

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Sinsabaugh Heights

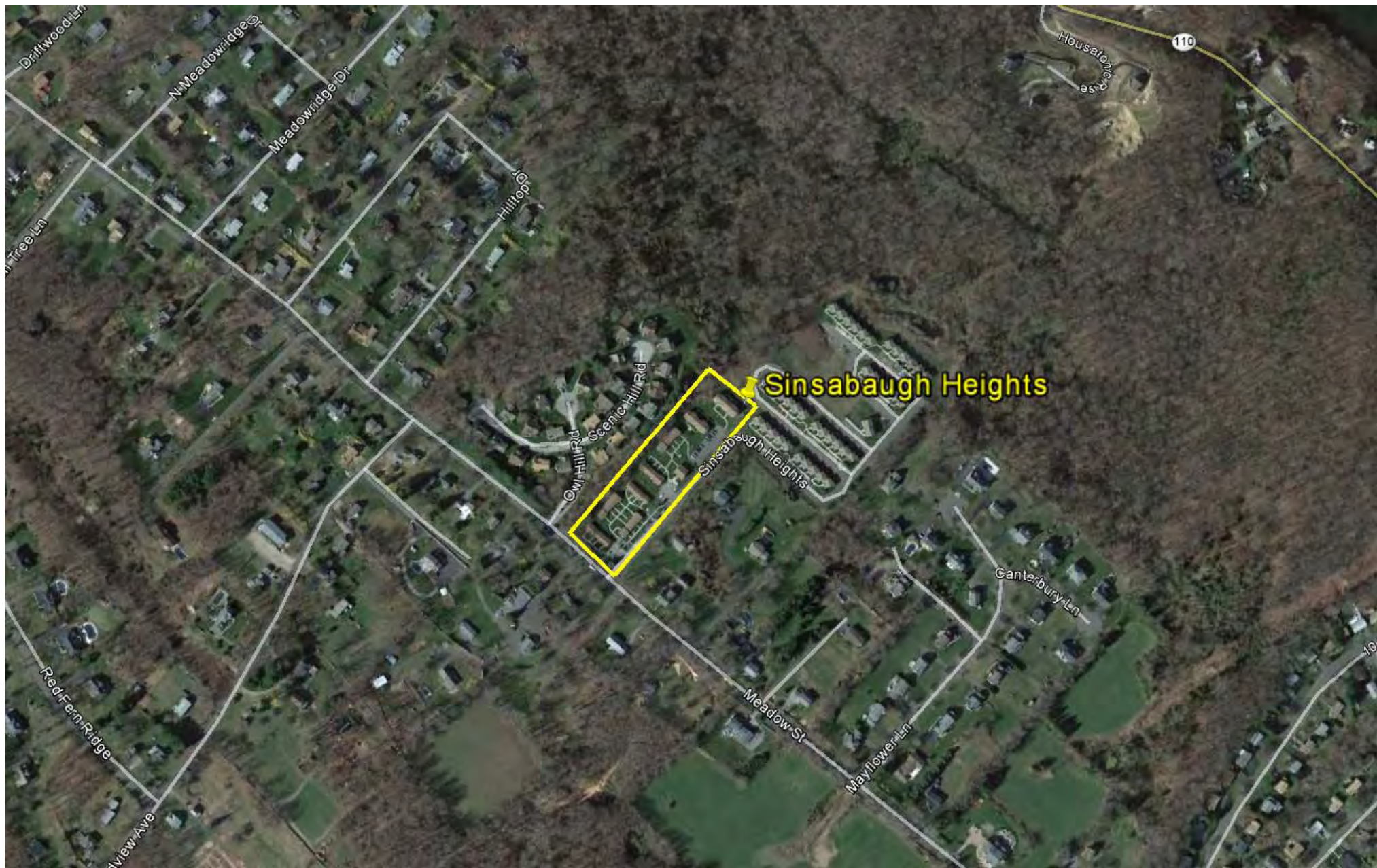
CHFA # 85162D

Shelton Housing Authority

Shelton, CT

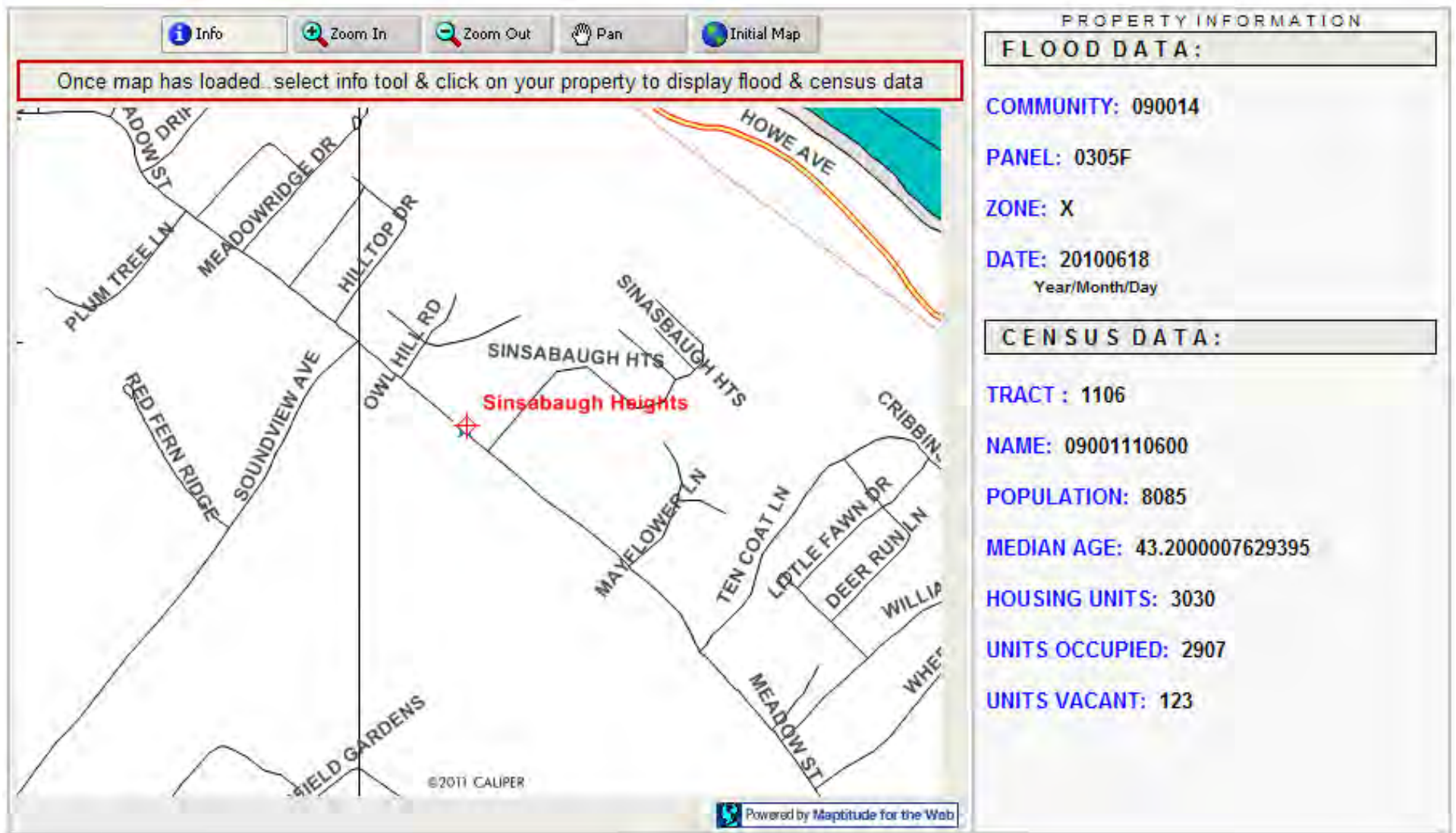
March 6, 2013

Final Report



Sinsabaugh Heights

187 Meadow Street
Shelton, CT 06484



Sinsabaugh Heights

187 Meadow Street
Shelton, CT 06484

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

Executive Summary

Sinsabaugh Heights

Shelton, CT

Sinsabaugh Heights provides housing for elderly residents. There are a total of 40 one-bedroom units (30 singles (efficiencies) and 10 doubles (standard one-bedrooms) including four handicap accessible units). Built in 1983, this development has a pair of two-story residential buildings, 6 single-story residential buildings and a community building which contains the community spaces (laundry, community room and kitchen). Each