

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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## Castle Heights

CHFA # 85158D

Seymour Housing Authority  
Seymour, CT

July 11, 2013

*Final Report*

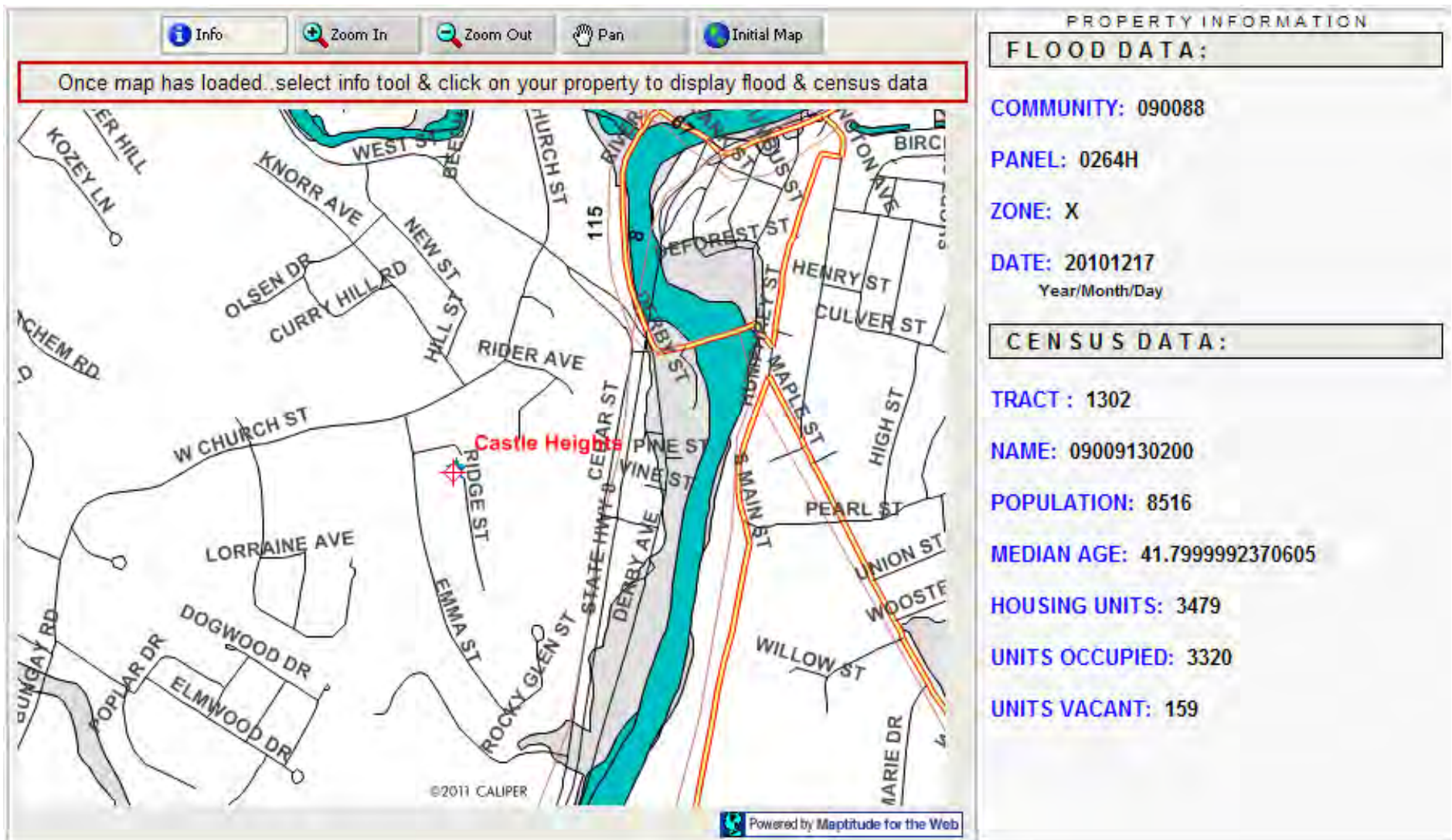




## Castle Heights

1-34 Seymour Avenue  
Seymour, CT 06483





## Castle Heights

1-34 Seymour Avenue  
Seymour, CT 06483

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

## Executive Summary

### Castle Heights CHFA #85158D

Seymour, CT

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**Castle Heights** is a residential development for families that is comprised of 31 single-family homes in a neighborhood setting. The development includes 16 two-, and 15 three-bedroom homes. Original construction of the development dates to 1950 and it was renovated in 1995.

