

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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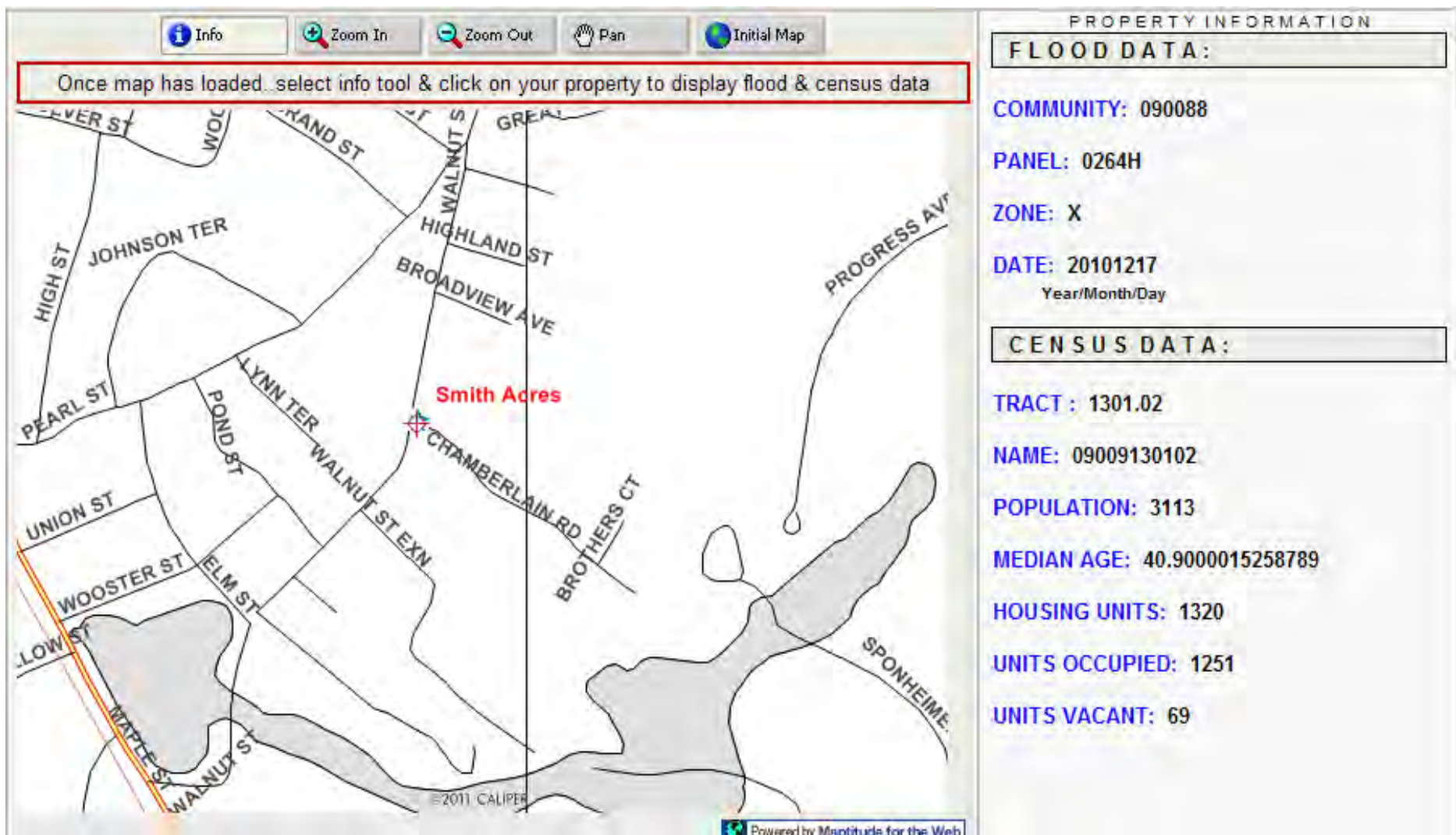
## Smith Acres

CHFA # 85158Z

Seymour Housing Authority  
Seymour, CT

July 11, 2013

*Final Report*



## Smith Acres

1-23 Chamberlain Road  
Seymour, CT 06483

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





## Smith Acres

1-23 Chamberlain Road  
Seymour, CT 06483

## Executive Summary

### Smith Acres

Seymour, CT

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**Smith Acres** is a residential development for families that is comprised of 15 residential buildings; 5 single-story single-family buildings, 6 two-story single-family buildings, and 4 two-story duplex buildings. The development includes 13 two-bedroom units and 6 three-bedroom units. Original construction of the development dates to circa 1950.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces moderately significant capital needs in the near term and latter years of the assessment period. 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. Management responds to resident needs as reasonable requests. Several in-unit accessible up-grades were noted during the assessment. Due to the development's age and design, full conversion to comply with accessible guidelines may not be feasible. Partial conversion may be possible at the single story, single-family buildings

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

**Site:**

- Driveway repaving costs are shown starting in Year 5.

