

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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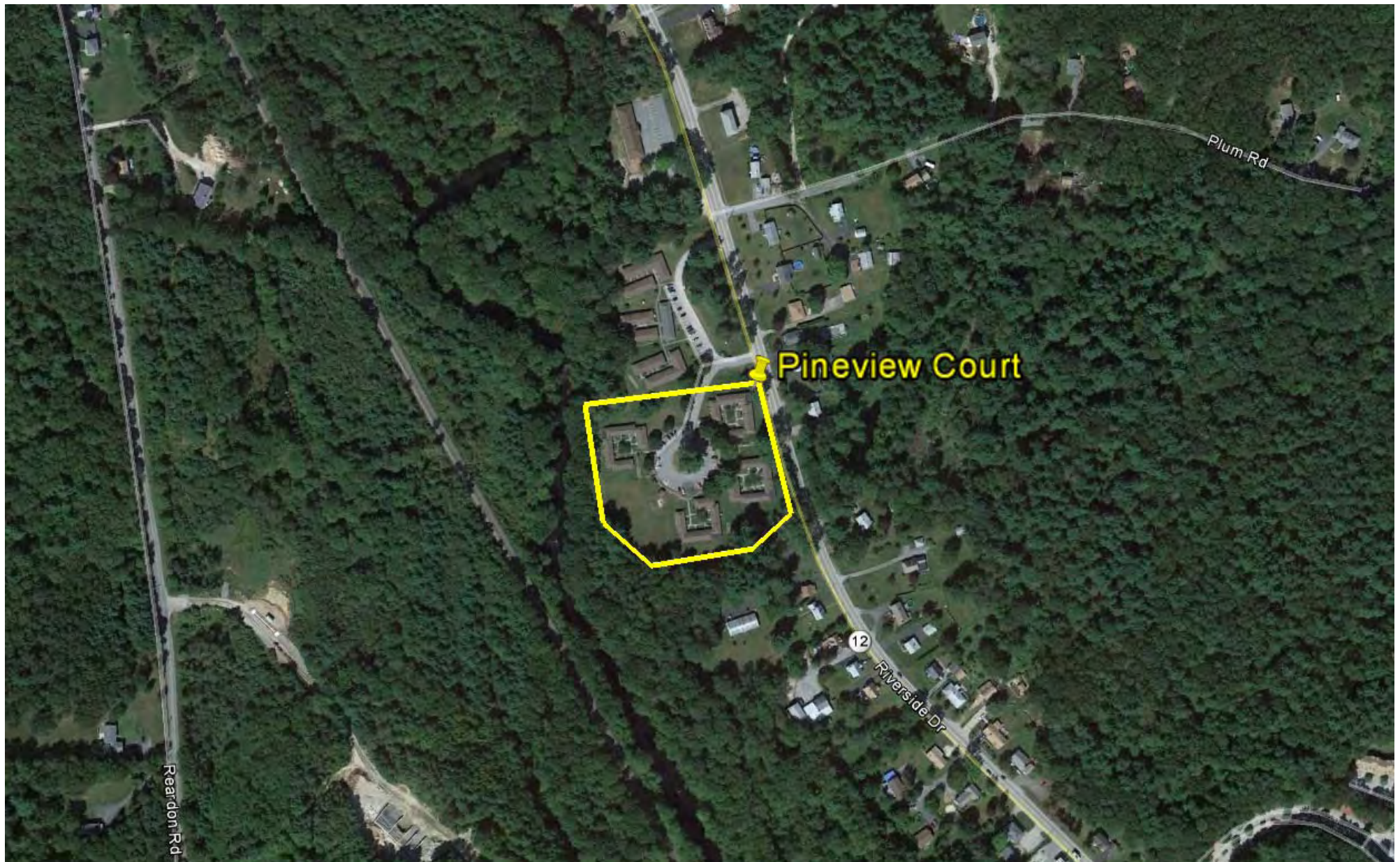
Pineview Court

