

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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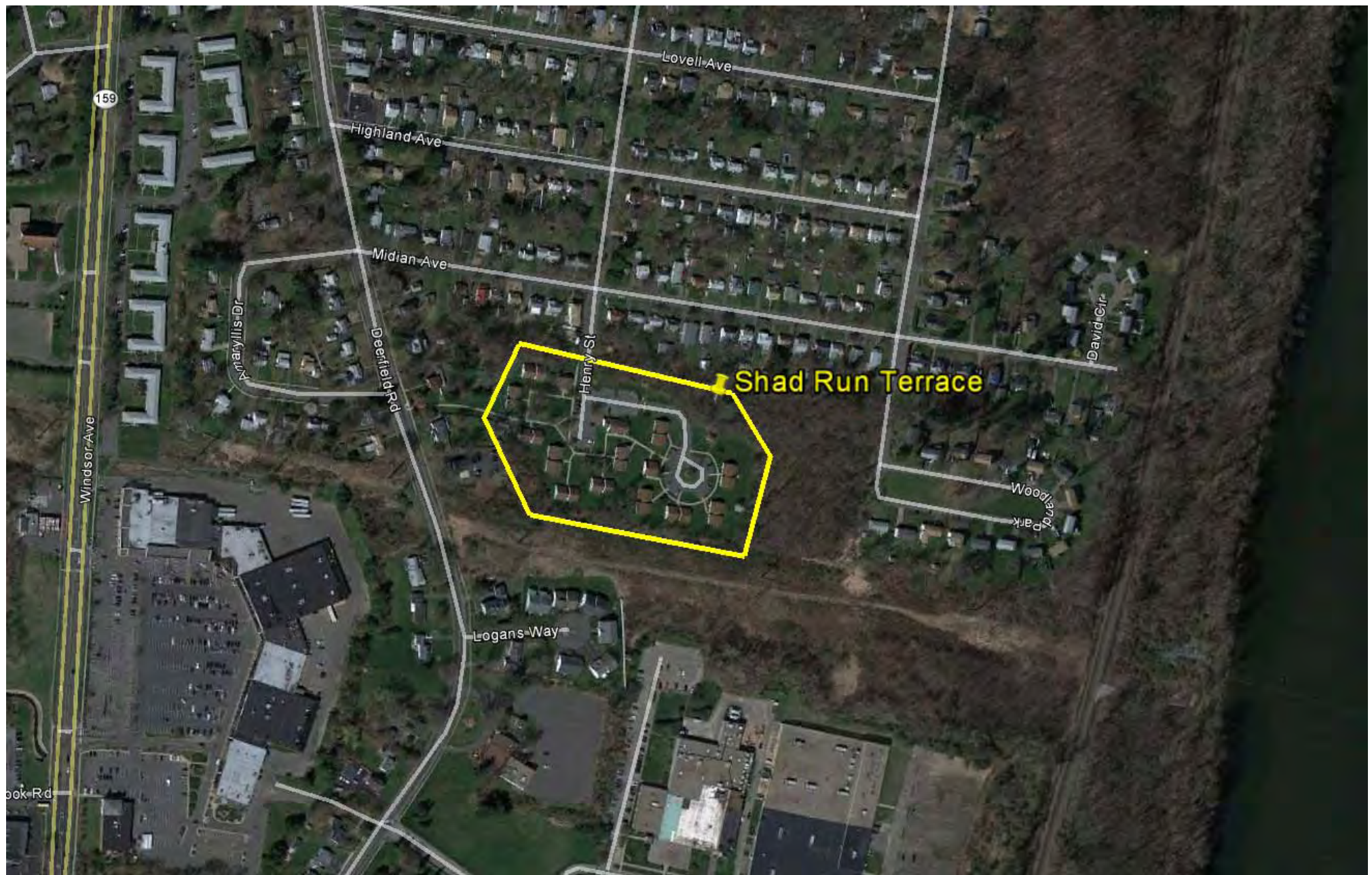
## Shad Run Terrace

