

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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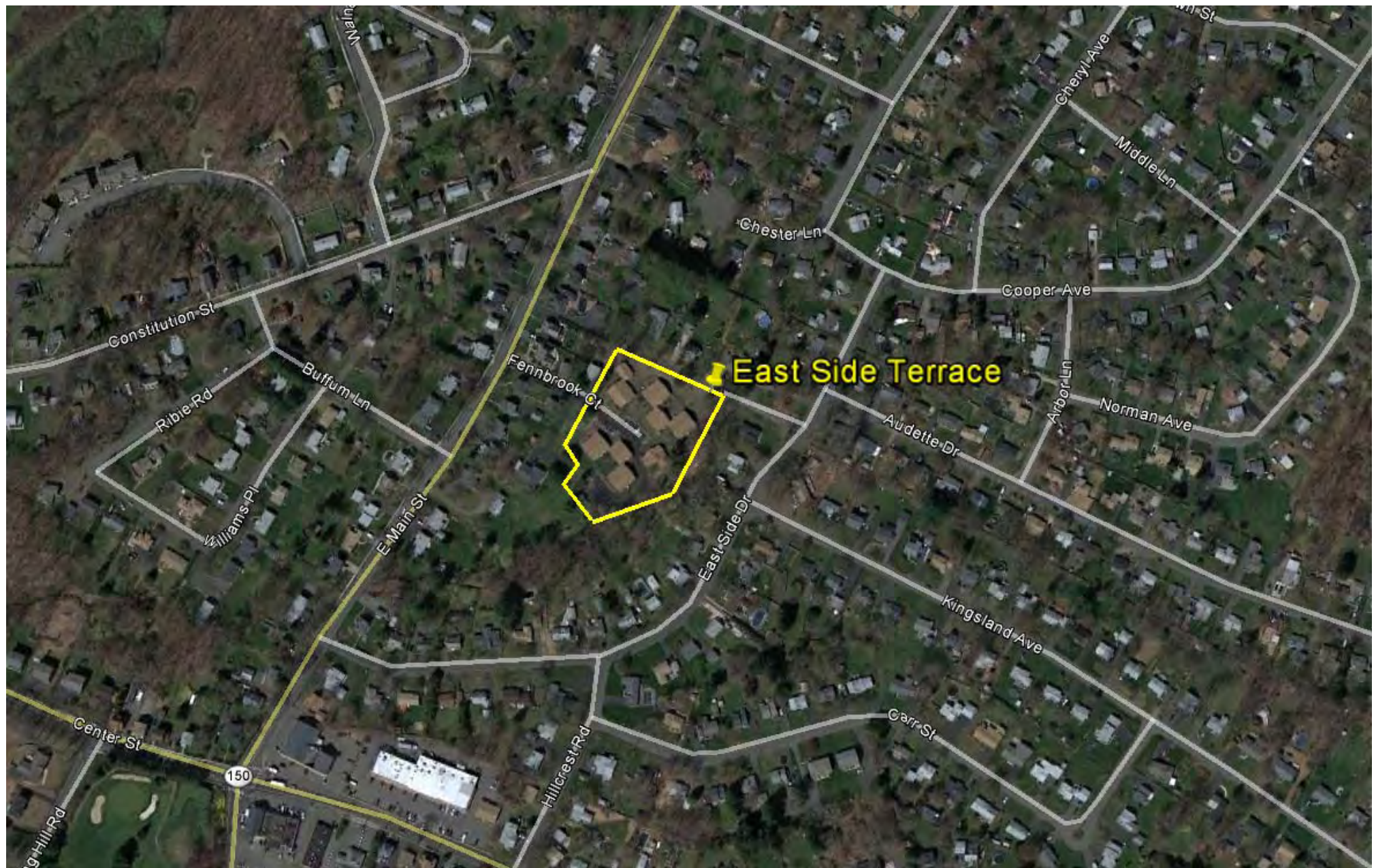
East Side Terrace

