

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**

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and

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Ulbrich Heights Extension

CHFA # 85203D

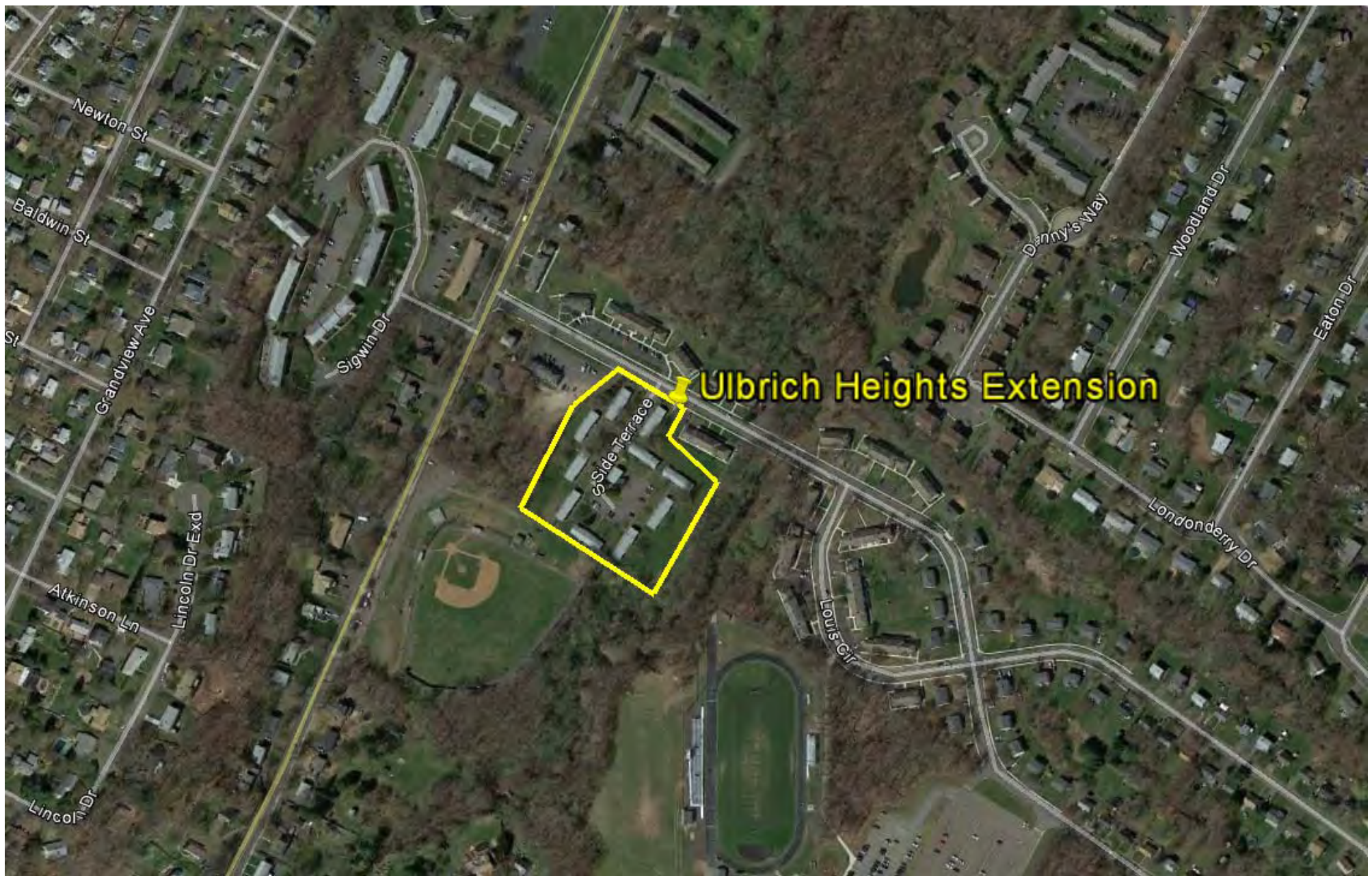
Wallingford Housing Authority

Wallingford, CT

July 9, 2013

*Final Report*

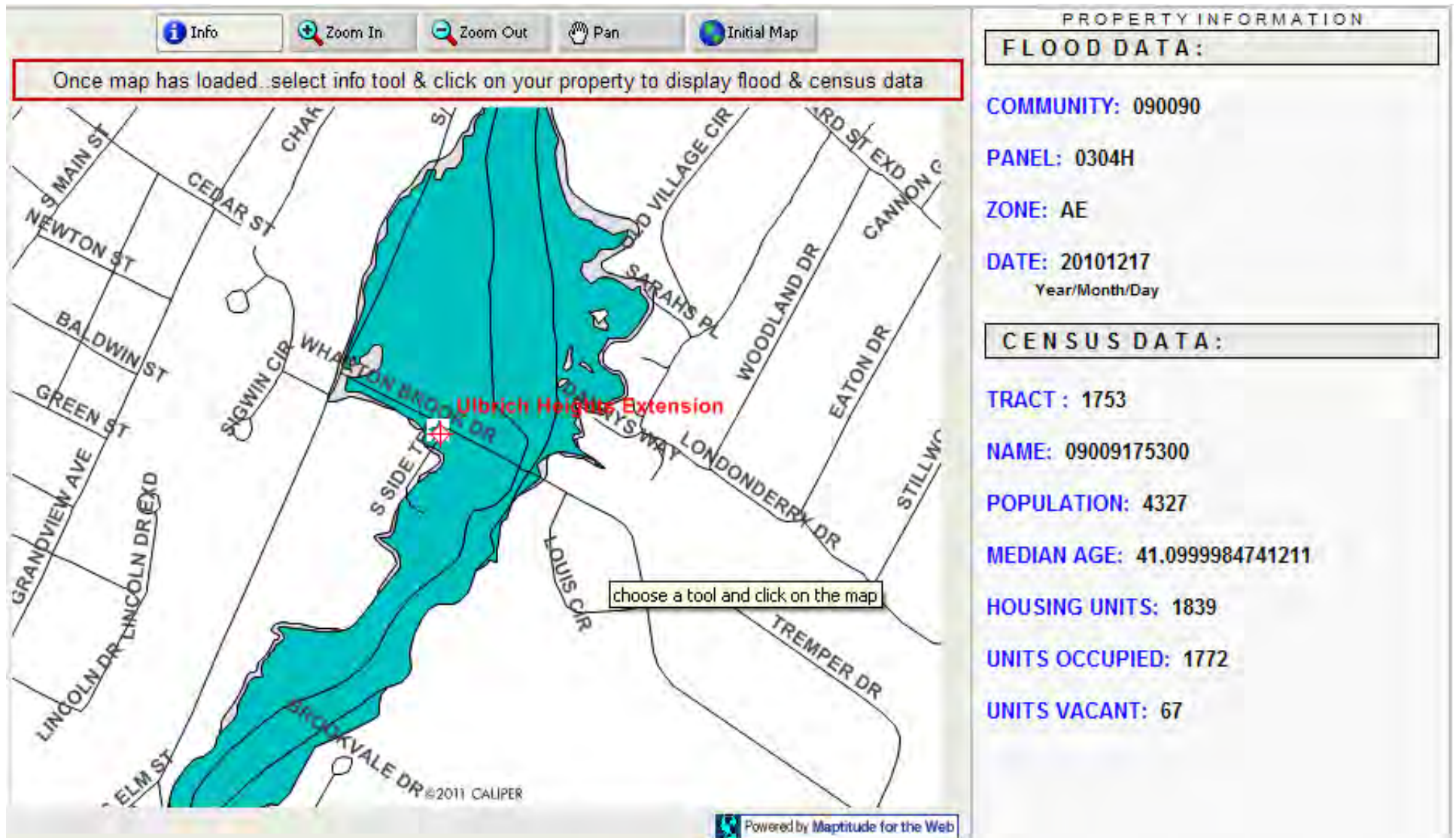




## Ulbrich Heights Extension

25-73 Wharton Brook Drive  
Wallingford, CT 06492





## Ulbrich Heights Extension

25-73 Wharton Brook Drive  
Wallingford, CT 06492

Zone AE = Are inundated by 1% annual chance flooding  
BFEs have been determined

## Executive Summary

### Ulbrich Heights Extension

Wallingford, CT

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**Ulbrich Heights Extension** is a residential development for families that is comprised of 22 residential buildings. The development includes 22 two-bedroom, and 22 three-bedroom units. Original construction of the development dates to 1953. Ulbrich Heights Extension is located on a large, slightly pitched parcel of land in a residential section of Wallingford Connecticut. The development is located adjacent to the sister property Ulbrich Heights.

