

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Plimpton House

CHFA # 88880H

South Park Inn

Hartford, CT

May 26, 2013

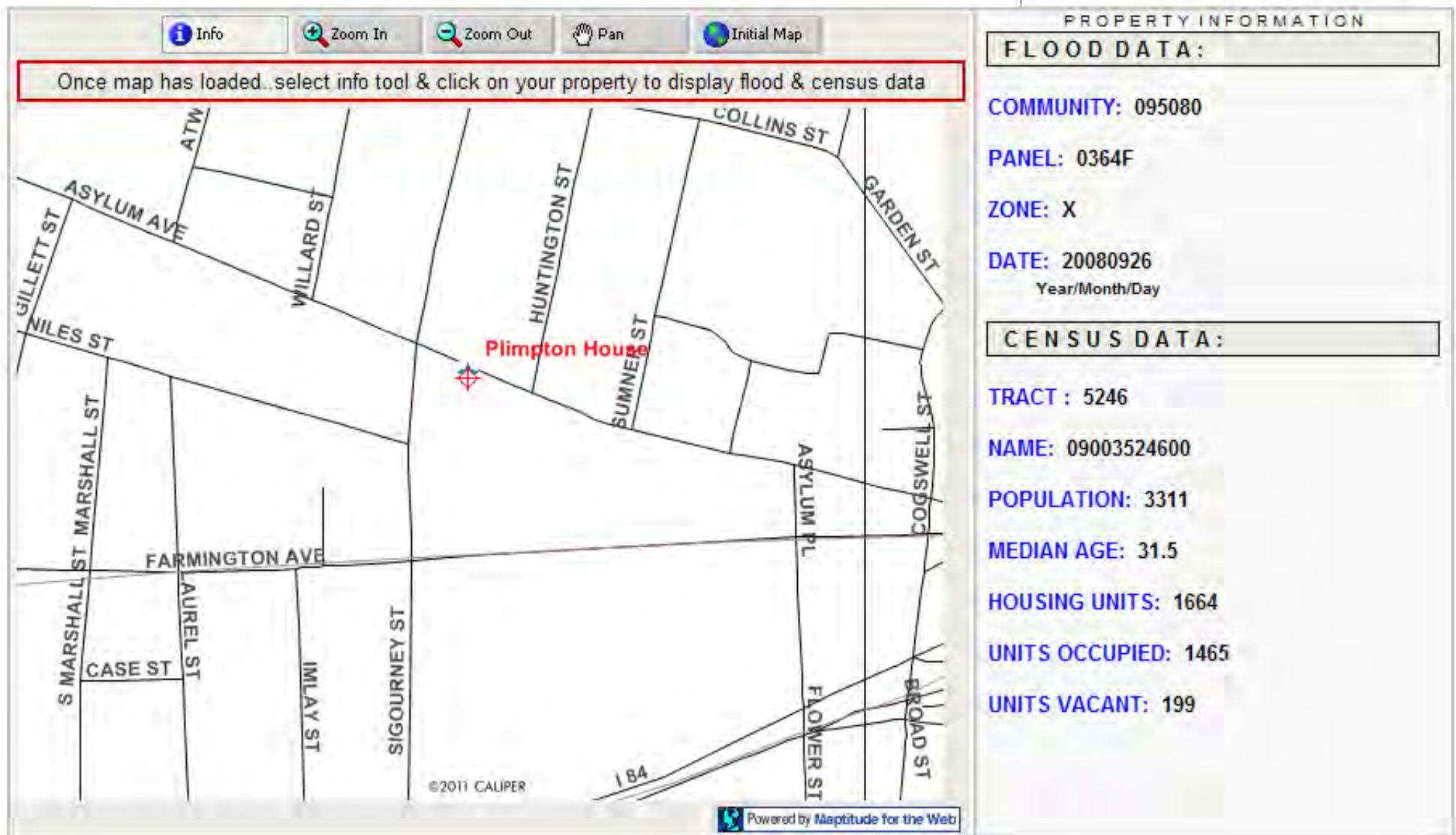
*Final Report*



## Plimpton House

847 Asylum Avenue  
Hartford, CT 06105





## Plimpton House

847 Asylum Avenue  
Hartford, CT 06105

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

## Executive Summary

### Plimpton House

Hartford, CT

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**Plimpton** is development for transitional housing that is comprised of a single residential building. Future capital needs identified as part of this assessment do not include any potential cost premiums that might result from the building being on the National Historic Registry or possible environmental issues (lead/asbestos materials). Future capital needs do not include costs for ADA compliance upgrades due to significant structural limitations of the existing building. The development includes single, double, triple, and quad units containing a total of 35 beds. Original construction of the development dates to 1865. The development was renovated for its current use in 1995.