CHFA #85206D

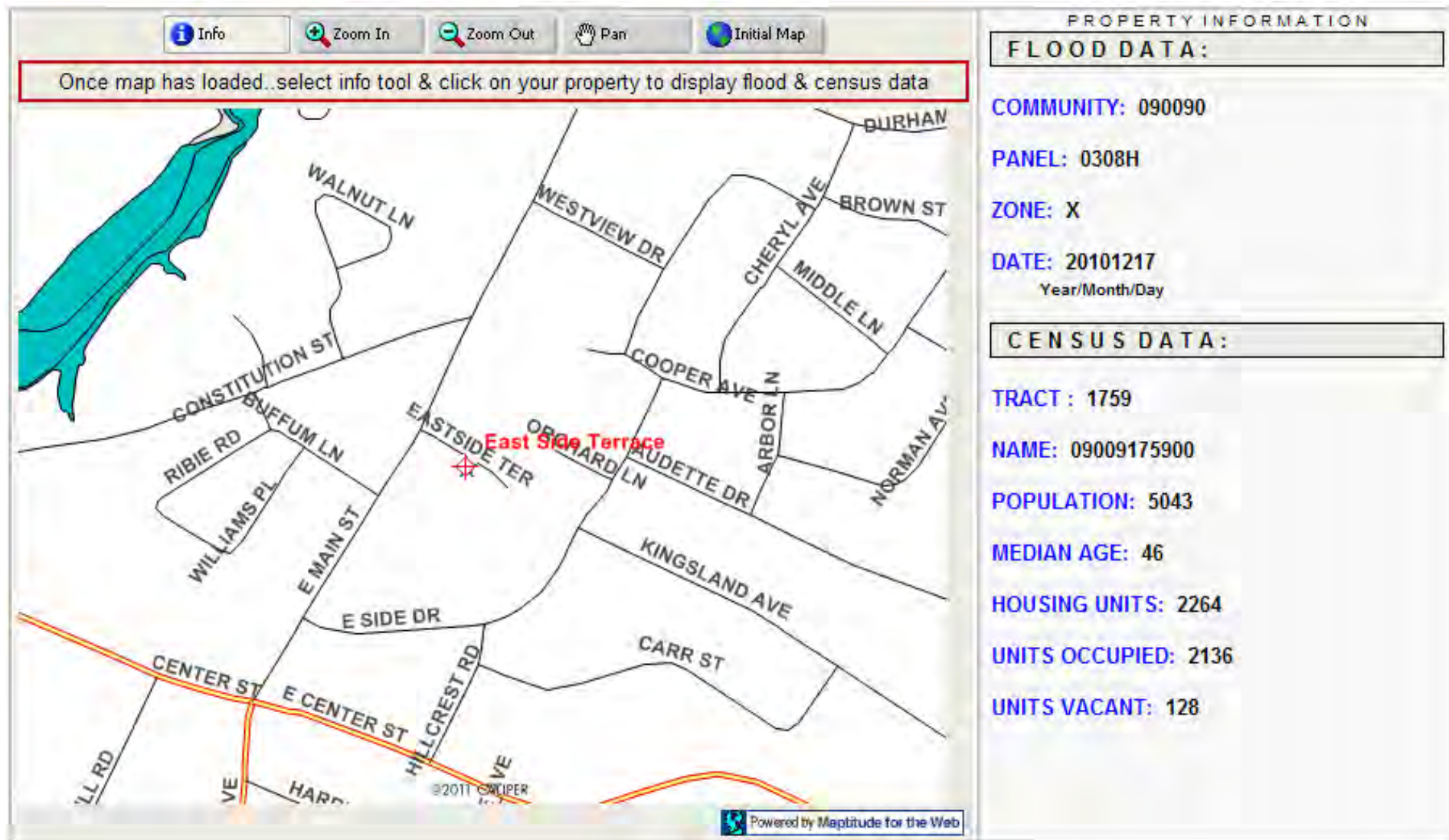
Wallingford Housing Authority
Wallingford, CT

March 13, 2013

Final Report



East Side Terrace
10-39 East Side Terrace
Wallingford, CT 06492



East Side Terrace

10-39 East Side Terrace
Wallingford, CT 06492

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

Executive Summary

East Side Terrace

Wallingford, CT

East Side Terrace is a residential development for the elderly that is comprised of three residential buildings and a freestanding community building. The development includes 20 efficiency and 10 one-bedroom units. Original construction of the development dates to 1966 and significant site and building envelope renovations were completed between 2009 and 2011.

Overall the development is in generally good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term, primarily for upgrade and/or replacement of in-unit finishes and components. Based on these 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:

- No problems related to the recently resurfaced asphalt-paved site surfaces were noted and no near-term needs were identified.
- Exterior wall finishes include original brick veneer and vinyl siding that dates to the recent renovation work; both finishes in good condition and no near-term capital needs identified.
- Entry doors, storm doors, and windows throughout development date to recent renovation work; no near-term needs identified.
- Architectural-style shingles installed on all roof surfaces as part of recent renovation work; no problems observed or reported.
- Interior wall and ceiling surfaces are in good condition; future painting cycles shown in Years 10 and 20. Original vinyl floor tile in common areas is in good condition for its age; replacement is shown in Year 4 (Year 15 for existing newer floor tile in restrooms).
- Replacement of the Stab-Lok circuit breaker panel at the community building is shown in Year 1. Future replacement of the recently upgraded, fully addressable, fire alarm control panel is shown in Year 17, after twenty years of service.