Overall, the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. 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:

- Currently, there are no handicap accessible units at the development. Creation of the accessible units is seen as being structurally limited as it pertains to the dwelling units, which only have one full bathroom located on the second floor. No costs for unit-level handicap accessibility modifications/improvements have been included as part of these assessment.
- Each duplex features an asphalt paved driveway/parking area. The parking area surfaces were recently resurfaced and observed to be in good condition. Future costs to resurface the parking areas are shown in Year 17. Allowances for anticipated walkway repairs are shown in the first half of the plan.
- Basement water infiltration was observed and reported to be a major problem at Ulbrich Heights and Ulbrich Heights Extension. Costs are included in Year 1 for planned grading and retention pond work.

- Dwelling units feature both solid wood and metal doors. Costs to replace the older entry doors and storm doors are shown starting in Year 1. Future replacement costs are shown for the newer storm doors starting in Year 10.
- The vinyl siding was observed to be in fair to poor condition. Cracked and missing sections were observed throughout the property. Organic growth was visible on many elevations. Costs to begin siding replacement are shown starting in Year 6 of the plan. Periodic allowances are shown for power washing.
- Windows feature new double hung, vinyl models. Their replacement is not anticipated within the plan's timeframe.
- The asphalt shingle roofing is approximately three years old. Future replacement costs are shown starting in Year 17 of the plan. Costs are shown throughout the plan for chimney repairs/pointing.
- Site staff reports that the original BX wiring is in poor condition. Costs are shown throughout the plan to address wiring issues as needed.
- Living areas feature hardwood floors throughout. Costs to refinish the flooring are shown throughout the plan. Costs to begin hardwood replacement are shown starting in Year 16 after 75 years.
- Costs are shown to replace interior passage and closet doors as needed throughout the plan.
- Bathrooms have been refinished in recent years. Costs are not included in the plan for linoleum replacement or tub replacement. Exhaust fans are shown for replacement throughout the plan. Costs are shown starting in Year 12 for mixing valve and tub surround replacement, and in Year 17 to begin toilet replacements.
- Approximately 85% of the kitchen cabinets have been replaced in the last three years. Costs to replace the remaining original cabinets are shown in Years 1 and 2 of the plan.
- The plan includes costs to replace the original circuit breaker panels starting in Year 1.
- Costs are shown to replace existing smoke and CO detectors. Additionally, costs to install bedroom smoke detectors and carbon monoxide detectors on each floor are shown in Year 1.
- Most of the boilers are twenty-years old. Costs to begin replacement are shown starting in Year 3 of the plan. Half of the units feature natural-gas fired domestic hot water tanks and half feature electric tanks. Costs to replace the tanks are shown as needed throughout the plan.

- **Note:** Costs 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

Additional Notes:

1. The Physical Assessment of the property was conducted on June 26<sup>th</sup> 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. 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*.





Typical asphalt paved parking area



Typical unit entryway with concrete stoop, storm doors, and solid wood unit entry doors



