

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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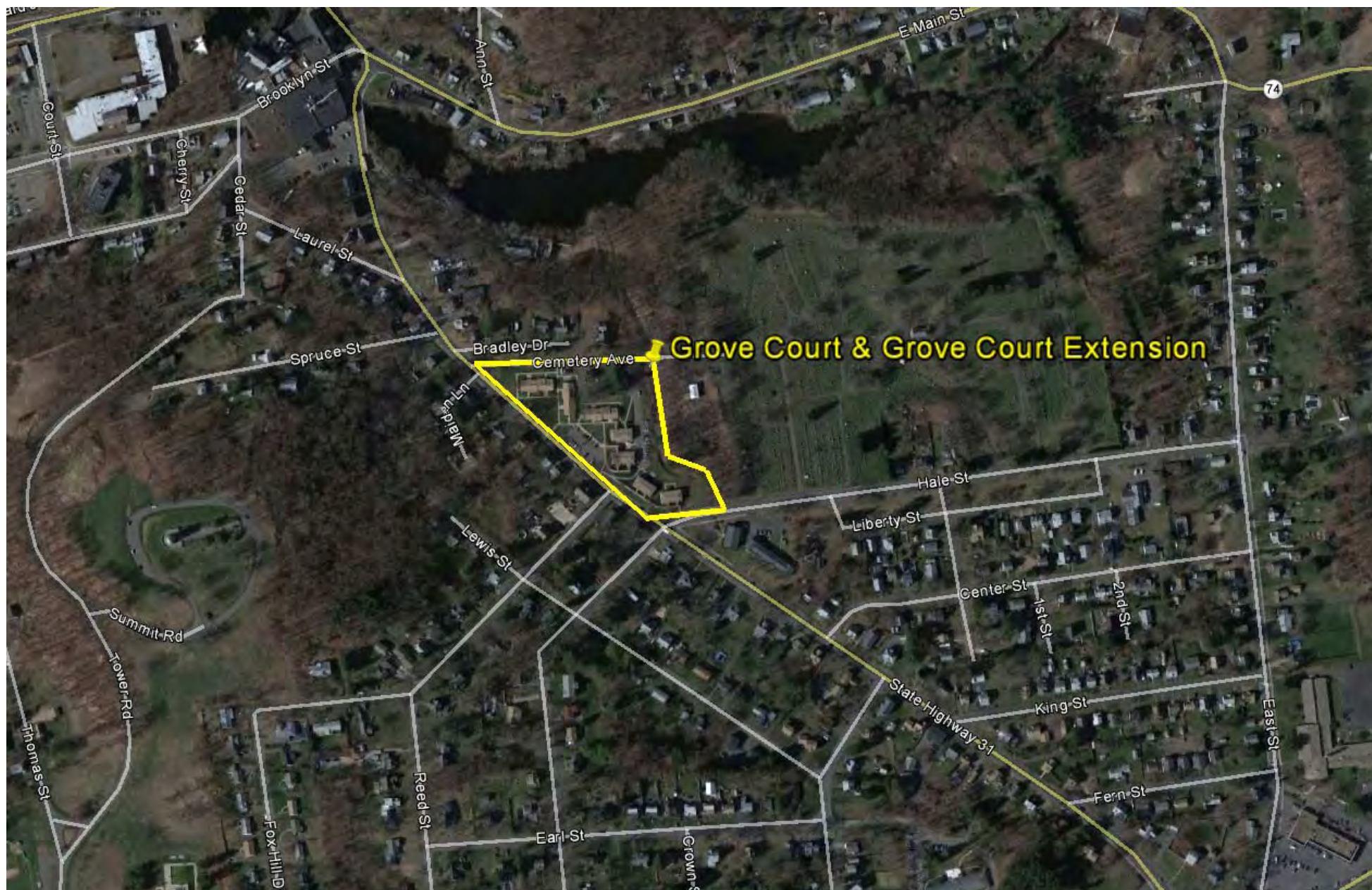
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Grove Court and  
Grove Court Extension  
CHFA #s 85199D & 85201D  
Vernon Housing Authority  
Vernon, CT