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

There are no fully compliant accessible units at this development. Management responds to resident requests for accessible upgrades as reasonable accommodations. Several buildings have wheelchair ramps and interior fixture upgrades. Due to structural limitations conversion of units to fully meet accessible requirement may not be feasible.

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

**Site:**

- Each unit features a private asphalt paved driveway. Resurfacing costs are shown starting in Year 1
- Most buildings have per-cast concrete front and rear entry stoops. These vary in condition; allowances are shown through the first half of the report for as needed replacements.
- Management reported that the original sewer lines to the municipal street mains have become problematic do to age and tree growth. Annual allowances are shown throughout the report for as needed cleaning and replacements.

**Building Exterior:**

- Unit Entry door were replaced eleven years ago; no capital expenses for these doors are anticipated within the scope of this report.
- Each unit has a metal bulkhead door to its basement. Future replacement costs for these doors are shown starting in Year 7.
- Each front entry features an aluminum storm door; these doors are replaced as needed. Annual allowances to replace the storm doors are shown throughout the report.
- Each building is clad in vinyl siding. Future replacement costs for the siding are shown starting in Year 10 of the report.
- Allowances to replace the entry lighting fixtures are shown in Years 2-4.

**Roofs:**

- Originally the buildings had flat slightly sloping roofs covered by a built-up roofing system. In 1995-96 pitched roof structures were added that are covered by asphalt shingles. Costs to replace the shingle roof coverings are shown starting in Year 2.
- Each building features aluminum gutters and downspouts. Replacement costs for these features are shown starting in Year 7.

**Building Structural:**

- Water infiltration was observed at several unit basements. Management reported that its intention was to add basement drain systems to those units affected. Costs for this work is shown starting in Year 1.

**Dwelling Units:**

- Interior passage door replacement costs are shown on an as needed basis through out the report's scope.
- Management reports that at in many cases closet doors have been replaced with hanging screening. Allowances for those locating that still have closet doors costs are shown for as needed replacements starting in Year 1.

- Interior painting costs are shown on six year cycles throughout the report.
- Annual allowances to refinish the living area hardwood floors are shown on repeating ten year cycles starting in Year 1.
- Kitchen and bathroom floors have vinyl composite tile flooring (VCT). Replacement costs for these floors are shown on repeating fifteen year cycles starting in Year 1.

**Note:** Costs for floor tile replacement do not include any potential remediation of reported asbestos containing materials (ACMs) as it is unknown what level or scope of work might be necessary to complete said remediation. However, it should be noted that remediation costs reported by management are likely to be approximately \$10,000.00 per unit and would add significantly to those costs shown here as part of the assessment.

- Tub surrounds are fiberglass multi-panel inserts and are in good condition. Tubs are enameled steel; tub reglazing allowances are shown on an annual basis throughout the report.
- Bathroom fixtures include wall hung sinks and porcelain floor-mount toilets. Future replacement costs are shown starting in Year 12 after thirty years of service.
- To help reduce bathroom moisture, management has upgraded the original manually controlled bath exhaust fans with humidistat controlled models. Future replacement costs for these exhaust fans are shown starting in Year 10.
- Kitchens feature HUD severe use kitchen cabinets. Several cabinet sets have been recently replaced. The older sets have exceeded their service life and replacement costs are shown starting in Year 1. These costs include the base and wall cabinets, countertops and sinks. Future replacement costs for the newer models are shown starting in Year 20.
- An interim replacement cycle is shown for the countertops starting in Year 12.
- Ranges and refrigerators are supplied by the residents.
- Management has begun the process of adding vented rangehoods to each unit; one has been installed to date. Costs to complete this upgrade are shown in Years 1- 5.
- Each unit features smoke detectors in the living areas and bedrooms. Allowances to repair or replace these life safety devices are shown, on an as needed, basis throughout the report.