building is clad with aluminum siding, and has vinyl double-glazed windows. Each building has a pitched roof covered with asphalt shingles. Buildings have also been upgraded with vinyl-framed double glazed windows and apartments were recently upgraded with electric air-to-air heat pumps. Existing air conditioner sleeves were being removed at the time of this assessment. Several kitchens have been recently upgraded with newer cabinets and countertops.

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 in Years 2 through 4 and Years 8 through 20. An infusion of \$150,000 is needed to fully fund this plan.

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

- Near-term site improvements include asphalt paving resurfacing, light post repainting, as well as landscape upgrading to address an existing trip hazard.

- Power wash aluminum siding initially in Year 1, with a future cycle shown in Year 11.
- Apartment upgrade including completion of kitchen cabinet and countertop replacement.
- Replacement allowance for existing electric baseboard and electric-heated DHW tanks.
- Replace the existing central fire alarm system and existing apartment smoke detectors and add a smoke detector to each bedroom.
- 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 24, 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*.



A view of the development's sign.



Sinsabaugh Heights overlooks Sinsabaugh Heights II.



An example of a rusting light pole.



A close-up view of a damaged asphalt section.



A potential trip hazard near this tree.



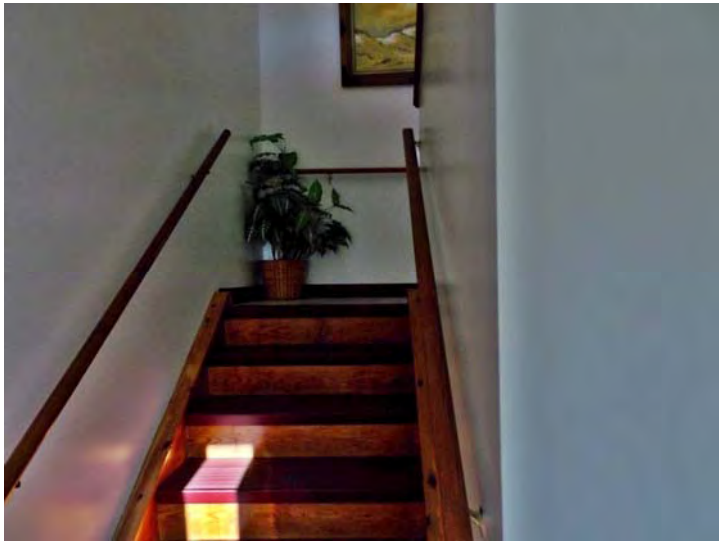
One of the two-story apartment buildings.



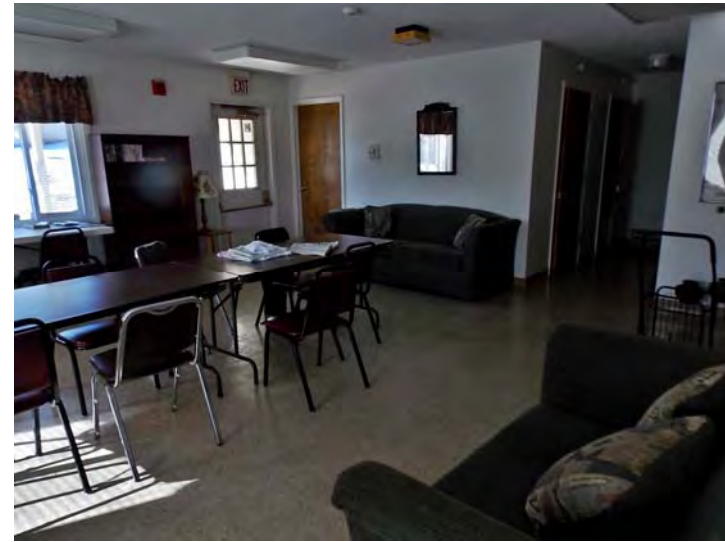
An elevation view of one of the garden-style buildings.
Also, roofs are covered with asphalt shingles.