CHFA # 85228D

Windsor Housing Authority  
Windsor, CT

March 18, 2013

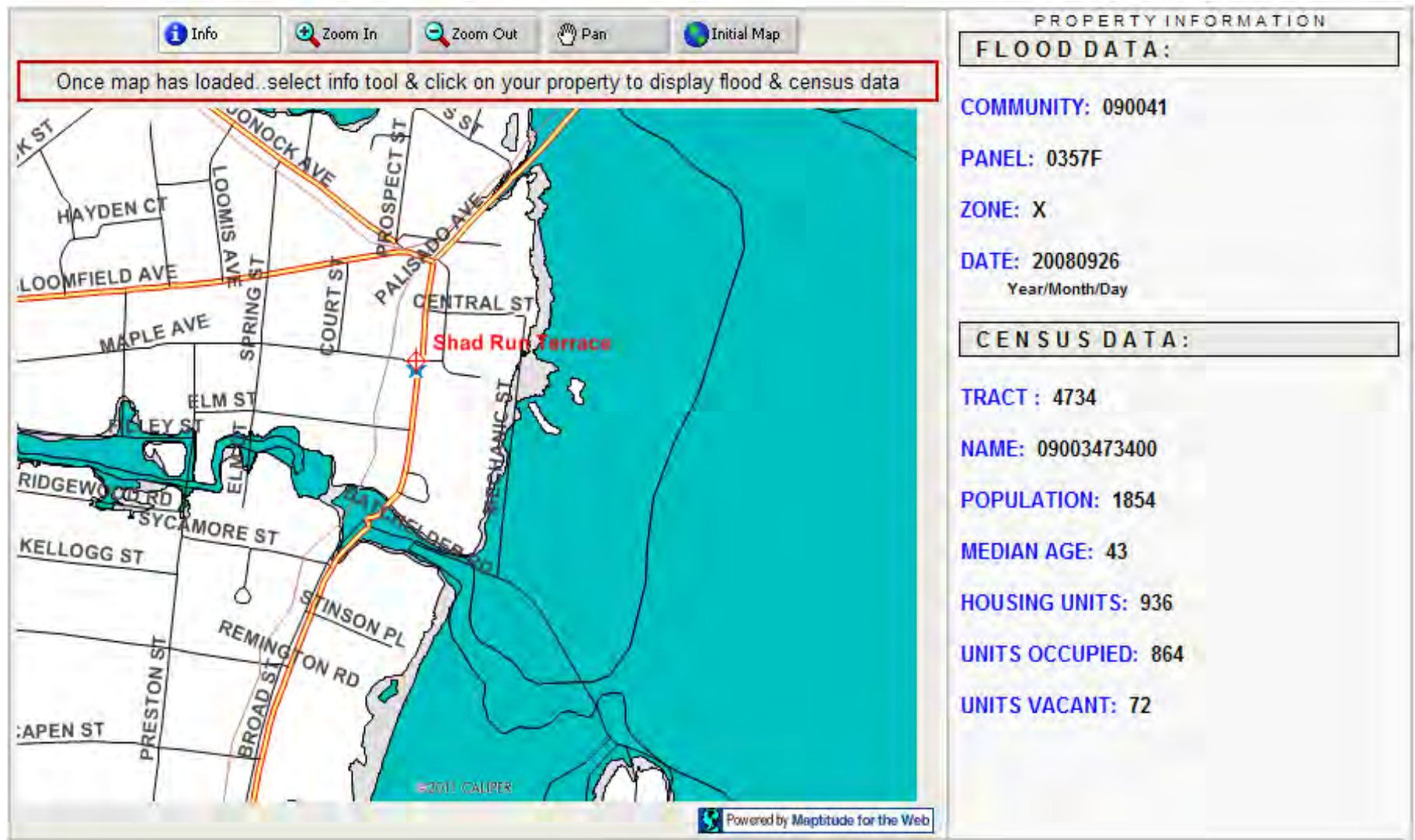
*Final Report*



## Shad Run Terrace

40 Henry Street  
Windsor, CT 06095





## Shad Run Terrace

40 Henry Street  
Windsor, CT 06095

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

## Executive Summary

### Shad Run Terrace

Windsor, CT

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**Shad Run Terrace** is a residential development for seniors and the disabled that is comprised of 14 residential buildings, a maintenance building, and a community building. The development includes 44 efficiency and 8 one-bedroom units (52 total). There are reportedly 6 handicap accessible apartment layouts at this development. Original construction of the “upper” section of the development dates to 1970, with the construction and addition of the “lower” section in 1974. Parking for the development is located at both sections of the site, with walkways throughout the site leading to unit entrances. The community building is located at the center of the site.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital expenditures over the course of the plan. Based on these projections, the development is seen as requiring instituting replacement reserve funding and/or an infusion of additional capital.