January 10, 2013

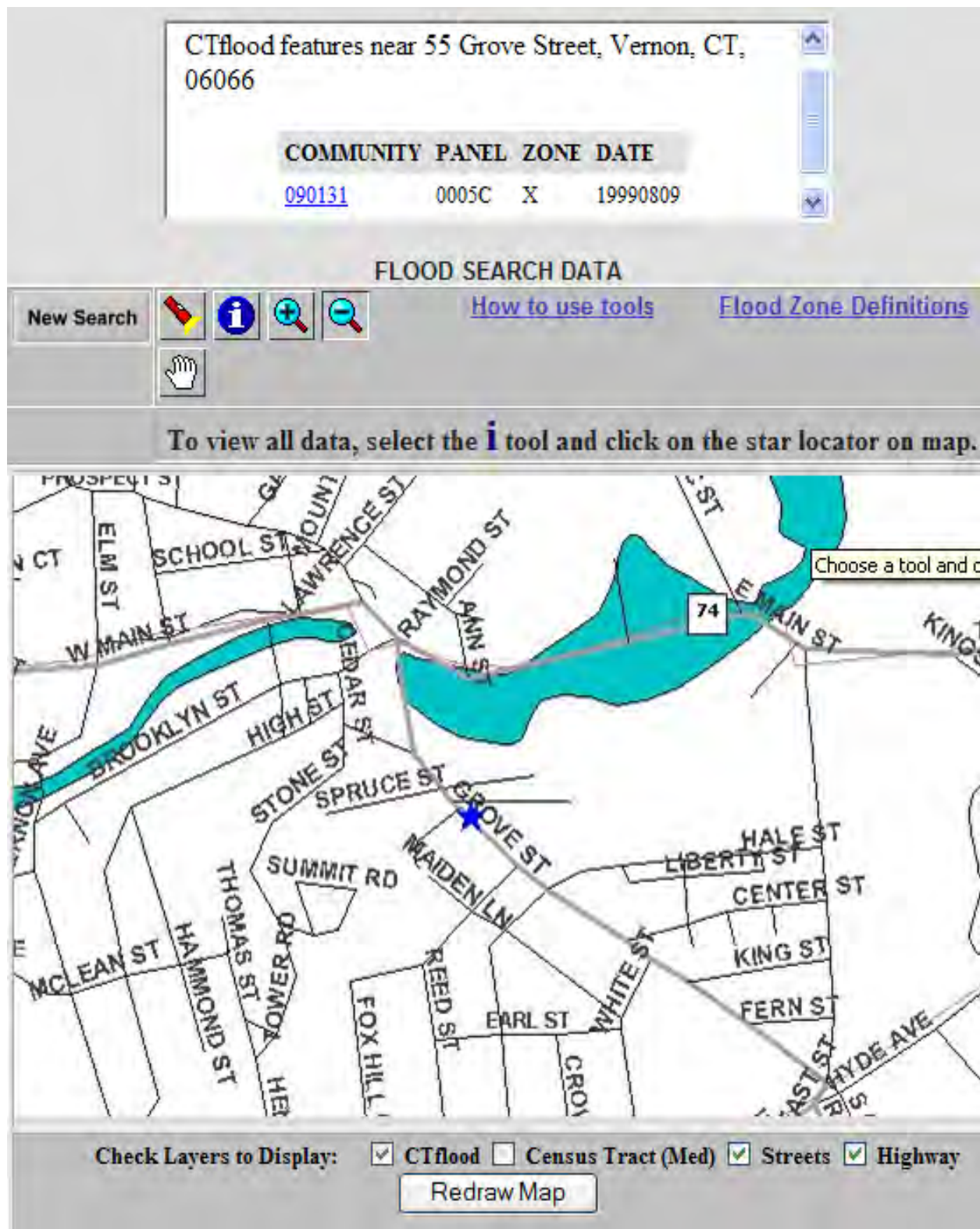
*Final Report*



## Grove Court & Grove Court Extension

55 Grove Street  
Vernon, CT 06066





## Grove Court

55 Grove Street  
Vernon, CT 06066

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

## Executive Summary

### Grove Court and Grove Court Extension

Vernon, CT

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The **Grove Court (G.C.)** and **Grove Court Extension (G.C.E.)** properties are a combined residential development for the seniors and disabled residents comprised of 54 total units. Grove Court's three buildings, dating to 1968, contain 18 studio and 6 one-bedroom units. Grove Court Extension's four buildings, dating to 1977, contain 22 studio and 8 one bedroom units. The developments share site and community space features.

