

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**  
38 Chauncy Street, Suite 600  
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111  
T: 617.338.9484 | F: 617.338.9422

[on-site-insight.com](http://on-site-insight.com)



## South Park Inn

CHFA # 88887H

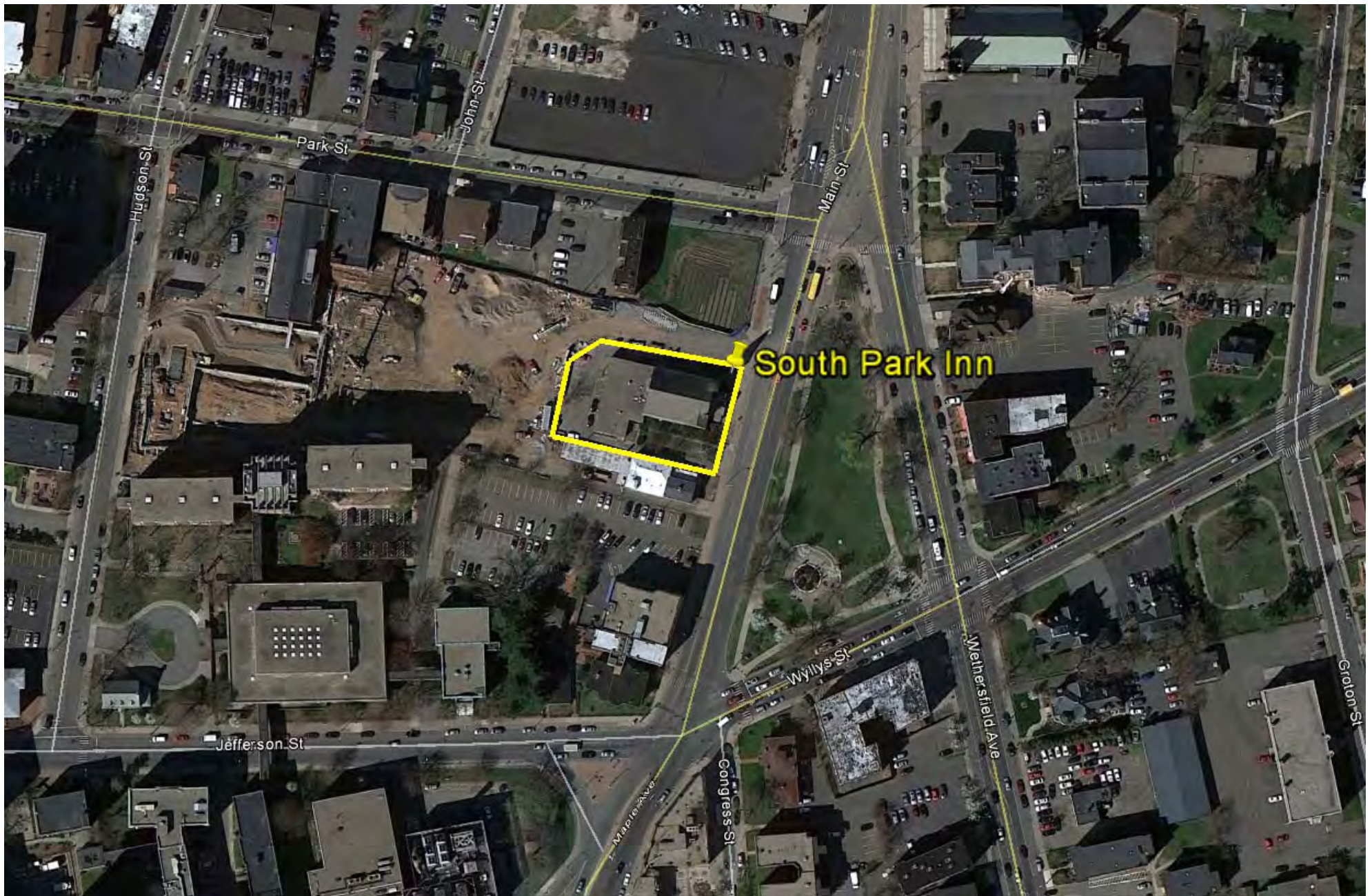
South Park Inn

Hartford, CT

May 26, 2013

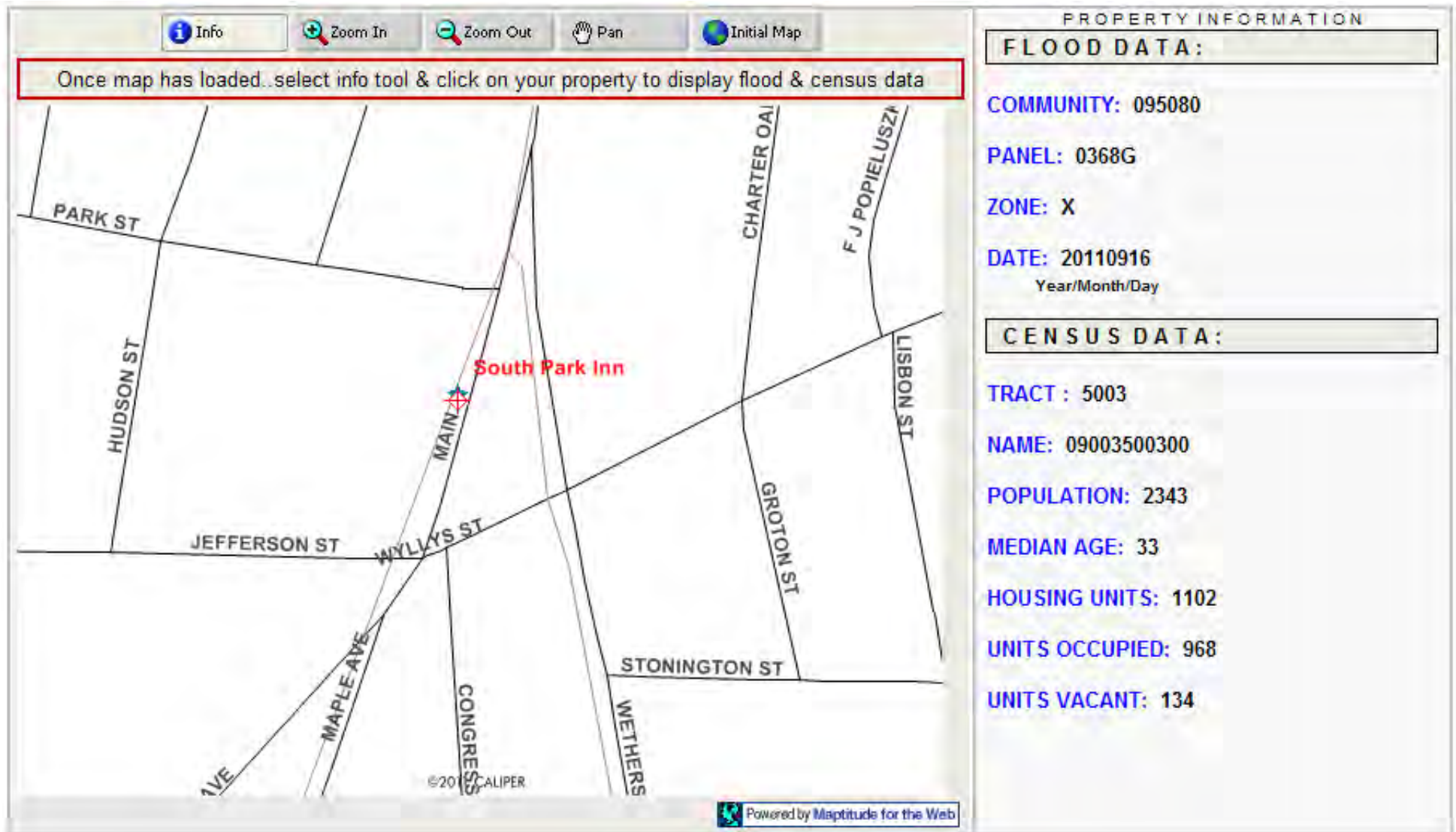
*Final Report*





**South Park Inn**  
75 Main Street  
Hartford, CT 06106





## South Park Inn

75 Main Street  
Hartford, CT 06106

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



## Executive Summary

### South Park Inn

Hartford, CT

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**South Park Inn** 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). Though the development has many accessible features in place, future capital needs do not include costs for ADA compliance upgrades due to significant structural limitations of the existing building. Original construction of the development dates to 1872. The development was renovated for its current use in 1984.

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 and fencing were recently replaced. Future replacement costs are shown in the second half of the plan. Costs to add a dumpster enclosure are shown in Years 1.