CHFA # 85189D

Thompson Housing Authority  
North Grosvenor Dale, CT

April 29, 2013

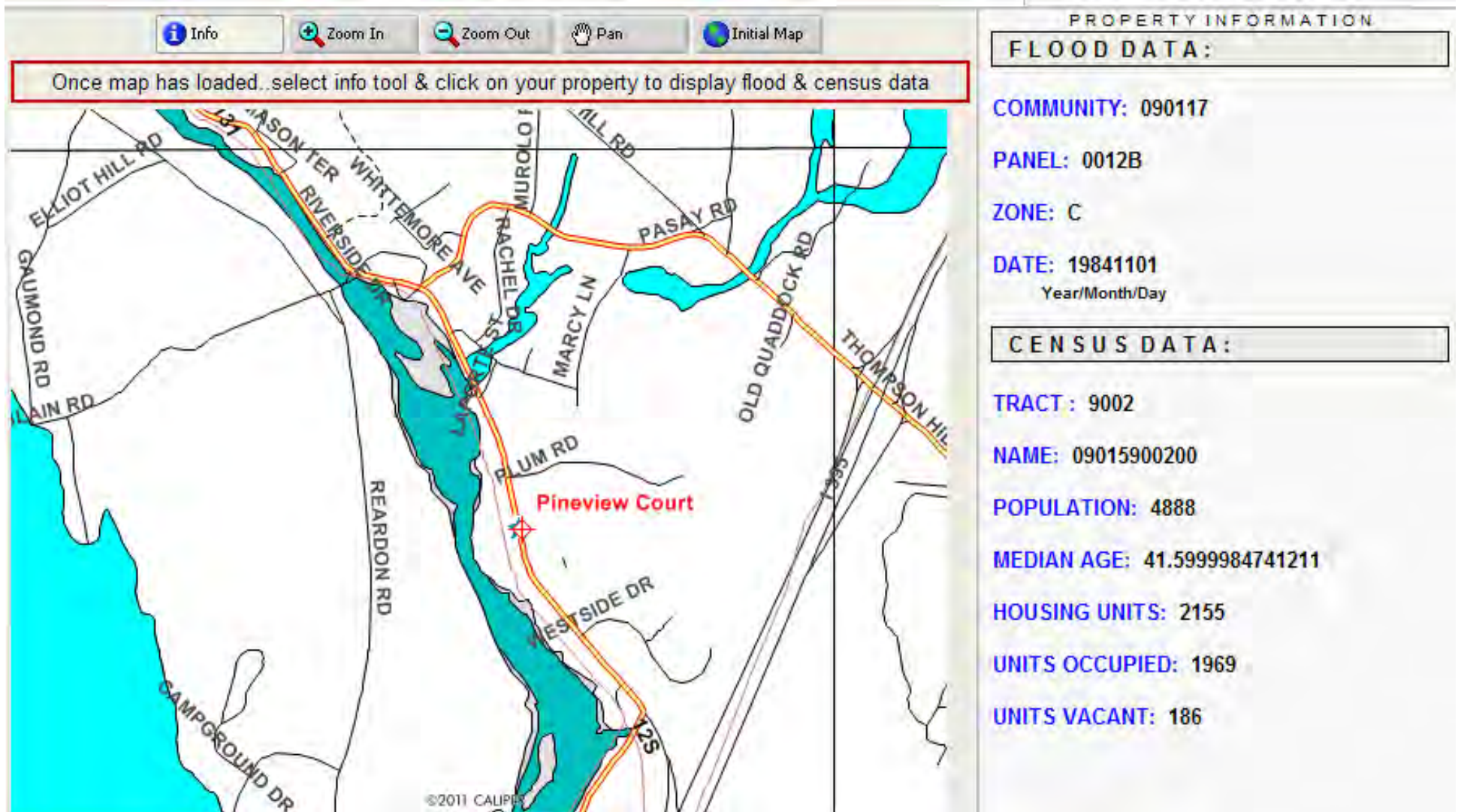
*Final Report*



## **Pineview Court**

500 Riverdale Drive  
North Grosvenor Dale, CT 06255





**Pineview Court**  
500 Riverside Drive  
North Grosvenor Dale, CT 06255

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

## Executive Summary

### Pineview Court

North Grosvenor Dale, CT

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**Pineview Court** is a residential development for seniors and the disabled that is comprised of 4 residential buildings and a newly constructed maintenance garage. The development includes 30 studio and 10 one-bedroom unit layouts (total of 40 apartments). Original construction of the development dates to 1981. A fatal fire recently occurred at the property, resulting in one of the apartments currently off-line, undergoing renovation.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital expenditures over the course of the plan. Items related to the unit fire are being addressed as part of an insurance claim. Hence, no costs are shown in the plan that would be attributed to this unit's renovation. Replacement Reserve funding is shared with the adjacent Gladys Green Apartments development. Based on projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

