

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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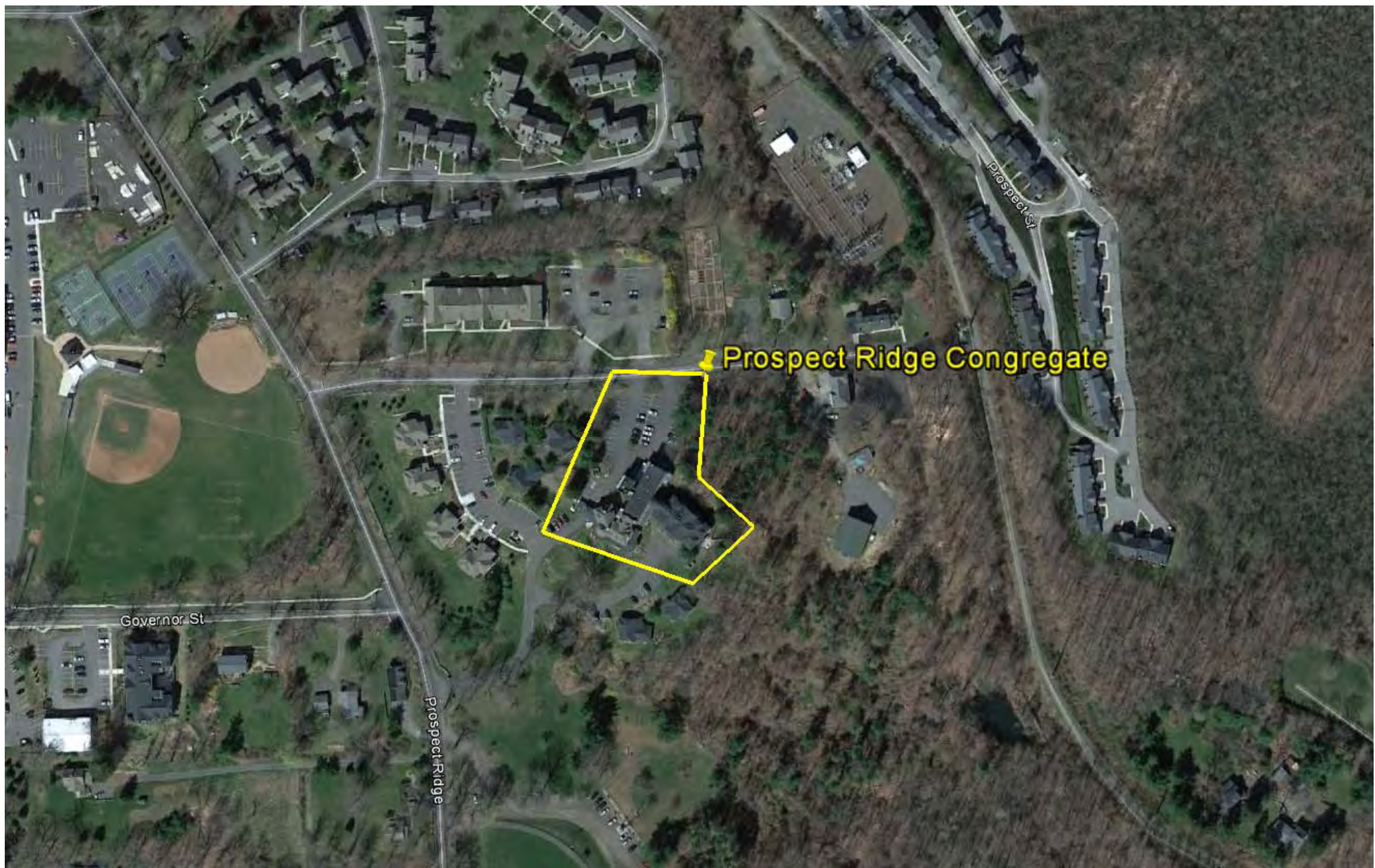
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Prospect Ridge Congregate
CHFA # 85156D
Ridgefield Housing Authority
Ridgefield, CT

