

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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Rocky Hill, CT 06067

and

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## Westview Apartments

CHFA #93059D

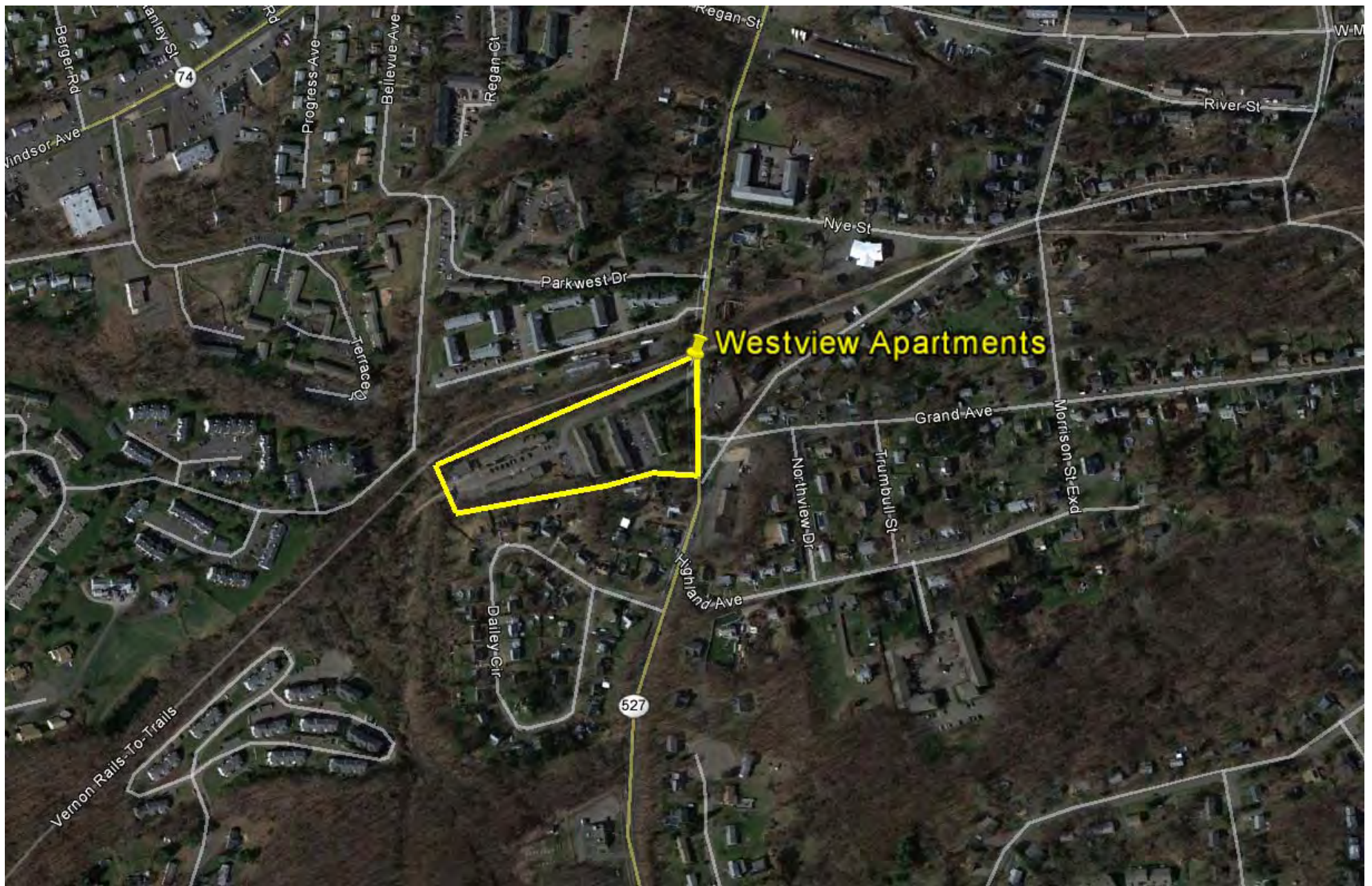
Westview Associates

Vernon, CT

May 3, 2013

*Final Report*

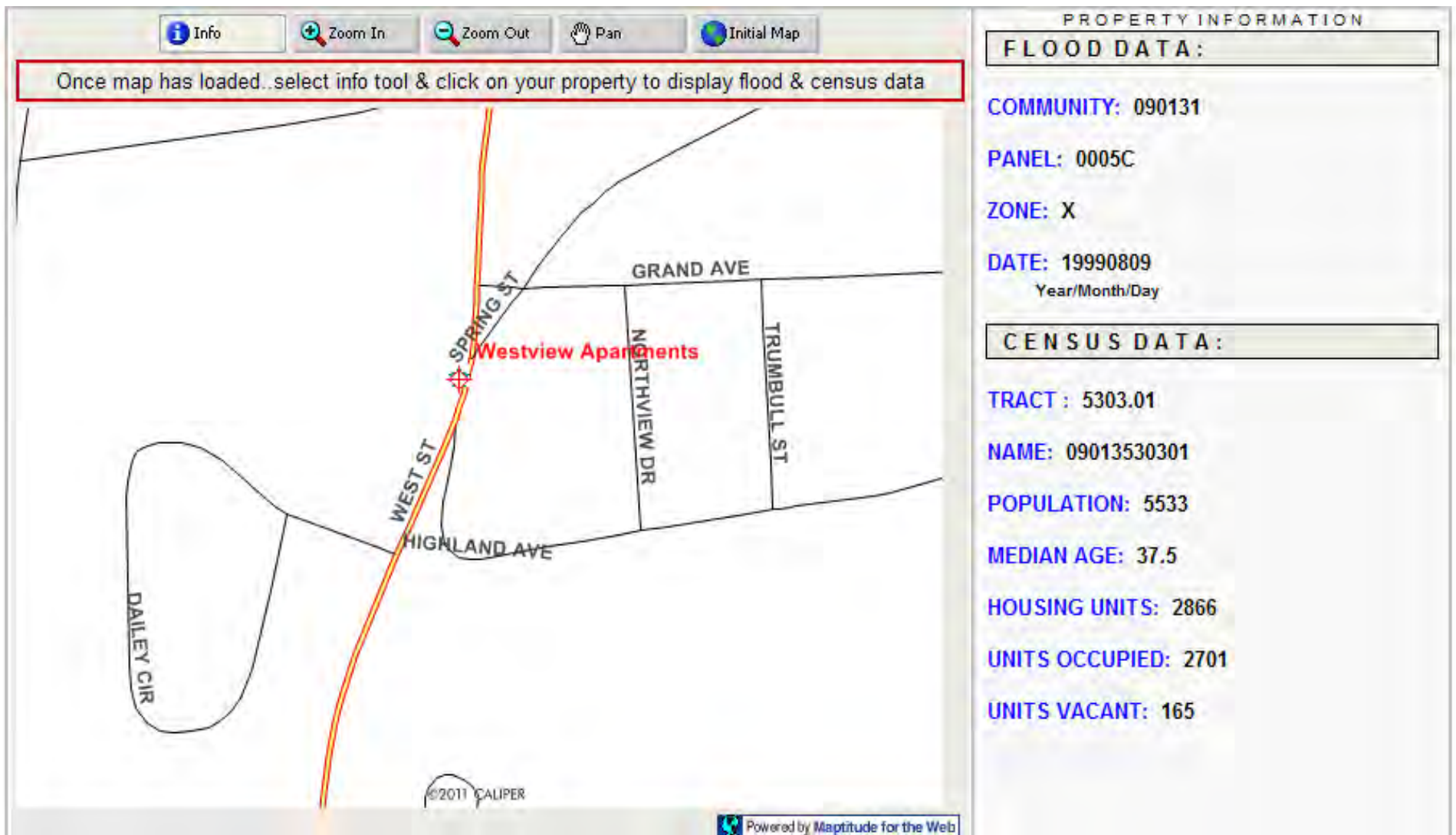




## **Westview Apartments**

100 West Street  
Vernon, CT 06066





## Westview Apartments

100 West Street  
Vernon, CT 06066

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

## Executive Summary

### Westview Apartments

Vernon, CT

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**Westview Apartments** is a development for moderate income residents that is comprised of 50 units in 5 one and two-story vinyl faced buildings on a generally flat site. One 6 unit building faces West Street, with parallel 9 unit and 10 unit buildings behind it that frame a parking lot and courtyard. The final 11 and 14 unit buildings are turned 90 degrees as the wedge shaped site narrows to the west. There is a significant concrete retaining wall extending nearly 600 feet along the south side of the site. The buildings have vinyl siding and trim with ornamental shutters. The pitched roofs have asphalt shingles. The development includes 7 one-bedroom units, 33 two-bedroom units, 5 three-bedroom units, and 5 designated accessible units (3 of which are one-bedroom and 2 of which are two-bedroom). There are 98 parking spaces in the parking courtyards, with over 5 spaces designated as accessible. The property does not have a Community Center or any public facilities other than a playground and laundry room.