Air conditioner sleeves were being eliminated (as part of the heat pump installation project) during the site visit.



One of the common stairways, in the two-story buildings.



A view of the community room.



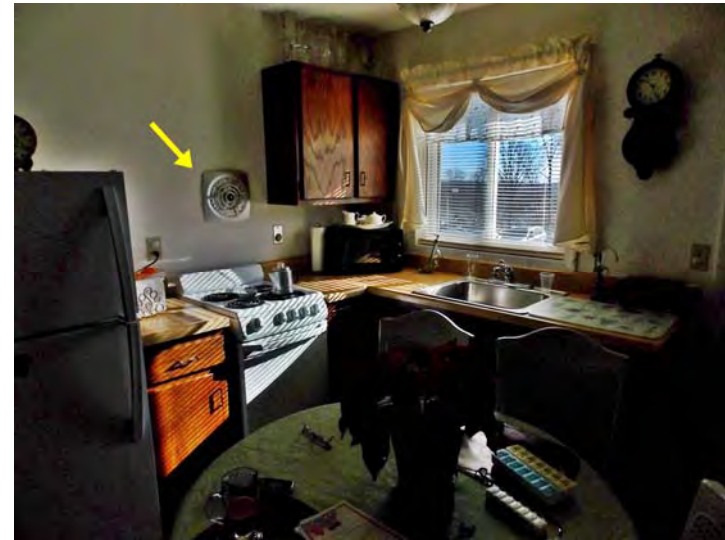
This is the public laundry at the community building.



Apartments have a second egress; this one is off of the bedroom.



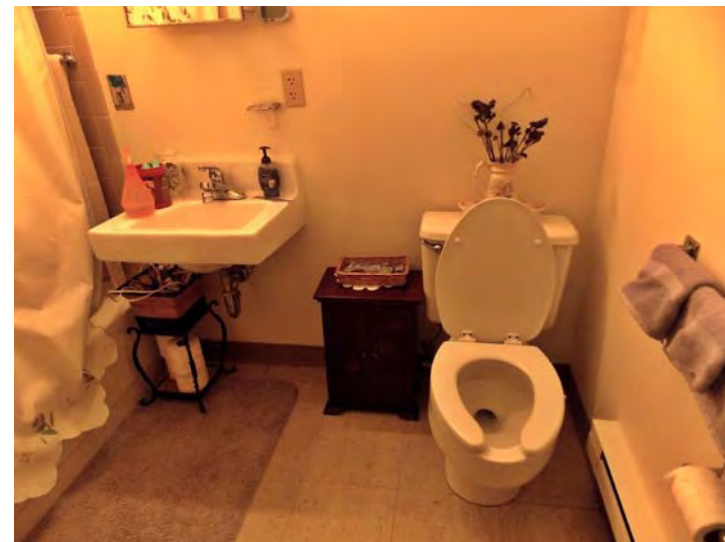
A heat pump terminal unit within one of the apartments.



Kitchens have electric ranges and some have wall-mounted exhaust fans.



A kitchen with a ceiling mounted exhaust fan.



Bathrooms include wall-hung sinks and VCT flooring.



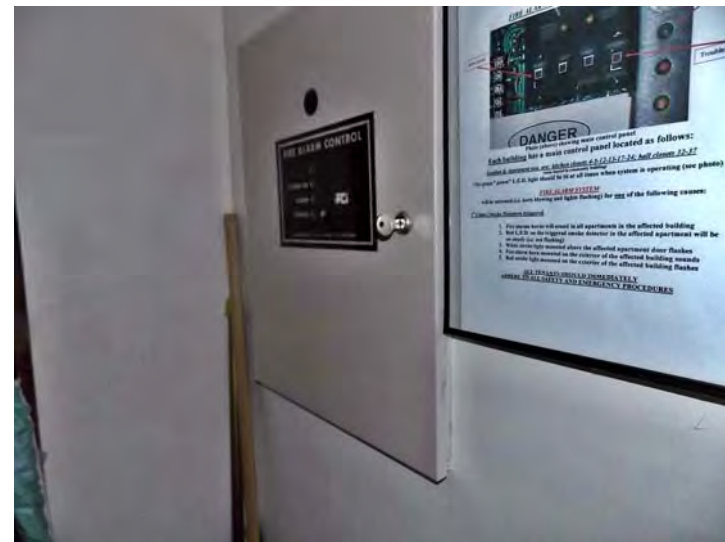
A bathroom with a wall exhaust fan.



