

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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## Old Post Village

CHFA # 85190D

Tolland Housing Authority  
Tolland, CT

April 26, 2013

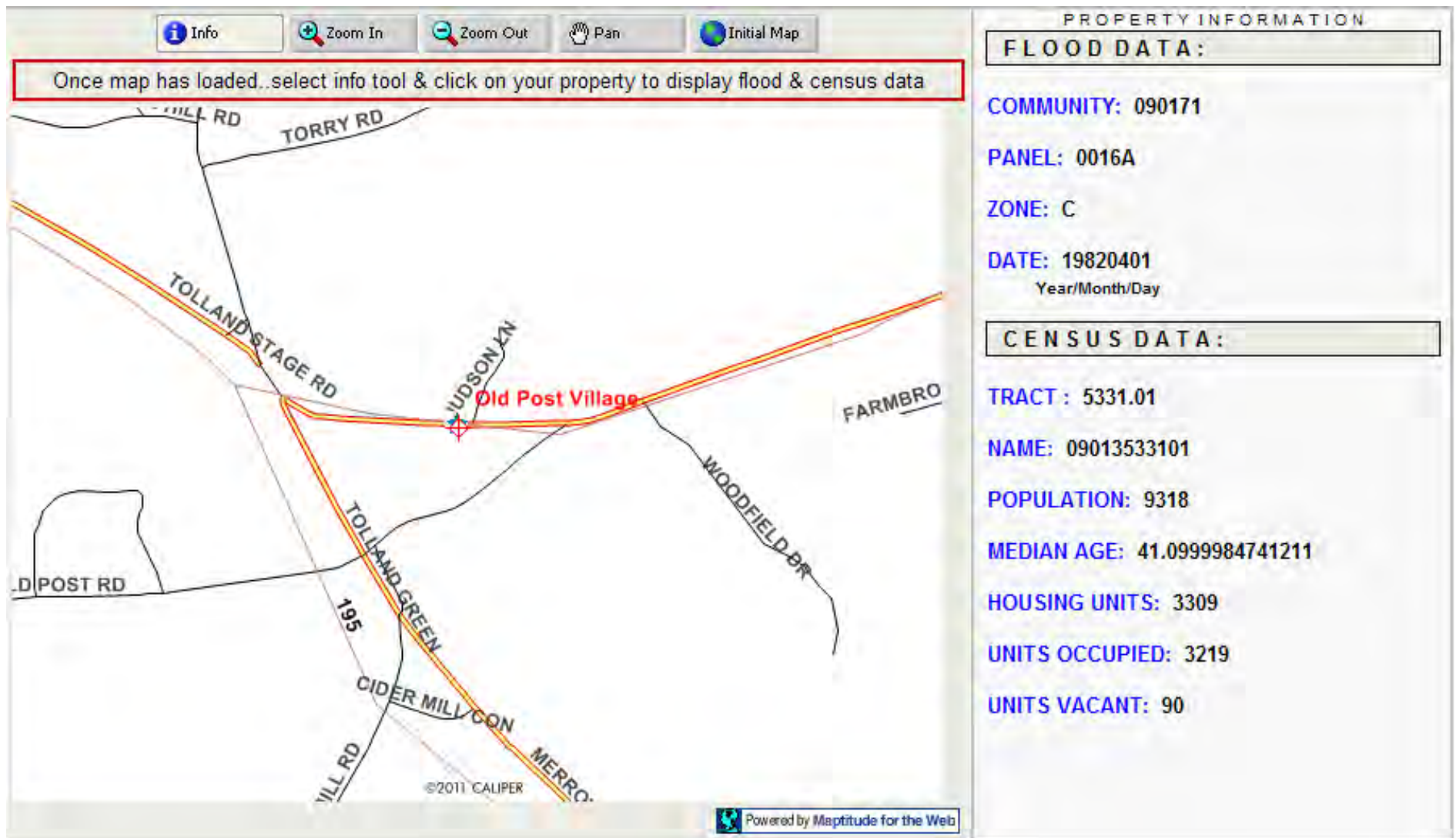
*Final Report*



## Old Post Village

763 Tolland Stage Road  
Tolland, CT 06084





## Old Post Village

763 Tolland Stage Road  
Tolland, CT 06084

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

## Executive Summary

### Old Post Village

Tolland, CT

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**Old Post Village** is a residential development for seniors and the disabled that is comprised of 5 buildings, one of which contains the development's community room / office / kitchen spaces. The development includes 19 studio and 11 one-bedroom unit layouts (total of 30 apartments). Original construction of the development dates to 1974.