- Unit heating is provided by oil-fired warm-air furnaces. Five of these furnaces have recently been replaced with high-efficiency models. Costs to complete this upgrade are shown starting in Year 1. Costs for the future replacement of the newer furnaces are shown starting in Year 20.
- Domestic hot water is provided by electric storage water heaters. Annual allowances are shown throughout the report for as needed replacements.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 18<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. 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*.





Typical unit driveway



Typical larger pre-cast concrete stair stoop



Typical bulkhead door



Typical unit front entry





Example of a two-bedroom building



Front elevation of a three-bedroom building.



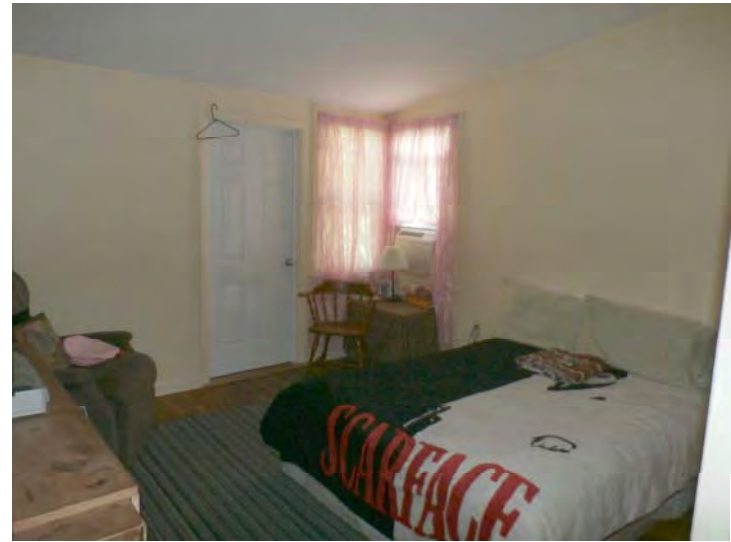
Side elevation of a three-bedroom building showing the point where the pitched roofs were added to the original structure.



Typical basement space



Typical unit living room



Typical primary bedroom



Typical unit kitchen



Typical unit bathroom





Example of older oil-fired  
warm-air furnace



Typical electric water heater



Typical electric panel



This is the new rangehood type to  
be installed in each unit.



