

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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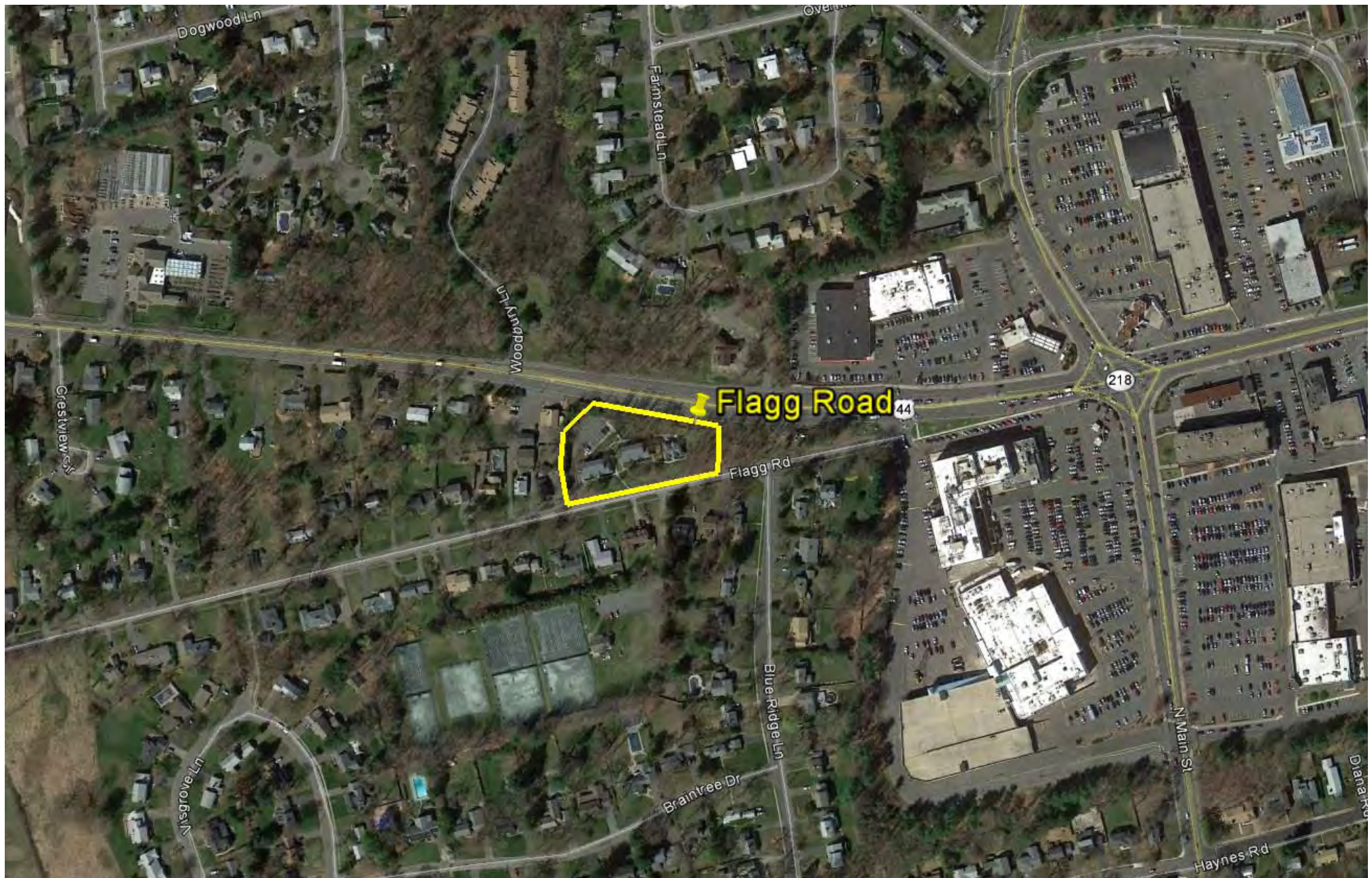
Flagg Road