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. 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 and settlement. Periodic repair, crackfilling, sealcoating allowances are shown in the plan. Resurfacing costs are shown in Year 15. Asphalt paved walks exhibit minimal heaving and cracking. Sectional re-paving allowances are shown throughout the plan. Newer concrete walks/ramps in front of Building #2 are in good condition, with future maintenance anticipated from operations. Site signage is in fair condition. Upgrades are anticipated by Year 6. Pole mounted site lighting fixtures are shown being updated in Year 6 as well. Site staff noted no problems with the site septic system. Solids tanks are pumped regularly. Future anticipated costs for re-building of the septic systems are shown in Year 15, after over fifty years of service.

- The buildings are clad with vinyl siding. Repair and powerwashing allowances are shown throughout the plan. Future replacement of the siding, after over thirty years of service, is anticipated by Year 20. Windows would be replaced concurrent with the siding. Many unit doors have recently been replaced. Older doors are shown for replacement starting in Year 2. Newer doors would once again be replaced concurrent with siding work later in the plan. Storm door replacement costs are shown as needed. Exterior lighting upgrades are shown being updated starting in Year 10. The maintenance and emergency generator sheds are shown being re-built, repaired, or replaced in the plan. Roofing shingles display spot lifting and staining. Roofing replacement in Year 5 would include gutter and downspout replacement as well.
- The community facilities are located in Building #1, flanked by apartments on each side of the building. Community facilities include an office, community room, restrooms, laundry room, and kitchen. Finishes updates have recently been done in most of these spaces. Painting allowances and flooring replacement costs are shown later in the plan. The community kitchen is to be updated to meet accessibility requirements. Laundry equipment is maintained under a leasing agreement. Accessibility improvements would include widening the door, replacement of the wash sink and the folding table. The restrooms should have doors widened, sinks raised for underside clearance, piping insulation installed, and wall accessories / dispensers relocated.
- The community facility's domestic hot water tank serving the community facility is shown for future replacement in Year 12. The heat pump / HVAC system serving the facility is shown for future updating in Year 14. The fire detection / emergency call system is due to be updated by Year 6. The community facility's emergency generator is shown being replaced/upgraded in Year 18.
- 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 throughout the plan. Unit baths are to have most toilets replaced with low-flow models. Future allowances for tub/shower upgrades, sink and toilet replacements, and ceiling ventilation fans serving unit baths are shown starting in Year 10. Unit kitchen cabinetry is mostly original, undergoing a replacement program. Remaining cabinetry sets are shown for replacement in Year 1. 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. 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 Wednesday, April 10<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. Pat Woods, Ms. Lois Pabst, and Mr. Clif Pierce from the Tolland Housing Authority 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*.