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$17,576
Annual Replacement Reserve Contribution:	\$15,603
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	19,539	20,125	20,729	21,351	21,991	13,595	14,003	14,423	14,855	15,301	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768	0
2	Building Exterior	0	0	510	1,664	1,714	1,766	574	591	6,161	6,346	6,537	145,007	149,357	147,402	727	749	771	795	818	843	868	894	0
3	Roofing	0	0	0	24,879	25,625	26,394	27,186	28,001	33,950	5,263	5,421	5,583	5,751	5,923	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	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	7,500	7,725	7,957	8,195	8,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	18,146	18,690	19,251	19,829	20,423	21,036	21,667	22,317	22,987	23,676	24,387	25,118	25,872	26,648	27,447	28,271	29,119	29,993	30,892	31,819	0
16	Unit Kitchens	0	0	14,424	14,857	15,302	15,761	16,234	12,548	12,924	13,312	13,712	3,554	3,661	7,166	7,381	7,603	7,831	8,066	8,308	4,502	4,637	14,245	0
17	Unit Bathrooms	0	0	2,509	2,584	2,662	2,742	2,824	2,909	2,996	3,086	3,178	4,689	4,830	8,537	8,793	9,056	9,328	7,918	8,155	8,400	8,652	8,911	0
18	Unit Electrical	0	0	3,534	3,640	3,749	3,862	3,978	4,097	4,220	4,346	4,477	4,611	4,749	4,892	5,039	5,190	5,345	5,506	5,671	5,841	6,016	6,197	0
19	Unit Mechanical	0	0	2,635	15,568	16,036	16,517	17,012	3,055	3,146	3,241	3,338	3,438	3,541	3,647	3,757	3,870	3,986	4,105	4,228	4,355	4,486	8,829	0
20	Annual Planned Expenditures	0	0	68,797	109,733	113,025	116,416	118,664	85,831	99,068	72,334	74,504	205,861	202,996	209,606	58,697	60,458	62,272	62,450	64,323	62,198	64,064	79,664	0
21	Annual Provision (indexed at 3%)			15,603	16,071	16,553	17,049	17,561	18,088	18,630	19,189	19,765	20,358	20,969	21,598	22,246	22,913	23,600	24,308	25,038	25,789	26,562	27,359	
22	Outside Capital			1,590,000																				
23	Cumulative Reserve Balance	17,576	17,576	1,554,382	1,460,719	1,364,247	1,264,880	1,163,778	1,096,034	1,015,596	962,452	907,713	722,210	540,182	352,174	315,722	278,177	239,506	201,364	162,079	125,669	88,167	35,863	

## Site Improvements

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

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## Building Exterior

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	31
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[illegible]



## Roofing

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	31
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Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0							
5	Other					2013			0	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							
17																																				
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21																																				
22																																				
23																																				
24																																				
25																																				
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						17,576	17,576	1,554,382	1,460,719	1,364,247	1,264,880	1,163,778	1,096,034	1,015,596	962,452	907,713	722,210	540,182	352,174	315,722	278,177	239,506	201,364	162,079	125,669	88,167	35,863								

## Community Room

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

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## Common Hallways

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
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Number of Units:	31
Total Square Feet:	33,240
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[illegible]

## Common Stairways

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

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## Common Laundry

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

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## Common Area Restrooms

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

[illegible]

## Building Boilers

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
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Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

[illegible]

## Building Mechanical

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

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## Building Electrical

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

[illegible]

## Building Elevator

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

[illegible]



## Building Structural

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

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## Unit Living

Number of Units:	31
Total Square Feet:	33,240
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	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Fixtures					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	Interior Doors - Passage	7,040		varies	25	2013				352	363	373	385	396	408	420	433	446	459	473	487	502	517	532	548	565	582	599	617						
18	Interior Doors - Closet, Partial	3,520		varies	25	2013				176	181	187	192	198	204	210	216	223	230	237	244	251	258	266	274	282	291	300	309						
19	Living Area Painting - Walls	45,421		varies	6	2013				7,570	7,797	8,031	8,272	8,520	8,776	9,039	9,310	9,589	9,877	10,173	10,479	10,793	11,117	11,450	11,794	12,148	12,512	12,887	13,274						
20	Living Area Painting - Ceilings	16,641		varies	6	2013				2,774	2,857	2,943	3,031	3,122	3,216	3,312	3,412	3,514	3,619	3,728	3,840	3,955	4,074	4,196	4,322	4,451	4,585	4,723	4,864						
21	Living Area Floors - Hardwood Refinishing	72,736		varies	10	2013				7,274	7,492	7,717	7,948	8,187	8,433	8,686	8,946	9,214	9,491	9,776	10,069	10,371	10,682	11,003	11,333	11,673	12,023	12,383	12,755						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	18,146	18,690	19,251	19,829	20,423	21,036	21,667	22,317	22,987	23,676	24,387	25,118	25,872	26,648	27,447	28,271	29,119	29,993	30,892	31,819	0						
28	Cumulative Reserve Balance						17,576	17,576	1,554,382	1,460,719	1,364,247	1,264,880	1,163,778	1,096,034	1,015,596	962,452	907,713	722,210	540,182	352,174	315,722	278,177	239,506	201,364	162,079	125,669	88,167	35,863							