Original occupancy of Westview Apartments was 1986. There is evidence of an historic crack sealing program, and the catch basins and concrete curbs are deteriorated well beyond their years. The roofs, windows, exterior doors, and vinyl siding are the original and have only been repaired as needed. The kitchens, bathrooms, and finishes are refurbished on unit turn over. Domestic hot water heaters, heating water boilers, and smoke detectors are replaced as they fail.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs throughout the assessment period. Based on the reported annual contributions, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified by this assessment of Westview Apartments include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at drives and parking is shown to be overlaid in Year 1 and late in the plan; and new walks are shown early in the plan.
- Concrete catch basins are shown to be replaced with the overlay, and the concrete retaining wall repaired in Year 1.
- Concrete stoops/stairs and rails are shown to be replaced, and trip hazards at the concrete stoops and stairs eliminated in Year 1.
- Site lights, trash removal, and repairs to the trash enclosure are shown in Year 1; new playground equipment is shown early in the plan.
- Cleaning and miscellaneous repairs of the vinyl siding at all buildings is shown periodically through the plan.
- Replacement of unit exterior and storm doors and building entry and egress doors at all of the buildings is shown early in the plan.
- Vinyl siding, vinyl soffit, and shutter replacement at all of the buildings is shown early in the plan.
- New roofing is shown mid plan based on EUL and condition.
- Labeled, fire-rated unit doors are shown to replace unlabeled doors in Year 1, and stair/stairway finishes refurbished early and late.
- Upgrades to the building fire alarm systems are shown in Year 1 and late; the replacement of exterior door lights is shown early.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Unit hung and bi-pass doors are shown to be replaced mid-plan and vinyl flooring is shown to be replaced early and late in the plan.
- Bathroom vinyl flooring, paint, fixtures, accessories, lights, and exhaust fans are shown to be replaced in Year 1 based on EUL.
- Kitchen appliances, cabinets, counters, and sinks are shown to be replaced early in the plan based on EUL.
- Kitchen vinyl flooring is shown to be replaced early and late in the plan.
- GFCI's in the kitchens are shown to be installed in Year 1.
- The replacement of emergency call devices is shown early and late in the plan. Smoke and heat detectors are shown early and mid-plan.
- New thermostats are shown to be provided early and late in the plan; A/C units are provided by the owner.
- New domestic hot water heaters are shown early and late in the plan; and heating hot water boilers are shown early in the plan.
- New fire rated enclosures for the gas-fired heating hot water boilers are shown in Year 1; egress stairs must be kept clear at all times.

Additional Notes:

1. The Physical Assessment of the property was conducted on Thursday, March 25<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





Finish on concrete retaining wall is stained and failing.



Typical trip hazard (risers of varying heights and misaligned concrete paving slabs) at concrete stoops should be eliminated and new rails provided.



Premature failure of concrete catch basins and curbs require their total replacement early in the plan.



Retaining wall and chain link fence require repair. Wood decks behind Building 2 and ramps behind accessible units at Buildings 2, 3, and 5 require repairs and paint.





Asphalt paving at service garages and trash yard has significant historic crack sealing, new cracking, and sub-base failures property-wide.



Trash yard is scheduled to be cleaned out and the fence replaced in Year 1.



Playground is scheduled for renovation and improvements in Year 1.



Typical rear elevation across the courtyard at Building 2.





Exterior steel building entrance and egress doors are the originals and are scheduled to be replaced early in the term.



Typical twisted storm door does not close properly and is shown to be replaced.



Typical site-wide fascia and vinyl siding/soffit failures.



Typical condensation at failed seals of insulating glass at windows site-wide.



Typical refurbished living room in 2-story 2-bedroom apartments.



Typical front and rear bedroom in 2-story 2-bedroom apartments.



Typical kitchen in 2-story 2-bedroom apartments.



Typical bathroom in 2-story 2-bedroom apartments.





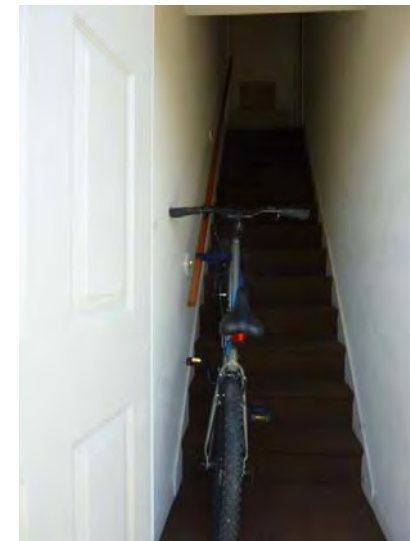
Typical living, dining and kitchen in accessible 2-bedroom apartment.



