

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Smith Acres Extension

CHFA # 85159D

Seymour Housing Authority
Seymour, CT

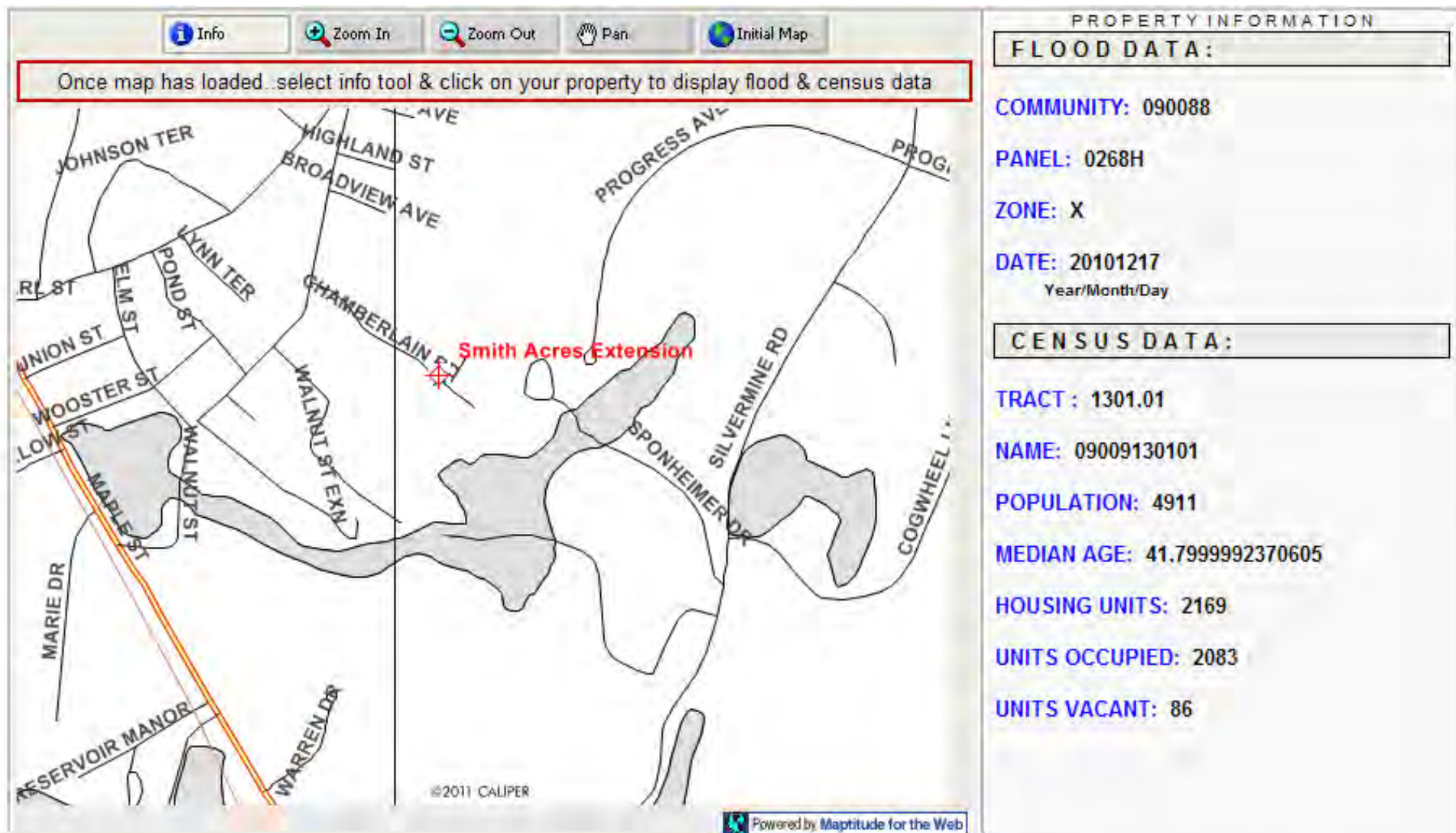
July 11, 2013

Final Report



Smith Acres Extension

1-23 Chamberlain Road
Seymour, CT 06483



Smith Acres Extension

1-23 Chamberlain Road
Seymour, CT 06483

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

Executive Summary

Smith Acres Extension CHFA #85159D

Seymour, CT

Smith Acres Extension is a residential development for families that is comprised of 13 two-story residential duplex buildings. The development includes 26 three-bedroom units. Original construction of the development dates to circa 1953.

Overall the development is in good to fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term 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.