1. View of the main parking area



2. Access roadway - walks through site



3. View of the centrally located gazebo on site



4. View of the septic tank access hatches and leaching chambers beyond





5. Typical building elevations



6. Minimal vinyl siding damage



7. Spot roofing shingles lifting, some staining



8. View of the community room facility

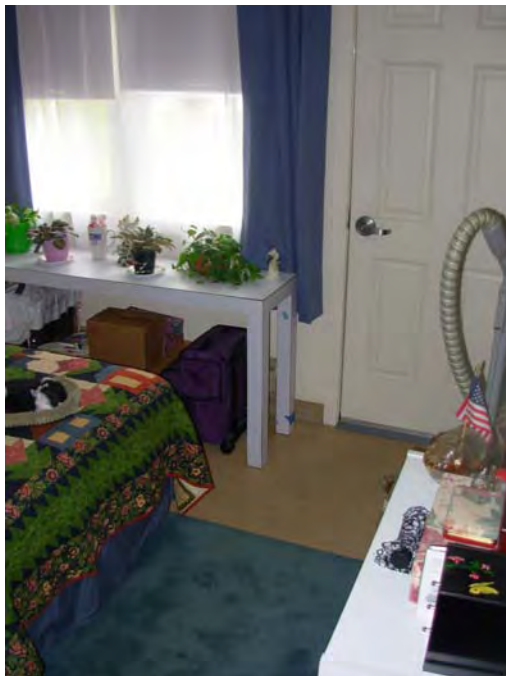




9. View of the community kitchen, to upgrade for accessibility



10. Fire and emergency call monitoring panel, in office



11. Typical unit living area finishes



12. Typical unit bathroom fixtures and finishes



13. Accessible unit, older cabinetry and appliances



14. Newer unit kitchen cabinetry



15. Electric DHW tanks serving units



16. Heat pump HVAC system exterior condensers

Comprehensive Capital Needs Assessment Schedule

Summary

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| Default Inflation Rate: | 3.0%   |

|  |          |
|--|----------|
| Beginning Replacement Reserve Balance:   | \$74,555 |
| Annual Replacement Reserve Contribution: | \$11,839 |
| Additional Misc. Contribution:           |          |

|    | Component                        | Total Planned Expenditures by Year |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | Revitalization |
|----|----------------------------------|------------------------------------|----------|-----------|-----------|-----------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------|
|    |                                  | Emergency                          | Deferred | 1         | 2         | 3         | 4         | 5       | 6       | 7       | 8       | 9       | 10      | 11      | 12      | 13      | 14      | 15      | 16      | 17      | 18      | 19      | 20      |                |
|    |                                  |                                    |          | 2013      | 2014      | 2015      | 2016      | 2017    | 2018    | 2019    | 2020    | 2021    | 2022    | 2023    | 2024    | 2025    | 2026    | 2027    | 2028    | 2029    | 2030    | 2031    | 2032    |                |
| 1  | Site Improvements                | 0                                  | 2,000    | 2,000     | 0         | 6,531     | 0         | 0       | 36,830  | 6,739   | 12,299  | 0       | 0       | 8,273   | 0       | 0       | 0       | 188,128 | 0       | 0       | 0       | 0       | 10,795  | 0              |
| 2  | Building Exterior                | 0                                  | 0        | 0         | 8,762     | 8,186     | 9,426     | 5,871   | 14,157  | 4,424   | 13,781  | 4,693   | 7,853   | 3,667   | 3,777   | 3,890   | 4,832   | 0       | 0       | 0       | 11,562  | 10,564  | 247,095 | 0              |
| 3  | Roofing                          | 0                                  | 0        | 0         | 0         | 0         | 0         | 101,256 | 0       | 0       | 0       | 0       | 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                                  | 6,040    | 6,040     | 0         | 0         | 0         | 0       | 0       | 0       | 2,846   | 0       | 0       | 0       | 670     | 690     | 710     | 0       | 0       | 0       | 9,531   | 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                                  | 2,150    | 2,150     | 0         | 0         | 0         | 274     | 0       | 0       | 0       | 0       | 0       | 327     | 0       | 0       | 0       | 0       | 0       | 1,096   | 0       | 0       | 0       | 0              |
| 9  | Common Area Restrooms            | 0                                  | 4,110    | 4,110     | 0         | 0         | 0         | 0       | 0       | 0       | 337     | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 1,003   | 0       | 0       | 0              |
| 10 | Building Boilers                 | 0                                  | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 1,177   | 0       | 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       | 7,783   | 0       | 0       | 0       | 0       | 0       | 0       | 0              |
| 12 | Building Electrical              | 0                                  | 0        | 0         | 0         | 0         | 0         | 0       | 36,517  | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 16,528  | 0       | 0       | 0              |
| 13 | Building Elevator                | 0                                  | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0              |
| 14 | Building Structural              | 0                                  | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0              |
| 15 | Unit Living                      | 0                                  | 0        | 3,636     | 3,745     | 3,858     | 3,973     | 4,092   | 4,215   | 4,342   | 4,472   | 4,606   | 4,744   | 4,887   | 5,033   | 5,184   | 5,340   | 5,500   | 5,665   | 5,835   | 6,010   | 6,190   | 6,376   | 0              |
| 16 | Unit Kitchens                    | 0                                  | 12,585   | 79,017    | 3,013     | 3,103     | 3,196     | 3,292   | 3,391   | 3,493   | 3,597   | 3,705   | 3,816   | 3,931   | 4,049   | 2,388   | 2,460   | 2,534   | 2,610   | 6,610   | 6,808   | 7,013   | 7,223   | 0              |
| 17 | Unit Bathrooms                   | 0                                  | 2,736    | 7,596     | 5,006     | 5,156     | 0         | 0       | 0       | 0       | 0       | 0       | 21,302  | 21,941  | 25,437  | 26,200  | 26,986  | 0       | 0       | 0       | 0       | 0       | 0       | 0              |
| 18 | Unit Electrical                  | 0                                  | 1,350    | 1,350     | 0         | 0         | 0         | 0       | 2,840   | 2,925   | 3,013   | 3,104   | 3,197   | 3,293   | 3,391   | 3,493   | 3,598   | 3,706   | 3,817   | 3,932   | 4,049   | 4,171   | 4,296   | 0              |
| 19 | Unit Mechanical                  | 0                                  | 0        | 1,821     | 1,876     | 1,932     | 1,990     | 2,050   | 2,112   | 2,175   | 5,227   | 5,384   | 5,545   | 0       | 2,521   | 59,271  | 61,049  | 2,755   | 2,838   | 2,923   | 3,011   | 0       | 0       | 0              |
| 20 | Annual Planned Expenditures      | 0                                  | 30,971   | 107,721   | 22,402    | 28,766    | 18,586    | 116,836 | 100,062 | 24,097  | 45,572  | 21,492  | 46,458  | 46,318  | 46,054  | 101,116 | 112,758 | 202,623 | 14,929  | 20,396  | 58,503  | 27,937  | 275,785 | 0              |
| 21 | Annual Provision (indexed at 3%) |                                    |          | 11,839    | 12,194    | 12,560    | 12,937    | 13,325  | 13,725  | 14,136  | 14,560  | 14,997  | 15,447  | 15,911  | 16,388  | 16,880  | 17,386  | 17,908  | 18,445  | 18,998  | 19,568  | 20,155  | 20,760  |                |
| 22 | Outside Capital                  |                                    |          | 1,107,000 |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |                |
| 23 | Cumulative Reserve Balance       | 74,555                             | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291  |                |