Typical roll-in shower in accessible 1 and 2-bedroom apartments.



Gas-fired heating hot water boiler beneath stair (shown at top of picture) in 2-story 2-bedroom apartments is required to be in a fire-rated room in Year 1.



Egress stair from 1-bedroom apartments at second floor must be kept clear at all times.



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$333,105
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	26,300	132,228	0	0	57,936	0	19,752	0	0	4,434	0	33,649	0	42,773	0	0	88,863	0	0	0	179,257	0
2	Building Exterior	0	0	17,730	0	0	207,065	86,473	89,067	0	0	0	0	23,828	0	0	0	0	27,623	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	150,649	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	1,607	0	488	0	0	4,233	0	4,990	0	0	0	0	656	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	19,835	0	0	0	0	0	0	0	0	0	0	0	1,891	13,534	0	13,132	0	0	0	0	0
8	Common Laundry	0	0	2,298	0	0	0	0	0	0	0	2,405	0	0	0	0	0	0	623	3,046	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	45,000	0	0	17,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,908	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	0	0	0	0	132,326	0	0	0	89,730	0	0	0	0	0	0	0	0	0	206,160	0	0
16	Unit Kitchens	0	15,000	221,280	74,727	0	0	0	0	0	0	0	0	0	0	0	0	0	29,259	53,758	0	0	0	0
17	Unit Bathrooms	0	0	242,611	0	0	0	0	0	0	0	0	0	11,034	0	0	0	0	20,775	0	0	0	0	0
18	Unit Electrical	0	0	30,750	0	0	0	0	0	0	0	0	0	38,302	0	0	0	0	3,505	0	0	0	0	0
19	Unit Mechanical	0	50,000	60,238	51,230	52,767	0	0	77,468	0	0	0	0	0	0	0	0	0	16,359	0	110,452	0	0	0
20	Annual Planned Expenditures	0	91,300	771,970	125,957	52,767	282,540	218,799	187,894	0	488	96,569	0	261,695	0	49,654	13,534	0	200,139	56,804	111,107	0	464,325	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			2,700,000																				
23	Cumulative Reserve Balance	333,105	241,805	2,169,835	2,043,879	1,991,111	1,708,571	1,489,772	1,301,878	1,301,878	1,301,390	1,204,822	1,204,822	943,127	943,127	893,473	879,939	879,939	679,800	622,996	511,888	511,888	47,563	

## Site Improvements

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

SpreadsheetWestviewApts\_5\_3 5/3/2013

## Building Exterior

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

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## Roofing

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
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	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Other					2013				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	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						333,105	241,805	2,169,835	2,043,879	1,991,111	1,708,571	1,489,772	1,301,878	1,301,878	1,301,390	1,204,822	1,204,822	943,127	943,127	893,473	879,939	879,939	679,800	622,996	511,888	511,888	47,563							

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

Current Year:	2013
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Number of Units:	50
Total Square Feet:	45,344
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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	Floor	3,500		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	4,990	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink	3,150		10	20	2023				0	0	0	0	0	0	0	0	0	0	4,233	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Refrigerator	670		10	15	2018				0	0	0	0	0	777	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Range	435		10	15	2018				0	0	0	0	0	504	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Painting - Walls	397		3	10	2020				0	0	0	0	0	0	0	488	0	0	0	0	0	0	0	0	0	656	0	0						
8	Range Hood	281		10	15	2018				0	0	0	0	0	326	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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	1,607	0	488	0	0	4,233	0	4,990	0	0	0	0	656	0	0	0						
28	Cumulative Reserve Balance						333,105	241,805	2,169,835	2,043,879	1,991,111	1,708,571	1,489,772	1,301,878	1,301,878	1,301,390	1,204,822	1,204,822	943,127	943,127	893,473	879,939	879,939	679,800	622,996	511,888	511,888	47,563							



## Common Hallways

Owner Sponsor Name:	Westview Associates
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Project City / Town:	Vernon

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											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	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18																																			
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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						
28	Cumulative Reserve Balance						333,105	241,805	2,169,835	2,043,879	1,991,111	1,708,571	1,489,772	1,301,878	1,301,878	1,301,390	1,204,822	1,204,822	943,127	943,127	893,473	879,939	879,939	679,800	622,996	511,888	511,888	47,563							