CHFA # 95136D

Flagg Road Cooperative Assoc.
West Hartford, CT

July 23, 2013

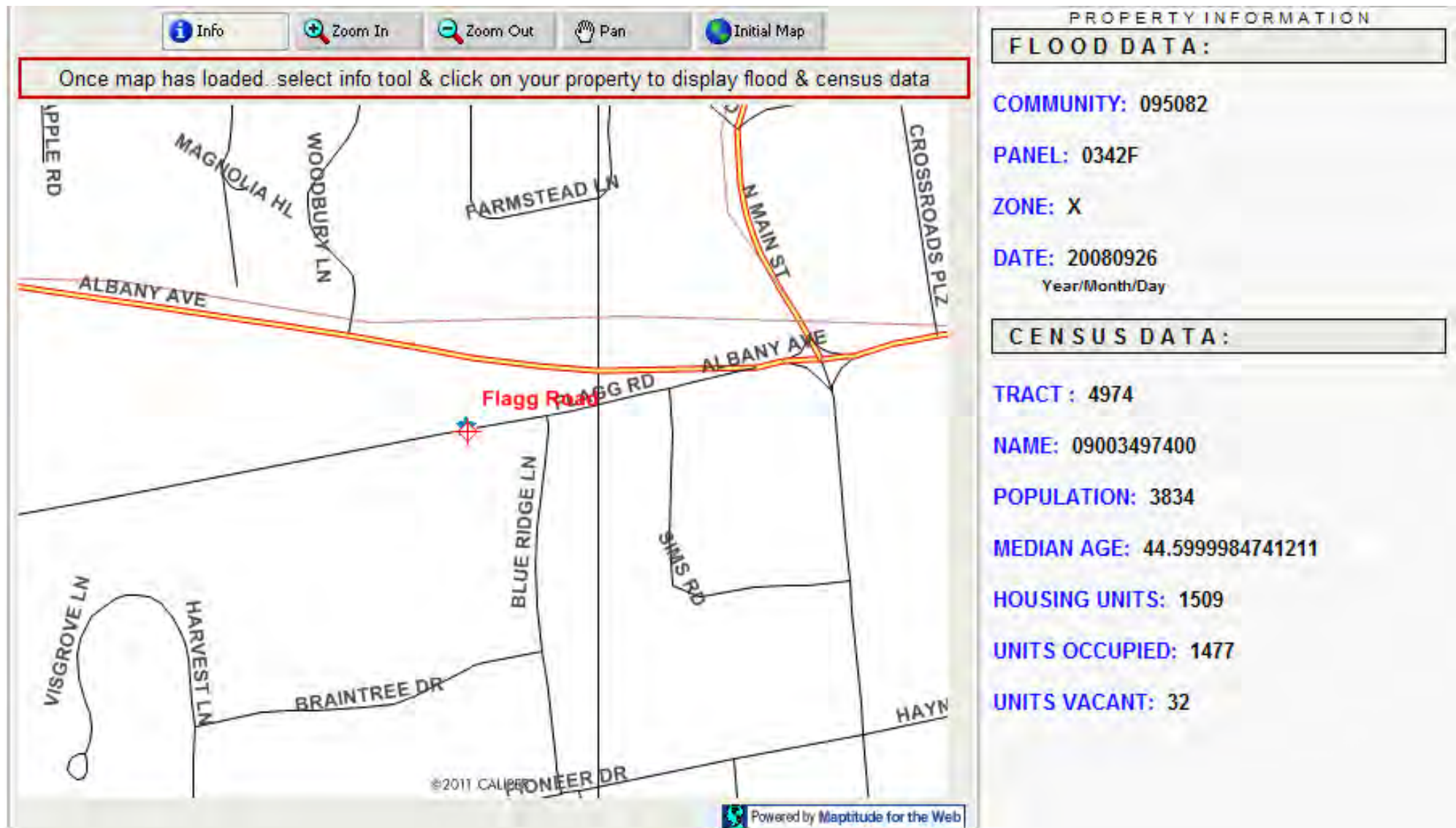
Final Report



Flagg Road

30 Flagg Road

West Hartford, CT 06117



Flagg Road

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

Executive Summary

Flagg Road

West Hartford, CT

Flagg Road is a cooperative, residential development for families that is comprised of three buildings that contain a total of 10 units – 6 two-bedroom and 4 three-bedroom unit layouts. The property is located in a mostly residential neighborhood, on Flagg Road, in West Hartford. Original construction of the property dates to the early 1994.

