

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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## Hoffman Heights

CHFA # 99048D

Seymour Housing Authority  
Seymour, CT

July 11, 2013

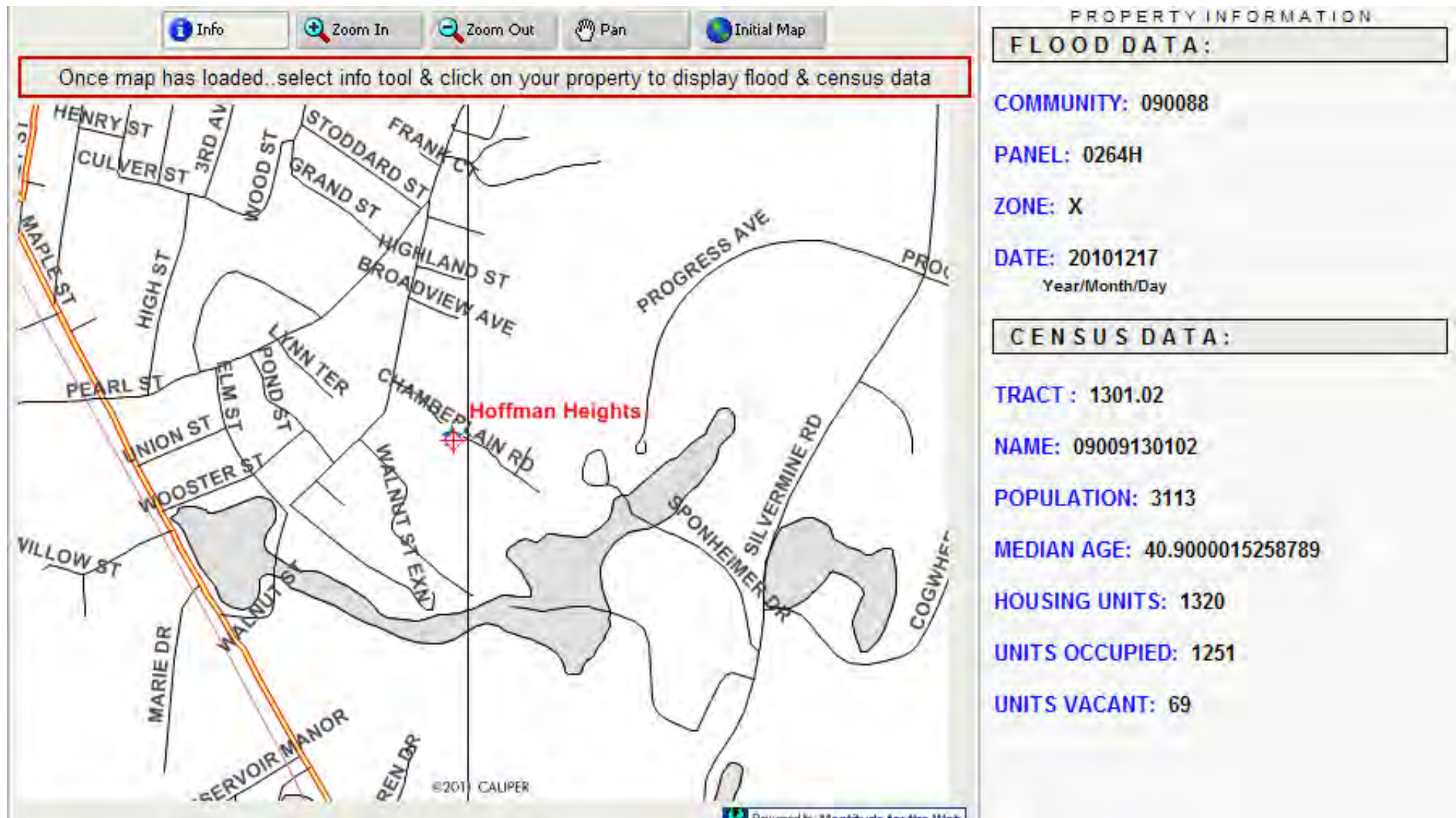
*Final Report*





**Hoffman Heights**  
18 Chamberlain Road  
Seymour, CT 06483





## Hoffman Heights

18 Chamberlain Road  
Seymour, CT 06483

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

## Executive Summary

### Hoffman Heights CHFA #99048D

Seymour, CT

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**Hoffman Heights** is a residential development for the families that is comprised of 3 residential buildings, 2-single family homes, and 1 triplex townhouse building. The development includes 3 two-bedroom townhouse units, and 2 three-bedroom, two-story, single family buildings. Original construction of the development dates to 1995.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces moderate capital needs throughout the report's timeline. 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 accessible units at this development. Resident requests are handled as reasonable accommodations. Due to the nature of the buildings and the topography of the site, conversion of any of the units would be financially impractical.

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

- Driveway and parking area repaving costs are shown in Year 8.
- Future replacement costs for the unit entry and sliding glass doors are shown starting in Year 17.
- Costs to replace the aluminum storm doors are shown in Year 12
- Future costs to replace the windows are shown starting in Year 17.

- Costs to replace the wood balcony decks are shown in Year 12.