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

Site:

- Driveway and walkway asphalt repaving costs are shown starting in Year 1.
- Sectional replacement costs for the wood board fencing are shown in Years 5, 11, and 16.
- The sanitary waste lines to the municipal mains along Brother Court were not included when the lines to the units along Chamberlain Road were upgraded. Costs to address these original waste lines are shown in Years 5-11.

Building Exterior:

- The duplex buildings have exterior metal bulkhead doors. Replacement costs for these doors are shown in Year 10. Costs to replace the unit basement doors are shown concurrent with the bulkhead door replacements.
- Annual allowances to replace the unit storm doors are shown throughout the report.
- The buildings are predominantly clad in vinyl siding with sections of brick masonry at three buildings. Costs to replace the vinyl siding are shown starting in Year 5. Allowances for brick repointing are shown in Year 5.
- Costs to replace the basement windows with vented glass block are shown in Year 15.
- Costs to replace the entry door lighting fixtures are shown annually throughout the report.

Building Structural:

- Water infiltration was observed in several basements. Management reported that this is an on-going problem in many units. Costs to install a basement drain system at ten of the units (five 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.
- Vinyl tile is used as flooring throughout each unit. Replacement costs are shown on repeating fifteen year cycles throughout the report.

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 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.
- Due to a recent fire, one unit has been recently renovated.
- Costs to replace the wall hung sinks are shown in Years 1-10
- Costs to replace the toilets are shown in Years 1-6.
- 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 1-6.
- Kitchen cabinet, countertop, and sink replacement costs are shown starting in Year 1. A future cycle of cabinet replacements are shown in Years 11-13.
- Annual allowances are shown throughout the report for as-needed smoke/CO detector replacement costs. Costs to add smoke/CO detectors to each bedroom are shown in Year 1.
- Units are heated by oil-fired hydronic boilers equipped with domestic hot water coils. One boiler has recently been replaced. Costs to replace the remaining older boilers are shown in Years 1-6.
- Replacement costs for the unit thermostats are shown in Year 10 of the report.
- Three of the units have had their hydronic baseboard system replaced. Costs to complete this replacement cycle on the remaining units are shown starting in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 19th, 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 driveway



Typical backyard and walkway



Typical front elevation with brick



Typical all vinyl building



Typical basement door



Typical living room



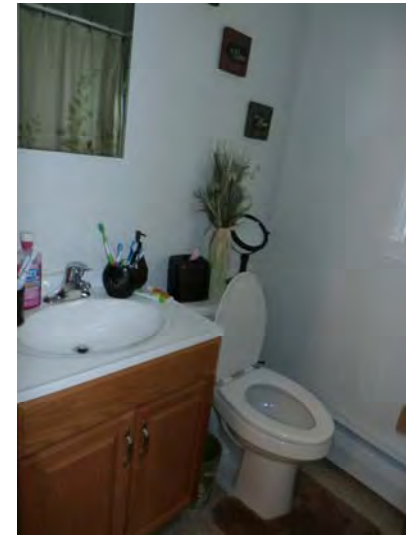
Typical kitchen



Typical upgraded kitchen



Typical older bathroom



The upgraded bathroom



Typical older heating boiler with domestic hot water coil



The newly replaced boiler with DHW coil

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$14,741
Annual Replacement Reserve Contribution:	\$13,086
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	2,051	2,113	2,176	2,241	12,796	8,174	8,419	8,672	8,932	2,676	8,559	2,839	2,924	0	0	6,727	0	0	0	0	0
2	Building Exterior	0	0	1,227	1,264	1,302	1,341	58,584	35,218	36,274	37,362	38,483	43,341	5,463	5,627	5,796	5,970	14,407	1,912	1,969	2,028	2,089	2,152	0
3	Roofing	0	0	0	11,822	12,177	12,542	12,919	13,306	13,705	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	5,000	5,150	5,305	5,464	5,628	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	17,202	17,718	18,250	18,797	19,361	19,942	20,540	21,156	21,791	22,445	23,118	23,812	24,526	25,262	26,020	26,800	27,604	28,432	29,285	30,164	0
16	Unit Kitchens	0	0	18,886	19,453	20,036	20,637	21,256	21,894	4,034	4,155	4,279	4,408	10,991	11,320	11,660	4,961	5,110	5,263	5,421	5,583	5,751	5,923	0
17	Unit Bathrooms	0	0	5,749	5,921	6,099	6,282	6,471	6,665	3,545	3,651	3,761	3,874	2,579	2,656	2,736	2,818	2,903	2,990	3,079	3,172	3,267	3,365	0
18	Unit Electrical	0	0	30,584	7,801	8,035	8,276	8,525	8,780	2,949	3,038	3,129	3,223	3,319	3,419	3,522	3,627	3,736	3,848	3,964	4,083	4,205	4,331	0
19	Unit Mechanical	0	0	19,680	20,270	20,879	21,505	22,150	22,815	3,473	3,578	3,685	3,796	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	100,379	91,512	94,258	97,086	167,688	136,793	92,940	81,612	84,060	83,761	54,029	49,673	51,163	42,637	52,175	47,540	42,037	43,298	44,597	45,935	0
21	Annual Provision (indexed at 3%)			13,086	13,479	13,883	14,299	14,728	15,170	15,625	16,094	16,577	17,074	17,587	18,114	18,658	19,217	19,794	20,388	20,999	21,629	22,278	22,946	
22	Outside Capital			1,165,000																				
23	Cumulative Reserve Balance	14,741	14,741	1,092,448	1,014,415	934,040	851,254	698,294	576,671	499,356	433,838	366,355	299,668	263,225	231,666	199,160	175,740	143,358	116,206	95,169	73,500	51,181	28,192	