## Site Improvements

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| Default Inflation Rate: | 3.0%   |

Old Post Village CHFA SS 4/26/2013

Comprehensive Capital Needs Assessment Schedule

Building Exterior

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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  | Exterior Doors   |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 2  | Glass Doors (Sliders)                                      |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 3  | Exterior Walls - Masonry                                   |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 4  | Exterior Walls - EIFS                                      |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 5  | Ext. Walls - Vinyl Siding                                  |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 6  | Ext. Walls - Wood Siding                                   |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 7  | Windows  |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 8  | Exterior Soffits and Fascia                                |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 9  | Caulking   |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 10 | Unit Balconies / Decks                                     |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 11 | Railings   |                                |                                   |             |                            | 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 | Exterior Common Doors (Cmnty. Bldg.), some rusting         | 2,380                          |                                   | 25          | 28                         | 2016                     |                              |           |      |          | 0         | 0         | 0         | 2,601     | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 16 | Service Doors (Maint. Shop), some rusting                  | 1,030                          |                                   | 25          | 28                         | 2016                     |                              |           |      |          | 0         | 0         | 0         | 1,126     | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 17 | Exterior Siding (Vinyl) - future replacement               | 71,292                         |                                   | 17          | 30+                        | 2032                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 125,011 |                |  |  |  |  |
| 18 | Exterior Siding / Trim (Repair and Powerwash)              | 3,290                          |                                   | 17          | 4                          | 2014                     |                              |           |      |          | 0         | 3,389     | 0         | 0         | 0       | 3,814   | 0       | 0       | 0       | 4,293   | 0       | 0       | 0       | 4,832   | 0       | 0       | 0       | 5,439   | 0       | 0       |                |  |  |  |  |
| 19 | Soffits / Fascia (Alum/Vinyl Clad) - see "Exterior Siding" |                                |                                   | 17          | 30+                        | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 20 | Windows (Wood-framed/Vinyl Clad) - future replacement      | 54,740                         |                                   | 9           | 25+                        | 2032                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 95,987  |                |  |  |  |  |
| 21 | Exterior Unit Doors - newer doors at several units         | 11,178                         |                                   | 5           | 25                         | 2032                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 19,601  |                |  |  |  |  |
| 22 | Exterior Unit Doors - older / original doors               | 26,082                         |                                   | 39          | 25+                        | 2014                     |                              |           |      |          | 0         | 5,373     | 5,534     | 5,700     | 5,871   | 6,047   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 23 | Storm / Screen Doors                                       | 14,820                         |                                   | 5           | 10+                        | 2014                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 4,295   | 4,424   | 4,557   | 4,693   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 6,124   | 6,308   | 6,497   |                |  |  |  |  |
| 24 | Emerg. Generator (Enclosure Shed) - some deterioration     | 2,500                          |                                   | 13          | 15+                        | 2015                     |                              |           |      |          | 0         | 0         | 2,652     | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 4,256   | 0       |                |  |  |  |  |
| 25 | Exterior Lighting (Combo. Light/Alarm, Spotlights)         | 10,914                         |                                   | varies      | 15+                        | 2022                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 3,560   | 3,667   | 3,777   | 3,890   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 26 | Maint. / Storage Shed (future repair / re-build / replace) | 7,500                          |                                   | >10         | 20                         | 2020                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 9,224   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |                |  |  |  |  |
| 27 | Annual Planned Expenditures                                |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 0         | 8,762     | 8,186     | 9,426     | 5,871   | 14,157  | 4,424   | 13,781  | 4,693   | 7,853   | 3,667   | 3,777   | 3,890   | 4,832   | 0       | 0       | 0       | 11,562  | 10,564  | 247,095 | 0              |  |  |  |  |
| 28 | Cumulative Reserve Balance                                 |                                |                                   |             |                            |                          |                              | 74,555    |      | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291  |                |  |  |  |  |