- Costs to replace the building mounted exterior lighting are shown in Years 1 and 16
- Costs to replace the asphalt shingle roofing are shown starting in Year 2. Gutter and downspout replacements are shown concurrent with the roof replacements
- Interior unit passage and closet door replacement costs are shown annually throughout the report.
- Interior painting cycles are shown on a repeating six year cycle throughout the report.
- Interior unit Vinyl Composite Tile flooring replacement cycles are shown on repeating fifteen year cycles.
- Vanity replacement costs are shown in Year 3, after twenty years of service.
- Future costs for toilet replacements are shown in Year 13.
- Allowances for tub reglazing are shown in Years 1, 7, 13, and 19 of the report.
- Replacement costs for the bathroom exhaust fans and medicine cabinets are shown in Year 3.
- Costs to replace the kitchen cabinets, countertops, and sinks are shown starting in Year 7 of the report.
- A future cycle of countertop replacements is shown in Year 17.
- Electric range and rangehood replacement costs are shown in Year 2.
- Annual allowances to replace the refrigerators are shown throughout the report.
- Allowances to repair or replace the in-unit smoke/CO detectors are shown annually throughout the report.
- Replacement costs for the oil-fired hydronic heating boilers are shown in Years 12 and 13.
- Thermostat replacement costs are shown in Years 2 and 3.
- Costs to replace the electric domestic hot water heaters are shown on an annual basis throughout the report's scope.

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*.





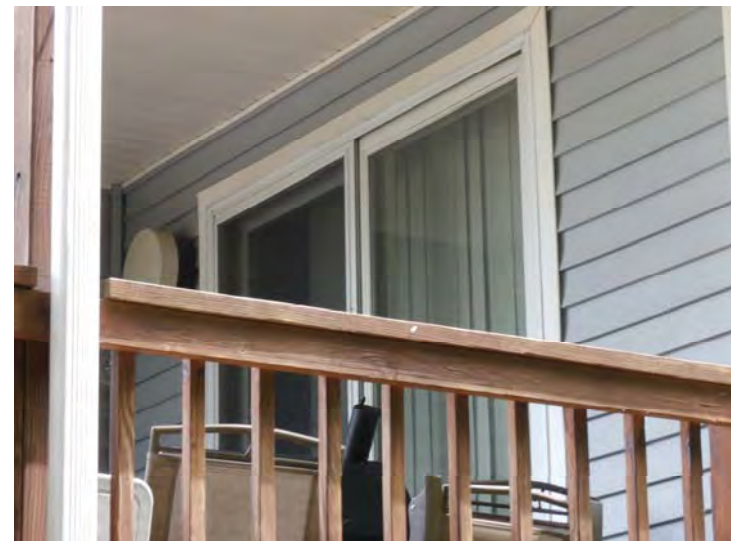
Access and parking for the triplex building