Site Improvements

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

13421- Smith Acres Extension - PRELIM SS 7/1/2013

Building Exterior

Number of Units:	26
Total Square Feet:	27,938
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	Bulkhead Doors	9,750		15	25	2022				0	0	0	0	0	0	0	2,120	2,184	2,249	2,317	2,386	2,458	0	0	0	0	0	0							
18	Basement Doors to Units	7,280		varies	25	2022				0	0	0	0	0	0	0	1,583	1,630	1,679	1,729	1,781	1,835	0	0	0	0	0	0							
19	Storm Doors	12,844		varies	15	2013				856	882	908	935	963	992	1,022	1,053	1,084	1,117	1,150	1,185	1,220	1,257	1,295	1,334	1,374	1,415	1,457	1,501						
20	Ext. Walls Vinyl Siding	174,915		40	40+	2017				0	0	0	0	32,811	33,795	34,809	35,853	36,929	38,037	0	0	0	0	0	0	0	0	0	0						
21	Ext. Walls Brick - 3 buildings Repairs/Repointing	21,672		60	60+	2017				0	0	0	0	24,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Windows, Basement Replace w/Vented Glass Block	5,460		10	35					0	0	0	0	0	0	0	0	0	0	0	0	8,259	0	0	0	0	0	0	0						
23	Unit Entry Lighting	5,564		varies	15	2013				371	382	394	405	418	430	443	456	470	484	499	514	529	545	561	578	595	613	632	651						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,227	1,264	1,302	1,341	58,584	35,218	36,274	37,362	38,483	43,341	5,463	5,627	5,796	5,970	14,407	1,912	1,969	2,028	2,089	2,152	0						
28	Cumulative Reserve Balance						14,741	14,741	1,092,448	1,014,415	934,040	851,254	698,294	576,671	499,356	433,838	366,355	299,668	263,225	231,666	199,160	175,740	143,358	116,206	95,169	73,500	51,181	28,192							

Roofing

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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

Number of Units:	26
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[illegible]

Community Room

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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Common Hallways

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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Number of Units:	26
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	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																																			
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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							14,741		14,741	1,092,448	1,014,415	934,040	851,254	698,294	576,671	499,356	433,838	366,355	299,668	263,225	231,666	199,160	175,740	143,358	116,206	95,169	73,500	51,181	28,192					

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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	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	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	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	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	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	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	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	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	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	0					
28	Cumulative Reserve Balance						14,741	14,741	1,092,448	1,014,415	934,040	851,254	698,294	576,671	499,356	433,838	366,355	299,668	263,225	231,666	199,160	175,740	143,358	116,206	95,169	73,500	51,181	28,192								

Common Area Restrooms

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

Smith Acres Extension • Capital Needs Assessment • © On-Site Insights

Building Boilers

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

13421- Smith Acres Extension - PRELIM SS 7/1/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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

Number of Units:	26
Total Square Feet:	27,938
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																																				
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						
28	Cumulative Reserve Balance							14,741		14,741	1,092,448	1,014,415	934,040	851,254	698,294	576,671	499,356	433,838	366,355	299,668	263,225	231,666	199,160	175,740	143,358	116,206	95,169	73,500	51,181	28,192						