- The metal exterior doors are approximately 30 years old. The metal doors are shown for replacement in Year 2 of the plan.
- The brick was observed to be in fair overall condition. That said, cracking, mortar loss, and deterioration were observed during the assessment. Costs to point/repair brick work are shown in Years 1 and 11.
- Window lintels were observed to be rusted and causing mortar loss. Costs to paint both the lintels and the security grills are shown in Years 1 and 11.
- No problems were reported with regard to the asphalt roofing. That said, the roofing is beyond its expected useful life. Costs to replace the asphalt shingles and built up flat roof structure are shown in Year 1 (there was no access to the flat roof structure on the day of the assessment).
- There are many different interior common rooms at the development. Most flooring was observed to be in poor overall condition. Walls were observed to be in poor overall condition as well. Painting and flooring replacement costs are shown in Year 1 of the report.
- Costs to replace the various equipment are shown as needed throughout the plan. The various equipment includes, commercial kitchen, laundry, medical exam rooms, office, and lobby areas.
- Costs are shown to renovate bathroom and shower rooms in Year 7 of the plan.
- The natural gas-fired boiler has an input capacity of 1,540 MBH. Costs to replace the boiler and original circulator pumps are shown in Year 1 of the plan. Costs to replace the domestic hot water tanks are shown in Year 14.
- The fire alarm control panel is shown for replacement in Year 1.
- During the assessment a new air conditioning system was being installed at the “transitional sleeping area.” The exact size of the system is unknown. Future replacement costs are shown in Year 15 of the plan.



Additional Notes:

1. The Physical Assessment of the property was conducted on *May 8<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 asphalt parking area



One of the roadways



View of the side wheelchair access ramp  
at the main entrance



View of the dumpster area

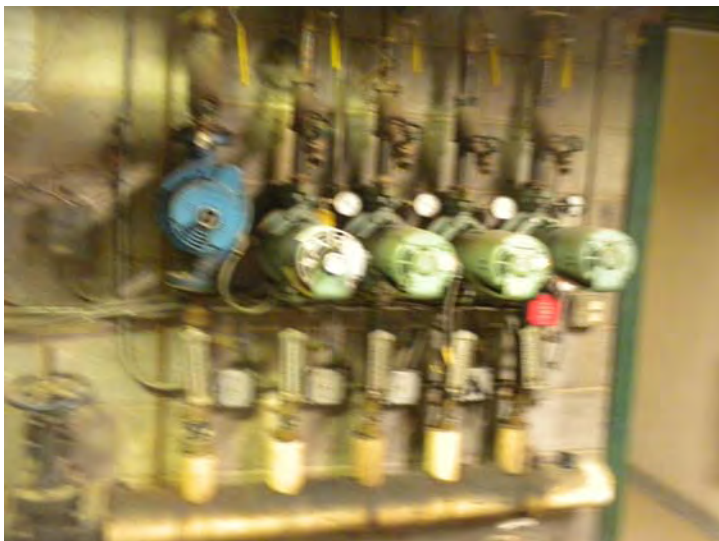




Natural gas-fired boilers



View of the two domestic hot water tanks



View of the heating circulation pumps



Office areas feature window air conditioning units





The wheel chair lift provides access to the second floor



View of the basement level office. Note the fire alarm control panel and security camera monitor.



