

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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on-site-insight.com



Patchogue Place Cooperative

CHFA # 95135D

Patchogue Place Cooperative
Westbrook, CT

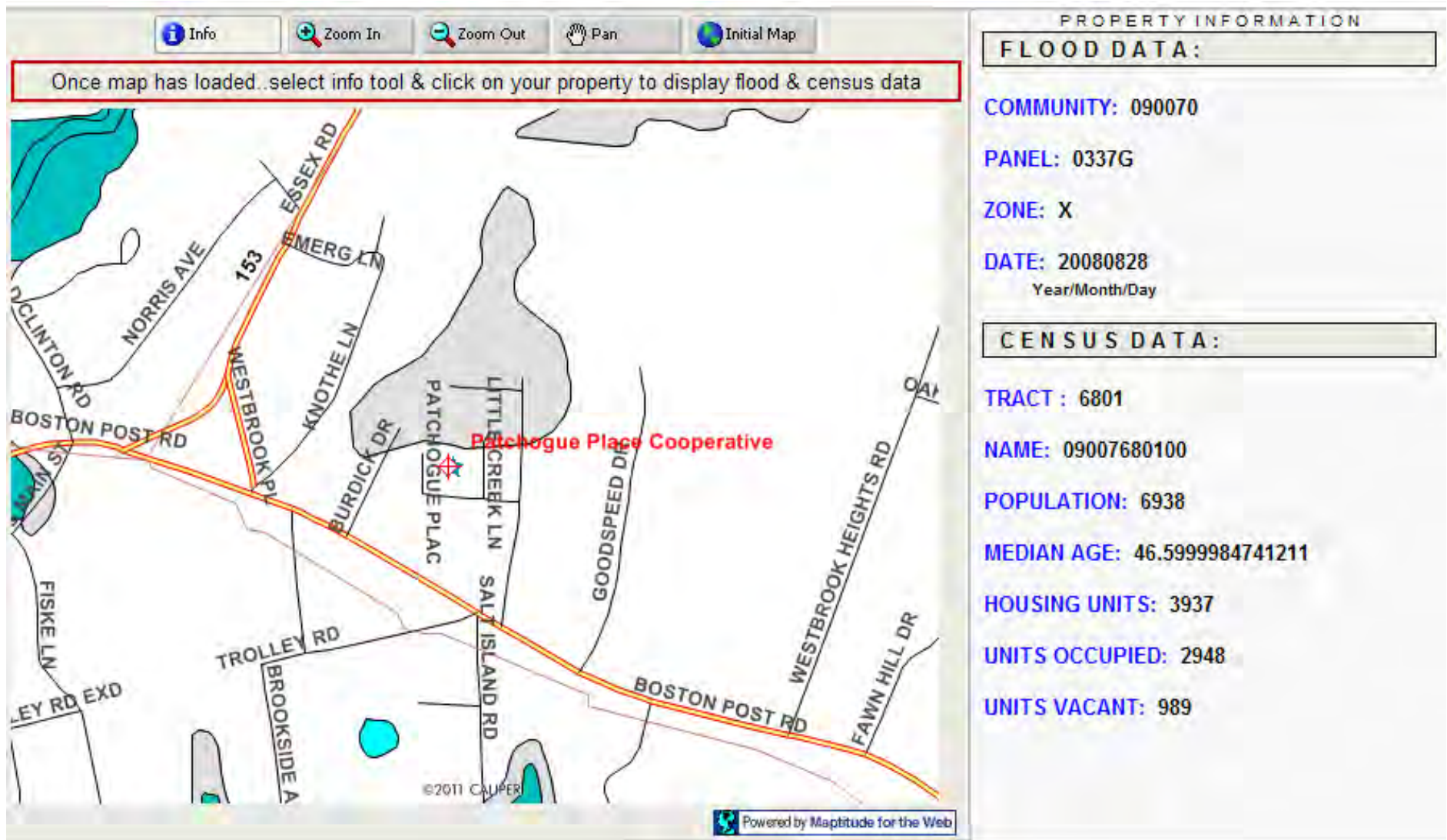
July 30, 2013

Final Report



Patchogue Place Cooperative

20 Patchogue Place
Westbrook, CT 06498



Patchogue Place Cooperative

20 Patchogue Place
Westbrook, CT 06498

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

Executive Summary

Patchogue Place Cooperative

Westbrook, CT

Patchogue Place Cooperative is a residential development comprised of six buildings consisting of 7 two-bedroom units (one level) and 5 three-bedroom units (two levels). Original construction of the development dates to 1993.

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, both of which were understood by On-Site Insight to be nominal or unfunded at the time this report was prepared.

