

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Helen C. DeVaux Apartments
CHFA # 85161D
Shelton Housing Authority
Shelton, CT

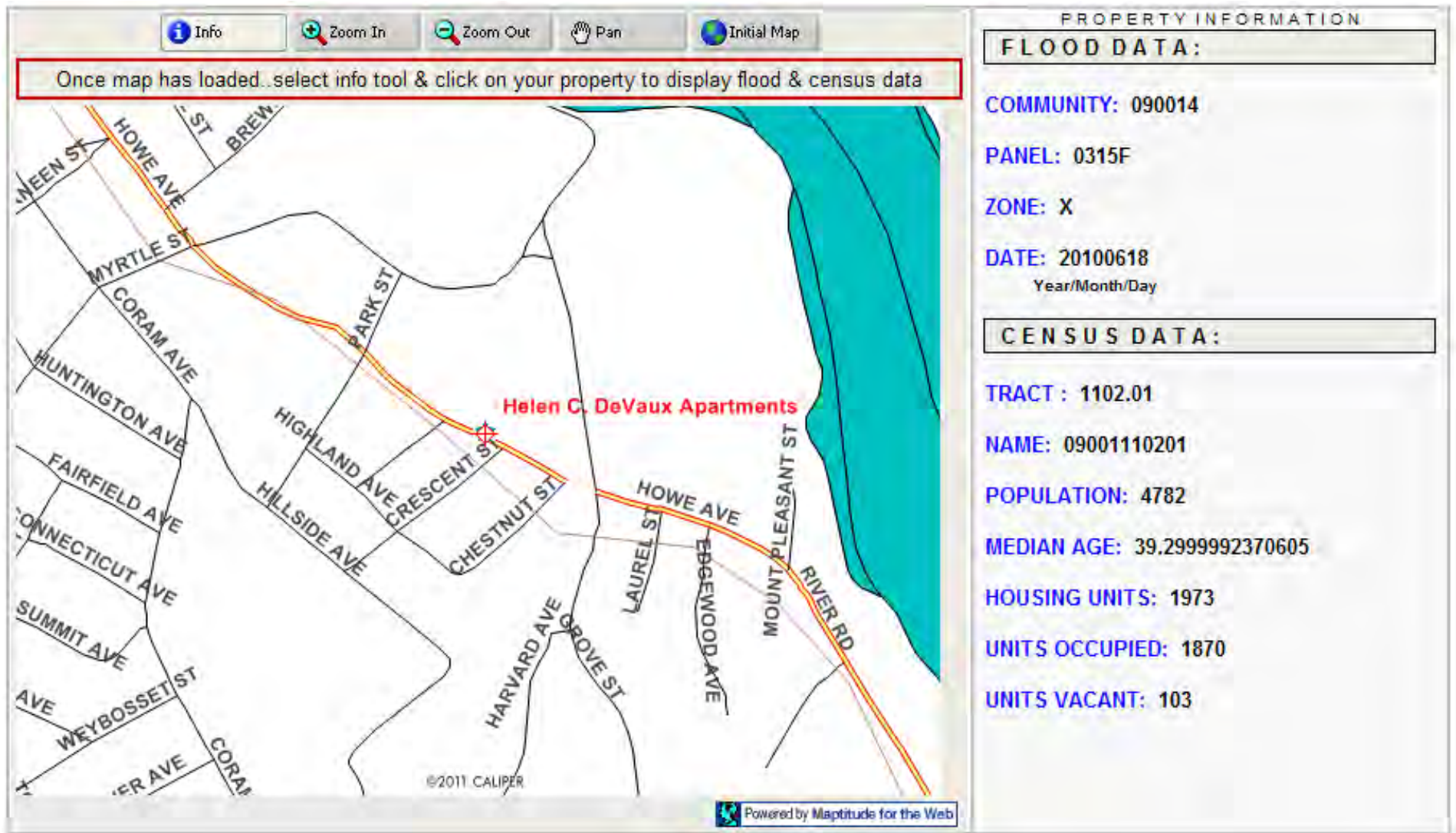
March 6, 2013

Final Report



Helen C. DeVaux Apartments

91 Howe Avenue
Shelton, CT 06484



Helen C. DeVaux Apartments

91 Howe Avenue
Shelton, CT 06484

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

Executive Summary

Helen C. DeVaux Apartments

Shelton, CT

Helen C. DeVaux Apartments provides housing for elderly residents. There are a total of 40 one-bedroom units (a mix of singles (efficiencies) and doubles (standard one-bedrooms)). Built in 1968, this development has 3 two-story residential buildings, plus a community building which contains the community spaces (site and maintenance offices, laundry, and community room). Kitchens have been recently upgraded with new wood cabinets and laminated particleboard countertops. Each building is clad with vinyl, wood, and brick siding. Each building has a flat roof covered with a rubber membrane, a mansard section (around the entire building perimeter) covered with architectural asphalt shingles, and vinyl double glazed windows. Apartments were recently upgraded with electric air-to-air heat pumps.