**Building Exterior:**

- Replacement costs for the metal unit entry doors are shown starting in Year 20.
- The duplex buildings have exterior metal bulkhead doors. Replacement costs for these doors are shown in Year 5.
- Annual allowances to replace the unit storm doors are shown throughout the report.
- The buildings are predominantly clad in brick masonry with sections of vinyl siding at the dormer ends. Costs to repair and repoint the brick masonry are shown on a per building basis starting in Year 5. Vinyl siding replacement costs are shown starting in Year 15.
- Window replacement costs are shown starting in year 17. Costs to replace the basement windows with vented glass block are shown in Years 1-5 to prevent water infiltration..
- Costs to replace the entry door lighting fixtures are shown in Years 1 and 16.

**Building Structural:**

- Water infiltration was observed in several basements. Management reported that this is a problem in many units. Costs to install a basement drain system for nine of the buildings are shown starting in Year 1.

**Dwelling Units:**

- Allowances to replace/repair interior passage doors and closet doors are shown annually throughout the report.
- Unit painting is shown on repeating six year cycles throughout the report.
- Refinishing costs for the living area hardwood flooring is shown on repeating ten year cycles. Kitchen and bathroom vinyl flooring replacement costs are shown on repeating fifteen year cycles.



**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.

- Bath tub reglazing allowances are shown on an as-needed basis throughout the report's scope.
- Replacement costs for the duplex units' bathroom vanities are shown in Year 10. Costs to replace the wall hung sinks at the remaining units are shown starting in Year 1.
- Several toilets have been replaced recently. Costs to complete this replacement cycle are shown in Years 1 and 2. Future costs for the newer toilets are shown starting in Year 20.
- Replacement costs for the wall hung medicine cabinets are shown starting in Year 10.
- Costs to add humidistat controlled bathroom exhaust fans are shown in Years 1-5.
- Kitchen cabinet, countertop, and sink replacement costs are shown starting in Year 1. A future cycle of cabinet replacements are shown in Years 12-14.
- Annual allowances are shown throughout the report for as needed smoke/CO detector replacement costs.
- Units are heated by oil-fired warm air furnaces. One has recently been replaced. Costs to replace the remaining older units are shown in Years 1-5. A future cost for the newer unit is shown in Year 15.
- Replacement costs for the unit thermostats are shown in Year 10 of the report.
- Costs to replace the electric domestic hot water heaters are shown, on an as needed basis, throughout the report's timeline.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 19<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 single family home driveway



Typical duplex building driveways



Typical front entry door



Typical, leaking, duplex building bulkhead door





Typical single family home



Typical duplex building



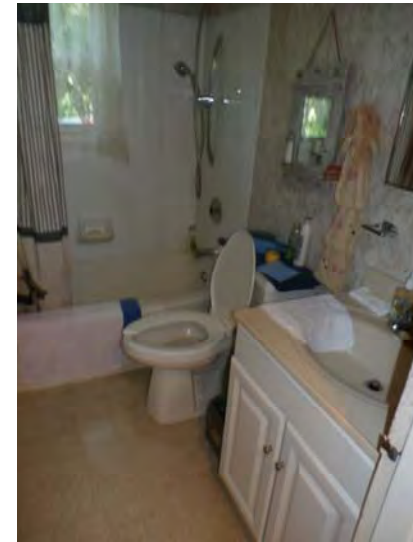
Example of water infiltration noted  
at several unit basements



