

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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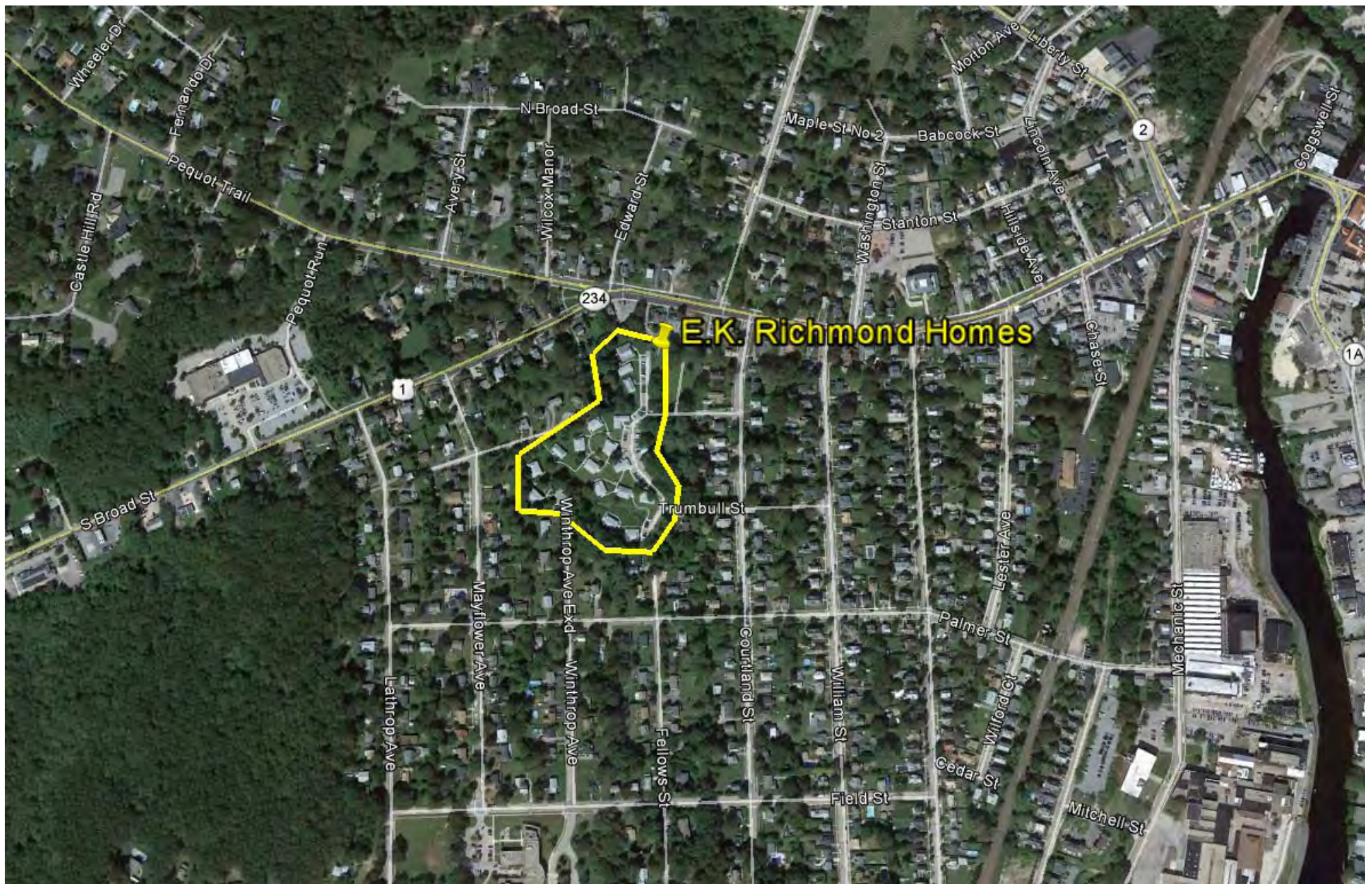