Overall the development is in good condition. The current renovation addressed most of the near-term concerns. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. The current reserve balance and annual contribution cannot keep pace with most of the proposed 20-year capital costs, falling short starting in Year 19. An infusion of \$50,000 is needed to fully fund this plan.

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

- Replacement of all remaining Federal Pacific Equipment (FPE) Stab-Lok circuit breaker panels. These panels have a history of failing to fully react (trip) during an electric overload event, creating a potential life-safety hazard.

- Replace existing apartment smoke detectors and add a smoke detector to each bedroom.
- Replace damaged clothes drying enclosures (wood stockade)
- Resurface asphalt walkways in Year 1, and crackfill parking areas in Years 1, 6, and 16. Resurfacing of the parking lots is shown in Year 11.
- Replace the older roof membranes on Buildings A (community building), B, and C.
- Replace the remaining older laminated particleboard cabinets and countertops.
- There are no accessible units at this development, and it appears to be cost prohibitive to establish accessible units (possible horizontal breakthroughs). The plan does include costs to modify the community building by installing compliant kitchen cabinets and countertops including knee clearance at the sink and a 30-inch work surface, and expanding the restrooms to include a 5-foot turning radius.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 23, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



This is the main driveway with adjacent parking.



A smaller parking lot is located in front of Building D.



This asphalt-paved walkway connects the two site sections (upper and lower).



All three residential buildings have two levels.



The community building (Building A) has only one level.



An elevation view of Building D.



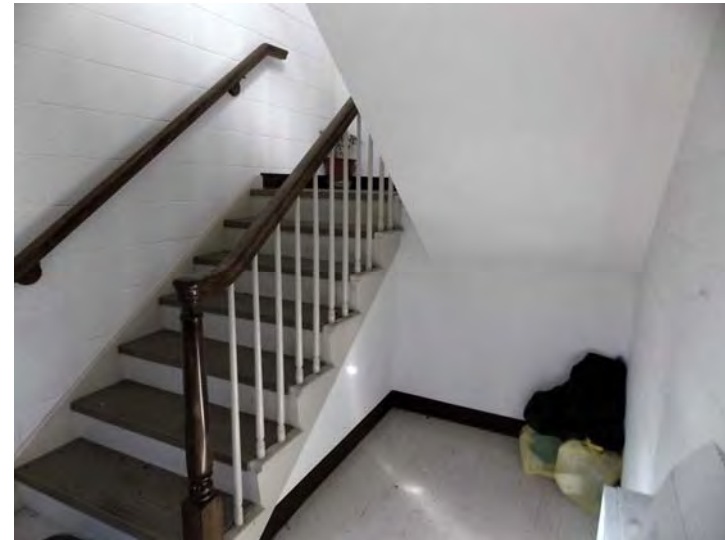
Building D has a rubber membrane roof covering.
All buildings have a mansard (arrow) of asphalt shingles.



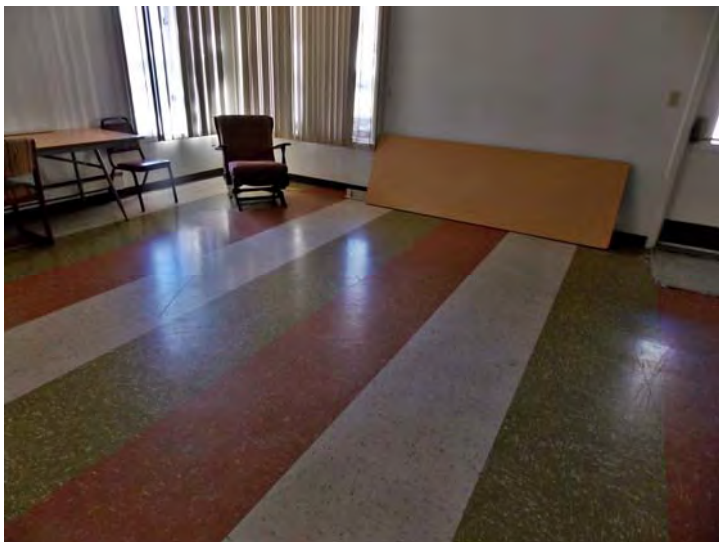
Exterior walls are clad with brick,
vinyl shingles, and wood strips.