Overall, the developments are in good condition. As shown on the attached capital needs worksheets, the properties face substantial capital expenditures over the term of the plan. Based on these projections, the properties are seen as requiring an infusion of additional capital.

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

- Asphalt paved parking areas display some cracking and vehicle fluid staining. Crackfill and sealcoating allowances are shown throughout the plan, with full-scale resurfacing costs shown in Year 9. Concrete site walkways display minimal spalling and deterioration. Repair allowances are shown in Years 1, 9, and 17.
- Metal site railings are repaired and painted periodically. Pending site engineering, drainage and erosion control efforts around the G.C.E. buildings are shown in Year 2. Site signage is updated in Years 4 and 19. Site pole mounted lighting is shown for upgrades in Year 7.

- The buildings are primarily clad with vinyl siding. Minimal damage was observed, and repair/powerwashing is handled from operations. G.C. buildings are shown for siding replacement in Year 10, while G.C.E. buildings are to be re-sided in Year 14. Minimal brick masonry pointing work at the G.C.E. buildings is shown in Year 14. Canopy/soffit damage at the G.C. buildings is to be repaired in Year 1. Bridges and canopy structures at the G.C.E. buildings are shown for repairs, re-decking in Years 1-2 and 16-17.
- Unit entrance doors at the G.C. buildings are mostly original, and replacement is shown in Years 1-2. Storm/screen doors are to be replaced as well, with future allowances in Years 12-14. Common doors at all buildings are shown being updated in Years 1-5.
- Windows at the G.C.E. buildings have recently been replaced. Older windows at the G.C. buildings would be replaced in Year 16. Exterior lighting upgrades are shown in Years 6-15.
- Older 3-tab shingled roofs at the G.C. buildings are shown for replacement in Years 3-5. The G.C.E. buildings' architectural shingles are to be replaced later in the plan in Year 18. Roof drainage systems would be replaced/upgraded concurrently.
- Community spaces include two laundry rooms, 3 restrooms, a community room/kitchen, and sitting room. Finishes upgrade allowances are shown. The G.C.E. community kitchen is to be updated to meet accessibility requirements.
- Unit interiors have painted wall and ceiling surfaces, maintained from operations. Vinyl tile and carpet flooring replacement cycles are shown. Most kitchen cabinetry sets are original, and update allowances are shown in Years 1-8. Ranges and refrigerators are replaced based on age and expected useful service life. Unit baths have mostly wall hung sinks and original non-low-flow toilets. Replacements are shown over several years. Tubs and showers are to be upgraded as well, over time. G.C. units have Federal Pacific Stablok electrical circuit breaker panels, which have been known to fail. Replacement is shown in Year 1. G.C.E. electrical panels are shown for future replacement starting in Year 5. Smoke detectors should be added to bedrooms, and horn/strobe devices should be installed in accessible apartments.

Additional Notes:

1. The Physical Assessments of the properties were conducted on Monday, December 3<sup>rd</sup> and Tuesday, December 4<sup>th</sup>, 2012. 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 Mr. Jeffrey Arn for his assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





1. Site parking area paving exhibiting some cracking



2. Spot vehicle fluid staining at parking areas



3. Spot concrete walkway spalling and poor repairs



4. Erosion and drainage concerns at hillsides around G.C.E. buildings





5. View of the maintenance garage



6. G.C. building elevations, typical



7. Soffit and canopy damage from unit doors at G.C. buildings



8. Laundry-sitting area doors at G.C. deteriorating





9. Spot lifting of roofing shingles at G.C. buildings



10. Typical G.C.E. building elevations



11. Minimal vinyl siding damage observed



12. Typical wood-framed bridges to some G.C.E. entrances



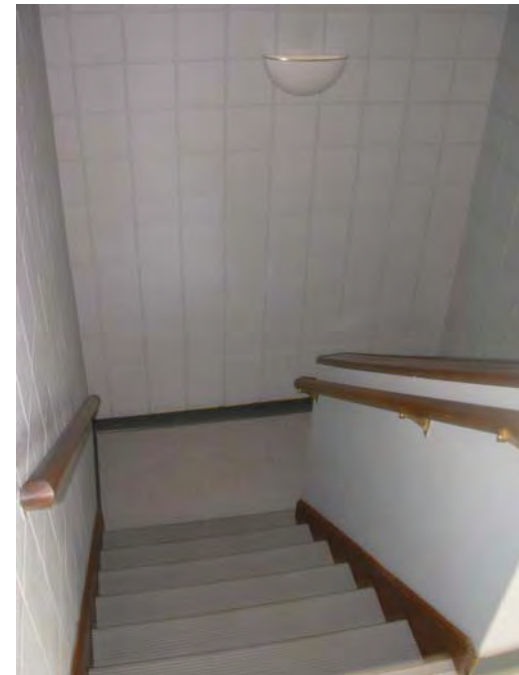
13. Some decking deterioration at bridges