Typical single family driveway



Typical unit entry



Typical balcony/deck sliding glass door





Typical single family building



The triplex building



The deck at a single family building



Typical townhouse section at the triplex building





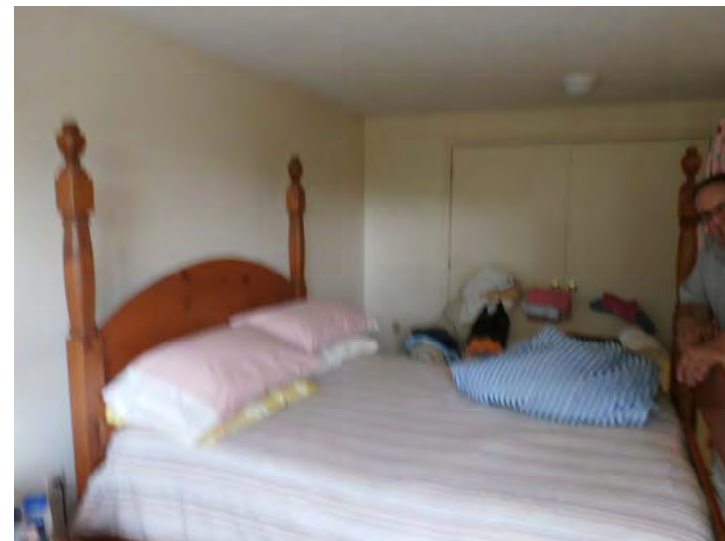
Typical living room



Typical Kitchen



Typical bathroom



Typical bedroom



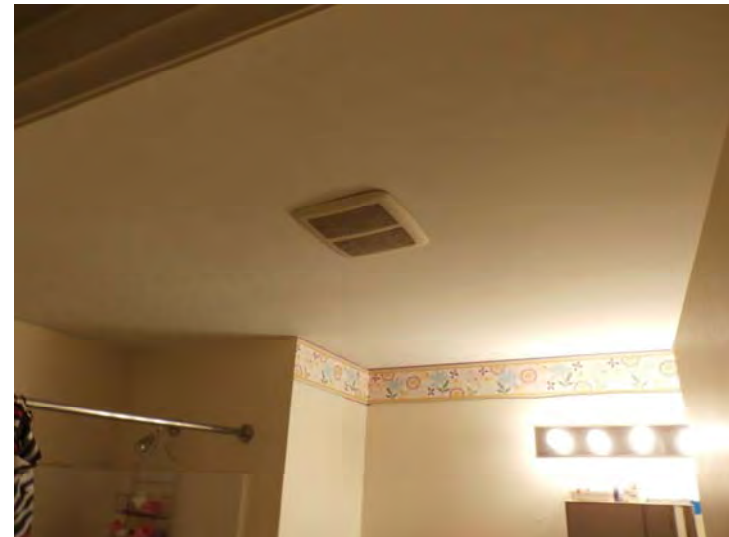
Typical oil-fired hydronic boilers



Typical electric water heater



Circuit breaker panel



Standard bathroom exhaust fan



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$2,834
Annual Replacement Reserve Contribution:	\$2,517
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	0	0	0	0	0	0	16,078	0	0	0	0	0	0	0	0	0	0	0	0	0
2	Building Exterior	0	0	1,070	0	0	0	0	0	0	0	0	0	0	6,208	0	0	0	1,667	10,556	10,872	11,199	4,158	0
3	Roofing	0	0	0	8,698	8,959	0	0	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	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	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	2,870	2,956	3,045	3,136	3,230	3,327	3,427	3,530	3,636	3,745	3,857	3,973	4,092	4,215	4,341	4,471	4,606	4,744	4,886	5,033	0
16	Unit Kitchens	0	0	1,431	5,161	1,518	1,564	1,611	882	4,670	4,810	4,954	5,103	5,256	1,053	1,085	1,118	1,151	2,229	6,740	2,365	2,436	2,509	0
17	Unit Bathrooms	0	0	1,578	255	4,422	271	279	287	1,884	305	314	324	333	343	6,342	364	375	386	398	410	2,686	435	0
18	Unit Electrical	0	0	418	431	443	457	470	485	499	514	530	545	562	579	596	614	632	651	671	691	712	733	0
19	Unit Mechanical	0	0	850	1,604	1,652	929	957	0	0	0	0	0	1,142	20,677	21,297	1,248	1,286	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	8,217	19,105	20,039	6,356	6,547	4,981	10,480	25,237	9,434	9,717	11,150	32,833	33,412	7,559	7,785	9,405	22,970	19,082	21,919	12,867	0
21	Annual Provision (indexed at 3%)			2,517	2,592	2,670	2,750	2,832	2,917	3,005	3,095	3,188	3,284	3,382	3,483	3,588	3,696	3,806	3,921	4,038	4,159	4,284	4,413	
22	Outside Capital			240,000																				
23	Cumulative Reserve Balance	2,834	2,834	237,134	220,620	203,251	199,644	195,930	193,866	186,390	164,248	158,003	151,570	143,801	114,451	84,627	80,764	76,785	71,301	52,369	37,447	19,812	11,358	