Example of a wood privacy fence at the rear of each building



The front elevation of a three bedroom duplex



Front and side elevation of a typical two-bedroom duplex



Double glazed, vinyl-framed windows

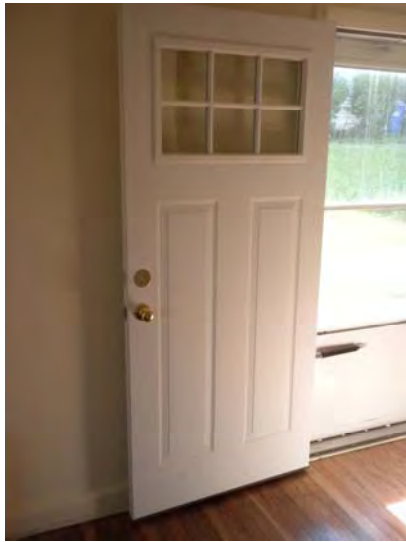


Example of spalling concrete at the unit entrance pad



Asphalt shingle roofing in good condition





Recently replaced metal entrance door



Typical living area



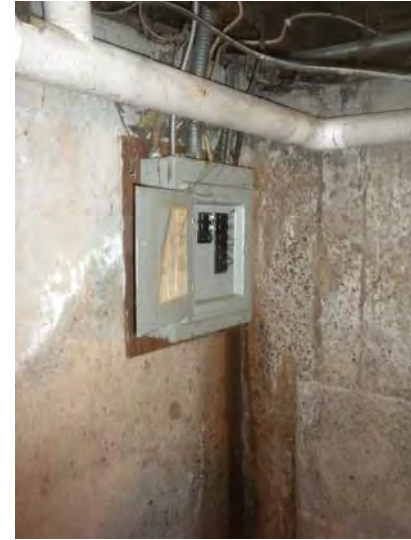
Typical unit bathroom



View of the kitchen cabinetry



Typical boiler and domestic hot water configuration



View of an original circuit breaker panel.  
Note: Water stained concrete to the right of the panel

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights Extension
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 27, 2013

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$13,759
Annual Replacement Reserve Contribution:	\$21,538
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	0	51,049	10,581	1,749	1,802	1,856	1,912	12,266	2,028	2,089	2,152	0	11,938	0	0	0	0	83,034	0	0	0	0
2	Building Exterior	0	0	11,299	8,113	8,357	8,607	8,866	43,513	42,656	48,145	40,993	44,585	44,657	45,997	47,377	48,798	55,438	5,564	5,730	5,902	6,079	6,262	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	718	739	761	784	808	832	857	43,247	44,544	45,881	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	1,980	2,039	2,101	2,164	2,229	2,295	2,364	2,435	2,508	2,583	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	6,906	7,113	7,327	7,546	7,773	8,006	8,246	8,494	8,748	9,011	9,281	9,560	9,846	10,142	10,446	30,711	31,632	32,581	33,558	34,565	0
16	Unit Kitchens	0	0	19,882	20,478	5,338	5,499	5,664	5,833	0	0	0	6,814	7,018	7,228	7,445	0	0	7,840	55,735	57,407	59,129	8,824	0
17	Unit Bathrooms	0	0	352	363	373	385	396	408	420	433	446	459	473	5,207	5,364	5,525	5,690	5,861	8,932	9,200	9,476	9,760	0
18	Unit Electrical	0	0	66,308	8,135	8,379	8,630	8,889	9,156	9,431	9,714	25,890	26,667	20,223	3,472	3,576	3,683	3,794	3,907	4,025	4,145	25,618	26,102	0
19	Unit Mechanical	0	0	7,348	7,568	38,383	39,535	40,721	40,871	42,098	7,901	8,138	8,382	8,633	8,892	9,159	9,434	9,717	5,690	5,860	6,036	6,217	6,404	0
20	Annual Planned Expenditures	0	0	165,124	64,391	72,008	74,168	76,393	111,995	117,482	79,149	88,812	101,370	91,025	93,055	83,551	78,389	85,917	60,429	238,195	159,815	185,958	91,916	0
21	Annual Provision (indexed at 3%)			21,538	22,184	22,850	23,535	24,241	24,969	25,718	26,489	27,284	28,102	28,945	29,814	30,708	31,629	32,578	33,556	34,562	35,599	36,667	37,767	
22	Outside Capital			1,580,000																				
23	Cumulative Reserve Balance	13,759	13,759	1,450,173	1,407,966	1,358,808	1,308,175	1,256,024	1,168,997	1,077,233	1,024,574	963,046	889,778	827,698	764,457	711,614	664,854	611,516	584,643	381,010	256,794	107,503	53,353	



## Site Improvements

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

13400 - Ulbrich Heights Extension - FINAL SS 7/9/2013

## Building Exterior

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights Extension
Project City / Town:	Wallingford

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Report Date:	June 27, 2013

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## Roofing

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

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## Lobby / Mail Area

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights Extension
Project City / Town:	Wallingford