14. Popping nails at some bridge railings a hand hazard



15. Architectural roofing shingles at G.C.E. roofs



16. Typical common stairway finishes at G.C.E. buildings





17. Cmnty. kitchen at G.C.E. to upgrade for accessibility



18. DHW serving common area hot water needs



19. Unit living and kitchen area arrangements in G.C. apartments



20. G.C.E. kitchen layouts





21. Some unit cabinetry finish wear



22. Typical unit bathroom finishes and fixtures



23. Typical unit DHW tank



24. Federal Pacific Stablok circuit breaker panels to replace at G.C. units

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Grove Court and the Extension
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$756,984
Annual Replacement Reserve Contribution:	\$40,811
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	0	18,795	86,520	7,002	3,825	8,105	0	27,618	8,117	69,422	0	0	0	9,410	10,576	0	0	18,605	22,812	5,959	0	0
2	Building Exterior	0	0	25,730	24,425	4,470	4,604	4,742	1,487	1,531	1,577	1,624	71,370	6,447	4,510	12,060	71,070	1,940	62,585	16,041	0	0	0	0
3	Roofing	0	0	0	0	21,385	22,026	22,687	2,693	0	0	0	0	0	0	0	0	0	0	0	98,177	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	5,318	5,318	0	934	3,946	0	0	0	0	0	0	0	0	1,255	4,256	0	0	0	0	1,213	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	16,589	3,088	3,181	3,276	3,374	3,476	3,580	3,687	9,489	0	0	0	0	4,403	13,762	4,671	16,831	4,955	0
8	Common Laundry	0	0	783	463	0	0	0	0	0	552	0	0	0	1,083	0	660	0	0	0	0	0	788	0
9	Common Area Restrooms	0	1,516	1,516	976	0	0	0	0	0	0	0	4,348	0	0	0	0	794	0	0	698	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	1,595	0	0	929	0	985	0	0	0	0	0	0	0	0	0	2,485	0	0	1,447	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	14,569	5,118	5,271	5,429	5,592	5,760	5,933	6,111	6,294	6,483	6,678	6,878	7,084	7,297	7,516	7,741	7,973	8,213	8,459	8,713	0
16	Unit Kitchens	0	9,210	28,616	29,474	43,025	31,269	32,207	33,174	29,417	30,299	2,136	0	5,865	6,040	6,222	12,253	9,251	12,155	31,679	16,577	17,075	10,608	0
17	Unit Bathrooms	0	0	12,139	22,956	11,901	12,258	12,625	13,004	13,394	13,796	14,210	13,242	13,639	14,048	15,994	16,473	18,001	18,541	2,812	1,766	1,819	1,874	0
18	Unit Electrical	0	30,075	46,005	0	10,885	0	6,894	11,065	12,203	11,739	20,756	7,992	0	4,734	5,838	18,451	29,350	14,246	0	5,653	6,971	5,997	0
19	Unit Mechanical	0	0	5,888	6,064	6,246	6,433	6,626	6,825	7,030	7,241	7,458	7,682	7,912	8,150	8,394	8,646	8,905	9,173	9,448	9,731	10,023	10,324	0
20	Annual Planned Expenditures	0	46,119	160,952	175,996	127,707	93,807	102,661	78,270	100,501	82,909	125,481	114,804	50,029	45,444	66,256	149,681	75,757	131,329	100,320	168,297	69,797	43,259	0
21	Annual Provision (indexed at 3%)			40,811	42,035	43,296	44,595	45,933	47,311	48,731	50,192	51,698	53,249	54,847	56,492	58,187	59,932	61,730	63,582	65,490	67,454	69,478	71,562	
22	Outside Capital			337,500																				
23	Cumulative Reserve Balance	756,984	710,865	928,224	794,264	709,853	660,641	603,914	572,956	521,185	488,469	414,686	353,132	357,949	368,997	360,928	271,179	257,152	189,405	154,575	53,732	53,413	81,717	