## Unit Bathrooms

Number of Units:	31
Total Square Feet:	33,240
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	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	Wall Painting	4,613		varies	6	2013				769	792	816	840	866	891	918	946	974	1,003	1,033	1,064	1,096	1,129	1,163	1,198	1,234	1,271	1,309	1,348						
18	Ceiling Painting	1,076		varies	6	2013				179	184	190	196	201	208	214	220	227	234	241	248	255	263	271	279	287	296	305	314						
19	Floors - VCT	8,680		varies	15	2013				579	596	614	633	652	671	691	712	733	755	778	801	826	850	876	902	929	957	986	1,015						
20	Tub ReGlazing	5,890		varies	6	2013				982	1,011	1,042	1,073	1,105	1,138	1,173	1,208	1,244	1,281	1,320	1,359	1,400	1,442	1,485	1,530	1,576	1,623	1,672	1,722						
21	Wall Hung Sinks	13,020		18	30	2024				0	0	0	0	0	0	0	0	0	0	0	1,802	1,856	1,912	1,969	2,028	2,089	2,152	2,217	2,283						
22	Toilets	12,710		18	30	2024				0	0	0	0	0	0	0	0	0	0	0	1,759	1,812	1,867	1,923	1,980	2,040	2,101	2,164	2,229						
23	Bath Ventilation/Exhaust - Humidistat Controlled	6,510		5	15	2022				0	0	0	0	0	0	0	0	0	1,416	1,458	1,502	1,547	1,593	1,641	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,509	2,584	2,662	2,742	2,824	2,909	2,996	3,086	3,178	4,689	4,830	8,537	8,793	9,056	9,328	7,918	8,155	8,400	8,652	8,911	0				
28	Cumulative Reserve Balance							17,576		17,576	1,554,382	1,460,719	1,364,247	1,264,880	1,163,778	1,096,034	1,015,596	962,452	907,713	722,210	540,182	352,174	315,722	278,177	239,506	201,364	162,079	125,669	88,167	35,863					

## Unit Kitchens

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	31
Total Square Feet:	33,240
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	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	Wall and Ceiling Painting	9,032		varies	6	2013			1,505	1,550	1,597	1,645	1,694	1,745	1,797	1,851	1,906	1,964	2,023	2,083	2,146	2,210	2,276	2,345	2,415	2,488	2,562	2,639							
18	Floors - VCT	18,280		varies	15	2013			1,219	1,256	1,293	1,332	1,372	1,413	1,456	1,499	1,544	1,591	1,638	1,687	1,738	1,790	1,844	1,899	1,956	2,015	2,075	2,138							
19	Cabinets - Old	72,900		>30	25+	2013			8,100	8,343	8,593	8,851	9,117	9,390	9,672	9,962	10,261	0	0	0	0	0	0	0	0	0	0	0							
20	Cabinets - New	10,800		5	25+	2032			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,469								
21	Countertops - Future	14,716		0	10	2024			0	0	0	0	0	0	0	0	0	0	3,396	3,497	3,602	3,710	3,822	3,936	0	0	0								
22	Rangehoods - Add	18,000		Add	20	2013			3,600	3,708	3,819	3,934	4,052	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	14,424	14,857	15,302	15,761	16,234	12,548	12,924	13,312	13,712	3,554	3,661	7,166	7,381	7,603	7,831	8,066	8,308	4,502	4,637	14,245	0						
28	Cumulative Reserve Balance						17,576	17,576	1,554,382	1,460,719	1,364,247	1,264,880	1,163,778	1,096,034	1,015,596	962,452	907,713	722,210	540,182	352,174	315,722	278,177	239,506	201,364	162,079	125,669	88,167	35,863							

## Unit Electrical

Number of Units:	31
Total Square Feet:	33,240
Default Inflation Rate:	3.0%

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## Unit Mechanical

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Castle Heights #85158D
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 18, 2013

Number of Units:	31
Total Square Feet:	33,240
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.