

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**  
38 Chauncy Street, Suite 600  
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111  
T: 617.338.9484 | F: 617.338.9422

[on-site-insight.com](http://on-site-insight.com)

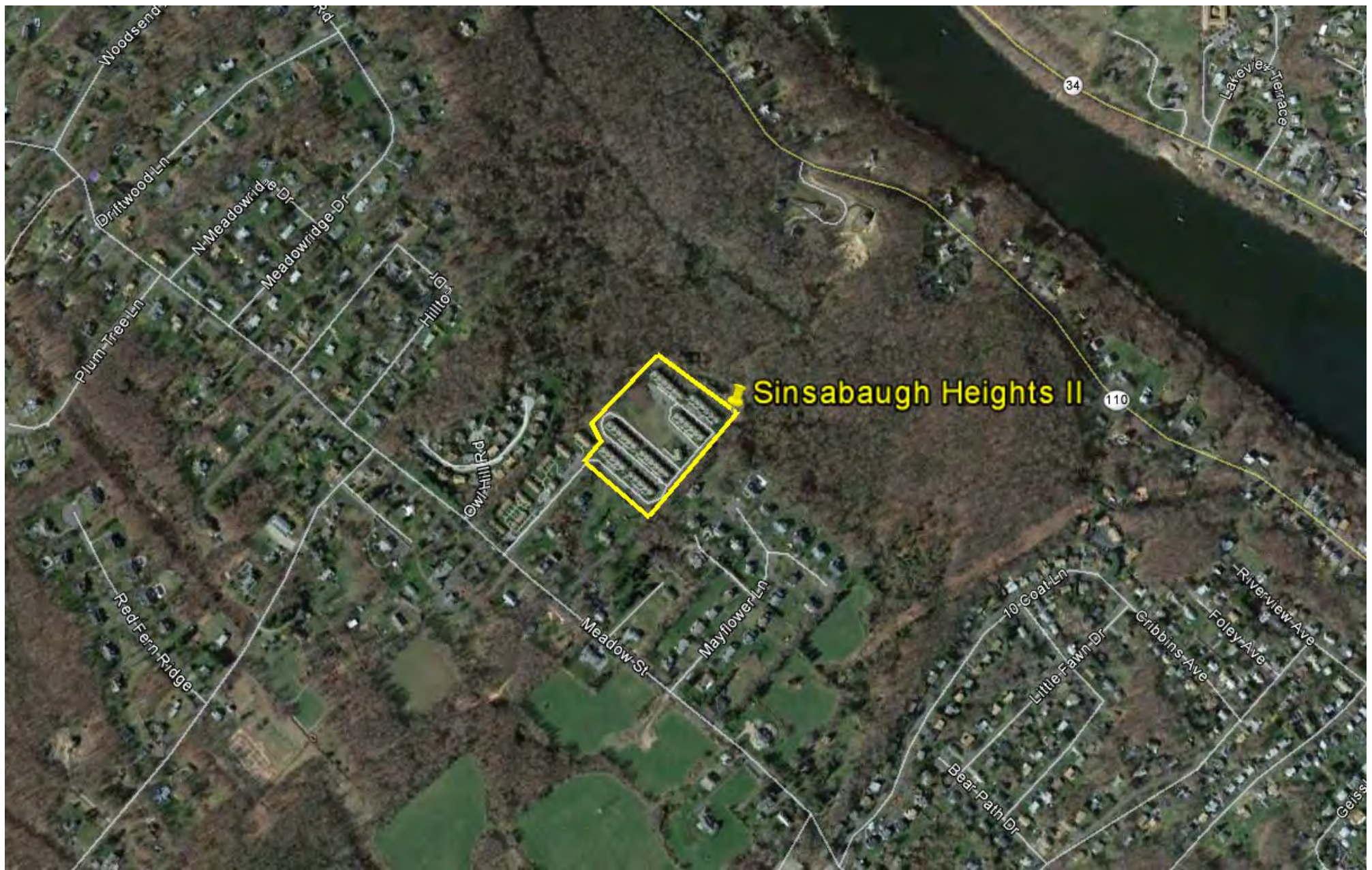


Sinsabaugh Heights II  
CHFA # 99049D  
Shelton Housing Authority  
Shelton, CT

March 6, 2013

*Final Report*

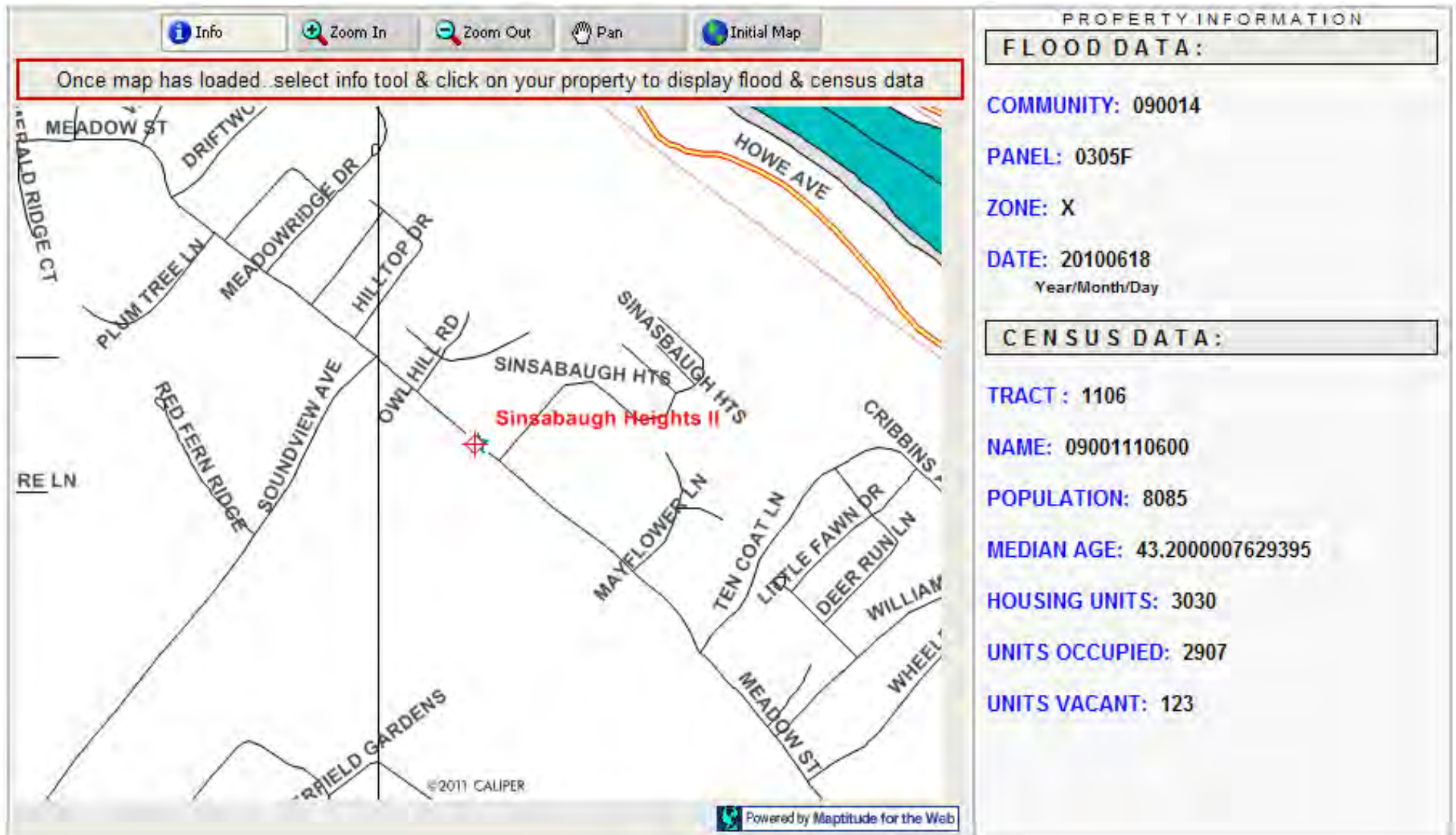




## Sinsabaugh Heights II

187 Meadow Street  
Shelton, CT 06484





## Sinsabaugh Heights II

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 II

Shelton, CT

---

**Sinsabaugh Heights II** provides housing for elderly residents. There are a total of 40 one-bedroom townhouse units; each unit has a full basement and most also have private garage (adjacent to the basement). This development, built in 1998, consists of a series of townhouse units in clusters of 5 and 6 units per building. Additionally, there is a community building which contains the community spaces (site office, laundry, community room, laundry, and restrooms). Each building is clad with vinyl siding, and has vinyl double-glazed windows. Each building has a pitched roof covered with asphalt shingles. Roof repair, to address recent storm damage, was underway at the time of this assessment. Several buildings also have radon remediation systems in place.