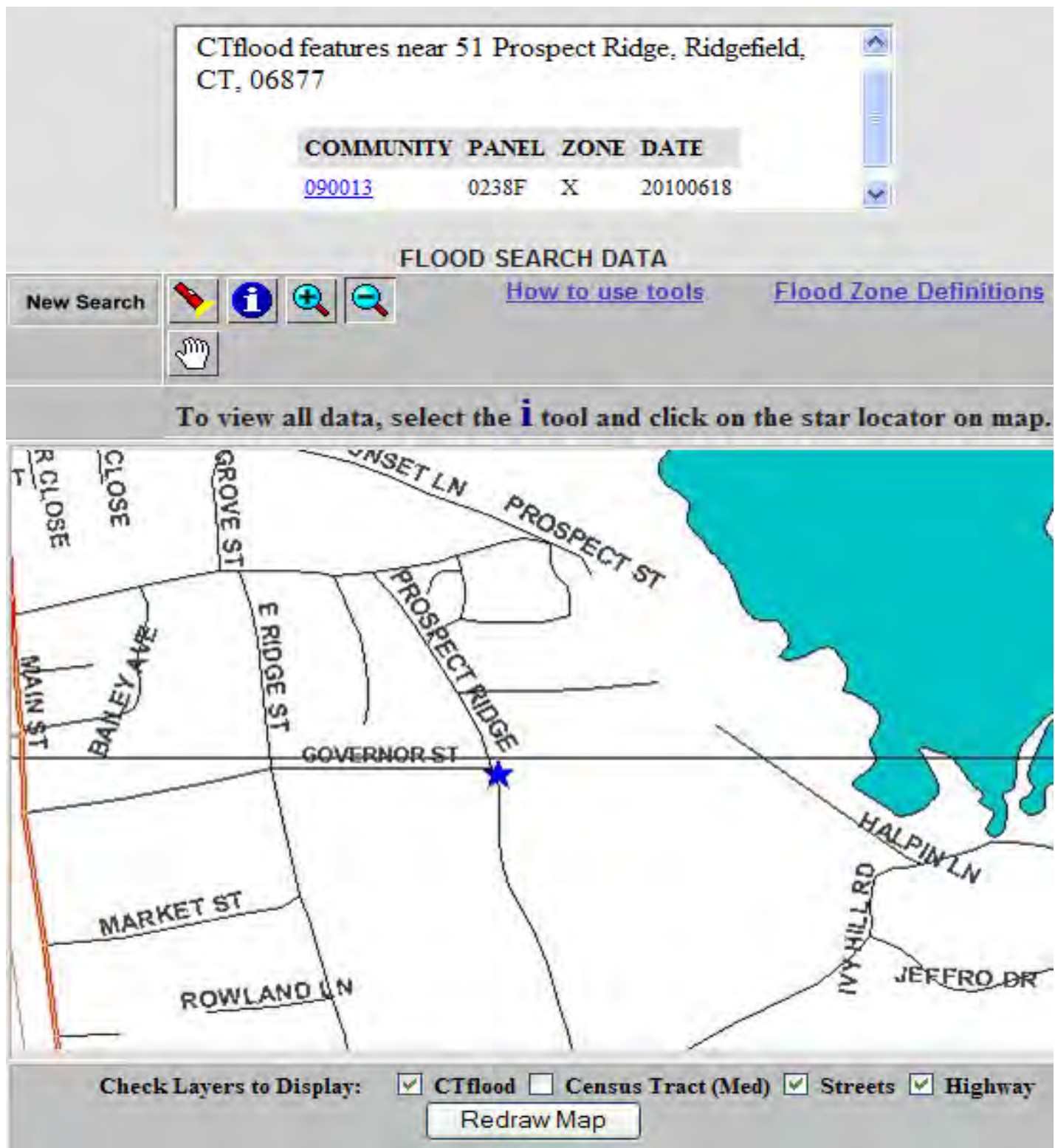
March 7, 2013

Final Report



Prospect Ridge Congregate

51 Prospect Ridge
Ridgefield, CT 06877



Prospect Ridge Congregate

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Ridgefield, CT 06877

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

Executive Summary

Prospect Ridge Congregate

Ridgefield, CT

Prospect Ridge Congregate is a development for elderly residents. It is comprised a single four-level building, with three distinct building wings. This development is located in two of the building wings; the oldest wing contains market-rate units and was not included as part of this assessment. There are 34 one-bedroom apartments including three accessible units. The original facility was built in 1941, and the current development configuration was established in 1991.