- Annual allowances for in-unit floor covering replacement (carpet in living areas/vinyl tile in restrooms and kitchens) are shown from Year 1 forward.
- **Note:** Costs for floor tile replacement do not include any potential remediation of reported asbestos containing materials (ACMs) as it is unknown what level or scope of work might be necessary to complete said remediation. However, it should be noted that remediation costs could likely add significantly to those costs shown here as part of the assessment.
- Unit bathtubs have original two-stem mixing valves; allowances to install contemporary anti-scald valves are shown in Years 1-5.
- Allowances to replace older high-flow toilets with contemporary water conserving low-flow models are shown in Years 1-5.
- New cabinetry has been installed in some unit kitchens in recent years; allowances to install in the remaining units are shown in Years 1-5.
- Annual allowances for replacement of kitchen appliances, as needed, are shown from Year 1 forward.
- Replacement of original Stab-Lok circuit breaker panels are shown in Years 1-3.
- Heat pumps were added at all units in 2012; no problems were noted and no near-term needs were identified. Annual allowances for as needed replacement of original electric baseboard radiation, now used for supplemental heating, are shown from Year 1 forward.
- Annual allowances for replacement of unit-level electric domestic hot water tanks are shown from Year 1 forward.
- Modifications necessary for common area accessibility include re-framing of doors to meet width requirements, installation of lever-style door hardware, modification of cabinetry in kitchen to be at proper heights and with adequate knee clearance, and expansion/reconfiguration of restrooms to meet floor area requirements and presence of compliant fixtures.
- Modifications necessary for unit-level accessibility include re-framing of doors to meet width requirements, expansion/reconfiguration of bathrooms to meet floor area requirements and installation of compliant fixtures, installation of compliant cabinetry with knee clearance space at the sink and work surface, and lowering of circuit breaker panels to be within reach range limits. Allowances to complete this work in three (10%) of the units are shown in Year 1. For some items such as cabinetry replacement, no separate cost has been shown, it is assumed that it would be completed as part of the cabinetry replacement work included in Years 1-5.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 21st, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the office staff of Demarco Management Company and the maintenance staff of the Wallingford 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*.



Asphalt pavement on access drive and parking area surfaces dates to 2011 – No problems noted



Asphalt pavement on pedestrian walkways dates to 2009 – No problems noted



Building architecture as seen at the community building



Typical building architecture as seen at a residential building



New vinyl siding, windows, entry doors, and storm doors installed as part of a renovation scope of work completed in 2009



Renovation work completed in 2009 also included installation of new architectural-style shingles on all roof surfaces



View of community room



Community kitchen – New cabinetry and appliances installed in recent years



View of laundry room located at community building



One of two restrooms located at community building –
Neither restroom meets accessibility requirements



Exterior condenser unit for ductless min-split heat pump
system installed at community building in 2012



Interior wall-mounted section of ductless mini-split
system heat pump at community building



Newer electric domestic hot water tank serving community building



Electrical load center at community building is comprised of a Stab-Lok circuit breaker panel – This brand of equipment has a history of failure and service parts are no longer available



Fully addressable fire alarm control panel for monitoring and supervision of common area and in-unit end devices
– No problems observed or reported