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

- Site parking and roadway paving displays good overall conditions, with minimal cracking. Periodic repair, crackfilling, sealcoating allowances are shown in the plan. Resurfacing costs are shown in Year 17. Asphalt paved walks exhibit sections of minor heaving and cracking. Sectional re-paving allowances are shown throughout the plan. Site signage and ground lights are shared with the adjacent Gladys Green property, and future updates are shown in Year 12. Site representatives noted some problems with site lighting fixtures, and upgrades are shown by Year 6. The mailbox kiosk structure is to be upgraded, with costs shown in Year 2.
- The community building is located at the adjacent Gladys Green property. Costs associated with this facility's exterior and roofing are shared with the Gladys Green property, and apportioned costs are shown accordingly. Building exterior repairs affiliated with the "fire

unit” (roofing, soffits, windows, doors) are to be addressed as an insurance claim. The buildings are clad with wood T-111 siding and wood trim. Deterioration was observed, and replacement with vinyl siding is anticipated in Years 2-3 of the plan. Original doors and windows are to be replaced as well. Future storm door replacements are shown starting in Year 14. Exterior lighting upgrades are shown concurrent with siding work. Screened porches display some screen damage. Allowances to re-screen and replace access doors are shown starting in Year 2 and again in Year 15. Roofing shingles display spot lifting and organic material growth. No leaks were report with respect to rubber membrane roofing over screened porches. Roofing replacement is shown in Years 7-8. Roofing gutters and downspouts, some sections observed to be sagging, are shown for replacement concurrent with siding work.

- The community building is located at the adjacent Gladys Green property. Costs associated with this facility’s interior finishes and mechanicals are shared with the Pineview Court property, and apportioned costs are shown accordingly. A laundry facility, located on the end of one residential building, serves the Pineview Court property. Painting allowances and flooring replacement costs are shown in the plan. Laundry equipment is maintained under a leasing agreement. Accessibility improvements would include replacement of the folding table.
- The “fire unit” is to undergo a major rehabilitation as an insurance claim. Costs associated with this rehab are not included in this plan. However, future costs for appliance replacements and upgrades to HVAC and DHW systems are shown in the plan. Unit interiors are similar in finishes and fixtures. Walls and ceilings are painted drywall, with painting usually upon unit turnover from operations. Flooring is primarily vinyl tile. Variable conditions were observed, including some seam separation and marking. Replacement costs are shown in Years 1-5 and again starting in Year 17 for the replacement of vinyl tile. Unit baths are to undergo tub/shower and surround upgrades (4 units completed to date), and costs are shown for this work are shown starting in Year 2. Wall hung sinks and toilets are shown being upgraded as well. Unit kitchen cabinetry is mostly original, and site staff refinishes cabinetry upon unit turnover. Minimal damage was observed, but cabinetry is exceeding its overall useful life. Upgrades are shown in Years 2-4 (including replacement of ceiling mounted ventilation fans). Refrigerators and stoves are shown for replacement, as needed, throughout the plan. Electrical circuit breaker panels are mostly original, and updates are shown, over time, starting in Year 6. Those in handicap accessible units should be relocated to meet requirements. Local ring smoke/fire detection and emergency call systems are to be upgraded in the near future as part of a site-wide detection/notification system. Allowances are shown throughout the plan for domestic hot water tank replacements, as needed. Heat pump HVAC systems are shown for future replacement in Years 13-14 of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, April 9<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Deborah Flanigan and Mr. Peter Marcoux from the Thompson Housing Authority staff for their assistance.
2. There were no drawings or blueprints available of the property. Dimensional information included in this report was procured via field measurements during the site visit or via the GoogleMaps website program.
3. 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.
4. 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.
5. 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.
6. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





