439	0	0	0	14,341	3,370	3,471	3,575	40,636	0
2	Building Exterior	0	0	35,447	40,458	41,125	34,874	35,920	28,847	0	0	0	6,013	0	0	0	11,952	16,050	18,650	19,210	25,073	11,969	3,127	0
3	Roofing	0	0	0	0	0	7,029	7,240	7,457	0	0	0	0	0	77,879	80,215	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	2,250	2,250	3,692	0	0	0	578	595	613	0	1,172	0	0	0	0	0	0	0	5,925	848	874	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	1,138	0	0	0	0	0	0	0	316	0	0	0	0	0	0	0	1,825	0	0	0
9	Common Area Restrooms	0	0	0	2,968	0	0	0	0	0	0	0	303	0	0	0	0	0	0	0	962	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	2,463	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,017	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	5,970	0	0	68,501	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	6,729	6,930	7,138	7,353	7,573	7,800	8,034	8,275	8,524	8,779	9,043	9,314	9,593	9,881	10,178	10,483	10,797	11,121	11,455	11,799	0
16	Unit Kitchens	0	7,125	7,660	4,002	4,122	4,245	8,190	8,436	8,689	8,949	9,218	9,494	11,638	7,350	8,334	88,643	87,521	85,769	7,665	7,895	8,132	8,376	0
17	Unit Bathrooms	0	4,485	4,923	451	10,965	11,294	12,453	12,827	13,212	17,810	18,345	18,895	17,894	18,431	5,495	642	662	682	1,872	1,928	15,384	15,846	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	4,250	4,378	4,509	4,644	9,567	4,927	5,075	5,227	5,384	0	0	5,883	6,059	51,733	73,235	75,432	6,820	7,025	7,235	7,452	0
20	Annual Planned Expenditures	0	14,360	77,185	66,179	80,447	82,405	150,999	84,657	53,236	40,875	41,470	113,473	38,575	155,296	109,697	162,851	195,662	205,356	49,734	65,225	58,600	88,110	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			1,716,250																				
23	Cumulative Reserve Balance	268,198	253,838	1,892,904	1,826,725	1,746,278	1,663,873	1,512,874	1,428,217	1,374,981	1,334,106	1,292,637	1,179,164	1,140,589	985,293	875,597	712,745	517,084	311,728	261,993	196,768	138,169	50,058	

Site Improvements

Number of Units:	50
Total Square Feet:	22,975
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	Asphalt Parking / Roadways					2013				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							
3	Concrete Sidewalks					2013				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							
5	Fencing					2013				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							
7	Dumpster Enclosures					2013				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							
9	Site Lighting					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	Accessib. (Re-stripe parking w/ 60"side aisles) costs below					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Parking / Roadways (Asphalt) - spot cracking, minor settlmnt.	42,630		varies	20	2017				0	0	0	0	47,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Parking / Roadways - repair, crack fill, sealcoat	7,105		varies	4	2013				7,105	0	0	0	0	0	0	0	0	9,835	0	0	0	11,069	0	0	0	12,459								
19	Walks (Asphalt) - variable conditions - sectional re-pave	7,748		varies	20+	2017				0	0	0	0	8,720	0	0	0	0	10,725	0	0	0	0	0	0	0	0	13,586							
20	C.L. Fencing - significant damage, sectional replace	6,222		41	30+	2013				6,222	0	0	0	0	0	0	0	8,612	0	0	0	0	0	0	0	0	10,910								
21	Trash Receptacle Fencing - variable conditions	10,500		varies	15	2013				2,100	2,163	2,228	2,295	2,364	0	0	0	0	0	0	0	0	3,272	3,370	3,471	3,575	3,682								
22	Site Lighting (Pole Mt. Fixtures) - updates starting w/ crtyds.	48,830		>10	15+	2015				0	0	10,361	10,672	10,992	11,321	11,661	0	0	0	0	0	0	0	0	0	0	0								
23	Signage - 1 shared w/ Cedarview - other at parking	5,250		>10	15+	2024				0	0	0	0	0	0	0	0	0	7,267	0	0	0	0	0	0	0	0								
24	Clothes Lines - maintained Optg.			varies		2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
25	Small Maint. Shed - recently installed - maintained Optg.			<5	20+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
26	Landscaping Initiatives - maintained Optg.			varies		2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
27	Annual Planned Expenditures						0	0	15,427	2,163	12,589	12,966	70,056	11,321	11,661	0	0	0	0	36,439	0	0	0	14,341	3,370	3,471	3,575	40,636	0						
28	Cumulative Reserve Balance						268,198	253,838	1,892,904	1,826,725	1,746,278	1,663,873	1,512,874	1,428,217	1,374,981	1,334,106	1,292,637	1,179,164	1,140,589	985,293	875,597	712,745	517,084	311,728	261,993	196,768	138,169	50,058							