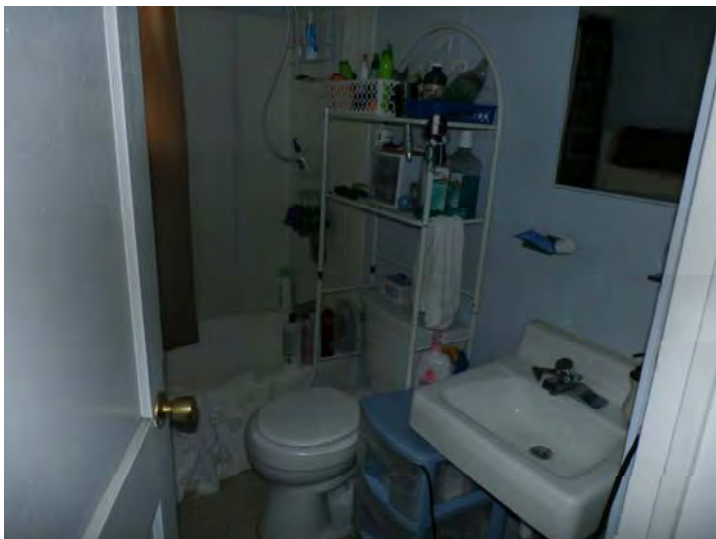
Typical unit living room



Typical unit kitchen and dining area



Typical duplex unit bathroom



Typical single family unit bathroom



Typical heating furnace and domestic hot water heater

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$10,773
Annual Replacement Reserve Contribution:	\$9,563
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	4,806	4,950	5,099	5,252	5,409	0	0	0	0	0	0	0	0	0	0	0	0
2	Building Exterior	0	0	5,112	1,077	1,110	1,143	14,959	11,443	11,786	12,140	12,504	12,879	13,266	13,664	14,074	14,496	24,220	31,281	63,205	65,101	67,054	46,684	0
3	Roofing	0	0	0	12,987	13,377	13,778	14,192	14,617	3,883	4,000	4,120	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	7,500	7,725	7,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	7,645	7,874	8,111	8,354	8,605	8,863	9,129	9,402	9,684	9,975	10,274	10,582	10,900	11,227	11,564	11,911	12,268	12,636	13,015	13,406	0
16	Unit Kitchens	0	0	13,460	13,864	14,280	14,708	15,149	1,727	1,779	1,833	1,887	1,944	2,002	6,918	7,126	7,340	2,254	2,321	2,391	2,463	2,537	2,613	0
17	Unit Bathrooms	0	0	5,618	5,787	3,133	3,227	3,324	1,364	1,405	1,448	1,491	5,117	1,965	2,024	2,084	2,147	1,780	1,834	1,889	1,945	2,004	4,221	0
18	Unit Electrical	0	0	894	921	948	977	1,006	1,036	1,067	1,100	1,132	1,166	1,201	1,238	1,275	1,313	1,352	1,393	1,435	1,478	1,522	1,568	0
19	Unit Mechanical	0	0	10,255	10,563	10,880	11,206	11,542	1,872	1,928	1,986	2,046	7,115	2,170	2,236	2,303	2,372	6,073	2,516	2,592	2,669	2,749	2,832	0
20	Annual Planned Expenditures	0	0	50,484	60,798	59,794	53,393	73,582	45,874	36,077	37,159	38,274	38,197	30,879	36,661	37,761	38,894	47,243	51,256	83,779	86,292	88,881	71,322	0
21	Annual Provision (indexed at 3%)			9,563	9,850	10,145	10,450	10,763	11,086	11,419	11,761	12,114	12,477	12,852	13,237	13,634	14,043	14,465	14,899	15,346	15,806	16,280	16,769	
22	Outside Capital			815,000																				
23	Cumulative Reserve Balance	10,773	10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130	



## Site Improvements

Number of Units:	19
Total Square Feet:	21,092
Default Inflation Rate:	3.0%

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## Building Exterior

Number of Units:	19
Total Square Feet:	21,092
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							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Unit Entry Doors	13,110		15	35	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,598							
18	Bulkhead Doors	3,000		20	25	2017				0	0	0	0	3,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Storm Doors	9,386		varies	15	2013				626	645	664	684	705	726	747	770	793	817	841	867	893	919	947	975	1,005	1,035	1,066	1,098						
20	Exterior Walls Brick Repairs /Repointing @ 1bldg/YR	138,670		63	20	2017				0	0	0	0	10,405	10,717	11,039	11,370	11,711	12,063	12,425	12,797	13,181	13,577	13,984	14,403	14,836	15,281	15,739	0						
21	Exterior walls Vinyl	30,706		25	40	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	9,289	9,567	9,855	10,150	10,455	0							
22	Windows	116,875		18	35	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,510	38,635	39,794	40,988							
23	Windows Basement Replace w/ glass block & vent	2,100		63	35	2013				420	433	446	459	473	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Entry Lighting Fixtures	4,066		15	15	2013				4,066	0	0	0	0	0	0	0	0	0	0	0	0	0	6,335	0	0	0	0							
25																																			
26																																			
27	Annual Planned Expenditures							0		0	5,112	1,077	1,110	1,143	14,959	11,443	11,786	12,140	12,504	12,879	13,266	13,664	14,074	14,496	24,220	31,281	63,205	65,101	67,054	46,684	0				
28	Cumulative Reserve Balance							10,773		10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130					