Overall, the property is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs over the term of the plan. 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:

- Driveway and parking area paving are shown for interim and future spot repair, crackfill, and sealcoating work. Full-scale resurfacing costs are shown in Year 5. Concrete walks display minimal sections of cracking and settlement. Costs to replace sections are shown in Years 2-3; 12-13; and 20 of the plan. Some tree pruning and possible removal are needed throughout the site. Periodic allowances for sectional replacement of split post and rail fencing are shown. Wood stockade fencing replacement costs are shown in Year 2 and again in Year 17. Vinyl fencing (picket and privacy) varies in condition. Replacement is shown in Year 7. The dumpster location has newer gates. Enclosure fencing replacement costs are shown in Year 7. The masonry retaining walls displays some cracking and leaning. Future re-building / repair costs are also anticipated by Year 7. Bollard type site lighting fixtures (1 damaged) are shown being

upgraded, over time, starting in Year 1. The maintenance / storage shed is shown for periodic repairs and refurbishment throughout the plan. Play area equipment is to be removed and to be replaced possibly with a gazebo and/or a sitting / barbecue area for residents.

- The buildings are vinyl sided, with aluminum wrapped trim elements. Good overall conditions were observed. Spot damage and bulging siding, as well as organic material growth, would be addressed periodically in the plan (repair and powerwashing). Full-scale replacement is shown in Years 14-15. Exterior common entrance doors and auto opening devices receive some hard use. Replacement costs are shown in Year 2 of the plan. Unit exterior doors and storm / screen doors (front entrances, balconies, patios) vary in condition. Replacements with more energy efficient models are shown early in the plan. Windows are original. Site representatives noted draftiness conditions with respect to these models. Interim repairs are handled from operations, and replacement is shown in Years 5-7. Wood-framed balconies display spot deterioration and railing damage. Interim repairs are shown in Years 2-3 and 9-10. Future re-building costs are shown in Year 16. Exterior lighting upgrades are shown twice in the plan. The pitched roofing surfaces have recently been re-shingled. Site representatives noted occasional leak concerns around chimney masses. Chimney repair / reflashings allowances are shown in Years 2-6. Future roofing shingle replacement costs are shown in Year 19. Water infiltration concerns were noted at two basements. Allowances for engineering analysis and remediation work are shown in Years 1-2
- Interior common areas consist of stair / halls and storage spaces at the basement levels of two buildings. Basement spaces are shown for some wall repairs and painting in Years 1-2, concurrent with the water remediation work. Stair / hall finishes are shown being updated every eight years starting in Year 2. Common area lighting fixtures are to be upgraded in Year 10.
- Heating and domestic hot water equipment are located at the basement level of the buildings. Each unit has its own boiler and DHW tank. Boilers are original, and DHW tanks vary in age. Replacement / upgrade costs are shown in the early years of the plan. Common area fire / smoke detection local ring devices are monitored and maintained from operations. Dehumidifiers in some basement areas are shown for periodic replacement in the plan. Sump pumps are shown being replaced, as needed, as well.

- Allowances for unit painting are shown throughout the plan. Unit entrance and interior doors vary in condition. Replacement costs, as needed, are shown in later years. Carpet flooring (some vinyl plank installed) in unit living areas and vinyl flooring in kitchens and baths (ceramic tile in handicapped shower) varies in age and condition, and replacement costs are shown as needed. Vanities, sinks, and faucet sets are shown being replaced in Years 2-8. Wall accessories and medicine cabinets are upgraded over time. Toilets are shown for replacement with low-flow models. Kitchen cabinetry varies in condition. Upgrades are shown over time starting in Year 3. Refrigerator, dishwasher, disposal unit, and laundry equipment replacements are shown as needed. Ranges are original, and updates are shown in Years 1-5 and again starting in Year 17. Lighting upgrades in units are shown in Years 2-6. Local smoke / fire detectors are shown being updated, as needed, in most years of the plan. Air conditioners are the responsibility of the individual residents. Accessibility improvements would include relocating the circuit breaker panel and adding kitchen cabinetry hardware.