Overall the development is in good condition. The projected capital costs throughout the 20-year period (the plan) reflect building systems and components that are reaching the end of their respective useful lives. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. The reserve account, based on the current reserve balance and annual contribution, is not able to keep pace with the projected capital costs. An infusion of \$1.35M would fully fund this plan.

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

- Replace the existing pair of sewer lift station pumps in Year 1 with grinder-type pumps that also include access rails for servicing.
- Exterior wall repairs including masonry repointing, synthetic stucco (EIFS) repairs and repainting, and window recaulking.

- Replace the wood trim work, which has water and insect damage with an alternative material that is resistant to weather and insects.
- An allowance to prune or replace trees as necessary is shown in the first year; this effort is in response to recent tree-related damage from major storms.
- Replace the domestic hot water storage tank (DHW) that serves the common area only with a condensing gas-fired tankless DHW unit.
- Replace the membrane roof covering and ensure that it is properly pitched to the internal drains.
- The commercial kitchen is to be upgraded with a new grease trap and grease tank in Year 1.
- An allowance for video monitoring of key areas (i.e. stairwells, community spaces, etc.) is shown in Year 1.
- Replace the boiler plant and controls in Year 5.
- Replace apartment appliances and upgrade finishes throughout the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on December 18, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. We would like to thank site 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*.



A view of the site's main entrance.



A view from the access road approaching the building.



The parking lot includes designated spaces with access aisles.



The gazebo is located behind the building.



. The original building has stone exterior walls; the new wing is clad with synthetic stucco.



A close-up of a damaged section of synthetic stucco.



Sections of the wood trim have been damaged by insects and weather. Also, gutter guards are being considered to keep them clear of debris.



A close-up view of damaged wood trim.



A close-up view of a section of missing mortar.



A score line (purpose unknown) exists in the stone exterior walls near the roof line.



Ponding, which indicates inadequate drainage, was observed on sections of the membrane roof.



The newer wing roof is covered with asphalt shingles.



One of the original metal roof sections.



Common hallways provide access to apartments as well as small community spaces.



A view in the community room.



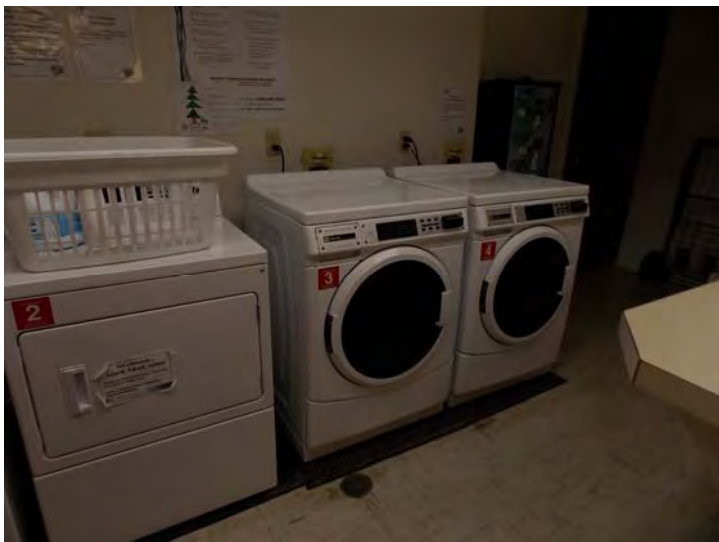
This is the dining room where a daily meal is served.



This is the central kitchen.



One of the common bathrooms, which includes a roll-in shower.



The public laundry room does not have sufficient space to be fully accessible.