## Site Improvements

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

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## Building Exterior

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

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## Roofing

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

[illegible]



## Lobby / Mail Area

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
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	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	0						
3	Kitchen Appliances					2013				0	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	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
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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						2,834	2,834	237,134	220,620	203,251	199,644	195,930	193,866	186,390	164,248	158,003	151,570	143,801	114,451	84,627	80,764	76,785	71,301	52,369	37,447	19,812	11,358							

## Common Hallways

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

Page 14



Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
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	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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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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	0				
28	Cumulative Reserve Balance						2,834	2,834	237,134	220,620	203,251	199,644	195,930	193,866	186,390	164,248	158,003	151,570	143,801	114,451	84,627	80,764	76,785	71,301	52,369	37,447	19,812	11,358							

## Common Laundry

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

Hoffman Heights • Capital Needs Assessment • © On-Site Insight

## Common Area Restrooms

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

Hoffman Heights • Capital Needs Assessment • © On-Site Insights



## Building Boilers

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

[illegible]

## Building Mechanical

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

[illegible]

## Building Electrical

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

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## Building Elevator

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

Current Year:	2013
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Report Date:	June 18, 2013

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

[illegible]

## Building Structural

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

13419 - Hoffman Heights - PRELIM SS 6/28/2013

## Unit Living

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

13419 - Hoffman Heights - PRELIM SS 6/28/2013



## Unit Bathrooms

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

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## Unit Kitchens

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
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	Walls and Ceilings	2,278		varies	6	2013				380	391	403	415	428	441	454	467	481	496	511	526	542	558	575	592	610	628	647	666							
18	Floors	5,708		varies	15	2013				381	392	404	416	429	442	455	469	483	497	512	527	543	560	576	594	611	630	649	668							
19	Cabinets, Countertop, and Sinks	15,750		18	25	2019				0	0	0	0	0	0	3,761	3,874	3,990	4,110	4,233	0	0	0	0	0	0	0	0	0							
20	Future Countertops	2,769		0	10	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,443	0	0	0								
21	Electric Ranges	2,175		18	20	2014				0	2,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Refrigerators	3,350		varies	15	2013				670	690	711	732	754	0	0	0	0	0	0	0	0	0	1,044	1,075	1,107	1,141	1,175								
23	Rangehoods	1,405		18	20	2014				0	1,447	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0	0	1,431	5,161	1,518	1,564	1,611	882	4,670	4,810	4,954	5,103	5,256	1,053	1,085	1,118	1,151	2,229	6,740	2,365	2,436	2,509	0						
28	Cumulative Reserve Balance							2,834	2,834	237,134	220,620	203,251	199,644	195,930	193,866	186,390	164,248	158,003	151,570	143,801	114,451	84,627	80,764	76,785	71,301	52,369	37,447	19,812	11,358							

## Unit Electrical

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

[illegible]

## Unit Mechanical

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Hoffman Heights #99048D
Project City / Town:	Seymour

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

Number of Units:	5
Total Square Feet:	6,600
Default Inflation Rate:	3.0%

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## **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.