Overall the development is in fair condition. As shown on the attached capital needs worksheet, the development faces significant capital needs in the near term. Based on 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 at the time this report was prepared.

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

- The asphalt paved parking area was observed to be in fair condition. Costs to resurface the parking area are shown in Year 3. Costs to replace the section of chain link fencing are also shown in Year 3.

- The brick walls were observed to be in fair condition. Costs to point and repair approximately 20% of the brick walls are shown in Years 1 and 11. The original wood framed windows were restored in 1995 as part of the last major renovation. Costs to replace the windows are shown in Year 1 of the plan.
- The slate roof was observed to be in fair overall condition. Costs to repair/replace damaged section of the roof are shown every seven years throughout the plan's timeframe.
- Interior common areas feature hardwood floors painted walls and decorative painted ceilings. Costs to paint hallway, stair, and common area rooms are shown every ten years throughout the plan. Costs to refinish the hardwood floors are shown as needed throughout the plan.
- Costs are shown to renovate the common restrooms in Years 1-3 of the plan. Cost to replace the commercial kitchen equipment is shown throughout the plan.
- The development features a natural gas-fired boiler. The boiler is estimated to have a total input capacity of 900 MBH. Future replacement costs are shown in Year 8 of the plan.
- Costs to replace the central fire alarm control panel and peripheral devices are shown in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on *May 7<sup>th</sup> 2013*. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



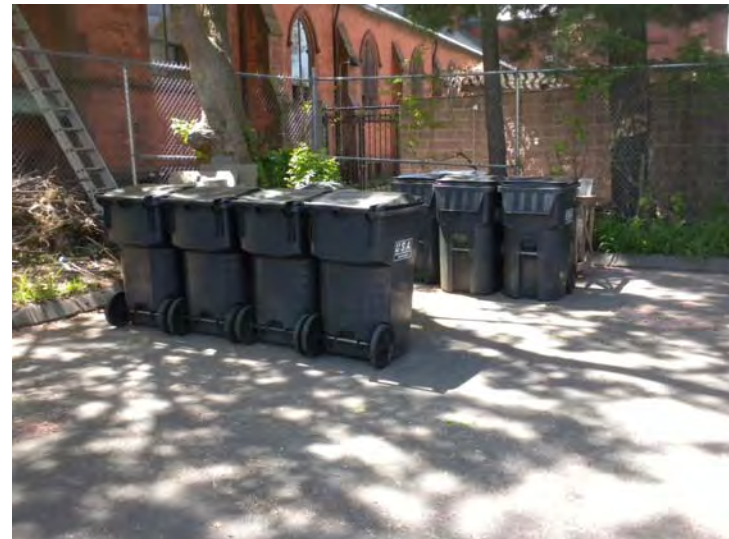
View of the rear parking area



Metal picket fence along the front property line



Wheelchair access ramp



Trash and recycling area





Central fire alarm control panel



View of the central boilers –  
Estimated total capacity of 900 MBH



Domestic hot water tanks (one of two)