Every unit has its own electric-heated DHW tank.



Each apartment has its own circuit breaker panel.



One of the fire alarm control panels located in one of the apartments.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 12, 2013

Number of Units:	40
Total Square Feet:	19,510
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																						
		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	59,937	0	0	0	0	10,639	0	0	0	0	12,333	0	0	0	0	17,441	12,035	0	0	0	0
2	Building Exterior	0	0	5,559	0	0	0	0	0	0	0	0	0	7,471	203	210	216	222	229	236	243	250	258	0
3	Roofing	0	0	0	0	0	0	0	0	30,448	31,362	32,303	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	2,250	0	0	0	0	0	0	0	4,406	6,093	0	0	0	0	0	0	0	0	1,528	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	6,988	0	0	0	0	0	0	0	0	0	4,804	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	3,970	0	0	0	0	0	0	0	0	0	262	0	0
9	Common Area Restrooms	0	0	7,000	0	0	0	0	0	0	0	848	0	0	0	0	0	0	0	0	0	501	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	1,103	0	0	4,008	0	0	0	0	0	0
12	Building Electrical	0	0	0	113,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	4,579	4,716	4,858	5,004	5,154	5,308	5,468	5,632	5,801	5,975	6,154	6,338	6,529	6,724	6,926	7,134	7,348	7,568	7,795	8,029	0
16	Unit Kitchens	0	0	24,368	25,099	25,852	4,500	4,635	4,774	4,917	5,065	5,217	5,373	7,129	7,343	7,564	7,791	8,024	8,265	8,513	8,768	9,031	9,302	0
17	Unit Bathrooms	0	0	1,653	1,703	1,754	1,806	1,860	1,916	1,974	2,033	2,094	2,157	2,813	2,897	2,984	3,074	3,166	3,261	3,359	3,459	3,563	3,670	0
18	Unit Electrical	0	0	5,275	5,433	0	0	0	0	0	0	0	6,198	6,384	0	0	0	0	0	0	0	0	8,329	0
19	Unit Mechanical	0	0	960	989	4,626	4,764	4,907	5,054	5,206	5,362	5,523	5,689	5,859	6,035	1,369	40,326	46,679	48,079	49,521	7,206	7,423	7,645	0
20	Annual Planned Expenditures	0	0	111,581	151,240	37,089	16,074	16,556	27,692	48,013	56,442	61,237	31,484	48,143	23,921	18,655	58,130	69,026	84,409	81,012	32,050	30,354	37,234	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	44,197	45,522	46,888	48,295	49,744	51,236	52,773	
22	Outside Capital			150,000																				
23	Cumulative Reserve Balance	177,708	177,708	246,223	125,981	120,821	137,633	154,950	162,147	150,070	130,642	107,530	115,314	107,617	125,355	149,610	135,676	112,173	74,652	41,934	59,628	80,510	96,049	

Site Improvements

Number of Units:	40
Total Square Feet:	19,510
Default Inflation Rate:	3.0%

13016 Sinsabaugh I SS 3/6/2013

Building Exterior

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
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[illegible]

Roofing

Number of Units:	40
Total Square Feet:	19,510
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Lobby / Mail Area

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

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Total Square Feet:	19,510
Default Inflation Rate:	3.0%

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Community Room

Owner Sponsor Name:	Shelton Housing Authority
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Project City / Town:	Shelton, CT