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

- Site paving exhibits sporadic cracking and settlement. Future parking area resurfacing costs are shown in Year 6. Periodic spot repair and crack-fill/sealcoating work are shown throughout the plan. Concrete walks require minimal repairs, from operations. Pole mounted site lighting fixtures are reportedly problematic, with some underground wiring concerns. Upgrades are shown in Years 1-2. The newly installed, wood-framed gazebo structure is maintained from operations. Accessibility improvements would include ramp modifications to the gazebo and the installation of lever-type door hardware. Accessible parking spaces should be re-stripped with appropriate side access aisles.
- Building exteriors exhibit variable overall conditions. Vinyl and aluminum siding and trim elements display spot damage and organic material growth. Repairs and powerwashing are shown in the plan. Replacement is shown in Years 6 and 7. Windows are

original models, and site staff notes hardware and operation problems. Replacement is shown concurrent with the siding work. Unit entrance doors are mostly original, and replacement with more energy efficient models is shown in Years 1-6 (including storm doors). The community building doors are shown for future replacement in Year 7. Roofs exhibit minimal lifting and organic material growth (moss/lichen). Replacement is shown in Years 9-10. Gutters and downspouts are shown for replacement concurrent with the siding work in Years 6-7.

- Interior common areas are located within the community building. Wall and ceiling finishes are shown for painting periodically in the plan. Carpet flooring is shown for replacement concurrent with the painting programs. Vinyl flooring in the restrooms, lobby, and laundry facility is shown being updated early and again later in the plan. Accessibility improvements would include upgrading the community kitchen to meet requirements, as well as laundry facility and restroom improvements.
- The community building's domestic hot water tank is shown for future replacement in Year 10. The newly installed heat pump/HVAC system serving the facility is shown for future replacement in Year 15. Site staff noted occasional problems with sanitary waste lines clogging between the buildings and the main lines on site. Repair and jetting allowances are shown annually. Fire/smoke detection devices are local ring systems. These are monitored, tested, maintained, and replaced as operating expenses. The community building's fire detection/monitoring panel system has recently been updated, and future upgrades are shown in Year 19. Site staff noted that security camera systems are to be upgraded at the property, and budgeted allowances for this work are shown in Year 1, with future upgrades in Year 11.
- Unit interiors have painted wall and ceiling surfaces that are maintained as operating expenses. Site staff noted that unit flooring is being replaced with vinyl composite plank flooring. Other units have vinyl tile. Most floors have been upgraded over the last seven years. Costs to continue this upgrade work are shown in Years 1-6. Future updates are shown starting in Year 9. Interior passage and accordion type closet doors are maintained as operating expenses. Unit baths have mostly original tubs and ceramic tile surrounds. Tub re-glazing and surround update allowances are shown over time. Vanities vary in age and condition, and replacement is shown as needed. Toilets continue to be upgraded to low-flow models. Unit kitchens have had newer cabinetry sets installed in many units, with some older sets having been refinished. Upgrades will continue. Appliances are replaced, as needed. Heat pump/HVAC systems are shown for future replacement in Years 17-18. DHW tanks are replaced as they fail. Electric circuit breaker panels are shown for replacement later in the plan. ECAS systems continue to be updated. Smoke/fire detection devices are replaced from operations.

Additional Notes:

1. The Physical Assessment of the property was conducted on Monday, February 25<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Linda Miller and Mr. Brian Pettison from the Windsor Housing Authority for their assistance. Note that there were no drawings or blueprints available for the development. Dimensional information in this report was procured during the field assessment work or via satellite imagery using the Google Maps web site.
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*.