Building Elevator

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

13421- Smith Acres Extension - PRELIM SS 7/1/2013

Unit Living

Number of Units:	26
Total Square Feet:	27,938
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 Passage Doors	14,300		varies	25	2013				715	736	759	781	805	829	854	879	906	933	961	990	1,019	1,050	1,082	1,114	1,147	1,182	1,217	1,254						
18	Closet door @ 50%	8,580		varies	25	2013				429	442	455	469	483	497	512	528	543	560	577	594	612	630	649	668	688	709	730	752						
19	Walls	38,861		varies	6	2013				6,477	6,671	6,871	7,078	7,290	7,509	7,734	7,966	8,205	8,451	8,705	8,966	9,235	9,512	9,797	10,091	10,394	10,705	11,027	11,357						
20	Ceilings	13,603		varies	6	2013				2,267	2,335	2,405	2,477	2,552	2,628	2,707	2,788	2,872	2,958	3,047	3,138	3,232	3,329	3,429	3,532	3,638	3,747	3,859	3,975						
21	Floors - VCT	109,705		varies	15	2013				7,314	7,533	7,759	7,992	8,232	8,479	8,733	8,995	9,265	9,543	9,829	10,124	10,428	10,741	11,063	11,395	11,737	12,089	12,452	12,825						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	17,202	17,718	18,250	18,797	19,361	19,942	20,540	21,156	21,791	22,445	23,118	23,812	24,526	25,262	26,020	26,800	27,604	28,432	29,285	30,164	0						
28	Cumulative Reserve Balance						14,741	14,741	1,092,448	1,014,415	934,040	851,254	698,294	576,671	499,356	433,838	366,355	299,668	263,225	231,666	199,160	175,740	143,358	116,206	95,169	73,500	51,181	28,192							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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

Number of Units:	26
Total Square Feet:	27,938
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	Walls	3,588		varies	6	2013					598	616	634	653	673	693	714	735	758	780	804	828	853	878	905	932	960	988	1,018	1,049					
18	Ceiling	707		varies	6	2013					118	122	125	129	133	137	141	145	149	154	159	163	168	173	178	184	189	195	201	207					
19	Floor - VCT	5,701		varies	15	2013					380	391	403	415	428	441	454	467	481	496	511	526	542	558	575	592	610	628	647	666					
20	Tub Reglazing	4,940		varies	6	2013					823	848	873	899	926	954	983	1,012	1,043	1,074	1,106	1,139	1,173	1,209	1,245	1,282	1,321	1,360	1,401	1,443					
21	Wall Hung Sinks (25)	10,500		30+	30	2013					1,050	1,082	1,114	1,147	1,182	1,217	1,254	1,291	1,330	1,370	0	0	0	0	0	0	0	0	0	0					
22	Toilet (25)	10,250		30+	30	2013					1,708	1,759	1,812	1,866	1,922	1,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Medicine Cabinets (25)	1,750		30+	20	2013					292	301	310	319	329	339	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Exhaust Fans	4,680		20+	20	2013					780	803	828	852	878	904	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
25																																			
26																																			
27	Annual Planned Expenditures							0		0	5,749	5,921	6,099	6,282	6,471	6,665	3,545	3,651	3,761	3,874	2,579	2,656	2,736	2,818	2,903	2,990	3,079	3,172	3,267	3,365	0				
28	Cumulative Reserve Balance							14,741		14,741	1,092,448	1,014,415	934,040	851,254	698,294	576,671	499,356	433,838	366,355	299,668	263,225	231,666	199,160	175,740	143,358	116,206	95,169	73,500	51,181	28,192					

Unit Kitchens

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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

Number of Units:	26
Total Square Feet:	27,938
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/Ceilings	10,555		varies	6	2013			1,759	1,812	1,866	1,922	1,980	2,039	2,100	2,163	2,228	2,295	2,364	2,435	2,508	2,583	2,661	2,740	2,823	2,907	2,995	3,084								
18	Floors - VCT	24,284		varies	15	2013			1,619	1,668	1,718	1,769	1,822	1,877	1,933	1,991	2,051	2,112	2,176	2,241	2,308	2,378	2,449	2,522	2,598	2,676	2,756	2,839								
19	Cabinets - Older	78,750		35+	25	2013			13,125	13,519	13,924	14,342	14,772	15,215	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
20	Countertops - Future	14,400		0	10	2023			0	0	0	0	0	0	0	0	0	0	6,451	6,644	6,844	0	0	0	0	0	0	0								
21	Rangehoods - Add	14,300		Add	20	2013			2,383	2,454	2,528	2,604	2,682	2,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	18,886	19,453	20,036	20,637	21,256	21,894	4,034	4,155	4,279	4,408	10,991	11,320	11,660	4,961	5,110	5,263	5,421	5,583	5,751	5,923	0							
28	Cumulative Reserve Balance						14,741	14,741	1,092,448	1,014,415	934,040	851,254	698,294	576,671	499,356	433,838	366,355	299,668	263,225	231,666	199,160	175,740	143,358	116,206	95,169	73,500	51,181	28,192								

Unit Electrical

Number of Units:	26
Total Square Feet:	27,938
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Owner Sponsor Name:	Seymour Housing Authority
Project Name:	Smith Acres Extension #85159D
Project City / Town:	Seymour

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

Number of Units:	26
Total Square Feet:	27,938
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.