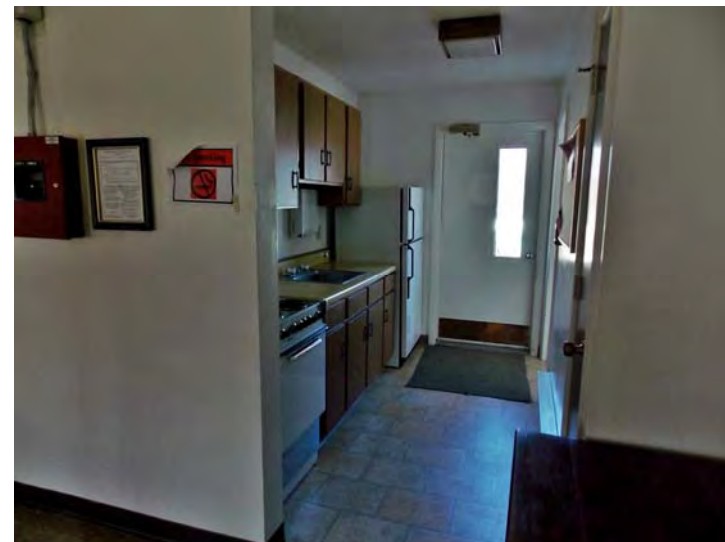
Rust was observed along the base and frame of common entrances.



One of the common stairways within a residential building.



A view of the community room.



The community kitchen is located off of one of the hallways within the community building.



The public laundry room is located in the community building.



One of the public restrooms.



Residential kitchens have electric ranges, wood cabinets, and vinyl flooring.



Bathrooms include wall-hung sinks, VCT flooring, and fiberglass tub surrounds.



A heat pump terminal unit (upper) and a close-up air conditioner sleeve.



One of the heat pump condensers.



In a few cases, a newer smoke detector has apparently been added adjacent to an older one.



Each apartment has its own electric DHW tank.



An example of a Federal Pacific (FPE) Stab-Lok circuit breaker panel.



The carpet within this unit is scheduled to be replaced.



This is the fire alarm control panel that serves the community building.



One of the common fire alarm control panels within a residential building.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Helen C DeVaux Apartments
Project City / Town:	Shelton

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 8, 2013

Number of Units:	40
Total Square Feet:	25,155
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$177,708
Annual Replacement Reserve Contribution:	\$30,096
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				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	8,457	0	0	0	0	3,729	0	0	0	4,567	24,543	0	0	0	0	5,012	0	0	0	0	0
2	Building Exterior	0	0	3,450	0	0	0	0	0	7,119	0	0	0	36,649	0	0	0	20,906	564	10,148	598	616	635	0
3	Roofing	0	0	79,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,611	32,356	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	2,138	0	0	0	0	0	0	0	4,833	1,527	0	0	0	0	0	0	0	0	1,813	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	10,035	0	0	0	0	0	0	0	0	0	16,725	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	919	0	3,736	0	0	0	0	0	0	0	437	0	0
9	Common Area Restrooms	0	0	5,500	0	0	0	0	0	0	0	800	0	0	0	0	0	0	0	0	0	479	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	1,077	0	0	0	0	3,892	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	14,111	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	3,413	3,515	3,621	3,729	3,841	3,957	4,075	4,198	4,323	4,453	4,587	4,724	4,866	5,012	5,162	5,317	5,477	5,641	5,810	5,985	0
16	Unit Kitchens	0	0	19,547	20,133	20,737	2,674	2,754	2,837	2,922	5,780	5,954	6,132	6,316	6,506	6,701	6,902	7,109	7,322	7,542	7,768	8,001	8,241	0
17	Unit Bathrooms	0	0	1,171	1,206	1,242	1,280	1,318	1,358	1,398	1,440	1,483	1,528	1,574	1,621	1,670	1,720	1,771	1,824	1,879	1,935	1,994	2,053	0
18	Unit Electrical	0	0	27,000	34,763	7,161	0	0	0	0	0	0	0	0	7,890	8,127	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	1,260	1,298	1,337	1,377	4,607	4,745	4,887	5,034	5,185	5,340	5,501	5,666	5,836	44,927	46,275	47,663	49,093	6,765	6,968	7,177	0
20	Annual Planned Expenditures	0	0	151,317	60,915	34,098	9,060	12,520	16,625	20,402	26,487	24,574	23,547	97,016	26,407	27,199	62,452	81,223	67,703	74,139	39,434	81,730	56,447	0
21	Annual Provision (indexed at 3%)			30,096	30,999	31,928	32,886	33,873	34,889	35,936	37,014	38,124	39,268	40,446	41,659	42,909	44,196	45,522	46,888	48,295	49,744	51,236	52,773	
22	Outside Capital			50,000																				
23	Cumulative Reserve Balance	177,708	177,708	106,487	76,570	74,401	98,227	119,580	137,844	153,378	163,905	177,455	193,176	136,606	151,858	167,568	149,312	113,612	92,797	66,952	77,262	46,768	43,094	