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

- The asphalt paved surfaces were observed to be in fair condition; however some areas of cracking were noted at this time. An allowance to carry out crack-seal repairs and re-striping of the asphalt paved surfaces is shown in Year 1. A future allowance to repair and fully resurface the asphalt paving surrounding the buildings is shown in Year 6.
- According to information provided by site staff, premature failure of the sanitary septic system serving one building occurred in 2012, and it was subsequently replaced. In addition, ongoing issues relating to sewage drainage were reported at an isolated unit. Allowances for potential future system repair/replacement needs, based on performance to date, are shown in Years 6, 12 and 18.

- The building's exterior vinyl siding was found to be in good condition. No widespread cracked or displaced sections of vinyl siding were observed. An allowance for future replacement of the exterior vinyl siding is shown in Year 11.
- The roofing system of the buildings consists of sloped roof areas comprised of composite asphalt shingles. Areas of staining from water-runoff were noted on the composite asphalt shingles. Some areas of poorly adhered shingles were also noted. Replacement of the composite asphalt shingles is shown in Year 1 based on current age and expected useful service life.
- In-unit finishes are in fair condition; allowances for replacement of floor coverings are shown in Years 1-3 (kitchens), Years 6-8 (older floor coverings at living areas), Years 16-18 (kitchens), and Years 17-19 (newer floor coverings at living areas). Unit painting is assumed to be handled as part of routine building maintenance.
- Unit bathroom fixtures and kitchen cabinetry are in fair condition; allowances for replacement and refurbishment of the unit bathroom fixtures and kitchen cabinetry are shown in Years 1-3 (kitchen cabinetry), Years 6-8 (bathroom fixtures – no toilets) and Years 11-13 (toilets).
- Units are heated via unit-level boilers that provide hydronic heat. Overall, the boilers were noted to be in fair condition. Replacement of the boilers is shown in Years 1–3 based on current age and expected useful service life.
- Domestic hot water generation is accomplished via gas fired hot water heaters. The water heaters were in fair condition. Allowances for replacement of the water heaters are shown from Year 1 forward.
- The development is partially compliant with handicap accessibility standards at the present time. Among the in-unit elements in need of modification and/or replacement for compliance with accessibility standards (required for 2 two-bedroom units) is the installation of cabinetry with a compliant height countertop, installation of stoves with front mounted controls, installation of grab bars within accessible bathrooms, as well as adjustment of the lavatory height. Among the exterior elements in need of modification include proper striping and labeling of the exterior asphalt paved surface parking areas.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 12th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Matthew Chown. 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*.



Cracking noted within the asphalt paved surfaces.



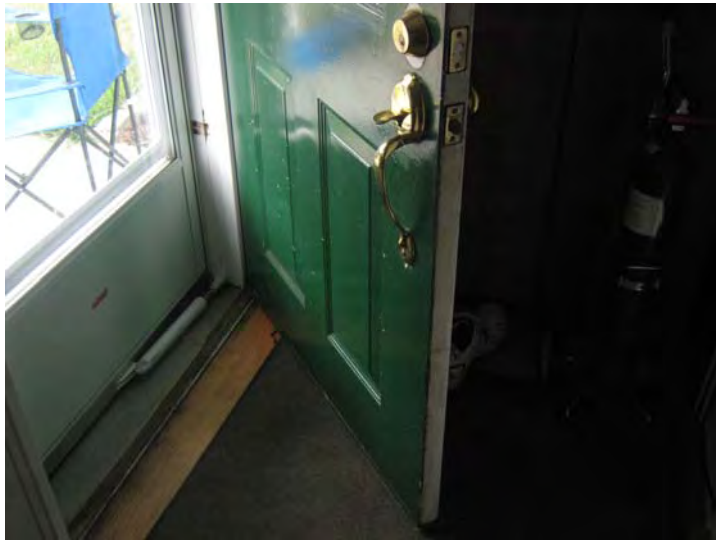
Isolated uneven section of concrete walkway; isolated areas of cracking also evident.



View of typical storage shed – siding noted to be weathered at several locations.



View of typical building architecture as seen from front elevation.



View of typical unit entry doorway.



View of damaged rear patio storm door and weather-stripping.



Surface corrosion noted along base of service doorway.



Deteriorated paint finish noted at entrance canopies.



View of poorly adhered composite asphalt shingle.



View of staining from water-runoff on composite asphalt shingles.



Typical finishes in unit living areas.



Typical finishes in unit bedrooms.



Typical fixtures and finishes in unit bathrooms – note vanities were not originally installed with development.



Typical kitchen area (original) – two units have newer cabinetry/countertops.



Bradford White natural gas fired domestic hot water heater – 1 hot water heater per unit.