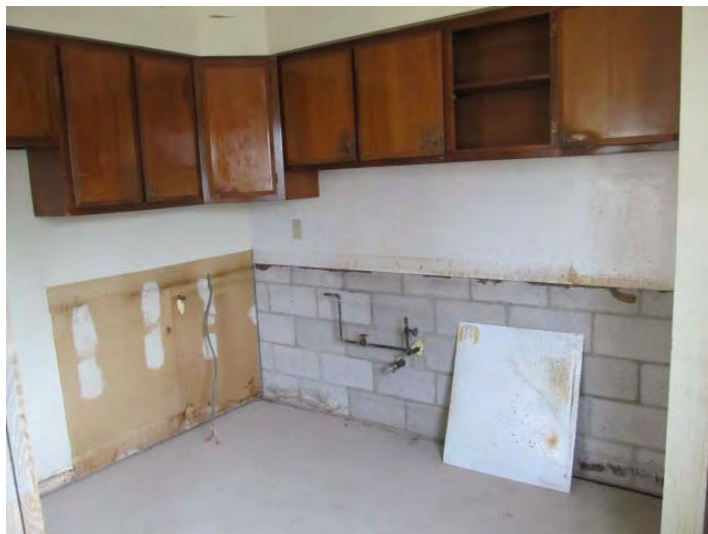
Typical finishes in unit living areas



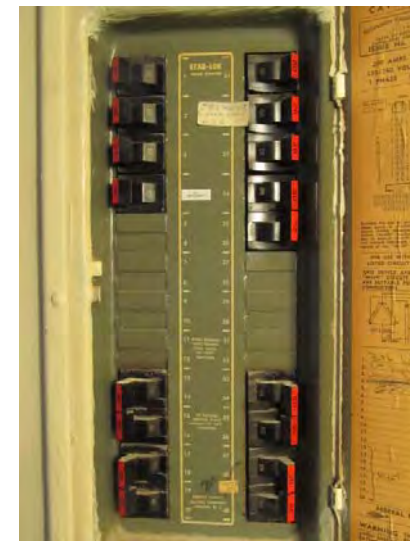
Typical finishes and fixtures in unit bathrooms –
Note bathtubs/showers are not equipped with contemporary anti-scald mixing valve assemblies



Typical finishes and equipment in unit kitchens



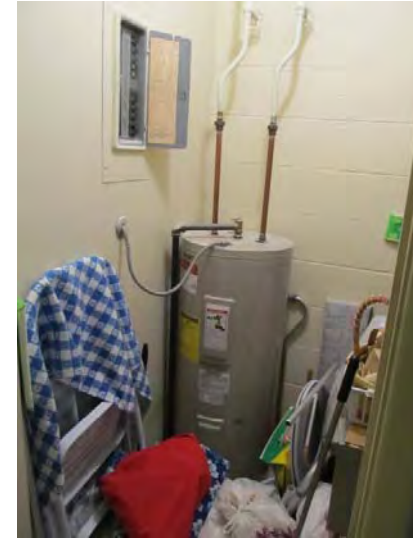
An estimated eight units have been fully renovated in recent years including replacement of all cabinetry



Typical original Stab-Lok electrical load center found in all units



Typical exterior condenser units for ductless mini-split heat pump systems installed in all units during 2012



Each unit has its own storage-type electric domestic hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$53,519
Annual Replacement Reserve Contribution:	\$10,027
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	3,500	0	0	6,022	13,641	0	0	0	6,981	0	0	0	0	8,093	0	0	33,200	0	108,797	0	0
2	Building Exterior	0	0	0	0	0	0	0	0	0	0	0	0	19,836	20,431	21,044	26,403	22,326	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73,716	0
4	Lobby - Mail Area	0	0	0	0	0	1,134	0	0	0	0	0	782	0	0	0	0	0	0	0	0	0	1,051	0
5	Community Room	0	2,085	2,085	0	0	5,018	0	0	0	0	0	1,853	0	0	0	0	0	0	0	0	0	2,490	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	1,350	1,350	0	0	639	0	0	0	0	0	383	0	0	0	0	0	0	0	0	0	514	0
9	Common Area Restrooms	0	10,000	10,000	0	0	0	0	0	0	0	0	282	0	0	0	0	340	0	0	0	0	379	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	1,109	0	0	0	0	4,008	0	0	0	0	1,490	0
12	Building Electrical	0	0	1,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,664	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	4,250	7,134	2,970	3,060	3,151	3,246	3,343	3,444	3,547	3,653	3,763	3,876	3,992	4,112	4,235	4,362	4,493	4,628	4,767	4,910	5,057	0
16	Unit Kitchens	0	0	11,075	11,407	11,749	12,102	12,465	3,658	3,767	3,880	3,997	4,117	4,240	4,367	4,498	4,633	4,772	4,915	5,063	5,215	11,500	11,845	0
17	Unit Bathrooms	0	30,000	38,099	8,342	8,592	8,850	1,780	1,833	1,888	1,945	2,003	2,063	2,125	2,189	2,255	2,322	2,392	2,464	2,538	2,614	2,692	2,773	0
18	Unit Electrical	0	0	13,990	14,410	14,842	1,901	1,958	2,017	2,078	2,140	2,204	2,270	2,338	2,409	2,481	2,555	2,632	2,711	2,792	2,876	2,962	3,051	0
19	Unit Mechanical	0	0	4,050	4,172	4,297	4,426	4,558	4,695	4,836	4,981	5,130	5,284	5,443	5,606	5,774	29,297	30,176	31,081	32,014	32,974	6,895	7,102	0
20	Annual Planned Expenditures	0	47,685	92,508	41,301	42,540	43,242	37,649	15,546	16,013	16,493	23,969	21,906	37,858	38,994	40,164	77,540	71,009	45,664	101,898	48,445	137,756	109,468	0
21	Annual Provision (indexed at 3%)			10,027	10,328	10,638	10,957	11,286	11,624	11,973	12,332	12,702	13,083	13,476	13,880	14,296	14,725	15,167	15,622	16,091	16,573	17,071	17,583	
22	Outside Capital			875,000																				
23	Cumulative Reserve Balance	53,519	5,834	798,353	767,381	735,479	703,194	676,831	672,909	668,870	664,709	653,442	644,619	620,236	595,122	569,254	506,440	450,598	420,556	334,748	302,876	182,191	90,306	