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
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						
2	Ceilings					2013					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						
4	Doors					2013					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						
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	New Fire-rated Unit Doors at Front and Rear Stairs	10,080		27	40	2013					10,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Asphalt Flooring at Stair Halls and Landings	2,400		27	15	2013					2,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,739	0	0	0	0					
20	New Vinyl Treads and Risers	6,029		27	15	2013					6,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,393	0	0	0	0					
21	Paint Walls and Ceiling	1,326		varies	12	2013					1,326	0	0	0	0	0	0	0	0	0	0	1,891	0	0	0	0	0	0	0	0					
22	Repair/Replace Handrails	9,216		27	40	2026					0	0	0	0	0	0	0	0	0	0	0	0	13,534	0	0	0	0	0	0	0					
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	19,835	0	0	0	0	0	0	0	0	0	0	1,891	13,534	0	13,132	0	0	0	0	0					
28	Cumulative Reserve Balance							333,105		241,805	2,169,835	2,043,879	1,991,111	1,708,571	1,489,772	1,301,878	1,301,878	1,301,390	1,204,822	1,204,822	943,127	943,127	893,473	879,939	879,939	679,800	622,996	511,888	511,888	47,563					

## Common Laundry

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
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	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor					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	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						333,105	241,805	2,169,835	2,043,879	1,991,111	1,708,571	1,489,772	1,301,878	1,301,878	1,301,390	1,204,822	1,204,822	943,127	943,127	893,473	879,939	879,939	679,800	622,996	511,888	511,888	47,563							

## Building Boilers

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

[illegible]

## Building Mechanical

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

SpreadsheetWestviewApts\_5\_3 5/3/2013

## Building Electrical

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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						333,105	241,805	2,169,835	2,043,879	1,991,111	1,708,571	1,489,772	1,301,878	1,301,878	1,301,390	1,204,822	1,204,822	943,127	943,127	893,473	879,939	879,939	679,800	622,996	511,888	511,888	47,563							

## Building Structural

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

SpreadsheetWestviewApts\_5\_3 5/3/2013

## Unit Living

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
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						
2	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					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	New Toilet, Vanity, Sink and Mixing Valve	82,225		27	25	2013					82,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	New Tub, Surround and Mixing Valve	101,000		27	25	2013					101,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Accessories	22,990		27	25	2013					22,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	New Exhaust Fans	8,250		27	25	2013					8,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	New Light	6,600		27	25	2013					6,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	New Vinyl Floor	13,335		varies	15	2013					13,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,775	0	0	0	0					
23	Paint Walls	6,557		varies	10	2013					6,557	0	0	0	0	0	0	0	0	8,812	0	0	0	0	0	0	0	0	0	0					
24	Paint Ceilings	1,654		varies	10	2013					1,654	0	0	0	0	0	0	0	0	2,222	0	0	0	0	0	0	0	0	0	0					
25												0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures							0		0	242,611	0	0	0	0	0	0	0	0	0	11,034	0	0	0	0	20,775	0	0	0	0	0				
28	Cumulative Reserve Balance							333,105		241,805	2,169,835	2,043,879	1,991,111	1,708,571	1,489,772	1,301,878	1,301,878	1,301,390	1,204,822	1,204,822	943,127	943,127	893,473	879,939	879,939	679,800	622,996	511,888	511,888	47,563					



Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
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	New Vinyl Floors	18,780		varies	15	2013				18,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,259	0	0	0	0						
18	Refrigerators	33,500		varies	15	2014				0	34,505	0	0	0	0	0	0	0	0	0	0	0	0	0	53,758	0	0	0							
19	Cabinets/Countertop/Sink	202,500		27	25	2013				202,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Range	25,000		varies	20	2014				0	25,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Rangehood	14,050		varies	20	2014				0	14,472	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Provide GFCI's at Kitchens	15,000		1	1	2013		4	15,000	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	15,000	221,280	74,727	0	0	0	0	0	0	0	0	0	0	0	0	0	29,259	53,758	0	0	0	0					
28	Cumulative Reserve Balance							333,105	241,805	2,169,835	2,043,879	1,991,111	1,708,571	1,489,772	1,301,878	1,301,878	1,301,390	1,204,822	1,204,822	943,127	943,127	893,473	879,939	879,939	679,800	622,996	511,888	511,888	47,563						

## Unit Electrical

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

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## Unit Mechanical

Owner Sponsor Name:	Westview Associates
Project Name:	Westview Apartments
Project City / Town:	Vernon

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

Number of Units:	50
Total Square Feet:	45,344
Default Inflation Rate:	3.0%

[illegible]

## **Appendix A: Statement of Delivery**

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.