Overall the development is in good condition. Based on the proposed capital costs, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. The proposed capital costs outpace the current reserve balance and annual contribution throughout this 20-year plan. An infusion of \$600,000 is needed to fully fund this plan.

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

- The asphalt-paved roadway and driveways have significant cracks and are to be resurfaced in the first year of the plan. Subsequent repairs are shown every five years starting in Year 6.
- The original wood-framed sliding glass doors have deteriorating frames; these doors are to be replaced starting in Year 1.

- The public laundry room is to be upgraded with a humidistat-controlled ventilation fan, designed to respond to variances in humidity levels within the laundry room.
- Electric PTACs, which are approaching the end of their useful life, are to be replaced with air-to-air heat pumps over a two-year period starting in Year 2. This replacement includes removal and patching of the existing through-wall PTAC sleeve. The heat pumps are also shown being replaced in-kind toward the end of the 20-year plan.
- Apartment upgrades include countertop and appliance replacements.
- Replacement allowance for the electric-heated DHW tanks.
- The fire alarm control panel (FACP) and related peripherals are to be replaced in Year 6.

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*.



An overview of the development.



The site features an asphalt-paved access road.



Asphalt paving has a series of cracks.



The site also features concrete walkways.





This is the community building.



A unit that has a basement, with an undersized door, but no garage.



Some of the units that have garages (accessed from the rear).



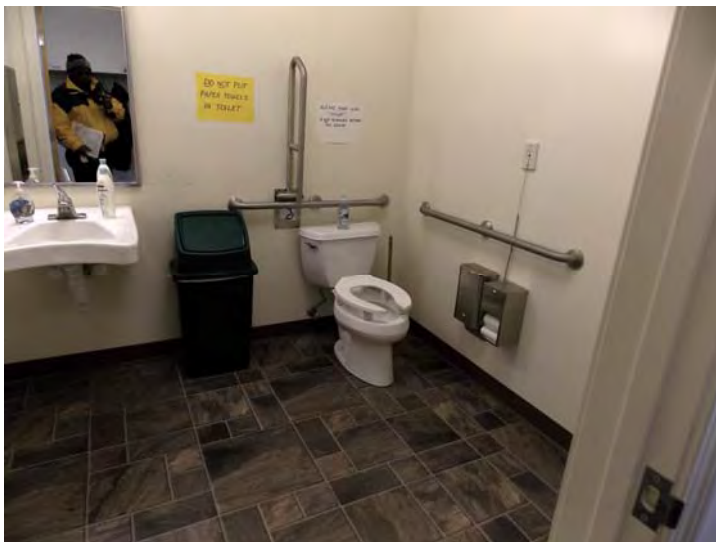
A storm-damaged fascia board (scheduled to be repaired).



One of several roofs being repaired due to recent storms.



A view of the community room.



The public restroom is located at the community building.



The public laundry is located on the lower level at the community building.





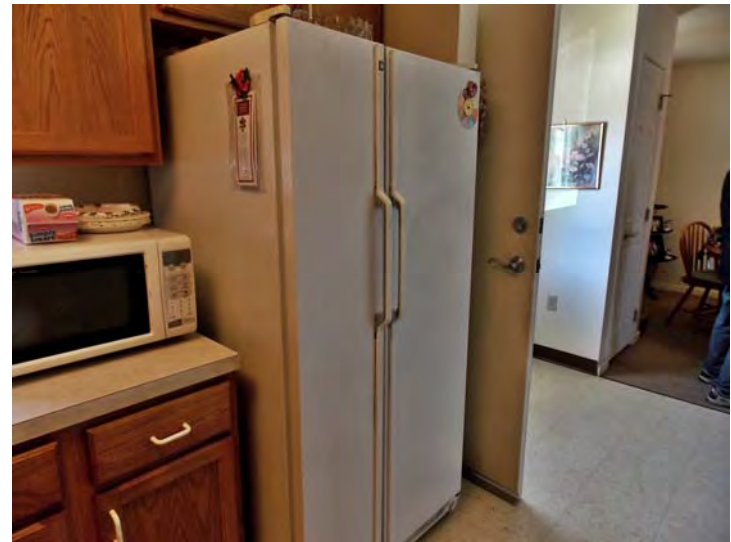
A living space with carpeting.