Comprehensive Capital Needs Assessment Schedule

Building Exterior

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

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

Number of Units:	50
Total Square Feet:	22,975
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					2013				0	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	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					2013				0	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	0						
7	Windows					2013				0	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	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	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	Exterior Lighting (Fixts. At front doors) - newer - future update	5,671		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	8,578	0	0	0	0	0	0						
17	Exterior Walls (Vinyl) - spot damage, organic growth	69,302		41	30+	2016				0	0	0	25,243	26,000	26,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Exterior Walls (Vinyl) - periodic repair and powerwashing	3,199		41	4	2013				3,199	0	0	0	0	0	0	0	4,173	0	0	0	4,697	0	0	0	5,287	0	0	0						
19	Exterior Walls (Brick) - minimal mortar deterioration - Optg.			41	40+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Service Doors (Cmnty. Facility) - deterioration, replace	1,030		41	20+	2013				515	530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Common Entrance Doors (Cmnty. Facility) - replace	1,410		varies	20+	2022				0	0	0	0	0	0	0	0	1,840	0	0	0	0	0	0	0	0	0	0	0						
22	Window Caulking / Sealant - deterioration, drying, cracking	28,123		8	10+	2014				0	7,242	7,459	7,683	7,913	0	0	0	0	0	0	0	0	0	10,954	11,282	11,621	11,969	0							
23	Windows (Vinyl Clad D/H Types) - maint. Optg.			8	35+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Exterior Unit Doors (Original) - varying conditions	70,500		41	25+	2013				23,500	24,205	24,931	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Storm Doors (Aluminum) - varying ages and conditions	24,700		varies	10+	2013				8,233	8,480	8,735	0	0	0	0	0	0	0	0	0	7,255	7,472	7,696	7,927	8,165	0	0							
26	Exterior Lighting (Fixts. at rear doors) - update w/ siding	5,350		varies	15+	2016				0	0	0	1,949	2,007	2,067	0	0	0	0	0	0	0	0	0	0	0	0	0	3,127						
27	Annual Planned Expenditures						0	0	35,447	40,458	41,125	34,874	35,920	28,847	0	0	0	6,013	0	0	0	11,952	16,050	18,650	19,210	25,073	11,969	3,127	0						
28	Cumulative Reserve Balance						268,198	253,838	1,892,904	1,826,725	1,746,278	1,663,873	1,512,874	1,428,217	1,374,981	1,334,106	1,292,637	1,179,164	1,140,589	985,293	875,597	712,745	517,084	311,728	261,993	196,768	138,169	50,058							

Roofing

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

Woodmoor Village CHFA SS 3/29/2013

Lobby / Mail Area

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

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

Number of Units:	50
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Woodmoor Village • Capital Needs Assessment • © On-Site Insights

Community Room

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor					2013				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							
3	Kitchen Appliances					2013				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							
5	Other					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							
17	Walls / Ceilings (Drywall & CMU) - refinishing allows.	899		7	8	2014				0	925	0	0	0	0	0	0	1,172	0	0	0	0	0	0	0	1,485	0	0							
18	Flooring (Vinyl Tile) - some chipping and seam sep.	2,686		>10	15+	2014				0	2,767	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,440	0	0							
19	Kitchenette Cabinetry (recently updated) - not accessible	2,250		<7	20+	2013		4	2,250	2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Kitchenette Appliances (Range, Refrig., Microwave)	1,495		<7	10+	2018				0	0	0	0	0	578	595	613	0	0	0	0	0	0	0	0	0	848	874							
21	Furnishings - maintained/replaced - Optg.			varies	10+	2013				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	2,250	2,250	3,692	0	0	0	578	595	613	0	1,172	0	0	0	0	0	0	0	5,925	848	874	0						
28	Cumulative Reserve Balance						268,198	253,838	1,892,904	1,826,725	1,746,278	1,663,873	1,512,874	1,428,217	1,374,981	1,334,106	1,292,637	1,179,164	1,140,589	985,293	875,597	712,745	517,084	311,728	261,993	196,768	138,169	50,058							

Common Hallways

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

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

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	50
Total Square Feet:	22,975
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	Ceilings					2013				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							
4	Ventilation					2013				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							
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							
17	Walls / Ceilings (Painted Drywall) - painting allowances	242		7	8	2014				0	249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400	0	0							
18	Floors (Vinyl Tile) - possible ACMs - replace / go-over	863		41	15+	2014				0	888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,426	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							
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							
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							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	500	500	1,138	0	0	0	0	0	0	0	316	0	0	0	0	0	0	0	1,825	0	0	0						
28	Cumulative Reserve Balance						268,198	253,838	1,892,904	1,826,725	1,746,278	1,663,873	1,512,874	1,428,217	1,374,981	1,334,106	1,292,637	1,179,164	1,140,589	985,293	875,597	712,745	517,084	311,728	261,993	196,768	138,169	50,058							

Common Area Restrooms

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

Woodmoor Village CHFA SS 3/29/2013

Building Boilers

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

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

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

Woodmoor Village CHFA SS 3/29/2013

Building Electrical

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

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Building Elevator

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

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

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

Woodmoor Village CHFA SS 3/29/2013

Unit Living

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

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Unit Bathrooms

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

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

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

[illegible]

Unit Kitchens

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

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

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

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Unit Electrical

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

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

Number of Units:	50
Total Square Feet:	22,975
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

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

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

Number of Units:	50
Total Square Feet:	22,975
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.