1. Typical parking area surfaces, minimal cracking



2. Accessible parking spaces to re-stripe with side aisles



3. Sections of walkway cracking and heaving



4. Maintenance garages serving the development





5. Typical building exterior elevations



6. T-111 siding deterioration, to clad with vinyl siding



7. Screened porches at corners of the buildings



8. Fire damaged unit to be rehabilitated





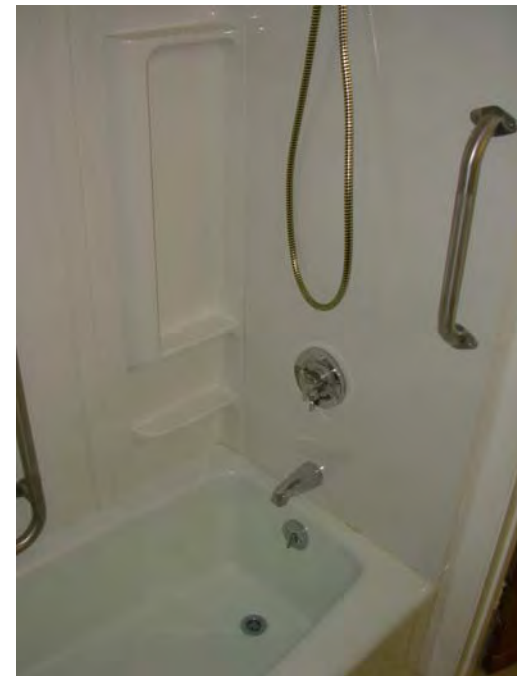
9. Spot shingle lifting and organic material building on roofing shingles



10. Laundry facility fixtures and finishes



11. Typical unit bathroom fixtures



12. Tubs with newer surrounds being installed



13. Typical unit kitchen cabinetry and appliances



14. Most cabinetry sets display finish wear, minor damage



15. Typical unit domestic hot water tank



16. Typical unit circuit breaker panels



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Pineview Court
Project City / Town:	North Grosvenor Dale, CT

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

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$290,939
Annual Replacement Reserve Contribution:	\$21,097
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	0	16,340	0	0	0	50,857	0	0	0	16,903	0	6,942	0	11,586	0	0	84,088	0	0	0	0
2	Building Exterior	0	1,522	4,017	137,063	144,559	33,215	7,228	0	0	8,709	0	0	0	8,425	0	4,145	15,489	23,886	16,647	17,403	6,992	23,134	0
3	Roofing	0	0	0	20,918	21,546	0	0	0	99,662	102,651	0	0	0	0	0	0	0	0	0	0	0	4,902	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	3,443	3,443	1,656	0	0	0	0	0	3,413	0	0	0	382	393	405	0	0	2,579	3,019	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	500	1,164	0	0	0	0	0	282	0	0	0	0	0	337	0	0	666	0	0	403	0	0
9	Common Area Restrooms	0	544	544	235	0	0	0	203	0	0	0	0	0	0	0	257	0	0	366	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	2,087	0	0	0	1,339	0	0	0	0	0	0	0	2,975	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	527	0	0	0	0	0	0	0	4,436	0	708	0	0	0	0	0
12	Building Electrical	0	0	96,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	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	19,675	20,265	20,873	21,499	22,144	3,285	3,383	3,485	3,589	3,697	3,808	3,922	4,040	4,161	4,286	4,414	31,572	32,519	33,495	34,500	0
16	Unit Kitchens	0	12,280	16,083	44,570	45,907	47,285	4,280	4,408	4,540	4,677	4,817	4,961	5,110	6,883	3,105	3,198	3,294	3,392	6,102	6,285	6,474	6,668	0
17	Unit Bathrooms	0	1,968	1,968	9,833	10,128	10,432	10,745	11,067	7,581	7,808	8,042	8,284	8,532	5,004	5,154	5,308	5,468	5,632	5,801	5,975	6,154	6,338	0
18	Unit Electrical	0	4,900	4,900	0	0	0	0	3,314	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	0
19	Unit Mechanical	0	0	2,763	2,845	2,931	3,019	3,109	3,202	3,299	3,398	3,499	3,604	3,713	5,001	77,615	79,943	8,187	4,304	4,433	4,566	4,703	4,844	0
20	Annual Planned Expenditures	0	25,156	150,555	253,726	245,944	115,449	47,506	78,950	122,160	137,656	23,569	42,517	25,004	40,515	94,719	117,638	41,046	47,455	156,175	77,465	63,085	85,398	0
21	Annual Provision (indexed at 3%)			21,097	21,730	22,382	23,053	23,745	24,457	25,191	25,947	26,725	27,527	28,353	29,203	30,080	30,982	31,911	32,869	33,855	34,870	35,917	36,994	
22	Outside Capital			1,174,000																				
23	Cumulative Reserve Balance	290,939	265,783	1,310,325	1,078,329	854,767	762,371	738,610	684,118	587,150	475,440	478,597	463,607	466,955	455,644	391,005	304,349	295,214	280,628	158,307	115,712	88,543	40,139	