E. K. Richmond Homes  
CHFA # 85181D  
Stonington Housing Authority  
Pawcatuck, CT

May 10, 2013

*Final Report*

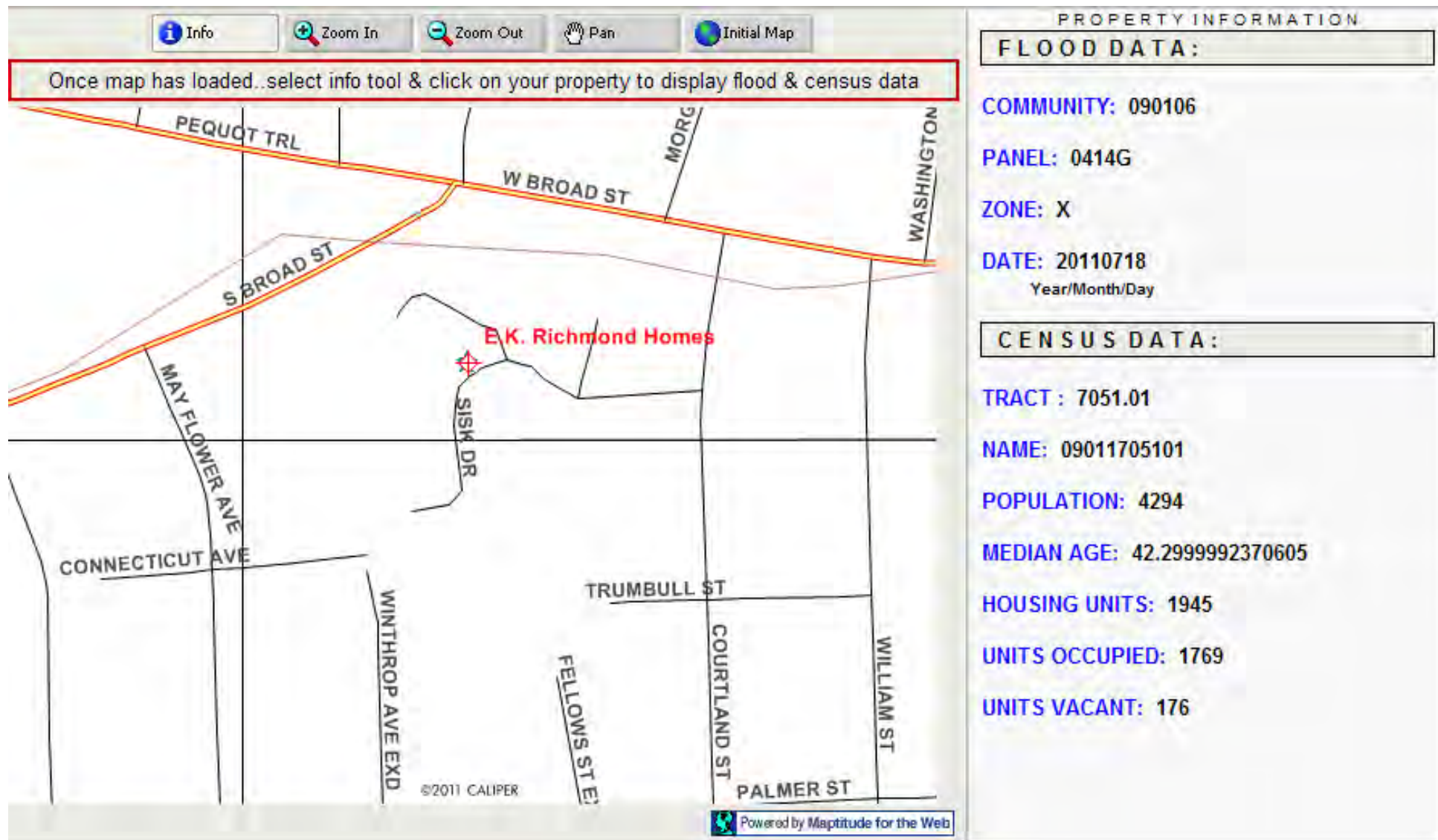




## E. K. Richmond Homes

45 Sisk Drive  
Pawcatuck, CT 06379





## E.K. Richmond Homes

45 Sisk Drive  
Pawcatuck, CT 06379

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

## Executive Summary

### E. K. Richmond Homes

Pawcatuck, CT

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**E. K. Richmond Homes** is a residential development for senior and disabled citizens and is comprised of sixteen residential buildings, one community building, and one maintenance garage. The development includes 60 one-bedroom units, eight of which are handicap accessible units. Original construction of the nine acre development took place in two phases, with twelve residential buildings constructed in 1980, and the remaining four residential buildings constructed in 1990.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections and available information from the client regarding existing reserves and annual reserve deposits, the development is seen as requiring an adjustment to its scenario and/or an infusion of additional capital.