Additional Notes:

1. The Physical Assessment of the property was conducted on Friday, June 28th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Anna Filip for her assistance.
2. A site drawing of the property was made available for review. However, there were no mechanicals, floor plans, or elevation drawings or blueprints of the buildings available for review. Some dimensional information utilized in this report was procured via field measurements on the day of the assessment and from using GoogleMaps images of the property from the on-line website.
3. 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.
4. 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.
5. 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.
6. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Driveway leading to parking area



2. View of parking and dumpster enclosure area



3. Retaining wall and vinyl fencing at one side of building



4. Play area equipment, to be removed for sitting area



5. Townhouse unit building



6. Front elevation of walk-up residential buildings



7. Spot bulging of vinyl siding



8. Typical upper level unit balcony.



9. Spot door deterioration and rusting



10. Source of leak concerns at chimney masses



11. Typical stair-hall finishes



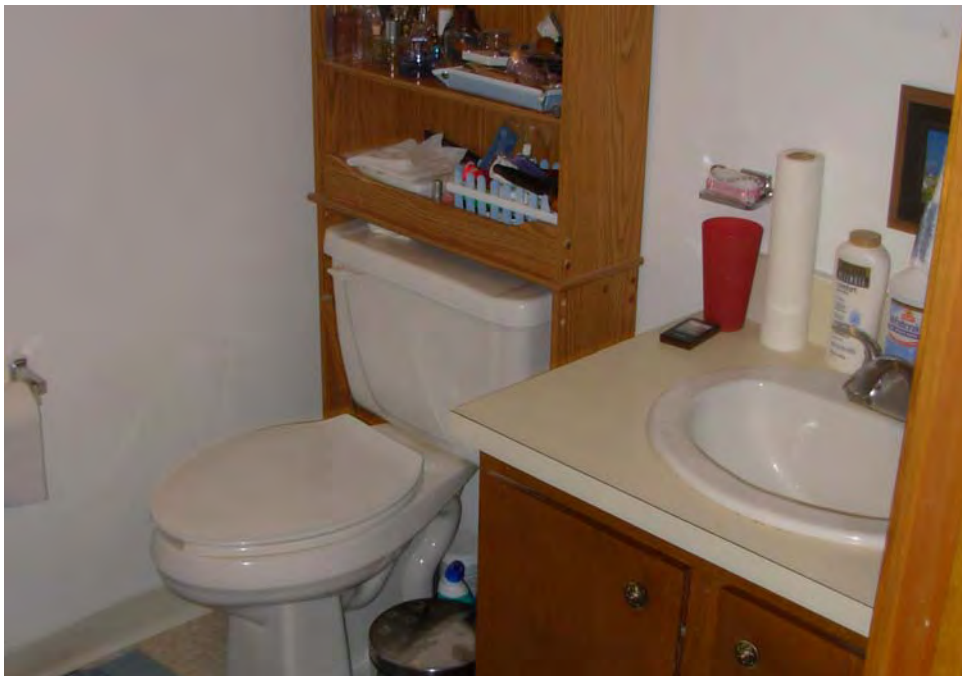
12. Areas of significant water infiltration in basements