HB Smith boiler for production of hydronic heat – 1 natural gas-fired boiler per unit.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Patchogue Place Coop
Project Name:	Patchogue Place Cooperative
Project City / Town:	Westbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	12
Total Square Feet:	11,874
Default Inflation Rate:	3.0%

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

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	10,520	0	0	0	0	353,439	3,582	3,690	0	0	11,450	304,531	0	0	0	14,053	0	363,626	0	0	0
2	Building Exterior	0	0	3,560	2,122	2,185	0	0	74,039	0	0	1,900	0	96,916	0	0	0	0	0	2,407	0	0	2,599	0
3	Roofing	0	0	68,670	0	0	0	0	0	0	0	0	0	22,966	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	0	0	0	0	0	11,092	11,424	11,767	0	0	0	0	0	0	0	0	4,123	4,246	4,374	0	0
16	Unit Kitchens	0	3,200	15,501	15,966	16,445	0	0	0	0	0	0	0	0	0	0	0	0	11,168	11,503	11,848	0	0	0
17	Unit Bathrooms	0	854	0	0	0	0	0	12,897	13,284	13,683	0	0	3,122	3,216	3,313	0	0	2,804	0	0	0	0	0
18	Unit Electrical	0	750	8,004	1,014	1,044	1,075	1,108	1,141	1,175	1,210	1,247	1,284	1,322	1,362	1,403	1,445	1,488	12,470	1,579	1,626	1,675	1,725	0
19	Unit Mechanical	0	0	17,089	17,601	18,129	2,213	2,279	2,348	2,418	2,490	2,565	2,642	2,721	2,803	2,887	2,974	3,063	3,155	3,250	3,347	3,447	3,551	0
20	Annual Planned Expenditures	0	4,804	123,345	36,703	37,804	3,288	3,387	454,956	31,884	32,840	5,712	3,926	138,499	311,913	7,603	4,419	4,551	43,650	22,861	384,695	9,496	7,875	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			1,710,000																				
23	Cumulative Reserve Balance	0	(4,804)	1,581,851	1,545,148	1,507,344	1,504,056	1,500,669	1,045,714	1,013,830	980,990	975,278	971,352	832,853	520,940	513,338	508,919	504,368	460,717	437,856	53,161	43,665	35,790	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Patchogue Place Coop
Project Name:	Patchogue Place Cooperative
Project City / Town:	Westbrook

Current Year:	2013
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Report Date:	July 19, 2013

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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	Asphalt Parking / Roadways	44,915		15	20	2018				0	0	0	0	0	52,069	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	0						
3	Concrete Sidewalks	1,534		15	15	2013				1,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,391	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	0	0					
5	Fencing	1,034		20	30	2023				0	0	0	0	0	0	0	0	0	0	0	1,390	0	0	0	0	0	0	0	0	0					
6	Landscaping	1,500		20	20	2013				1,500	0	0	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	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	0	0	0				
9	Site Lighting	35,965		20	25	2018				0	0	0	0	0	41,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Retaining Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Mail Boxes	1,000		20	25	2018				0	0	0	0	0	1,159	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	Crack Fill / Sealant	7,486		5	5	2013				7,486	0	0	0	0	0	0	0	0	0	0	10,060	0	0	0	0	11,663	0	0	0	0	0				
18	Storage Sheds	9,000		20	25+	2013				0	0	0	0	0	3,478	3,582	3,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
19	Septic Systems	220,000		Varies	40+	2018				0	0	0	0	0	255,040	0	0	0	0	0	0	304,531	0	0	0	0	0	363,626	0	0	0				
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	10,520	0	0	0	0	0	353,439	3,582	3,690	0	0	11,450	304,531	0	0	0	14,053	0	363,626	0	0	0					
28	Cumulative Reserve Balance						0	(4,804)	1,581,851	1,545,148	1,507,344	1,504,056	1,500,669	1,045,714	1,013,830	980,990	975,278	971,352	832,853	520,940	513,338	508,919	504,368	460,717	437,856	53,161	43,665	35,790							

Building Exterior

Owner Sponsor Name:	Patchogue Place Coop
Project Name:	Patchogue Place Cooperative
Project City / Town:	Westbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	12
Total Square Feet:	11,874
Default Inflation Rate:	3.0%

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Roofing

Owner Sponsor Name:	Patchogue Place Coop
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[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Patchogue Place Coop
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Project City / Town:	Westbrook

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[illegible]

Community Room

Owner Sponsor Name:	Patchogue Place Coop
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[illegible]

Common Hallways

Owner Sponsor Name:	Patchogue Place Coop
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[illegible]

Common Stairways

Number of Units:	12
Total Square Feet:	11,874
Default Inflation Rate:	3.0%

[illegible]