## Roofing

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| Default Inflation Rate: | 3.0%   |

Old Post Village • Capital Needs Assessment • © On-Site Insight



## Lobby / Mail Area

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| Default Inflation Rate: | 3.0%   |

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Comprehensive Capital Needs Assessment Schedule

Community Room

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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   |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 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       |        |                |  |  |  |  |
| 3  | Kitchen Appliances                                    |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 4  | Furnishings   |                                |                                   |             |                            | 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 | Accessibility (Kitchen Cabinetry / Appliances)        | 6,040                          |                                   | 39          | 20                         | 2013                     |                              |           | 4    | 6,040    | 6,040     | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      |                |  |  |  |  |
| 17 | Kitchen Appliances (Future Updates)                   | 1,451                          |                                   | varies      | 10+                        | 2024                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 670     | 690     | 710     | 0       | 0       | 0       | 0       | 0       | 0       | 0      |                |  |  |  |  |
| 18 | Furnishings - maintained operating                    |                                |                                   | varies      |                            |                          |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      |                |  |  |  |  |
| 19 | Cmnty. / Office - Walls / Ceilings (Painted Surfaces) | 1,995                          |                                   | <2          | 10                         | 2020                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 2,453   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 3,297   | 0       | 0      |                |  |  |  |  |
| 20 | Office - Carpet Flooring                              | 319                            |                                   | <2          | 10                         | 2030                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 392     | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 527     | 0       | 0      |                |  |  |  |  |
| 21 | Cmnty / Office - Vinyl Tile Flooring                  | 3,453                          |                                   | <2          | 15+                        | 2014                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 5,706   | 0       | 0       |        |                |  |  |  |  |
| 22 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 23 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 24 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 25 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 26 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 27 | Annual Planned Expenditures                           |                                |                                   |             |                            |                          |                              | 0         |      | 6,040    | 6,040     | 0         | 0         | 0         | 0       | 0       | 0       | 2,846   | 0       | 0       | 0       | 670     | 690     | 710     | 0       | 0       | 0       | 9,531   | 0       | 0      | 0              |  |  |  |  |
| 28 | Cumulative Reserve Balance                            |                                |                                   |             |                            |                          |                              | 74,555    |      | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291 |                |  |  |  |  |