13. Heating and DHW equipment



14. Typical unit living area finishes



15. Typical unit bath fixtures and finishes



16. Typical unit bath tub and surround



17. Unit kitchen cabinetry and appliances



18. Accessible unit kitchen cabinetry and appliances



19. Spot countertop and cabinetry damage



20. Unit kitchen and bath vinyl flooring with seam separation

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$14,244
Annual Replacement Reserve Contribution:	\$28,539
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	36,922	8,794	2,610	2,688	21,098	2,852	19,851	3,025	5,016	3,210	16,745	8,350	2,492	0	0	6,566	4,542	0	0	7,824	0
2	Building Exterior	0	0	823	23,298	9,306	5,706	25,274	31,385	20,578	0	2,470	8,569	0	1,140	1,174	77,023	79,334	17,486	1,321	1,486	1,530	1,576	0
3	Roofing	0	0	0	1,236	1,273	1,311	1,351	1,391	0	0	0	0	0	0	0	14,651	15,090	0	0	0	51,127	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	2,078	2,140	0	0	0	0	0	0	0	0	0	2,877	2,963	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	7,755	0	0	0	0	0	0	0	11,129	0	0	0	0	0	0	0	12,445	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	2,025	11,101	11,434	11,777	12,130	12,494	0	0	0	0	0	2,803	2,887	2,974	3,063	3,155	3,250	0	1,983	2,043	0
11	Building Mechanical	0	0	400	412	424	437	2,701	2,319	2,388	2,952	507	522	538	554	0	0	605	3,739	3,851	3,967	4,086	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	15,000	15,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	8,249	8,496	8,751	9,014	9,284	9,563	9,849	12,699	13,080	13,473	13,877	14,293	14,722	15,163	14,676	15,117	15,570	16,037	16,518	17,014	0
16	Unit Kitchens	0	850	3,855	5,407	15,764	16,237	16,724	16,217	16,704	5,386	3,870	3,986	2,238	3,301	6,244	6,432	6,595	6,823	9,326	9,606	9,471	7,432	0
17	Unit Bathrooms	0	0	0	6,118	5,866	6,042	6,223	6,410	6,602	6,800	2,559	2,636	2,715	2,796	3,597	738	761	783	807	2,671	2,751	1,951	0
18	Unit Electrical	0	1,225	1,985	2,091	2,154	2,218	2,285	1,472	0	0	963	992	1,021	1,052	1,084	0	0	0	1,220	1,256	1,294	1,333	0
19	Unit Mechanical	0	0	825	850	875	901	929	956	985	1,015	1,045	1,076	1,109	1,142	1,176	1,212	1,248	1,285	1,324	1,364	1,405	1,447	0
20	Annual Planned Expenditures	0	2,075	72,162	93,148	58,458	56,332	97,999	85,060	76,958	31,878	29,510	45,592	38,242	38,307	36,338	118,193	121,372	54,954	41,210	48,831	90,164	40,619	0
21	Annual Provision (indexed at 3%)			28,539	29,395	30,277	31,185	32,120	33,084	34,077	35,099	36,152	37,236	38,354	39,504	40,689	41,910	43,167	44,462	45,796	47,170	48,585	50,043	
22	Outside Capital			510,000																				
23	Cumulative Reserve Balance	14,244	12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
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Report Date:	July 15, 2013