Site Improvements

Number of Units:	40
Total Square Feet:	25,155
Default Inflation Rate:	3.0%

13015 DeVaux SS 3/6/2013

Building Exterior

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Helen C DeVaux Apartments
Project City / Town:	Shelton

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Roofing

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Lobby / Mail Area

Owner Sponsor Name:	Shelton Housing Authority
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Community Room

Number of Units:	40
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Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Shelton Housing Authority
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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 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Common Doors					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						177,708	177,708	106,487	76,570	74,401	98,227	119,580	137,844	153,378	163,905	177,455	193,176	136,606	151,858	167,568	149,312	113,612	92,797	66,952	77,262	46,768	43,094								

Common Stairways

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Common Laundry

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Common Area Restrooms

Owner Sponsor Name:	Shelton Housing Authority
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Number of Units:	40
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[illegible]

Building Boilers

Number of Units:	40
Total Square Feet:	25,155
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	40
Total Square Feet:	25,155
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13015 DeVaux SS 3/6/2013

Building Electrical

Number of Units:	40
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Building Elevator

Owner Sponsor Name:	Shelton Housing Authority
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[illegible]

Building Structural

Number of Units:	40
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13015 DeVaux SS 3/6/2013

Unit Living

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Unit Bathrooms

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Unit Kitchens

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Helen C DeVaux Apartments
Project City / Town:	Shelton

Current Year:	2013
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Report Date:	January 8, 2013

Number of Units:	40
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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	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	Floors - VCT	9,900		Varies	15	2013			660	680	700	721	743	765	788	812	836	861	887	914	941	969	998	1,028	1,059	1,091	1,124	1,157							
18	Cabinets	51,300		Varies	25	2013			17,100	17,613	18,141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Countertops	15,033		Varies	12	2020			0	0	0	0	0	0	0	1,541	1,587	1,635	1,684	1,734	1,786	1,840	1,895	1,952	2,011	2,071	2,133	2,197							
20	Refrigerators	26,800		Varies	15	2013			1,787	1,841	1,896	1,953	2,011	2,072	2,134	2,198	2,264	2,332	2,402	2,474	2,548	2,624	2,703	2,784	2,868	2,954	3,042	3,134							
21	Ranges	20,000		Varies	25	2020			0	0	0	0	0	0	0	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	19,547	20,133	20,737	2,674	2,754	2,837	2,922	5,780	5,954	6,132	6,316	6,506	6,701	6,902	7,109	7,322	7,542	7,768	8,001	8,241	0						
28	Cumulative Reserve Balance						177,708	177,708	106,487	76,570	74,401	98,227	119,580	137,844	153,378	163,905	177,455	193,176	136,606	151,858	167,568	149,312	113,612	92,797	66,952	77,262	46,768	43,094							

Unit Electrical

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13015 DeVaux SS 3/6/2013

Unit Mechanical

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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	Radiators					2013				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							
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							
4	Other					2013				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							
6	Other					2013				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							
8	Other					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	Heat Pumps	106,000		1	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	38,916	40,084	41,286	42,525	0	0	0							
18	Electric-heated DHW tanks	34,000		Varies	12	2017				0	0	0	0	3,189	3,284	3,383	3,484	3,589	3,696	3,807	3,922	4,039	4,160	4,285	4,414	4,546	4,683	4,823	4,968						
19	Thermostats	4,200		Varies	20	2013				210	216	223	229	236	243	251	258	266	274	282	291	299	308	318	327	337	347	358	368						
20	Electric baseboard - Replacement allowance	18,000		Varies	35	2013				1,050	1,082	1,114	1,147	1,182	1,217	1,254	1,291	1,330	1,370	1,411	1,453	1,497	1,542	1,588	1,636	1,685	1,735	1,788	1,841						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,260	1,298	1,337	1,377	4,607	4,745	4,887	5,034	5,185	5,340	5,501	5,666	5,836	44,927	46,275	47,663	49,093	6,765	6,968	7,177	0						
28	Cumulative Reserve Balance						177,708	177,708	106,487	76,570	74,401	98,227	119,580	137,844	153,378	163,905	177,455	193,176	136,606	151,858	167,568	149,312	113,612	92,797	66,952	77,262	46,768	43,094							

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.