This accessible unit has vinyl flooring.



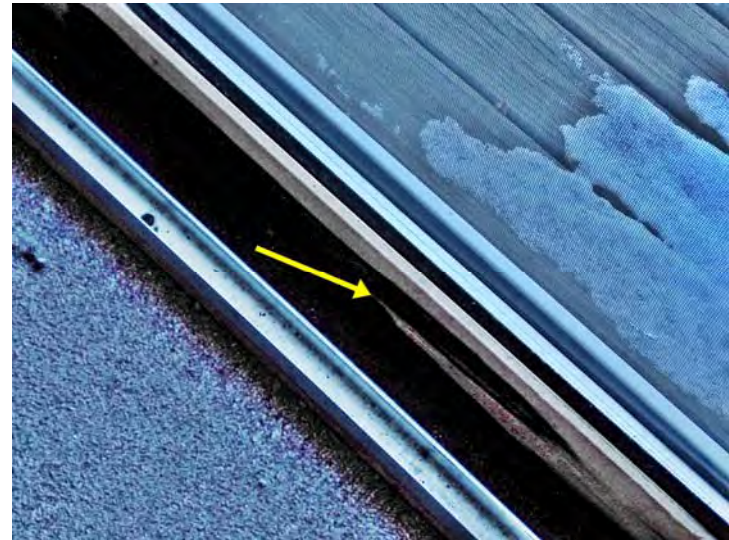
Kitchens have wood cabinets, laminated particleboard counters and VCT flooring.



Most kitchens also have side-by-side refrigerators.



A view in one of the bathrooms.



A close-up of deterioration on a sliding door frame.



A recently installed LED lighting fixture.



Each apartment has its own electric-heated DHW tank, which is located in basement.

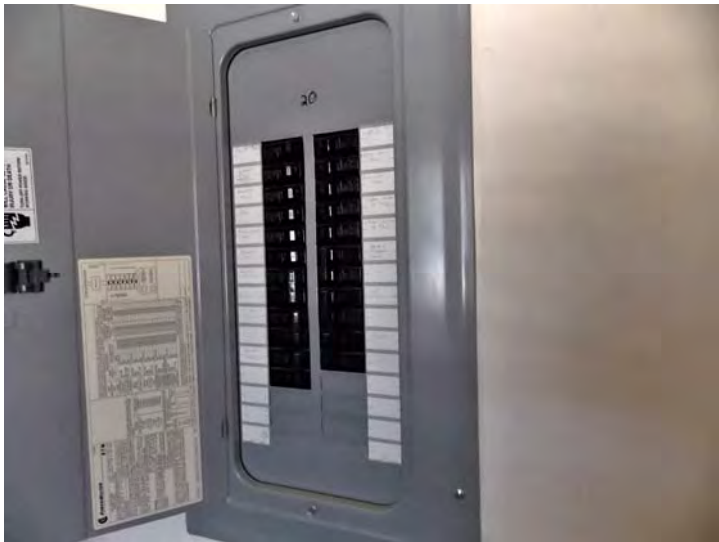




Stairs within a unit that leads to the basement.



One of the through-wall units.



Each apartment has its own circuit breaker panel.



One of the accessible kitchens  
(scheduled for repair).





A view of one of the accessible bathrooms (scheduled for repair).



This accessible unit has a roll-in shower.



Balconies have wood decking and rails.