Site Improvements

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

East Side Terrace • Capital Needs Assessment • © On-Site Insight

Roofing

Number of Units:	30
Total Square Feet:	17,686
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Lobby / Mail Area

Owner Sponsor Name:	Wallingford Housing Authority
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Number of Units:	30
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East Side Terrace • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	30
Total Square Feet:	17,686
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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	4,592		47	50	2016				0	0	0	5,018	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	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	Walls	851		1	10	2022				0	0	0	0	0	0	0	0	0	1,110	0	0	0	0	0	0	0	0	0	1,492						
6	Ceilings	569		1	10	2022				0	0	0	0	0	0	0	0	0	743	0	0	0	0	0	0	0	0	0	998						
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	Accessibility Improvements	2,085		ADD	20	2013		4	2,085	2,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	2,085	2,085	0	0	5,018	0	0	0	0	0	1,853	0	0	0	0	0	0	0	0	0	0	2,490	0					
28	Cumulative Reserve Balance						53,519	5,834	798,353	767,381	735,479	703,194	676,831	672,909	668,870	664,709	653,442	644,619	620,236	595,122	569,254	506,440	450,598	420,556	334,748	302,876	182,191	90,306							

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	30
Total Square Feet:	17,686
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	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																																			
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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						53,519	5,834	798,353	767,381	735,479	703,194	676,831	672,909	668,870	664,709	653,442	644,619	620,236	595,122	569,254	506,440	450,598	420,556	334,748	302,876	182,191	90,306							

Common Laundry

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

Current Year:	2013
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Report Date:	February 1, 2013

Number of Units:	30
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							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	188		1	10	2022				0	0	0	0	0	0	0	0	0	246	0	0	0	0	0	0	0	0	0	0	331					
2	Ceilings	28		1	10	2022				0	0	0	0	0	0	0	0	0	36	0	0	0	0	0	0	0	0	0	0	49					
3	Sinks					2013				0	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	0					
5	Partitions					2013				0	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	0					
7	Floor	225		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	340	0	0	0	0	0					
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Accessibility Improvements	10,000		ADD	20	2013		4	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	10,000	10,000	0	0	0	0	0	0	0	0	0	282	0	0	0	0	340	0	0	0	0	379	0					
28	Cumulative Reserve Balance						53,519	5,834	798,353	767,381	735,479	703,194	676,831	672,909	668,870	664,709	653,442	644,619	620,236	595,122	569,254	506,440	450,598	420,556	334,748	302,876	182,191	90,306							

Building Boilers

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	30
Total Square Feet:	17,686
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	13,500		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,664	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	1,225		47	40	2013				1,225	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	1,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,664	0	0	0	0						
28	Cumulative Reserve Balance						53,519	5,834	798,353	767,381	735,479	703,194	676,831	672,909	668,870	664,709	653,442	644,619	620,236	595,122	569,254	506,440	450,598	420,556	334,748	302,876	182,191	90,306							

Building Elevator

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors	1,065		1	1	2013			1,065	1,097	1,130	1,164	1,199	1,235	1,272	1,310	1,349	1,390	1,431	1,474	1,518	1,564	1,611	1,659	1,709	1,760	1,813	1,867							
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators	1,340		1	1	2013			1,340	1,380	1,422	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350							
11	Stove	750		1	1	2013			750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,204	1,240	1,277	1,315							
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Cabinets	39,600		47	25	2013			7,920	8,158	8,402	8,654	8,914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Cabinets	14,400		~5	25	2031			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,129	6,313						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	11,075	11,407	11,749	12,102	12,465	3,658	3,767	3,880	3,997	4,117	4,240	4,367	4,498	4,633	4,772	4,915	5,063	5,215	11,500	11,845	0						
28	Cumulative Reserve Balance						53,519	5,834	798,353	767,381	735,479	703,194	676,831	672,909	668,870	664,709	653,442	644,619	620,236	595,122	569,254	506,440	450,598	420,556	334,748	302,876	182,191	90,306							

Unit Electrical

Number of Units:	30
Total Square Feet:	17,686
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	East Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	30
Total Square Feet:	17,686
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.