Number of Units:	10
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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	Asphalt Parking / Roadways					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Crack Fill / Sealant					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Concrete Sidewalks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fencing					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Landscaping					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Dumpster Enclosures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Storm Water System					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Site Lighting					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	Landscaping / Tree Pruning and Removal	10,000		19	10	2013					10,000	0	0	0	0	0	0	0	0	0	13,439	0	0	0	0	0	0	0	0	0					
16	Driveway / Parking (rear) - some cracking, settlement	16,286		19	23	2017					0	0	0	0	18,329	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Driveway / Parking - interim and future repair, crackfill, seal	2,714		19	4	2013					2,714	0	0	0	0	0	0	0	0	0	0	3,757	0	0	0	0	4,229	0	0	0	4,759				
18	Concrete Walks (minimal settlement, cracking) - Repair	3,495		19	30+	2014					1,748	1,800	0	0	0	0	0	0	0	0	2,419	2,492	0	0	0	0	0	0	0	3,064					
19	Fencing (Split Rail) - some damage, deterior. - sect. rplc.	1,570		19	20+	2014					0	1,617	0	0	0	0	1,875	0	0	0	0	2,173	0	0	0	0	2,520	0	0	0	0				
20	Fencing (Wood Stockade) - damage, deter., leaning	1,260		19	<20	2014					0	1,298	0	0	0	0	0	0	0	0	0	0	0	0	0	2,022	0	0	0	0					
21	Fencing (Vinyl) - some damage - interim Optg. - Rplc.	2,820		8	15	2019					0	0	0	0	0	0	3,367	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Dumpsters (Vinyl and Wood) - some deterior. - Replace	2,275		5-19	15	2019					0	0	0	0	0	0	2,716	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Retaining Walls (Masonry Block) - some shifting	7,500		19	20+	2019					0	0	0	0	0	0	8,955	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Site Lighting (Bollard Fixtures) - Replace / Upgrade over time	24,600		19	20+	2013					2,460	2,534	2,610	2,688	2,769	2,852	2,937	3,025	3,116	3,210	3,306	0	0	0	0	0	0	0	0	0					
25	Maintenance / Storage Shed - periodic Repairs	1,500		<15	20+	2014					0	1,545	0	0	0	0	0	0	1,900	0	0	0	0	0	0	2,337	0	0	0	0					
26	Play Equipment (to remove and install gazebo & sitting)	20,000		19	20	2013					20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
27	Annual Planned Expenditures							0		0	36,922	8,794	2,610	2,688	21,098	2,852	19,851	3,025	5,016	3,210	16,745	8,350	2,492	0	0	6,566	4,542	0	0	7,824	0				
28	Cumulative Reserve Balance							14,244		12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685					

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	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	Exterior Common Doors / Auto Open. - hard use - Replace	9,230		19	20	2014					0	9,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Exterior Unit Doors - front Ents., out to balcs. or patios -	17,500		19	20+	2014					0	3,605	3,713	3,825	3,939	4,057	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Storm / Screen Doors - variable conditions	4,940		varies	<15	2013					823	848	873	900	927	954	0	0	0	0	0	1,140	1,174	1,209	1,245	1,283	1,321	0	0	0					
19	Canopies / Ceilings / Support Posts - Repair Allowances	3,200		19	10+	2013					0	1,648	1,697	0	0	0	0	0	0	0	0	0	0	2,350	2,420	0	0	0	0	0					
20	Exterior Walls (Vinyl Siding) - spot damage, organic mtl.	100,051		19	30+	2026					0	0	0	0	0	0	0	0	0	0	0	0	73,464	75,668	0	0	0	0	0						
21	Exterior Walls (Vinyl Siding) - periodic repair & pwrwsh.	4,618		19	4	2014					0	4,756	0	0	0	5,353	0	0	0	6,025	0	0	0	0	0	0	0	0	0	0					
22	Trim / Ceilings (see "Exterior Walls" above)			19	30+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Windows (D/H Models) - draft concerns. Upgrade	51,700		19	<30	2017					0	0	0	0	19,396	19,978	20,578	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Exterior Lighting - Upgrades w/ door replacements	4,494		19	15+	2014					0	926	954	982	1,012	1,042	0	0	0	0	0	0	0	0	0	0	0	1,486	1,530	1,576					
25	Balconies (Wood) and Railings - spot det. & damage	3,900		19	<10	2014					0	2,009	2,069	0	0	0	0	0	2,470	2,544	0	0	0	0	0	0	0	0	0	0					
26	Balconies (Wood) - future re-frame / re-deck / railings	10,400		19	30+	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,203	0	0	0	0					
27	Annual Planned Expenditures							0		0	823	23,298	9,306	5,706	25,274	31,385	20,578	0	2,470	8,569	0	1,140	1,174	77,023	79,334	17,486	1,321	1,486	1,530	1,576	0				
28	Cumulative Reserve Balance							14,244		12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685					