## Site Improvements

Number of Units:	40
Total Square Feet:	25,825
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	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					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	Retaining Walls (Masonry - around tree) - repair Optg.			32	60	2041				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Accessibility - (Re-stripe Parking w/ Access Aisles)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Site Signage (Shared w/ Gladys Green) - future update	3,990		4	15	2024				0	0	0	0	0	0	0	0	5,523	0	0	0	0	0	0	0	0	0	0							
15	Dumpsters (no enclosure fencing) - maintained Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Site Furnishings / Clothes Lines - maintain Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Roadways / Parking (Asphalt)	47,336		3	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75,960	0	0	0						
18	Crack Fill / Sealant / Spot Repair / Re-striping	7,889		3	4	2014				0	8,126	0	0	0	9,146	0	0	0	10,294	0	0	0	11,586	0	0	0	0	0	0						
19	Site Walkways (Asphalt) - spot re-paved - sectional allows.	5,065		3-32	20+	2014				0	5,217	0	0	0	0	0	0	6,609	0	0	0	0	0	0	8,128	0	0	0	0						
20	Site Lighting (Ground Lights at Site Signage)	1,025		4	15	2013				0	0	0	0	0	0	0	0	1,419	0	0	0	0	0	0	0	0	0	0	0						
21	Site Lighting (Carriage Lamps & HIDs)	35,980		9	15	2018				0	0	0	0	0	41,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Mailbox Kiosk (upgrade)	2,910		>20	20	2014				0	2,997	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Landscaping (lawn areas, mature trees) - maint. Optg.			varies		2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	16,340	0	0	0	50,857	0	0	0	16,903	0	6,942	0	11,586	0	0	84,088	0	0	0	0				
28	Cumulative Reserve Balance							290,939		265,783	1,310,325	1,078,329	854,767	762,371	738,610	684,118	587,150	475,440	478,597	463,607	466,955	455,644	391,005	304,349	295,214	280,628	158,307	115,712	88,543	40,139					



## Building Exterior

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]

## Roofing

Number of Units:	40
Total Square Feet:	25,825
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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							
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							
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	Roofing (at new Garage) - Shingled - future replacement	2,796		1	20+	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,902							
18	Roofing (Shingled) - spot moss/lichen, lifting, staining	154,554		15	20+	2019				0	0	0	0	0	0	92,273	95,041	0	0	0	0	0	0	0	0	0	0	0							
19	Roofing - Rubber Membrane at Transition Porches	12,376		15	20+	2019				0	0	0	0	0	0	7,389	7,610	0	0	0	0	0	0	0	0	0	0	0							
20	Gutters and Downspouts - aluminum - upgrade w/ Siding	40,618		varies	20+	2014				0	20,918	21,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Fire Unit (Roofing Repairs) - Insurance Claim			0	20+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Cmnty. Bldg (Roofing, Siding) - Recently Updated - Optg.			<3	20+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	20,918	21,546	0	0	0	99,662	102,651	0	0	0	0	0	0	0	0	0	0	0	4,902	0						
28	Cumulative Reserve Balance						290,939	265,783	1,310,325	1,078,329	854,767	762,371	738,610	684,118	587,150	475,440	478,597	463,607	466,955	455,644	391,005	304,349	295,214	280,628	158,307	115,712	88,543	40,139							



## Lobby / Mail Area

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Pineview Court
Project City / Town:	North Grosvenor Dale, CT

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

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]

## Community Room

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Pineview Court
Project City / Town:	North Grosvenor Dale, CT

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

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Pineview Court • Capital Needs Assessment • © On-Site Insight

## Common Hallways

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Pineview Court
Project City / Town:	North Grosvenor Dale, CT

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

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]