## Roofing

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
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	Chimney					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Hatches / Skylights					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Penthouse / Machine Rooms					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Roof Railings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Roof - Asphalt Shingle					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Roof - Built-up Tar and Gravel					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Roof - Single-ply Membrane					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	Roof - Asphalt Shingle	63,047		18	20	2014			0	12,987	13,377	13,778	14,192	14,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Roof Drainage	9,759		18	25	2019			0	0	0	0	0	0	3,883	4,000	4,120	0	0	0	0	0	0	0	0	0	0	0							
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	12,987	13,377	13,778	14,192	14,617	3,883	4,000	4,120	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						10,773	10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130							



## Lobby / Mail Area

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
Default Inflation Rate:	3.0%

[illegible]

## Community Room

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
Default Inflation Rate:	3.0%

[illegible]

## Common Hallways

Number of Units:	19
Total Square Feet:	21,092
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
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	Doors					2013				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						
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																																			
19																																			
20																																			
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						10,773	10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130							

## Common Laundry

Number of Units:	19
Total Square Feet:	21,092
Default Inflation Rate:	3.0%

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## Common Area Restrooms

Number of Units:	19
Total Square Feet:	21,092
Default Inflation Rate:	3.0%

Page 17

## Building Boilers

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
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	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					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																																			
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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						10,773	10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130							

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
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	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					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																																			
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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					
28	Cumulative Reserve Balance							10,773		10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130					

## Building Elevator

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
Default Inflation Rate:	3.0%

Smith Acres • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
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	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					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	Basement Drain System @ 9 units	22,500		63	60	2013				7,500	7,725	7,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	7,500	7,725	7,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							10,773		10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130					

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
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	0					
2	Walls					2013					0	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	0					
4	Interior Stairs					2013					0	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	0					
6	AC Sleeve					2013					0	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	0					
8	Lighting Fixtures					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	Interior Passage Doors	6,930		varies	25	2013					346	356	367	378	389	401	413	426	438	451	465	479	493	508	523	539	555	572	589	607					
18	Closet Doors	11,110		varies	25	2013					556	573	590	608	626	645	664	684	704	725	747	770	793	817	841	866	892	919	947	975					
19	Walls	18,055		varies	6	2013					3,009	3,099	3,192	3,288	3,387	3,488	3,593	3,701	3,812	3,926	4,044	4,165	4,290	4,419	4,551	4,688	4,829	4,973	5,123	5,276					
20	Ceilings	6,184		varies	6	2013					1,031	1,062	1,094	1,127	1,160	1,195	1,231	1,268	1,306	1,345	1,386	1,427	1,470	1,514	1,559	1,606	1,654	1,704	1,755	1,808					
21	Floors Hardwood Refinishing	27,029		varies	10	2013					2,703	2,784	2,868	2,954	3,042	3,134	3,228	3,324	3,424	3,527	3,633	3,742	3,854	3,969	4,089	4,211	4,338	4,468	4,602	4,740					
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	7,645	7,874	8,111	8,354	8,605	8,863	9,129	9,402	9,684	9,975	10,274	10,582	10,900	11,227	11,564	11,911	12,268	12,636	13,015	13,406	0				
28	Cumulative Reserve Balance							10,773		10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130					



Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
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	Ceiling					2013					0	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	0					
4	Toilet					2013					0	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	0					
6	Floor					2013					0	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	0					
8	Lighting Features					2013					0	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	0					
10	GFI Outlet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Walls	2,023		varies	6	2013					337	347	358	368	379	391	402	414	427	440	453	466	480	495	510	525	541	557	574	591					
18	Ceiling	338		varies	6	2013					56	58	59	61	63	65	67	69	71	73	75	78	80	82	85	87	90	93	95	98					
19	Floor VCT	2,725		varies	15	2013					182	187	193	199	205	211	217	224	231	237	245	252	259	267	275	284	292	301	310	319					
20	Tub Reglazing	3,610		varies	6	2013					602	620	639	658	678	698	719	740	763	785	809	833	858	884	911	938	966	995	1,025	1,056					
21	Vanities - Duplex Units	2,460		10	20	2022					0	0	0	0	0	0	0	0	0	3,210	0	0	0	0	0	0	0	0	0	0					
22	Sinks - Single Family Units	5,460		30	30	2013					1,092	1,125	1,159	1,193	1,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Toilets - Newer	2,460		10	30	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,157					
24	Toilets - Older	5,330		<35	30	2013					2,665	2,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
25	Medicine Cabinets	1,425		varies	20	2022					0	0	0	0	0	0	0	0	0	372	383	395	406	419	0	0	0	0	0	0					
26	Bath Exhaust Fans Humidistat controlled	3,420		Add	20	2013					684	705	726	747	770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
27	Annual Planned Expenditures							0		0	5,618	5,787	3,133	3,227	3,324	1,364	1,405	1,448	1,491	5,117	1,965	2,024	2,084	2,147	1,780	1,834	1,889	1,945	2,004	4,221	0				
28	Cumulative Reserve Balance							10,773		10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
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	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	Walls And Ceilings	4,710		varies	6	2013			785	809	833	858	884	910	937	965	994	1,024	1,055	1,087	1,119	1,153	1,187	1,223	1,260	1,297	1,336	1,377							
18	Floors VCT	10,574		varies	15	2013			705	726	748	770	793	817	842	867	893	920	947	976	1,005	1,035	1,066	1,098	1,131	1,165	1,200	1,236							
19	Cainets, Countertops, Sinks	59,850		35+	25	2013			11,970	12,329	12,699	13,080	13,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Future Countertops	10,523		0	10	2024			0	0	0	0	0	0	0	0	0	0	4,856	5,002	5,152	0	0	0	0	0	0	0							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	13,460	13,864	14,280	14,708	15,149	1,727	1,779	1,833	1,887	1,944	2,002	6,918	7,126	7,340	2,254	2,321	2,391	2,463	2,537	2,613	0						
28	Cumulative Reserve Balance						10,773	10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Seymour Acres
Project City / Town:	Seymour

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 28, 2013

Number of Units:	19
Total Square Feet:	21,092
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	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					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	Smoke/CO detectors	8,938		varies	10	2013				894	921	948	977	1,006	1,036	1,067	1,100	1,132	1,166	1,201	1,238	1,275	1,313	1,352	1,393	1,435	1,478	1,522	1,568						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	894	921	948	977	1,006	1,036	1,067	1,100	1,132	1,166	1,201	1,238	1,275	1,313	1,352	1,393	1,435	1,478	1,522	1,568	0				
28	Cumulative Reserve Balance							10,773		10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130					

## Unit Mechanical

Number of Units:	19
Total Square Feet:	21,092
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	Radiators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Unit Temperature Controls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Air Conditioning Unit / Sleeve					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Other					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	Hydronic Oil-fired Warm Air Furnaces Old	43,200		>35	20	2013			8,640	8,899	9,166	9,441	9,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Hydronic Oil-fired Warm Air Furnaces New	2,400		5	20	2027			0	0	0	0	0	0	0	0	0	0	0	0	0	3,630	0	0	0	0	0	0							
19	Thermostats	3,838		10	20	2022			0	0	0	0	0	0	0	0	5,008	0	0	0	0	0	0	0	0	0	0	0							
20	Electric Doimestic Hot Water Heaters	16,150		varies	10	2013			1,615	1,663	1,713	1,765	1,818	1,872	1,928	1,986	2,046	2,107	2,170	2,236	2,303	2,372	2,443	2,516	2,592	2,669	2,749	2,832							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	10,255	10,563	10,880	11,206	11,542	1,872	1,928	1,986	2,046	7,115	2,170	2,236	2,303	2,372	6,073	2,516	2,592	2,669	2,749	2,832	0						
28	Cumulative Reserve Balance						10,773	10,773	784,851	733,903	684,254	641,311	578,492	543,704	519,045	493,647	467,487	441,767	423,740	400,315	376,189	351,338	318,560	282,203	213,770	143,284	70,684	16,130							

## **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.