1. Sporadic cracking of parking surfaces



2. Site concrete walks exhibit good overall conditions



3. Newly installed gazebo requiring ramp-door modifications



4. Maintenance garage-shed due for improvements





5. Typical building elevations



6. Spot siding and trim damage



7. Organic material growth on siding and roofing shingles



8. Metering closet door deterioration





9. Spot lifting of roofing shingles



10. View of the community room finishes and furnishings



11. Community kitchen to upgrade for accessibility  
Shad Run Terrace • Capital Needs Assessment • © On-Site Insight



12. Laundry facility in need of a front-load washer



13. Typical heat pump HVAC system exterior condenser unit



14. Recently updated fire panel at Cmnty. Bldg.



15. Typical original unit kitchen cabinetry



16. Sagging shelving at original wall cabinets





17. Newer kitchen cabinetry, and typical range



18. Accessible unit kitchen layout



19. Typical unit bathroom tub and surround



20. DHW tanks, some located in closets, others under cabinets

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Windsor Housing Authority
Project Name:	Shad Run Terrace
Project City / Town:	Windsor, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	52
Total Square Feet:	26,810
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$269,286
Annual Replacement Reserve Contribution:	\$0
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	965	39,160	48,517	0	0	0	90,331	0	0	0	90,538	0	17,177	0	0	0	19,333	5,616	114,691	0	21,760	0
2	Building Exterior	0	0	25,879	34,381	25,314	22,475	23,149	231,096	214,817	0	0	0	4,425	5,926	13,677	14,087	6,476	6,670	15,393	8,779	5,605	0	0
3	Roofing	0	0	0	0	0	0	0	18,784	19,348	0	94,420	97,253	0	0	0	0	0	0	0	0	0	12,232	0
4	Lobby - Mail Area	0	0	0	0	0	3,519	0	0	0	0	0	0	0	0	1,551	0	0	0	0	0	0	0	0
5	Community Room	0	6,015	6,382	0	0	5,447	0	0	0	0	0	0	0	0	7,631	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	800	800	853	0	0	0	0	0	0	350	0	0	0	0	0	0	431	885	0	0	0	0
9	Common Area Restrooms	0	2,577	2,577	729	0	0	0	0	0	0	390	0	0	0	0	0	0	479	642	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	2,218	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688	2,768	2,852	2,937	11,042	3,116	3,209	3,306	3,405	3,507	0
12	Building Electrical	0	0	15,000	0	0	0	0	0	0	0	0	0	20,159	0	0	0	0	0	0	0	5,363	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	6,484	6,678	6,879	7,085	7,298	7,517	0	0	12,228	12,595	12,972	13,362	13,762	14,175	14,601	10,102	10,405	10,717	11,038	11,370	0
16	Unit Kitchens	0	5,100	21,063	16,442	16,935	17,231	17,748	18,280	8,505	8,760	9,023	9,294	9,573	4,823	4,967	27,655	28,485	29,339	24,628	31,703	32,654	39,743	0
17	Unit Bathrooms	0	0	2,460	7,983	8,222	8,469	8,723	8,984	6,317	6,506	6,701	6,902	7,109	0	3,786	3,900	4,017	7,382	12,702	13,083	13,476	10,696	0
18	Unit Electrical	0	0	3,380	3,481	3,586	3,693	3,804	3,918	0	0	0	0	0	29,392	30,274	31,182	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	2,975	3,064	3,156	3,251	3,348	8,540	5,244	5,401	5,563	5,730	5,902	0	4,242	4,369	4,500	4,635	115,338	118,798	7,477	7,701	0
20	Annual Planned Expenditures	0	15,457	128,161	124,188	66,213	73,355	66,321	389,770	256,618	23,127	131,209	227,140	62,828	73,448	82,742	98,305	69,120	81,487	188,819	301,077	79,018	107,009	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			2,428,400																				
23	Cumulative Reserve Balance	269,286	253,829	2,554,068	2,429,880	2,363,667	2,290,312	2,223,991	1,834,221	1,577,603	1,554,476	1,423,266	1,196,127	1,133,298	1,059,850	977,109	878,804	809,684	728,197	539,377	238,300	159,282	52,273	



## Site Improvements

Number of Units:	52
Total Square Feet:	26,810
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	Access. (Re-stripe Designated Parking w/ side aisle) - Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Accessibility (Walk/Ramp to Gazebo, Door Hdwre.)	965		1		2013		4	965	965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Site Signage (Wood) - deteriorating	3,500		20	16	2013				3,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,616	0	0	0						
16	Asphalt Parking (Sporadic Cracking)	74,456		15	20	2018				0	0	0	0	0	86,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Crack Fill / Sealant	12,409		11	4	2014				0	12,782	0	0	0	0	0	0	0	0	0	0	0	0	0	19,333	0	0	0	21,760						
18	Walks (Asphalt) - sporadic cracking - future resurface	3,465		varies	20	2018				0	0	0	0	0	4,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Walks (Concrete) - minimal cracking & spalling - Optg.			varies	30+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Site Lighting (Pole Fixtures) - to update, including wiring	69,390		>20	20	2013				34,695	35,736	0	0	0	0	0	0	90,538	0	0	0	0	0	0	0	114,691	0	0	0						
21	Site Furnishings / Gazebo (Maint. - Optg.)			1	20+					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Dumpsters (Leased) - no enclosures			varies						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	965	39,160	48,517	0	0	0	90,331	0	0	0	90,538	0	17,177	0	0	0	19,333	5,616	114,691	0	21,760	0						
28	Cumulative Reserve Balance						269,286	253,829	2,554,068	2,429,880	2,363,667	2,290,312	2,223,991	1,834,221	1,577,603	1,554,476	1,423,266	1,196,127	1,133,298	1,059,850	977,109	878,804	809,684	728,197	539,377	238,300	159,282	52,273							