## Common Stairways

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Page 15

## Common Laundry

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Page 16

## Common Area Restrooms

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Pineview Court
Project City / Town:	North Grosvenor Dale, CT

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

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]



## Building Boilers

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Pineview Court
Project City / Town:	North Grosvenor Dale, CT

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

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

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## Building Mechanical

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

13248 - Pineview Court - FINAL SS 4/29/2013

## Building Electrical

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Pineview Court
Project City / Town:	North Grosvenor Dale, CT

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

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

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## Building Elevator

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Pineview Court
Project City / Town:	North Grosvenor Dale, CT

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

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]

## Building Structural

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

13248 - Pineview Court - FINAL SS 4/29/2013

## Unit Living

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]



## Unit Bathrooms

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Page 24

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Pineview Court
Project City / Town:	North Grosvenor Dale, CT

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

Number of Units:	40
Total Square Feet:	25,825
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	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013			0	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	0						
6	Sink					2013			0	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	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	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	0						
10	Refrigerators					2013			0	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	0						
12	Range					2013			0	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	0						
14	Disposal					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	Fire Unit (Kitchen Rehab - Cabinetry/Appliances) Ins. Clm			0	25	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Cabinetry / Counters/ Sinks	107,450		32	20+	2014			0	36,891	37,998	39,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Appliances (Fire Unit) - Refrigerator / Range - future \$\$	1,170		0	10+	2031			0	0	0	0	0	0	0	0	0	0	1,620	0	0	0	0	0	0	0	0	0	0						
19	Refrigerators	26,130		varies	10+	2013			2,178	2,243	2,310	2,379	2,451	2,524	2,600	2,678	2,758	2,841	2,926	3,014	3,105	3,198	3,294	3,392	3,494	3,599	3,707	3,818							
20	Stoves (varying in age and condition)	19,500		varies	15+	2013			1,625	1,674	1,724	1,776	1,829	1,884	1,940	1,999	2,059	2,120	2,184	2,249	0	0	0	0	2,608	2,686	2,766	2,849							
21	Ceiling Mount - Ventilation Fans	10,959		varies	20	2014			0	3,763	3,875	3,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Accessibility Improvements (Cabinets, Counters, Hdwre.)	12,280		varies	20	2013		4	12,280	12,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Countertops - maintained, spot replaced - operating	40 unit kitchens		varies	10+	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	12,280	16,083	44,570	45,907	47,285	4,280	4,408	4,540	4,677	4,817	4,961	5,110	6,883	3,105	3,198	3,294	3,392	6,102	6,285	6,474	6,668	0						
28	Cumulative Reserve Balance						290,939	265,783	1,310,325	1,078,329	854,767	762,371	738,610	684,118	587,150	475,440	478,597	463,607	466,955	455,644	391,005	304,349	295,214	280,628	158,307	115,712	88,543	40,139							



## Unit Mechanical

Number of Units:	40
Total Square Feet:	25,825
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	Heat Pump / HVAC Systems	103,350		2	15	2025				0	0	0	0	0	0	0	0	0	0	0	73,676	75,886	0	0	0	0	0	0							
18	Domestic Hot Water (mostly 30 gallon, electric tanks)	33,150		varies	10+	2013				2,763	2,845	2,931	3,019	3,109	3,202	3,299	3,398	3,499	3,604	3,713	3,824	3,939	4,057	4,179	4,304	4,433	4,566	4,703	4,844						
19	Fire Unit (Heat Pump/HVAC to replace) Ins. Clm. - Future \$\$\$	2,650		0	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	4,008	0	0	0	0	0	0							
20	Fire Unit (DHW Tank) Insurance Claim - Future \$\$\$	850		0	10+	2024				0	0	0	0	0	0	0	0	0	0	1,177	0	0	0	0	0	0	0	0							
21	Thermostat Controls - maintain / replace - operating			varies	15+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,763	2,845	2,931	3,019	3,109	3,202	3,299	3,398	3,499	3,604	3,713	5,001	77,615	79,943	8,187	4,304	4,433	4,566	4,703	4,844	0						
28	Cumulative Reserve Balance						290,939	265,783	1,310,325	1,078,329	854,767	762,371	738,610	684,118	587,150	475,440	478,597	463,607	466,955	455,644	391,005	304,349	295,214	280,628	158,307	115,712	88,543	40,139							



## **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.