## Site Improvements

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

Grove Court and Extension SS 1/10/2013



## Building Exterior

Number of Units:	54
Total Square Feet:	27,682
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							
2	Glass Doors (Sliders)					2013				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							
4	Exterior Walls - EIFS					2013				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							
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							
7	Windows					2013				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							
9	Caulking					2013				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							
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Exterior Common Doors (Grove Court)	1,030		44	30	2013				1,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Windows (Grove Court Extension)			4	30	2039				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Windows (Grove Court)	30,175		15	30	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Service/Garage Doors (Garage)	3,515		15	25	2023				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	Exterior Common Doors (Grove Court Extension)	16,853		34	30+	2014				0	4,340	4,470	4,604	4,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Entrance Bridges (Grove Court Extension)	15,600		20	15+	2013				7,800	8,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Canopies / Ceilings (Grove Court Extension)	4,392		20	15+	2013				2,196	2,262	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Canopies / Soffits (Grove Court)	5,200		15	<20	2013				5,200	0	0	0	0	0	0	0	0	0	0	7,414	0	0	0	0	0	0	0							
21	Vinyl Siding (Grove Court and Garage)	53,417		15	<30	2022				0	0	0	0	0	0	0	0	0	0	0	69,697	0	0	0	0	0	0	0							
22	Vinyl Siding (Grove Court Extension)	43,264		12	<30	2026				0	0	0	0	0	0	0	0	0	0	0	63,535	0	0	0	0	0	0	0							
23	Brick Masonry (Grove Court Extension)	2,750		36	50	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	2,750	0	0	0	0	0							
24	Exterior Unit Doors (Grove Court)	13,080		45	30+	2013				6,540	6,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25	Storm/Screen Doors (Grove Court)	5,928		varies	10+	2013				2,964	3,053	0	0	0	0	0	0	0	0	2,735	2,817	2,902	0	0	0	0	0	0							
26	Exterior Lighting	12,823		varies	15	2018				0	0	0	0	0	1,487	1,531	1,577	1,624	1,673	1,723	1,775	1,828	1,883	1,940	0	0	0	0							
27	Annual Planned Expenditures						0	0	25,730	24,425	4,470	4,604	4,742	1,487	1,531	1,577	1,624	71,370	6,447	4,510	12,060	71,070	1,940	62,585	16,041	0	0	0	0						
28	Cumulative Reserve Balance						756,984	710,865	928,224	794,264	709,853	660,641	603,914	572,956	521,185	488,469	414,686	353,132	357,949	368,997	360,928	271,179	257,152	189,405	154,575	53,732	53,413	81,717							

## Roofing

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

Grove Court and Extension SS 1/10/2013

## Lobby / Mail Area

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Grove Court and the Extension
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

[illegible]



## Community Room

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

Grove Court and Extension SS 1/10/2013

## Common Hallways

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Grove Court and the Extension
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

[illegible]

## Common Stairways

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

Grove Court and Extension SS 1/10/2013



## Common Laundry

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

[illegible]

## Common Area Restrooms

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

Grove Court and Extension SS 1/10/2013



## Building Mechanical

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

Grove Court and Extension SS 1/10/2013



Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Grove Court and the Extension
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	54
Total Square Feet:	27,682
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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21																																				
22																																				
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24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							756,984		710,865	928,224	794,264	709,853	660,641	603,914	572,956	521,185	488,469	414,686	353,132	357,949	368,997	360,928	271,179	257,152	189,405	154,575	53,732	53,413	81,717						

## Building Elevator

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Grove Court and the Extension
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	54
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Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Grove Court and the Extension
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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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							756,984		710,865	928,224	794,264	709,853	660,641	603,914	572,956	521,185	488,469	414,686	353,132	357,949	368,997	360,928	271,179	257,152	189,405	154,575	53,732	53,413	81,717						



## Unit Living

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

Grove Court and Extension SS 1/10/2013



## Unit Kitchens

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Grove Court and the Extension
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	54
Total Square Feet:	27,682
Default Inflation Rate:	3.0%

Grove Court and Extension SS 1/10/2013







## **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.