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Common Hallways

Number of Units:	40
Total Square Feet:	19,510
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	40
Total Square Feet:	19,510
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13016 Sinsabaugh I SS 3/6/2013

Common Laundry

Number of Units:	40
Total Square Feet:	19,510
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
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Report Date:	February 12, 2013

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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	248		2	10	2021				0	0	0	0	0	0	0	0	314	0	0	0	0	0	0	0	0	0	422	0						
2	Ceilings	47		2	10	2021				0	0	0	0	0	0	0	0	59	0	0	0	0	0	0	0	0	0	79	0						
3	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor	375		12	20	2021				0	0	0	0	0	0	0	0	475	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	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	Accessibility Upgrade: Modification allowance	7,000		29	35	2013				7,000	0	0	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	7,000	0	0	0	0	0	0	0	848	0	0	0	0	0	0	0	0	0	501	0	0						
28	Cumulative Reserve Balance						177,708	177,708	246,223	125,981	120,821	137,633	154,950	162,147	150,070	130,642	107,530	115,314	107,617	125,355	149,610	135,676	112,173	74,652	41,934	59,628	80,510	96,049							

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

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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	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Combustion Air					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							
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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						177,708	177,708	246,223	125,981	120,821	137,633	154,950	162,147	150,070	130,642	107,530	115,314	107,617	125,355	149,610	135,676	112,173	74,652	41,934	59,628	80,510	96,049								

Building Mechanical

Number of Units:	40
Total Square Feet:	19,510
Default Inflation Rate:	3.0%

13016 Sinsabaugh I SS 3/6/2013

Building Electrical

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 12, 2013

Number of Units:	40
Total Square Feet:	19,510
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[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
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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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	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	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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22																																				
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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	0	0	0					
28	Cumulative Reserve Balance						177,708	177,708	246,223	125,981	120,821	137,633	154,950	162,147	150,070	130,642	107,530	115,314	107,617	125,355	149,610	135,676	112,173	74,652	41,934	59,628	80,510	96,049								

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 12, 2013

Number of Units:	40
Total Square Feet:	19,510
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						
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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					
28	Cumulative Reserve Balance							177,708		177,708	246,223	125,981	120,821	137,633	154,950	162,147	150,070	130,642	107,530	115,314	107,617	125,355	149,610	135,676	112,173	74,652	41,934	59,628	80,510	96,049					

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 12, 2013

Number of Units:	40
Total Square Feet:	19,510
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 12, 2013

Number of Units:	40
Total Square Feet:	19,510
Default Inflation Rate:	3.0%

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Unit Kitchens

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 12, 2013

Number of Units:	40
Total Square Feet:	19,510
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	Floors - VCT Replacement	16,660		Varies	15	2013			1,111	1,144	1,179	1,214	1,250	1,288	1,327	1,366	1,407	1,450	1,493	1,538	1,584	1,632	1,680	1,731	1,783	1,836	1,891	1,948							
18	Cabinets/Countertops: Replace older units	60,750		29	25	2013			20,250	20,858	21,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Future Countertop replacement	14,242		Varies	12	2023			0	0	0	0	0	0	0	0	0	1,595	1,643	1,692	1,743	1,795	1,849	1,905	1,962	2,021	2,081								
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	2013			1,000	1,030	1,061	1,093	1,126	1,159	1,194	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	Exhaust Fans	4,400		Varies	20	2013			220	227	233	240	248	255	263	271	279	287	296	305	314	323	333	343	353	364	375	386							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	24,368	25,099	25,852	4,500	4,635	4,774	4,917	5,065	5,217	5,373	7,129	7,343	7,564	7,791	8,024	8,265	8,513	8,768	9,031	9,302	0						
28	Cumulative Reserve Balance						177,708	177,708	246,223	125,981	120,821	137,633	154,950	162,147	150,070	130,642	107,530	115,314	107,617	125,355	149,610	135,676	112,173	74,652	41,934	59,628	80,510	96,049							

Unit Electrical

Number of Units:	40
Total Square Feet:	19,510
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights
Project City / Town:	Shelton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 12, 2013

Number of Units:	40
Total Square Feet:	19,510
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.