Comprehensive Capital Needs Assessment Schedule

Common Hallways

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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 1                     |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 2  | Walls 2                     |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 3  | Walls 3                     |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 4  | Ceiling 1                   |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 5  | Ceiling 2                   |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 6  | Ceiling 3                   |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 7  | Floors 1                    |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 8  | Floors 2                    |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 9  | Floors 3                    |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 10 | Unit Doors                  |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 11 | Hand Railings               |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 12 | Interior Lighting 1         |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 13 | Interior Lighting 2         |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 14 | Interior Lighting 3         |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 15 | Common Doors                |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 16 | Other                       |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 17 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 18 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 19 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 20 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 21 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 22 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 23 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 24 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 25 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 26 |                             |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 27 | Annual Planned Expenditures |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      |                |  |  |  |  |
| 28 | Cumulative Reserve Balance  |                                |                                   |             |                            |                          |                              | 74,555    |      | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291 |                |  |  |  |  |



Comprehensive Capital Needs Assessment Schedule

Common Stairways

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
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|                         |        |
|-------------------------|--------|
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| Total Square Feet:      | 14,880 |
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|    | Component                   | Current Total Replacement Cost | Expected Annual Rate of Inflation | Current Age | Total Expected Useful Life | Initial Replacement Year | Planned Expenditures by Year |           |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |      |      |                |  |  |  |  |
|----|-----------------------------|--------------------------------|-----------------------------------|-------------|----------------------------|--------------------------|------------------------------|-----------|-----------|-----------|-----------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|------|------|----------------|--|--|--|--|
|    |                             |                                |                                   |             |                            |                          | Code                         | Emergency | Code      | Deferred  | 1         | 2         | 3       | 4       | 5       | 6       | 7       | 8       | 9       | 10      | 11      | 12      | 13      | 14      | 15      | 16      | 17      | 18     | 19   | 20   | Revitalization |  |  |  |  |
|    |                             |                                |                                   |             |                            |                          |                              |           |           |           | 2013      | 2014      | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 2021    | 2022    | 2023    | 2024    | 2025    | 2026    | 2027    | 2028    | 2029    | 2030   | 2031 | 2032 |                |  |  |  |  |
| 1  | Walls                       |                                |                                   |             |                            | 2013                     |                              |           |           | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0    |      |                |  |  |  |  |
| 2  | Ceilings                    |                                |                                   |             |                            | 2013                     |                              |           |           | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0    |      |                |  |  |  |  |
| 3  | Floors                      |                                |                                   |             |                            | 2013                     |                              |           |           | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0    |      |                |  |  |  |  |
| 4  | Doors                       |                                |                                   |             |                            | 2013                     |                              |           |           | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0    |      |                |  |  |  |  |
| 5  | Railings                    |                                |                                   |             |                            | 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 |                             |                                |                                   |             |                            |                          |                              |           |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |      |      |                |  |  |  |  |
| 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  |                                |                                   |             |                            |                          | 74,555                       | 43,584    | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291 |      |      |                |  |  |  |  |

## Common Laundry

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| Default Inflation Rate: | 3.0%   |

Old Post Village • Capital Needs Assessment • © On-Site Insight

## Common Area Restrooms

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| Default Inflation Rate: | 3.0%   |

[illegible]



Comprehensive Capital Needs Assessment Schedule

Building Boilers

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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 | Other   |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 18 | Domestic Hot Water (Cmnty. Bldg.) - 50 gallon, electric | 850                            |                                   | <1          | 10+                        | 2024                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 1,177   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 19 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 20 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 21 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 22 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 23 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 24 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 25 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 26 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 27 | Annual Planned Expenditures                             |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 1,177   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      |                |  |  |  |  |
| 28 | Cumulative Reserve Balance                              |                                |                                   |             |                            |                          |                              | 74,555    |      | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291 |                |  |  |  |  |

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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  | Building Fire Suppression                               |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 2  | Building Heating Distribution                           |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 3  | Domestic Hot / Cold Water Dist.                         |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 4  | Building Sanitary Waste & Vent.                         |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 5  | Make-Up Air Unit  |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 6  | Ventalation & Exhaust                                   |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 7  | Air Handling Units                                      |                                |                                   |             |                            | 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  | Heat Pump / HVAC System (Cmnty. Bldg.)                  | 5,300                          |                                   | 2           | 15                         | 2026                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 7,783   | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 10 | Electric Baseboard Heat - supplemental - maint. Optg.   |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 11 | Sanitary Waste Lines (to Jet and Route as needed) Optg. |                                |                                   |             |                            | 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 |   |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 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       | 7,783   | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 28 | Cumulative Reserve Balance                              |                                |                                   |             |                            |                          |                              | 74,555    |      | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291 |                |  |  |  |  |