One of the radon gas abatement systems.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
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	185,220	0	0	0	0	35,787	0	0	0	0	41,487	0	0	0	0	75,426	12,035	0	0	0	0
2	Building Exterior	0	0	14,875	15,321	15,781	16,254	0	0	18,496	0	0	1,696	1,747	2,272	2,340	2,410	2,482	2,557	34,551	9,985	10,284	10,593	0
3	Roofing	0	0	0	0	0	0	0	42,209	43,475	44,780	46,123	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	15,492	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	250	0	0	0	0	0	0	1,156	0	5,441	1,656	0	0	0	0	0	0	1,554	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	452	0	0	0	0	0	0	0	0	0	1,537	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	7,709	0	0	0	1,109	0	0	0	0	0	0	0	0	23,834	0	0
12	Building Electrical	0	0	0	0	0	0	0	19,128	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	5,140	5,294	5,453	5,617	5,785	5,959	6,137	6,322	6,511	6,707	6,908	16,009	7,328	7,548	7,775	8,008	8,248	8,496	8,751	9,013	0
16	Unit Kitchens	0	0	4,028	4,149	4,273	4,402	6,055	7,234	7,451	7,674	7,905	8,142	8,386	8,638	8,897	9,164	9,439	9,722	10,013	10,314	10,623	10,942	0
17	Unit Bathrooms	0	0	800	824	849	874	900	3,765	3,878	3,995	4,114	4,238	4,365	4,496	4,631	4,770	4,913	1,820	1,874	1,931	1,988	2,048	0
18	Unit Electrical	0	0	0	0	0	0	0	8,810	9,075	0	0	0	0	0	0	0	0	11,841	12,196	0	0	0	0
19	Unit Mechanical	0	0	2,833	62,658	64,538	3,096	3,189	3,528	3,634	3,743	3,855	3,970	4,694	4,835	4,980	5,130	5,283	5,442	90,655	93,374	5,947	6,125	0
20	Annual Planned Expenditures	0	0	213,146	88,246	90,894	30,242	15,929	134,129	92,146	68,121	68,508	46,794	69,243	36,249	28,176	29,021	29,892	114,814	169,573	127,190	61,427	38,721	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			600,000																				
23	Cumulative Reserve Balance	177,708	177,708	594,658	537,410	478,445	481,089	499,032	399,792	343,582	312,475	282,091	274,565	245,767	251,178	265,911	281,087	296,717	228,791	107,513	30,066	19,875	33,927	

## Site Improvements

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
Default Inflation Rate:	3.0%

Sinsabaugh Heights II • Capital Needs Assessment • © On-Site Insight



## Building Exterior

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
Default Inflation Rate:	3.0%

Sinsabaugh Heights II • Capital Needs Assessment • © On-Site Insight

## Roofing

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
Default Inflation Rate:	3.0%

[illegible]

## Lobby / Mail Area

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
Default Inflation Rate:	3.0%

Sinsabaugh Heights II • Capital Needs Assessment • © On-Site Insight



Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Floor	3,495		3	12	2022			0	0	0	0	0	0	0	0	0	0	4,560	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings	6,500		11	20	2022			0	0	0	0	0	0	0	0	0	8,481	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceilings	722		3	12	2022			0	0	0	0	0	0	0	0	0	942	0	0	0	0	0	0	0	0	0	0	0	0						
6	Walls	1,156		3	12	2022			0	0	0	0	0	0	0	0	0	1,508	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	15,492	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						177,708	177,708	594,658	537,410	478,445	481,089	499,032	399,792	343,582	312,475	282,091	274,565	245,767	251,178	265,911	281,087	296,717	228,791	107,513	30,066	19,875	33,927								

## Common Hallways

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
Default Inflation Rate:	3.0%

[illegible]

## Common Stairways

Number of Units:	40
Total Square Feet:	54,100
Default Inflation Rate:	3.0%

13017 - Sinsabaugh Heights II - FINAL SS 3/6/2013



## Common Laundry

Number of Units:	40
Total Square Feet:	54,100
Default Inflation Rate:	3.0%

Sinsabaugh Heights II • Capital Needs Assessment • © On-Site Insight

## Common Area Restrooms

Number of Units:	40
Total Square Feet:	54,100
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
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	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							
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	594,658	537,410	478,445	481,089	499,032	399,792	343,582	312,475	282,091	274,565	245,767	251,178	265,911	281,087	296,717	228,791	107,513	30,066	19,875	33,927								