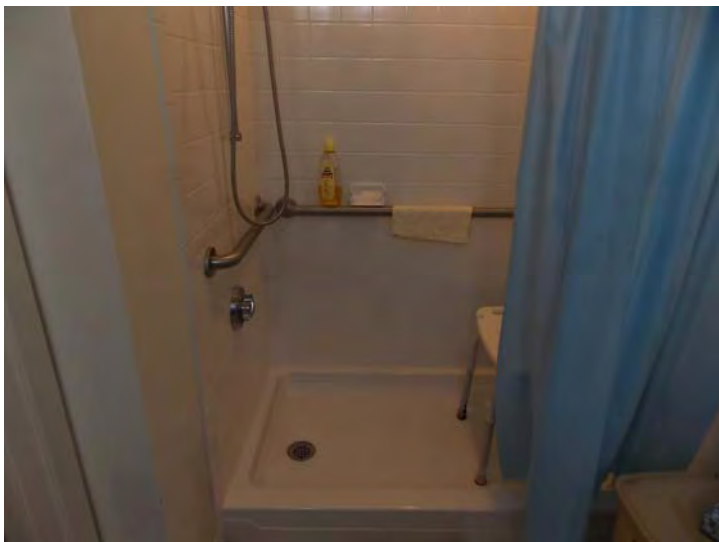
A view in one of the living areas.



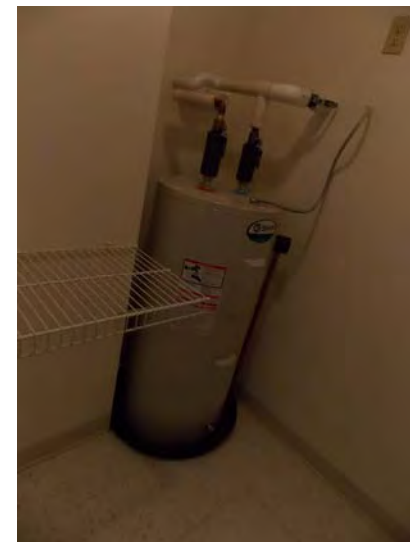
Apartments include an accordion-type door to the bedroom and a hung door to the bathroom.



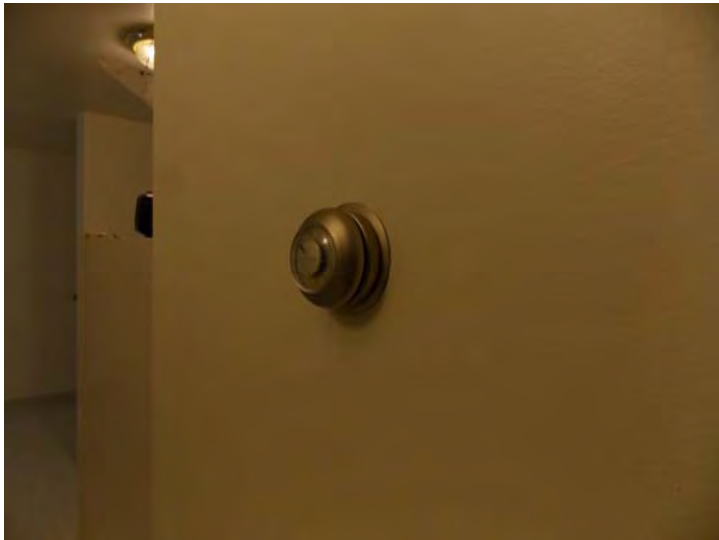
One of the accessible kitchens.



This unit has a shower stall.



Each apartment has its own electric-heated DHW tank.



A standard thermostat governs space temperature within an apartment.



Each apartment has its own circuit breaker panel.



A view of a recently reglazed bathtub.



The central mechanical room includes a pair of dual fuel boilers used to produce hydronic heat and DHW.



The hydronic circulating pumps.



This is the fire alarm control panel (FACP).



This diesel generator provides 125 kW of emergency power.