Comprehensive Capital Needs Assessment Schedule

Building Electrical

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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  | Switch Gear  |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 2  | Emergency Generator                                |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 3  | Smoke / Fire Detection                             |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 4  | Signaling / Communication                          |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 5  | Building Wiring                                    |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 6  | Smoke / Fire - future upgrades (Simplex & Unimode) | 31,500                         |                                   | 15          | 20                         | 2018                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 36,517  | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 7  | Emergency Generator (Serves Cmnty. Bldg.)          | 10,000                         |                                   | 13          | 30                         | 2030                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 16,528  | 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 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 18 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 19 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 20 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 21 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 22 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 23 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 24 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 25 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 26 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 27 | Annual Planned Expenditures                        |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 0         | 0         | 0         | 0         | 36,517  | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 16,528  | 0       | 0       | 0      |                |  |  |  |  |
| 28 | Cumulative Reserve Balance                         |                                |                                   |             |                            |                          |                              | 74,555    |      | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291 |                |  |  |  |  |

## Building Elevator

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| Default Inflation Rate: | 3.0%   |

Old Post Village • Capital Needs Assessment • © On-Site Insight



## Building Structural

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| Default Inflation Rate: | 3.0%   |

Old Post Village CHFA SS 4/26/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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  | Interior Doors   |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 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       | 0      |                |  |  |  |  |
| 3  | Ceilings   |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 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       | 0      |                |  |  |  |  |
| 5  | Floors   |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 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       | 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       | 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       | 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 | Walls / Ceilings (painted surfaces) - maintain Optg.   |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      |                |  |  |  |  |
| 17 | Vinyl Flooring (Throughout Units) - min. seam, marking | 61,813                         |                                   | varies      | 15+                        | 2013                     |                              |           |      | 3,636    | 3,745     | 3,858     | 3,973     | 4,092     | 4,215   | 4,342   | 4,472   | 4,606   | 4,744   | 4,887   | 5,033   | 5,184   | 5,340   | 5,500   | 5,665   | 5,835   | 6,010   | 6,190   | 6,376   |        |                |  |  |  |  |
| 18 | Doors (Closet & Passage) - maintain Optg.              |                                |                                   | varies      | 20+                        | 2013                     |                              |           |      | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      |                |  |  |  |  |
| 19 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 20 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 21 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 22 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 23 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 24 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 25 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 26 |  |                                |                                   |             |                            |                          |                              |           |      |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 27 | Annual Planned Expenditures                            |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 3,636     | 3,745     | 3,858     | 3,973     | 4,092   | 4,215   | 4,342   | 4,472   | 4,606   | 4,744   | 4,887   | 5,033   | 5,184   | 5,340   | 5,500   | 5,665   | 5,835   | 6,010   | 6,190   | 6,376  | 0              |  |  |  |  |
| 28 | Cumulative Reserve Balance                             |                                |                                   |             |                            |                          |                              | 74,555    |      | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291 |                |  |  |  |  |



Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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 | Cabinetry / Counters / Sinks (13 Newer Cabinetry Sets)    |                                |                                   | 1           | 20+                        | 2013                     |                              |           |        | 0        | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 18 | Cabinetry / Counters/ Sinks (original models) - upgrading | 71,315                         |                                   | 39          | 20+                        | 2013                     |                              | 4         | 12,585 | 71,315   | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 19 | Refrigerators   | 20,100                         |                                   | varies      | 10+                        | 2013                     |                              |           |        | 1,675    | 1,725     | 1,777     | 1,830     | 1,885     | 1,942   | 2,000   | 2,060   | 2,122   | 2,185   | 2,251   | 2,319   | 2,388   | 2,460   | 2,534   | 2,610   | 2,688   | 2,769   | 2,852   | 2,937   |        |                |  |  |  |  |
| 20 | Stoves (varying in age and condition)                     | 15,000                         |                                   | varies      | 15+                        | 2013                     |                              |           |        | 1,250    | 1,288     | 1,326     | 1,366     | 1,407     | 1,449   | 1,493   | 1,537   | 1,583   | 1,631   | 1,680   | 1,730   | 0       | 0       | 0       | 0       | 2,006   | 2,066   | 2,128   | 2,192   |        |                |  |  |  |  |
| 21 | Ceiling Mount - Ventilation Fans                          | 4,777                          |                                   | varies      | 20                         | 2013                     |                              |           |        | 4,777    | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 1,916   | 1,974   | 2,033   | 2,094   |        |                |  |  |  |  |
| 22 | Countertops - maintained, spot replaced - operating       | 30 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       |        |                |  |  |  |  |
| 23 |   |                                |                                   |             |                            |                          |                              |           |        |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 24 |   |                                |                                   |             |                            |                          |                              |           |        |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 25 |   |                                |                                   |             |                            |                          |                              |           |        |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 26 |   |                                |                                   |             |                            |                          |                              |           |        |          |           |           |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |                |  |  |  |  |
| 27 | Annual Planned Expenditures                               |                                |                                   |             |                            |                          |                              | 0         |        | 12,585   | 79,017    | 3,013     | 3,103     | 3,196     | 3,292   | 3,391   | 3,493   | 3,597   | 3,705   | 3,816   | 3,931   | 4,049   | 2,388   | 2,460   | 2,534   | 2,610   | 6,610   | 6,808   | 7,013   | 7,223  | 0              |  |  |  |  |
| 28 | Cumulative Reserve Balance                                |                                |                                   |             |                            |                          |                              | 74,555    |        | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291 |                |  |  |  |  |



Comprehensive Capital Needs Assessment Schedule

Unit Electrical

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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       |        |                |  |  |  |  |
| 2  | Electrical Panel  |                                |                                   |             |                            | 2013                     |                              |           |       |          | 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       |        |                |  |  |  |  |
| 4  | Intercom  |                                |                                   |             |                            | 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 | Other   |                                |                                   |             |                            | 2013                     |                              |           |       |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |        |                |  |  |  |  |
| 18 | Electrical Circuit Breaker Panels                         | 36,750                         |                                   | 39          | 35+                        | 2018                     |                              |           |       |          | 0         | 0         | 0         | 0         | 0       | 2,840   | 2,925   | 3,013   | 3,104   | 3,197   | 3,293   | 3,391   | 3,493   | 3,598   | 3,706   | 3,817   | 3,932   | 4,049   | 4,171   | 4,296  |                |  |  |  |  |
| 19 | Accessibility Improvements (Add Horn Strobes)             | 1,350                          |                                   | ADD         | 30+                        | 2013                     |                              | 4         | 1,350 | 1,350    | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      |                |  |  |  |  |
| 20 | Emerg. Call (Bedrooms and Baths - local to panel) - Optg. | 30 units                       |                                   | varies      | 15+                        | 2013                     |                              |           |       |          | 0         | 0         | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      |                |  |  |  |  |
| 21 | Smoke Detect. (Bedrooms and Living Rooms, local) - Optg.  | 30 units                       |                                   | varies      | <10                        | 2013                     |                              |           |       |          | 0         | 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         |       | 1,350    | 1,350     | 0         | 0         | 0         | 0       | 2,840   | 2,925   | 3,013   | 3,104   | 3,197   | 3,293   | 3,391   | 3,493   | 3,598   | 3,706   | 3,817   | 3,932   | 4,049   | 4,171   | 4,296  | 0              |  |  |  |  |
| 28 | Cumulative Reserve Balance                                |                                |                                   |             |                            |                          |                              | 74,555    |       | 43,584   | 1,054,702 | 1,044,495 | 1,028,288 | 1,022,639 | 919,128 | 832,791 | 822,830 | 791,818 | 785,323 | 754,313 | 723,906 | 694,239 | 610,003 | 514,631 | 329,916 | 333,432 | 332,034 | 293,099 | 285,317 | 30,291 |                |  |  |  |  |

## Unit Mechanical

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Tolland Housing Authority |
| Project Name:        | Old Post Village          |
| Project City / Town: | Tolland, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | April 26, 2013  |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 30     |
| Total Square Feet:      | 14,880 |
| 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.