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

- The roadway and parking area asphalt paved areas are in good condition. Maintenance cycles for asphalt crack-filling, seal-coating, and striping are shown in Years 4, 9, 14, and 19. A cost to scarify and resurface the asphalt paved areas is shown in Year 20.
- An allowance for replacement and/or repairs to the concrete sidewalks is shown in Year 1. Replacement of the chain link fencing is shown in Year 1. Pole mounted light fixtures are scheduled to be replaced in May, 2013.

- Replacement of the community building entry doors is shown in Year 1. Allowances for replacement of the unit entry doors are shown in Years 3 and 13. Unit storm doors are shown for replacement in Years 1, 3, and 16. Allowances for replacement of the vinyl siding, soffit, fascia, trim components, and windows are shown beginning in Year 3.
- Replacement of the roof shingles, gutters, and downspouts are shown in Years 16 and 18.
- All interior common area finishes, cabinetry and appliances, and furnishings are in generally good condition; periodic allowances for painting, floor covering replacement, cabinets, appliances, and furnishing replacement are shown based on current age, condition, and expected useful life.
- Unit floor finishes, cabinets, appliances, interior doors, and closet doors are shown for replacement beginning in Year 1; costs are carried throughout the plan, based on component ages, condition, and expected useful life.
- Unit bathrooms are equipped with original conventional flow toilet models; an allowance for replacement with contemporary low-flow models is shown in Year 1. An allowance for replacement of the bathroom sinks is shown beginning in Year 1,
- over a four year period. Allowances for re-glazing of the bathtubs are shown in Years 1 and 7, over four year periods.
- Units were upgraded with split system heat pumps within the last two years. Replacement of these split system heat pump systems is shown in Year 18.
- With the exception of the need for the installation of handicap parking signs, accessibility throughout the site, community building, and handicap units was observed to be in compliance with standards.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 17<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Jerome Hagerty. We would like to thank Alex Bazydlo for his 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*.





1. Asphalt road and parking areas



2. Concrete sidewalk



3. Chain link fence



4. Community room





5. Common area restroom



6. Laundry room



7. Community room kitchen



8. Community building





9. Residential building front elevation



10. Residential building rear elevation



11. Maintenance garage



12. Typical window





13. Emergency light fixture



14. Split system heat pump



15. Typical unit bathroom



16. Unit living room





17. Typical unit kitchen



18. Unit interior door



19. Unit closet door



20. Unit DHW tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Stonington Housing Authority
Project Name:	E. K. Richmond Homes
Project City / Town:	Pawcatuck, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	60
Total Square Feet:	49,976
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$323,253
Annual Replacement Reserve Contribution:	\$6,973
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	800	30,733	0	0	16,220	0	0	0	0	18,804	0	0	0	0	21,799	0	0	0	0	25,271	156,169	0
2	Building Exterior	0	0	26,660	1,339	324,077	0	0	0	0	0	0	0	0	104,834	24,979	0	0	22,435	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,358	0	408,181	0	0	0
4	Lobby - Mail Area	0	0	0	0	3,087	0	0	612	0	0	0	0	0	0	0	0	0	822	0	0	0	0	0
5	Community Room	0	0	12,060	0	0	0	0	4,214	0	0	0	0	0	0	9,267	0	0	9,854	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	795	0	0	0	0	609	0	0	0	0	0	0	0	0	0	2,057	0	0	0	0	0
9	Common Area Restrooms	0	0	300	0	0	0	0	296	0	0	0	0	0	0	0	0	0	864	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,212	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	10,431	0	0	0	0
12	Building Electrical	0	0	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,168	5,135	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	21,813	22,658	23,338	24,038	2,051	2,113	2,176	2,242	2,309	2,378	2,451	2,523	2,600	2,677	2,758	34,272	35,300	36,360	37,451	3,196	0
16	Unit Kitchens	0	0	67,920	5,273	29,302	5,595	0	25,214	0	0	0	5,676	18,008	0	0	0	0	49,731	8,216	134,906	8,716	0	0
17	Unit Bathrooms	0	0	35,220	10,939	11,266	11,604	0	0	3,797	3,911	4,028	4,149	0	0	0	0	0	2,921	3,009	3,099	3,192	0	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	4,509	0	0	0	11,164	11,499	11,844	12,200	12,566	0	0	0	0	0	0	7,025	219,614	0	0
20	Annual Planned Expenditures	0	800	196,251	40,209	395,580	57,457	2,051	33,058	17,137	17,652	36,985	24,403	33,025	107,357	38,059	24,476	2,758	135,482	62,091	589,570	294,244	159,365	0
21	Annual Provision (indexed at 3%)			6,973	7,182	7,398	7,620	7,848	8,084	8,326	8,576	8,833	9,098	9,371	9,652	9,942	10,240	10,547	10,864	11,190	11,525	11,871	12,227	
22	Outside Capital					1,935,000																		
23	Cumulative Reserve Balance	323,253	322,453	133,175	100,148	1,646,966	1,597,129	1,602,926	1,577,951	1,569,140	1,560,064	1,531,912	1,516,608	1,492,954	1,395,249	1,367,132	1,352,896	1,360,686	1,236,067	1,185,166	607,121	324,748	177,611	