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Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

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## Community Room

Owner Sponsor Name:	Wallingford Housing Authority
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Project City / Town:	Wallingford

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Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

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## Common Hallways

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

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## Common Stairways

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

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## Common Laundry

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

[illegible]

## Common Area Restrooms

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights Extension
Project City / Town:	Wallingford

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Report Date:	June 27, 2013

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17																																				
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						13,759	13,759	1,450,173	1,407,966	1,358,808	1,308,175	1,256,024	1,168,997	1,077,233	1,024,574	963,046	889,778	827,698	764,457	711,614	664,854	611,516	584,643	381,010	256,794	107,503	53,353								

## Building Mechanical

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

13400 - Ulbrich Heights Extension - FINAL SS 7/9/2013

## Building Electrical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights Extension
Project City / Town:	Wallingford

Current Year:	2013
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Number of Units:	44
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[illegible]

## Building Elevator

Owner Sponsor Name:	Wallingford Housing Authority
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Project City / Town:	Wallingford

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Number of Units:	44
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## Building Structural

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

13400 - Ulbrich Heights Extension - FINAL SS 7/9/2013

## Unit Living

Owner Sponsor Name:	Wallingford Housing Authority
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Project City / Town:	Wallingford

Current Year:	2013
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Report Date:	June 27, 2013

Number of Units:	44
Total Square Feet:	39,600
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## Unit Bathrooms

Number of Units:	44
Total Square Feet:	39,600
Default Inflation Rate:	3.0%

[illegible]

## Unit Kitchens

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights Extension
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 27, 2013

Number of Units:	44
Total Square Feet:	39,600
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	Flooring	30,195		varies	15	2013			5,032	5,183	5,338	5,499	5,664	5,833	0	0	0	0	0	0	0	0	0	0	7,840	8,075	8,317	8,567	8,824						
18	Cabinets	89,100		<3	20	2029			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47,660	49,090	50,562	0							
19	Cabinets	29,700		30+	25	2013			14,850	15,296	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Countertops	20,888		varies	10	2022			0	0	0	0	0	0	0	0	6,814	7,018	7,228	7,445	0	0	0	0	0	0	0	0							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	19,882	20,478	5,338	5,499	5,664	5,833	0	0	0	6,814	7,018	7,228	7,445	0	0	7,840	55,735	57,407	59,129	8,824	0						
28	Cumulative Reserve Balance						13,759	13,759	1,450,173	1,407,966	1,358,808	1,308,175	1,256,024	1,168,997	1,077,233	1,024,574	963,046	889,778	827,698	764,457	711,614	664,854	611,516	584,643	381,010	256,794	107,503	53,353							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

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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	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	Electric Panels	53,900		60	50	2013				5,390	5,552	5,718	5,890	6,066	6,248	6,436	6,629	6,828	7,033	0	0	0	0	0	0	0	0	0	0						
18	Smoke Detectors	25,080		varies	10	2013				2,508	2,583	2,661	2,741	2,823	2,907	2,995	3,085	3,177	3,272	3,371	3,472	3,576	3,683	3,794	3,907	4,025	4,145	4,270	4,398						
19	Smoke Detectors (Add Bedrooms)	32,450		ADD	10	2013				32,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Smoke Detectors	20,900		0	10	2021				0	0	0	0	0	0	0	8,825	9,090	9,363	0	0	0	0	0	0	0	0	11,860	12,216						
21	Carbon Monoxide	25,960		ADD	10	2013				25,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Carbon Monoxide	16,720		0	10	2021				0	0	0	0	0	0	0	7,060	7,272	7,490	0	0	0	0	0	0	0	0	9,488	9,488						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	66,308	8,135	8,379	8,630	8,889	9,156	9,431	9,714	25,890	26,667	20,223	3,472	3,576	3,683	3,794	3,907	4,025	4,145	25,618	26,102	0				
28	Cumulative Reserve Balance							13,759		13,759	1,450,173	1,407,966	1,358,808	1,308,175	1,256,024	1,168,997	1,077,233	1,024,574	963,046	889,778	827,698	764,457	711,614	664,854	611,516	584,643	381,010	256,794	107,503	53,353					





## **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.