Typical building architecture

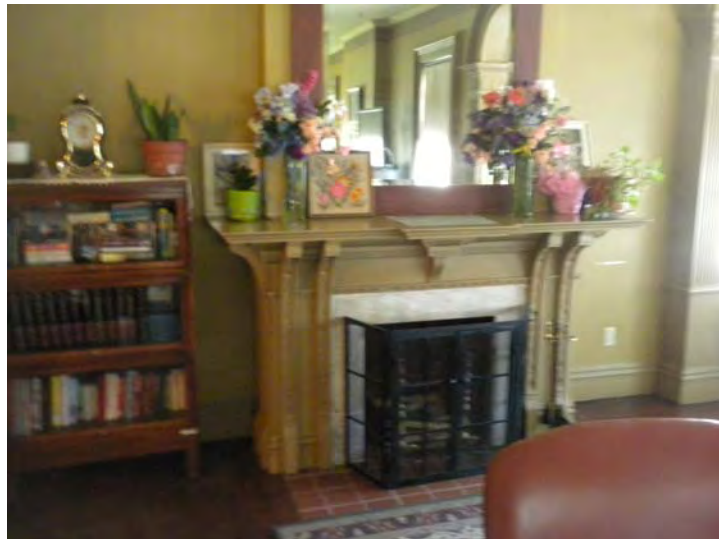




Rear elevation



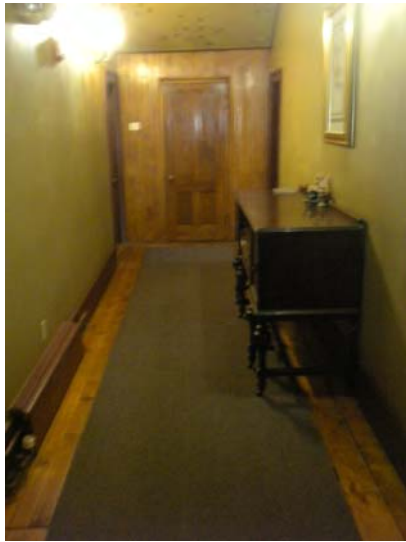
Community room



Community rooms feature hardwood floors, painted walls and fire places



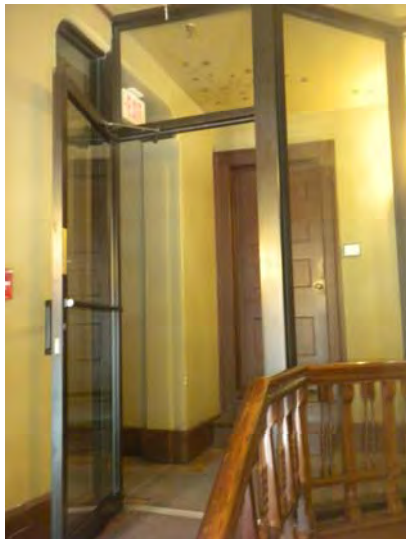
View of the commercial kitchen area



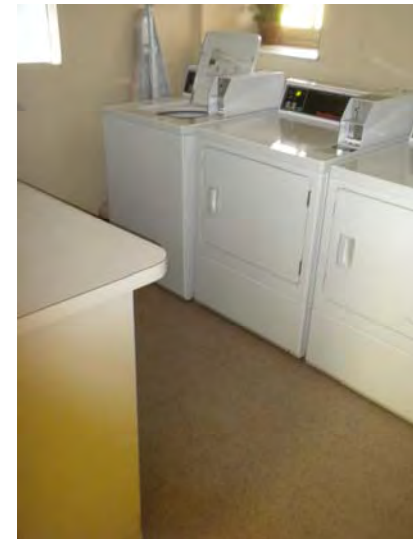
Typical hallway



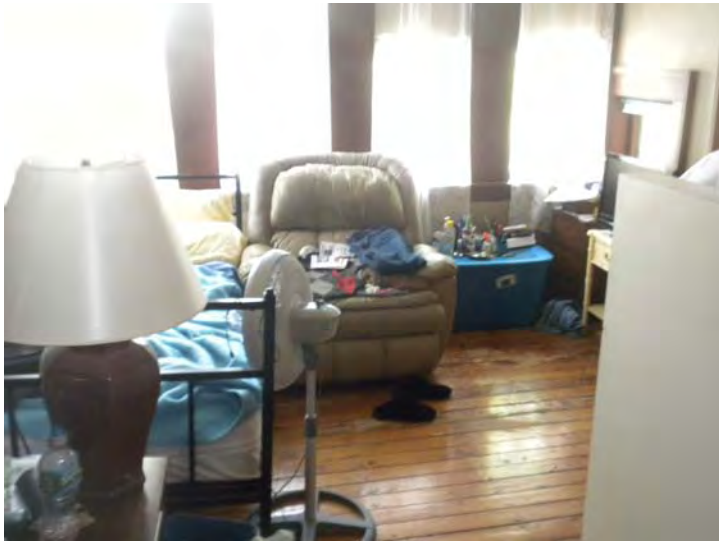
Typical common restroom



Example of the aluminum/glass  
stairwell fire doors



View of the laundry room



View of a resident room



Typical bed and laminated particleboard cubical



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	
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	4,600	0	19,803	0	4,633	2,597	0	9,482	0	0	3,010	5,619	0	0	0	5,908	0	6,803	0	0	0
2	Building Exterior	0	0	89,998	0	0	0	0	0	0	0	0	1,957	16,809	0	3,208	0	0	0	0	0	0	0	0
3	Roofing	0	0	3,401	0	0	0	0	0	4,061	0	0	0	0	0	0	4,994	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	8,195	0	0	0	0	0	0	0	0	0	2,106	0	0	0	0	6,246	0	0	0	0	0
6	Common Hallways	0	0	4,021	0	0	0	0	0	0	2,251	0	0	0	0	0	0	2,768	3,460	0	0	0	0	0
7	Common Stairways	0	0	6,041	0	0	0	0	0	0	0	0	0	2,350	0	16,557	0	0	6,688	0	0	0	0	0
8	Common Laundry	0	0	599	0	0	0	0	0	0	0	0	0	240	0	0	0	0	654	0	0	0	0	0
9	Common Area Restrooms	0	0	8,283	7,601	7,829	0	0	0	0	0	0	0	1,213	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	2,145	0	36,896	0	2,414	0	0	0	0	0	0	1,926	0	0	0	0
11	Building Mechanical	0	0	1,200	1,236	1,273	1,311	1,351	16,925	1,433	1,476	1,520	1,566	1,613	1,661	1,711	1,762	1,815	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	24,135	0	0	0	0	0	3,167	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	5,018	3,140	3,235	3,332	3,432	3,535	3,641	3,750	0	0	0	0	0	0	0	7,817	4,893	5,040	5,191	5,346	0
16	Unit Kitchens	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Unit Bathrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	131,355	11,978	56,276	4,643	9,415	25,201	9,134	53,855	4,687	5,937	27,341	7,280	21,476	6,757	4,584	30,774	6,818	11,843	5,191	5,346	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			455,000																				
23	Cumulative Reserve Balance	0	0	323,645	311,667	255,391	250,748	241,333	216,132	206,997	153,142	148,455	142,518	115,178	107,898	86,422	79,665	75,081	44,307	37,489	25,646	20,456	15,109	

## Site Improvements

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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## Building Exterior

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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## Roofing

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
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	Mail Facilities					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						
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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							0		0	323,645	311,667	255,391	250,748	241,333	216,132	206,997	153,142	148,455	142,518	115,178	107,898	86,422	79,665	75,081	44,307	37,489	25,646	20,456	15,109					

## Community Room

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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## Common Hallways