## Building Mechanical

Number of Units:	40
Total Square Feet:	54,100
Default Inflation Rate:	3.0%

13017 - Sinsabaugh Heights II - FINAL SS 3/6/2013

## Building Electrical

Number of Units:	40
Total Square Feet:	54,100
Default Inflation Rate:	3.0%

Page 22

## Building Elevator

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
Default Inflation Rate:	3.0%

Sinsabaugh Heights II • Capital Needs Assessment • © On-Site Insight



## Building Structural

Number of Units:	40
Total Square Feet:	54,100
Default Inflation Rate:	3.0%

13017 - Sinsabaugh Heights II - FINAL SS 3/6/2013

## Unit Living

Number of Units:	40
Total Square Feet:	54,100
Default Inflation Rate:	3.0%

13017 - Sinsabaugh Heights II - FINAL SS 3/6/2013

## Unit Bathrooms

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
Default Inflation Rate:	3.0%

Sinsabaugh Heights II • Capital Needs Assessment • © On-Site Insight

## Unit Kitchens

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
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	25,190		Varies	15	2013			1,679	1,729	1,781	1,835	1,890	1,946	2,005	2,065	2,127	2,191	2,256	2,324	2,394	2,466	2,540	2,616	2,694	2,775	2,858	2,944							
18	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							
19	Range	17,200		Varies	25	2018			0	0	0	0	0	997	1,027	1,058	1,089	1,122	1,156	1,190	1,226	1,263	1,301	1,340	1,380	1,421	1,464	1,508							
20	Vent Hood	11,240		Varies	20	2013			562	579	596	614	633	652	671	691	712	733	755	778	801	825	850	876	902	929	957	985							
21	Countertops	16,220		Varies	12	2017			0	0	0	0	1,522	1,567	1,614	1,663	1,713	1,764	1,817	1,871	1,928	1,985	2,045	2,106	2,170	2,235	2,302	2,371							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	4,028	4,149	4,273	4,402	6,055	7,234	7,451	7,674	7,905	8,142	8,386	8,638	8,897	9,164	9,439	9,722	10,013	10,314	10,623	10,942	0						
28	Cumulative Reserve Balance						177,708	177,708	594,658	537,410	478,445	481,089	499,032	399,792	343,582	312,475	282,091	274,565	245,767	251,178	265,911	281,087	296,717	228,791	107,513	30,066	19,875	33,927							



## Unit Electrical

Number of Units:	40
Total Square Feet:	54,100
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 Detectors	15,200		Varies	10	2018			0	0	0	0	0	8,810	9,075	0	0	0	0	0	0	0	0	11,841	12,196	0	0	0							
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	8,810	9,075	0	0	0	0	0	0	0	0	11,841	12,196	0	0	0	0							
28	Cumulative Reserve Balance						177,708	177,708	594,658	537,410	478,445	481,089	499,032	399,792	343,582	312,475	282,091	274,565	245,767	251,178	265,911	281,087	296,717	228,791	107,513	30,066	19,875	33,927							

## Unit Mechanical

Owner Sponsor Name:	Shelton Housing Authority
Project Name:	Sinsabaugh Heights II
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:	54,100
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							
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	Electric-heated DHW Tanks	34,000		Varies	12	2013				2,833	2,918	3,006	3,096	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						
18	Replace Electric PTACs with Heat Pumps	132,000		Varies	20	2015				0	59,740	61,532	0	0	0	0	0	0	0	0	0	0	0	0	85,049	87,601	0	0							
19	Electric baseboard	9,000		15	35	2023				0	0	0	0	0	0	0	0	0	605	623	642	661	681	701	722	744	766	789							
20	Thermostats	4,200		Varies	20	2018				0	0	0	0	0	243	251	258	266	274	282	291	299	308	318	327	337	347	358	368						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,833	62,658	64,538	3,096	3,189	3,528	3,634	3,743	3,855	3,970	4,694	4,835	4,980	5,130	5,283	5,442	90,655	93,374	5,947	6,125	0						
28	Cumulative Reserve Balance						177,708	177,708	594,658	537,410	478,445	481,089	499,032	399,792	343,582	312,475	282,091	274,565	245,767	251,178	265,911	281,087	296,717	228,791	107,513	30,066	19,875	33,927							

## **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.