A view of the hydraulic elevator pump station.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Ridgefield Housing Authority
Project Name:	Prospect Ridge Congregate
Project City / Town:	Ridgefield, CT

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

Number of Units:	34
Total Square Feet:	36,420
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$18,605
Annual Replacement Reserve Contribution:	\$4,554
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	51,000	0	0	13,762	0	0	0	0	15,954	0	18,143	0	0	18,495	0	10,127	0	0	0	134,322	0
2	Building Exterior	0	0	98,134	779	802	826	851	876	903	930	958	986	21,903	1,046	1,078	1,110	1,144	88,266	1,213	1,250	1,287	1,326	0
3	Roofing	0	0	39,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,945	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	3,500	0	0	0	0	0	5,380	0	0	0	12,969	0	0	0	0	0	7,231	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	17,519	0	0	0	0	0	0	0	0	0	23,544	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	4,387	0	0	0	0	0	0	0	0	0	5,896	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	836	0	0	0	0	0	0	0	0	0	546	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	954	0	0	0	0	0	0	0	0	0	1,282	0	0	0	0
10	Building Boilers	0	0	8,950	0	0	0	81,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,050	0
11	Building Mechanical	0	0	10,600	0	0	0	0	0	0	0	0	11,091	0	0	0	0	12,176	0	0	0	0	0	0
12	Building Electrical	0	0	27,500	0	0	0	0	0	0	0	0	0	0	0	0	0	88,638	0	0	49,007	0	0	0
13	Building Elevator	0	0	2,500	0	0	0	0	0	0	0	0	8,938	0	0	0	115,427	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	2,729	2,811	2,895	2,982	3,072	3,164	3,259	3,356	3,457	3,561	3,668	3,778	3,891	4,008	4,128	4,252	4,379	4,511	4,646	4,785	0
16	Unit Kitchens	0	0	4,109	4,232	4,359	12,013	12,374	12,745	13,127	13,521	13,927	14,345	14,775	15,218	15,675	6,034	6,215	7,974	8,213	8,459	8,713	8,974	0
17	Unit Bathrooms	0	0	936	964	993	1,023	1,053	1,825	1,879	1,936	1,994	2,054	2,115	2,179	2,244	2,311	2,381	2,452	2,526	2,602	2,680	2,760	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	4,214	4,341	4,471	4,605	0	0	0	0	0	0	5,664	0
19	Unit Mechanical	0	0	0	0	0	2,631	2,710	2,792	2,875	2,962	3,050	3,142	3,716	3,827	3,942	4,060	4,182	4,308	4,437	4,570	4,707	4,848	0
20	Annual Planned Expenditures	0	0	249,271	8,786	9,049	33,237	101,727	21,401	51,120	22,705	39,340	48,330	81,629	30,520	31,435	151,445	118,864	117,378	95,212	70,398	22,033	168,729	0
21	Annual Provision (indexed at 3%)			4,554	4,691	4,831	4,976	5,126	5,279	5,438	5,601	5,769	5,942	6,120	6,304	6,493	6,688	6,888	7,095	7,308	7,527	7,753	7,985	
22	Outside Capital			1,350,000																				
23	Cumulative Reserve Balance	18,605	18,605	1,123,888	1,119,793	1,115,575	1,087,314	990,712	974,590	928,908	911,805	878,234	835,846	760,336	736,121	711,178	566,421	454,445	344,162	256,258	193,387	179,107	18,363	

Site Improvements

Number of Units:	34
Total Square Feet:	36,420
Default Inflation Rate:	3.0%

12384 Prospect Ridge-2 SS 1/29/2013

Building Exterior

Number of Units:	34
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Lobby / Mail Area

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[illegible]

Community Room

Owner Sponsor Name:	Ridgefield Housing Authority
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Common Hallways

Owner Sponsor Name:	Ridgefield Housing Authority
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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	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Common Doors					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	Ceiling Tiles - Replace	8,715		3	10	2019				0	0	0	0	0	0	10,406	0	0	0	0	0	0	0	0	0	13,985	0	0	0						
18	Walls - Repainting	5,958		3	10	2019				0	0	0	0	0	0	7,113	0	0	0	0	0	0	0	0	0	9,559	0	0	0						
19																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	17,519	0	0	0	0	0	0	0	0	0	23,544	0	0	0	0					
28	Cumulative Reserve Balance						18,605	18,605	1,123,888	1,119,793	1,115,575	1,087,314	990,712	974,590	928,908	911,805	878,234	835,846	760,336	736,121	711,178	566,421	454,445	344,162	256,258	193,387	179,107	18,363							