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
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	1,748		10	10	2013				1,748	0	0	0	0	0	0	0	0	0	2,350	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	4,293		148	15	2013				4,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,688	0	0	0	0					
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Doors (Aluminum/Glass)	11,613		18	30	2025				0	0	0	0	0	0	0	0	0	0	0	16,557	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	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					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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22																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	6,041	0	0	0	0	0	0	0	0	2,350	0	16,557	0	0	6,688	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						0	0	323,645	311,667	255,391	250,748	241,333	216,132	206,997	153,142	148,455	142,518	115,178	107,898	86,422	79,665	75,081	44,307	37,489	25,646	20,456	15,109							

## Common Laundry

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

[illegible]

## Common Area Restrooms

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces	28,800		18	25	2020				0	0	0	0	0	0	0	35,420	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Boiler Operating Controls	1,200		2	9	2020				0	0	0	0	0	0	0	1,476	0	0	0	0	0	0	0	0	0	1,926	0	0	0					
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Heating Water Pumps (3/4 HP)	1,850		6	15	2022				0	0	0	0	0	0	0	0	0	2,414	0	0	0	0	0	0	0	0	0	0	0					
10	Heating Water Pumps (3/4 HP)	1,850		10	15	2018				0	0	0	0	0	2,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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27	Annual Planned Expenditures						0	0	0	0	0	0	0	2,145	0	36,896	0	2,414	0	0	0	0	0	0	0	1,926	0	0	0	0					
28	Cumulative Reserve Balance						0	0	323,645	311,667	255,391	250,748	241,333	216,132	206,997	153,142	148,455	142,518	115,178	107,898	86,422	79,665	75,081	44,307	37,489	25,646	20,456	15,109							



## Building Mechanical

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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## Building Electrical

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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## Building Elevator

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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## Building Structural

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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## Unit Living

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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## Unit Kitchens

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

[illegible]

## Unit Electrical

Number of Units:	35
Total Square Feet:	0
Default Inflation Rate:	3.0%

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## Unit Mechanical

Owner Sponsor Name:	South Park Inn
Project Name:	Plimpton House
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 7, 2013

Number of Units:	35
Total Square Feet:	0
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.