## Building Exterior

Owner Sponsor Name:	Windsor Housing Authority
Project Name:	Shad Run Terrace
Project City / Town:	Windsor, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	52
Total Square Feet:	26,810
Default Inflation Rate:	3.0%

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## Roofing

Number of Units:	52
Total Square Feet:	26,810
Default Inflation Rate:	3.0%

[illegible]

## Lobby / Mail Area

Owner Sponsor Name:	Windsor Housing Authority
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[illegible]

## Community Room

Number of Units:	52
Total Square Feet:	26,810
Default Inflation Rate:	3.0%

[illegible]



## Common Hallways

Number of Units:	52
Total Square Feet:	26,810
Default Inflation Rate:	3.0%

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## Common Stairways

Number of Units:	52
Total Square Feet:	26,810
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[illegible]





## Common Area Restrooms

Owner Sponsor Name:	Windsor Housing Authority
Project Name:	Shad Run Terrace
Project City / Town:	Windsor, CT

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[illegible]

## Building Boilers

Owner Sponsor Name:	Windsor Housing Authority
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Number of Units:	52
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[illegible]

## Building Mechanical

Number of Units:	52
Total Square Feet:	26,810
Default Inflation Rate:	3.0%

13124 - Shad Run Terrace - FINAL SS 3/18/2013



## Building Electrical

Owner Sponsor Name:	Windsor Housing Authority
Project Name:	Shad Run Terrace
Project City / Town:	Windsor, CT

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## Building Elevator

Owner Sponsor Name:	Windsor Housing Authority
Project Name:	Shad Run Terrace
Project City / Town:	Windsor, CT

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Report Date:	March 18, 2013

Number of Units:	52
Total Square Feet:	26,810
Default Inflation Rate:	3.0%

[illegible]

## Building Structural

Number of Units:	52
Total Square Feet:	26,810
Default Inflation Rate:	3.0%

13124 - Shad Run Terrace - FINAL SS 3/18/2013



## Unit Living

Number of Units:	52
Total Square Feet:	26,810
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Windsor Housing Authority
Project Name:	Shad Run Terrace
Project City / Town:	Windsor, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	52
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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	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	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	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			0	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	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Walls / Ceilings (See "Unit Living" section)					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Floors (See "Unit Living" section)					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Kitchen Cabinetry (Newer Models)	107,434		<7	20+	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	22,539	23,215	23,911	24,628	25,367	26,128	26,912							
18	Kitchen Cabinetry (Older & Orig. Models) - some deter.	72,778		>20-43	20+	2013			12,130	12,493	12,868	13,254	13,652	14,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Refrigerators	34,840		<6	10+	2017			0	0	0	0	0	0	4,160	4,285	4,413	4,546	4,682	4,823	4,967	5,116	5,270	5,428	0	0	0	6,109							
20	Ranges / Stoves (Older & Orig. Models)	11,500		>15	15+	2013			3,833	3,948	4,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,336	6,526	6,722							
21	Ranges / Stoves (Newer Models)	14,500		<14	15+	2018			0	0	0	1,981	2,040	2,101	2,164	2,229	2,296	2,365	2,436	0	0	0	0	0	0	0	0	0	0						
22	Countertops / Sinks - Included w/ Cabinetry - interim Optg.			varies	10+	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Ventilation Fans	14,612		varies	15+	2013			0	0	0	1,996	2,056	2,117	2,181	2,246	2,314	2,383	2,455	0	0	0	0	0	0	0	0	0	0						
24	Accessibility (install hdwr. on doors & drawers, lower walls)	5,100		varies	20+	2013		4	5,100	5,100	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	5,100	21,063	16,442	16,935	17,231	17,748	18,280	8,505	8,760	9,023	9,294	9,573	4,823	4,967	27,655	28,485	29,339	24,628	31,703	32,654	39,743	0					
28	Cumulative Reserve Balance							269,286	253,829	2,554,068	2,429,880	2,363,667	2,290,312	2,223,991	1,834,221	1,577,603	1,554,476	1,423,266	1,196,127	1,133,298	1,059,850	977,109	878,804	809,684	728,197	539,377	238,300	159,282	52,273						



## Unit Electrical

Number of Units:	52
Total Square Feet:	26,810
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.