## Site Improvements

Number of Units:	60
Total Square Feet:	49,976
Default Inflation Rate:	3.0%

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## Building Exterior

Owner Sponsor Name:	Stonington Housing Authority
Project Name:	E. K. Richmond Homes
Project City / Town:	Pawcatuck, CT

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Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Stonington Housing Authority
Project Name:	E. K. Richmond Homes
Project City / Town:	Pawcatuck, CT

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Number of Units:	60
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Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle	204,820		8	25	2030					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	338,536	0	0					
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Roof - Single-ply Membrane					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Roof - Asphalt Shingle	6,600		10	25	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,283	0	0	0	0				
9	Gutters and Downspouts	42,136		8	25	2030					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69,644	0	0					
10	Gutters and Downspouts					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Gutters and Downspouts	690		10	25	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,075	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				
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	11,358	0	408,181	0	0	0			
28	Cumulative Reserve Balance							323,253		322,453	133,175	100,148	1,646,966	1,597,129	1,602,926	1,577,951	1,569,140	1,560,064	1,531,912	1,516,608	1,492,954	1,395,249	1,367,132	1,352,896	1,360,686	1,236,067	1,185,166	607,121	324,748	177,611					

### Lobby / Mail Area

Owner Sponsor Name:	Stonington Housing Authority
Project Name:	E. K. Richmond Homes
Project City / Town:	Pawcatuck, CT

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## Community Room

Owner Sponsor Name:	Stonington Housing Authority
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## Common Hallways

Owner Sponsor Name:	Stonington Housing Authority
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## Common Stairways

Number of Units:	60
Total Square Feet:	49,976
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## Common Laundry

Owner Sponsor Name:	Stonington Housing Authority
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## Common Area Restrooms

Owner Sponsor Name:	Stonington Housing Authority
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## Building Boilers

Owner Sponsor Name:	Stonington Housing Authority
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[illegible]

## Building Mechanical

Number of Units:	60
Total Square Feet:	49,976
Default Inflation Rate:	3.0%

EK Richmond Prelim SS 4/30/2013



## Building Electrical

Number of Units:	60
Total Square Feet:	49,976
Default Inflation Rate:	3.0%

EK Richmond Prelim SS 4/30/2013

## Building Elevator

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

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Number of Units:	60
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[illegible]

## Building Structural

Number of Units:	60
Total Square Feet:	49,976
Default Inflation Rate:	3.0%

EK Richmond Prelim SS 4/30/2013



Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Stonington 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	Interior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Interior Doors (96)	10,560		33	25	2013					528	544	560	577	594	612	630	649	669	689	710	731	753	775	799	823	847	873	899	926						
18	Interior Doors (32)	3,520		23	25	2014					0	191	196	202	208	214	221	228	234	241	249	256	264	272	280	288	297	306	315	324						
19	Closet Doors	22,200		33	25	2013					1,110	1,143	1,178	1,213	1,249	1,287	1,325	1,365	1,406	1,448	1,492	1,536	1,583	1,630	1,679	1,729	1,781	1,835	1,890	1,946						
20	Floors-VCT	80,700		25	15	2013					20,175	20,780	21,404	22,046	0	0	0	0	0	0	0	0	0	0	0	31,432	32,375	33,346	34,347	0						
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	21,813	22,658	23,338	24,038	2,051	2,113	2,176	2,242	2,309	2,378	2,451	2,523	2,600	2,677	2,758	34,272	35,300	36,360	37,451	3,196	0					
28	Cumulative Reserve Balance							323,253		322,453	133,175	100,148	1,646,966	1,597,129	1,602,926	1,577,951	1,569,140	1,560,064	1,531,912	1,516,608	1,492,954	1,395,249	1,367,132	1,352,896	1,360,686	1,236,067	1,185,166	607,121	324,748	177,611						

## Unit Bathrooms

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## Unit Electrical

Owner Sponsor Name:	Stonington Housing Authority
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[illegible]

## Unit Mechanical

Owner Sponsor Name:	Stonington Housing Authority
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[illegible]

## **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.