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
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	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
5	Roof - Asphalt Shingle					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7	Roof - Single-ply Membrane					2013					0	0	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	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	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	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	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	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	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	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	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	0			
17	Roofing (Arch. Shngls.) - future Replace	30,032		3	20+	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51,127	0				
18	Roof Drainage (Gutters & D. Spts.) - Replace w/ Siding	13,953		19	25+	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	10,245	10,553	0	0	0	0	0	0	0			
19	Chimneys (Vinyl Clad - Metal Flue) - some leaks - Repair	6,000		19	25+	2014					0	1,236	1,273	1,311	1,351	1,391	0	0	0	0	0	0	0	4,406	4,538	0	0	0	0	0	0	0			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	1,236	1,273	1,311	1,351	1,391	0	0	0	0	0	0	0	14,651	15,090	0	0	0	51,127	0	0	0			
28	Cumulative Reserve Balance							14,244		12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685					

Lobby / Mail Area

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

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Community Room

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				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		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							14,244		12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685					

Common Stairways

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

13444 - Flagg Road - FINAL SS 7/23/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
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	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					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						14,244	12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685							

Common Area Restrooms

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

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Building Mechanical

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

13444 - Flagg Road - FINAL SS 7/23/2013

Building Electrical

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

Flagg Road • Capital Needs Assessment • © On-Site Insight

Building Structural

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

13444 - Flagg Road - FINAL SS 7/23/2013

Unit Living

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					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	Walls / Ceilings (Painted) - repair / refinishing allows.	44,484		varies	<10	2013				4,448	4,582	4,719	4,861	5,007	5,157	5,312	5,471	5,635	5,804	5,978	6,158	6,342	6,533	6,729	6,930	7,138	7,352	7,573	7,800						
18	Unit Flooring (Carpeting) - varying ages, conditions	30,403		varies	<10	2013				3,800	3,914	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261	5,418	5,581	5,748	5,921	6,098	6,281	6,470	6,664						
19	Unit Interior Passage and Bi-fold Doors (spot damage)	21,810		19	25+	2020				0	0	0	0	0	0	0	1,788	1,842	1,897	1,954	2,013	2,073	2,135	2,199	2,265	2,333	2,403	2,475	2,550						
20	Unit Entrance Doors (from stair / halls) - Future Replace	4,360		19	25+	2020				0	0	0	0	0	0	0	766	789	813	837	862	888	915	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	8,249	8,496	8,751	9,014	9,284	9,563	9,849	12,699	13,080	13,473	13,877	14,293	14,722	15,163	14,676	15,117	15,570	16,037	16,518	17,014	0						
28	Cumulative Reserve Balance						14,244	12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
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	Walls / Ceilings (see "Unit Living" section)			varies	<10	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Tubs / Showers (E/S w/ C.Tile Sur.) - future Upgrades	24,240		19	20+	2014					0	2,081	2,143	2,207	2,274	2,342	2,412	2,484	2,559	2,636	2,715	2,796	2,880	0	0	0	0	0	0						
19	Vanities / Sinks / Faucets - some damage, hard use	7,790		19	15+	2014					0	1,146	1,181	1,216	1,253	1,290	1,329	1,369	0	0	0	0	0	0	0	0	1,839	1,895	1,951						
20	Sinks (Wall Hung in Accessible Unit) - to Replace	410		19	20+	2014					0	422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Toilets (mostly original models) - to Upgrade	6,560		19	20+	2014					0	965	994	1,024	1,055	1,086	1,119	1,153	0	0	0	0	0	0	0	0	0	0	0						
22	Wall Accessories / Medicine Cabinets	6,696		varies	15+	2014					0	985	1,015	1,045	1,077	1,109	1,142	1,176	0	0	0	0	0	0	0	0	0	0	0						
23	Floors (Vinyl & minimal C. Tile) - variable conditions	3,520		varies	10+	2014					0	518	533	549	566	583	600	618	0	0	0	0	717	738	761	783	807	831	856	0					
24											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	6,118	5,866	6,042	6,223	6,410	6,602	6,800	2,559	2,636	2,715	2,796	3,597	738	761	783	807	2,671	2,751	1,951	0				
28	Cumulative Reserve Balance							14,244		12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685					