Common Laundry

Number of Units:	12
Total Square Feet:	11,874
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Number of Units:	12
Total Square Feet:	11,874
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Patchogue Place Coop
Project Name:	Patchogue Place Cooperative
Project City / Town:	Westbrook

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[illegible]

Building Mechanical

Number of Units:	12
Total Square Feet:	11,874
Default Inflation Rate:	3.0%

Patchogue Place Coop - SS 7/19/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Patchogue Place Coop
Project Name:	Patchogue Place Cooperative
Project City / Town:	Westbrook

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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	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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21																																			
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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						0	(4,804)	1,581,851	1,545,148	1,507,344	1,504,056	1,500,669	1,045,714	1,013,830	980,990	975,278	971,352	832,853	520,940	513,338	508,919	504,368	460,717	437,856	53,161	43,665	35,790							

Building Elevator

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Building Structural

Number of Units:	12
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[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Living

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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	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	Floors - Older	28,703		15	20+	2018				0	0	0	0	0	11,092	11,424	11,767	0	0	0	0	0	0	0	0	0	0	0	0						
18	Floors - Newer	7,708		4	20+	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,123	4,246	4,374	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	11,092	11,424	11,767	0	0	0	0	0	0	0	0	4,123	4,246	4,374	0	0					
28	Cumulative Reserve Balance							0		(4,804)	1,581,851	1,545,148	1,507,344	1,504,056	1,500,669	1,045,714	1,013,830	980,990	975,278	971,352	832,853	520,940	513,338	508,919	504,368	460,717	437,856	53,161	43,665	35,790					

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Patchogue Place Coop
Project Name:	Patchogue Place Cooperative
Project City / Town:	Westbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	12
Total Square Feet:	11,874
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	1,800		5	20	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,804	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	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	Floor			20	40+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Accessories	7,106		20	20+	2018					0	0	0	0	0	2,746	2,828	2,913	0	0	0	0	0	0	0	0	0	0	0	0					
19	Toilet	6,970		15	25	2023					0	0	0	0	0	0	0	0	0	0	3,122	3,216	3,313	0	0	0	0	0	0	0					
20	Lavatory	6,720		20	25	2018					0	0	0	0	0	2,597	2,675	2,755	0	0	0	0	0	0	0	0	0	0	0	0					
21	Bathtub and Surrounds	19,550		20	25	2018					0	0	0	0	0	7,555	7,781	8,015	0	0	0	0	0	0	0	0	0	0	0	0					
22	Accessibility Improvements	854		ADD	20	2013			4	854	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		854	0	0	0	0	0	12,897	13,284	13,683	0	0	3,122	3,216	3,313	0	0	2,804	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(4,804)	1,581,851	1,545,148	1,507,344	1,504,056	1,500,669	1,045,714	1,013,830	980,990	975,278	971,352	832,853	520,940	513,338	508,919	504,368	460,717	437,856	53,161	43,665	35,790					

Unit Kitchens

Owner Sponsor Name:	Patchogue Place Coop
Project Name:	Patchogue Place Cooperative
Project City / Town:	Westbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	12
Total Square Feet:	11,874
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	Floors	7,465		20	15	2013				2,488	2,563	2,640	0	0	0	0	0	0	0	0	0	0	0	0	0	3,877	3,993	4,113	0	0					
18	Cabinets	24,300		Varies	20+	2013				8,343	8,593	8,851	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Refrigerators	6,700		Varies	15	2013				2,233	2,300	2,369	0	0	0	0	0	0	0	0	0	0	0	0	0	4,175	4,301	4,430	0	0					
20	Stoves	4,500		Varies	15+	2013				1,500	1,545	1,591	0	0	0	0	0	0	0	0	0	0	0	0	0	3,116	3,209	3,306	0	0					
21	Rangehoods	2,810		Varies	25+	2013				937	965	994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Accessibility Improvements	3,200		ADD	20	2013		4	3,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	3,200	15,501	15,966	16,445	0	0	0	0	0	0	0	0	0	0	0	0	0	11,168	11,503	11,848	0	0	0					
28	Cumulative Reserve Balance						0	(4,804)	1,581,851	1,545,148	1,507,344	1,504,056	1,500,669	1,045,714	1,013,830	980,990	975,278	971,352	832,853	520,940	513,338	508,919	504,368	460,717	437,856	53,161	43,665	35,790							

Unit Electrical

Owner Sponsor Name:	Patchogue Place Coop
Project Name:	Patchogue Place Cooperative
Project City / Town:	Westbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	12
Total Square Feet:	11,874
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Owner Sponsor Name:	Patchogue Place Coop
Project Name:	Patchogue Place Cooperative
Project City / Town:	Westbrook

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	12
Total Square Feet:	11,874
Default Inflation Rate:	3.0%

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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.