Common Stairways

Number of Units:	34
Total Square Feet:	36,420
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12384 Prospect Ridge-2 SS 1/29/2013

Common Laundry

Number of Units:	34
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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	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	Ceiling Tile Replacement	161		3	10	2019			0	0	0	0	0	0	192	0	0	0	0	0	0	0	0	0	258	0	0	0							
18	Walls Repainting	179		3	10	2019			0	0	0	0	0	0	214	0	0	0	0	0	0	0	0	0	287	0	0	0							
19	Floors-VCT Replacement	360		8	15	2019			0	0	0	0	0	0	430	0	0	0	0	0	0	0	0	0	0	0	0	0							
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	836	0	0	0	0	0	0	0	0	0	546	0	0	0	0						
28	Cumulative Reserve Balance						18,605	18,605	1,123,888	1,119,793	1,115,575	1,087,314	990,712	974,590	928,908	911,805	878,234	835,846	760,336	736,121	711,178	566,421	454,445	344,162	256,258	193,387	179,107	18,363							

Common Area Restrooms

Number of Units:	34
Total Square Feet:	36,420
Default Inflation Rate:	3.0%

12384 Prospect Ridge-2 SS 1/29/2013

Building Boilers

Number of Units:	34
Total Square Feet:	36,420
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	34
Total Square Feet:	36,420
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12384 Prospect Ridge-2 SS 1/29/2013

Building Electrical

Owner Sponsor Name:	Ridgefield Housing Authority
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[illegible]

Building Elevator

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Number of Units:	34
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[illegible]

Building Structural

Number of Units:	34
Total Square Feet:	36,420
Default Inflation Rate:	3.0%

12384 Prospect Ridge-2 SS 1/29/2013

Unit Living

Number of Units:	34
Total Square Feet:	36,420
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12384 Prospect Ridge-2 SS 1/29/2013

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Ridgefield Housing Authority
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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	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					2013			0	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	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					2013			0	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	0						
12	Range					2013			0	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	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	Floors-VCT	9,040		Varies	15	2013			603	621	640	659	679	699	720	742	764	787	810	835	860	886	912	939	968	997	1,027	1,057							
18	Cabinets/Countertops	68,850		Varies	25	2016			0	0	0	7,523	7,749	7,982	8,221	8,468	8,722	8,983	9,253	9,530	9,816	0	0	0	0	0	0	0							
19	Countertops-Future Cycle	12,105		Varies	12	2028			0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,572	1,619	1,668	1,718	1,769								
20	Ranges	17,000		Varies	25	2013			1,800	1,854	1,910	1,967	2,026	2,087	2,149	2,214	2,280	2,349	2,419	2,492	2,566	2,643	2,723	2,804	2,888	2,975	3,064	3,156							
21	Refrigerators	22,780		Varies	15	2013			1,519	1,565	1,612	1,660	1,710	1,761	1,814	1,868	1,924	1,982	2,041	2,103	2,166	2,231	2,298	2,367	2,438	2,511	2,586	2,664							
22	Vent Hood	3,740		Varies	20	2013			187	193	198	204	210	217	223	230	237	244	251	259	267	275	283	291	300	309	318	328							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	4,109	4,232	4,359	12,013	12,374	12,745	13,127	13,521	13,927	14,345	14,775	15,218	15,675	6,034	6,215	7,974	8,213	8,459	8,713	8,974	0						
28	Cumulative Reserve Balance						18,605	18,605	1,123,888	1,119,793	1,115,575	1,087,314	990,712	974,590	928,908	911,805	878,234	835,846	760,336	736,121	711,178	566,421	454,445	344,162	256,258	193,387	179,107	18,363							

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.