Unit Kitchens

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
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	Walls / Ceilings (see "Unit Living" section)			varies	<10	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Floors (Vinyl) - mostly original, variable conditions	9,273		varies	10+	2014			0	1,364	1,405	1,447	1,491	1,536	1,582	1,629	0	0	0	0	1,889	1,945	2,004	2,064	2,126	2,189	2,255	0							
19	Cabinetry / Counters / Sinks / Faucets - some deter., dmg.	45,238		19	20+	2015			0	0	9,599	9,887	10,183	10,489	10,803	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Disposals - vary in age - Replace as needed	2,000		varies	<10	2014			0	258	265	273	281	290	299	307	317	326	336	346	356	367	378	389	401	413	426	438							
21	Refrigerators (vary in age) - Replace as needed	6,700		varies	10+	2014			0	690	711	732	754	777	800	824	849	874	900	0	955	984	984	1,044	1,075	1,107	1,141	1,175							
22	Ranges (mostly original) - to Replace / Upgrade	4,350		varies	15+	2013			870	896	923	951	979	0	0	0	0	0	0	0	0	0	0	1,396	1,438	1,058	1,090								
23	Rangehoods (varying conditions) - Replace	2,810		varies	15+	2015			0	0	596	614	633	652	671	0	0	0	0	0	0	0	0	902	929	957	985								
24	Laundry Equipment (varies in age, condition) - as needed	13,900		varies	10+	2013			1,390	1,432	1,475	1,519	1,564	1,611	1,660	1,710	1,761	1,814	0	1,924	1,982	2,041	2,102	2,166	2,231	2,297	2,366	2,437							
25	Dishwashers - vary in age, condition - 1 recent replc.	7,450		varies	10	2013			745	767	790	814	839	864	890	916	944	972	1,001	1,031	1,062	1,094	1,127	1,161	1,196	1,231	1,268	1,306							
26	Accessibility Improvements (Hdwre., Pipe Insul., 30" W.S.)	850		ADD	20+	2013		4	850	850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	850	3,855	5,407	15,764	16,237	16,724	16,217	16,704	5,386	3,870	3,986	2,238	3,301	6,244	6,432	6,595	6,823	9,326	9,606	9,471	7,432	0						
28	Cumulative Reserve Balance						14,244	12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	Smoke / Fire Detectors (Local Ring) - Updates	3,800		varies	<10	2013				760	783	806	830	855	0	0	0	963	992	1,021	1,052	1,084	0	0	0	1,220	1,256	1,294	1,333						
18	Electrical Circuit Breaker Panels (Square D) - monitor			19	50	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Electrical Wiring - no observed / reported problems - monitor			19	50	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Unit Interior Lighting - future upgrades	6,350		19	20+	2014				0	1,308	1,347	1,388	1,429	1,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Accessibility Improvements (relocate C.B. Panel)	1,225		19	50	2013		4	1,225	1,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	1,225	1,985	2,091	2,154	2,218	2,285	1,472	0	0	963	992	1,021	1,052	1,084	0	0	0	1,220	1,256	1,294	1,333	0						
28	Cumulative Reserve Balance						14,244	12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Flagg Road Cooperative
Project Name:	Flagg Road
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	10
Total Square Feet:	12,025
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	Radiators					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013					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						
5	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Hydronic Baseboard Radiation (some damage) - Repairs	13,200		varies	10+	2013					825	850	875	901	929	956	985	1,015	1,045	1,076	1,109	1,142	1,176	1,212	1,248	1,285	1,324	1,364	1,405	1,447					
18	Air Conditioning (Sleeve & Window) - Res. Responsib.			varies	10+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Thermostats / Temp. Controls - maintained Optg.			varies	15+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	825	850	875	901	929	956	985	1,015	1,045	1,076	1,109	1,142	1,176	1,212	1,248	1,285	1,324	1,364	1,405	1,447	0				
28	Cumulative Reserve Balance							14,244		12,169	478,545	414,792	386,611	361,463	295,585	243,609	200,728	203,949	210,591	202,235	202,346	203,543	207,894	131,611	53,406	42,915	47,501	45,840	4,261	13,685					

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.