Front elevation



The new mahogany front door





Rear elevation



Example of cracking brick



View of the main lobby area



One of two exam rooms used  
for medical treatment





View of the medical office



The multipurpose room

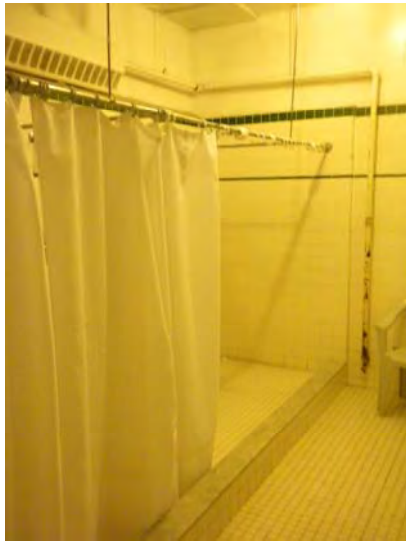


Community kitchen cabinetry



Typical hallway view





Men's shelter shower room



The commercial laundry room



The commercial kitchen equipment



View of the transitional facility sleeping area





View of a typical sleeping cubical



View of the office area



The women's shelter sleeping area



View of the women's dorm bathroom





View of a typical stairwell



View of the men's shelter sleeping area



Comprehensive Capital Needs Assessment Schedule

Summary

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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	6,244	0	0	3,802	0	0	0	0	4,408	0	0	0	0	32,043	0	0	0	0	41,467	0	0
2	Building Exterior	0	0	24,300	3,554	0	0	0	0	0	0	0	0	24,533	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	52,708	0	0	0	0	0	0	0	0	0	0	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	35,321	0	0	0	0	9,469	51,411	10,046	10,347	10,657	19,189	11,306	11,646	17,832	12,355	0	0	0	31,197	0	0
6	Common Hallways	0	0	5,131	0	0	0	0	0	0	0	0	0	2,552	0	0	0	0	5,036	0	0	0	0	0
7	Common Stairways	0	0	2,916	0	0	0	0	0	0	0	0	0	693	0	0	0	0	3,739	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	10,941	0	0	0	0	0	0	0	0	0	0	2,065	0	0	0	0
9	Common Area Restrooms	0	0	55	0	0	0	0	0	28,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	36,805	0	0	0	0	0	0	0	0	1,272	0	0	0	16,521	1,475	4,557	0	0	0	0	0
11	Building Mechanical	0	0	5,934	6,112	796	820	844	2,319	896	922	950	979	1,008	1,038	1,069	2,350	31,664	9,245	1,204	1,240	1,277	1,315	0
12	Building Electrical	0	0	22,750	0	0	0	2,251	0	0	0	0	0	0	2,768	0	0	0	0	0	0	3,405	0	0
13	Building Elevator	0	0	0	0	19,096	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	192,163	9,665	19,892	4,622	3,095	22,729	80,751	10,968	15,705	12,908	47,976	15,113	12,715	68,746	45,494	22,577	3,268	1,240	77,346	1,315	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			700,000																				
23	Cumulative Reserve Balance	0	0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712	



## Site Improvements

Number of Units:	33
Total Square Feet:	9,592
Default Inflation Rate:	3.0%

13325 - SouthPark- SS 5/14/2013



## Building Exterior

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
Default Inflation Rate:	3.0%

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## Roofing

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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	Mail Facilities					2013				0	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	0					
6	Other					2013				0	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	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					
17																																			
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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	0				
28	Cumulative Reserve Balance							0		0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712					



Comprehensive Capital Needs Assessment Schedule

Community Room

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					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	Floors (Common Kitchen)	390		29	20	2013				390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors (Commerical Kitchen)	1,575		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	2,313	0	0	0	0	0	0						
10	Floors (Transitional Living)	27,384		29	35	2019				0	0	0	0	0	0	32,698	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Floors (Womens Shelter)	7,755		29	20	2013				7,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Floors (Mens Shelter)	13,140		29	20	2013				13,140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Floors (Medical Office)	2,400		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	3,524	0	0	0	0	0	0						
14	Cabinetry (Medical Office)	6,075		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,342	0						
15	Equipment (Medical Office)	12,250		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,855	0						
16	Floors (Office)	5,008		29	35	2019				0	0	0	0	0	0	5,980	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Walls	6,111		10	10	2013				6,111	0	0	0	0	0	0	0	0	8,212	0	0	0	0	0	0	0	0	0	0						
18	Furniture (Lobby Area)	2,750		29	30	2013				2,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Lounge (Womens Shelter)	2,496		29	35	2019				0	0	0	0	0	0	2,980	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Cabinetry (Multipurpose Room)	5,175		29	20	2013				5,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Tranistional Living Cubicals	81,675		29	35	2018				0	0	0	0	0	9,469	9,753	10,046	10,347	10,657	10,977	11,306	11,646	11,995	12,355	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	35,321	0	0	0	0	9,469	51,411	10,046	10,347	10,657	19,189	11,306	11,646	17,832	12,355	0	0	0	31,197	0	0				
28	Cumulative Reserve Balance							0		0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712					



Comprehensive Capital Needs Assessment Schedule

Common Hallways

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

Current Year:	2013
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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	Walls 1	1,498		10	10	2013					1,498	0	0	0	0	0	0	0	0	0	2,013	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	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	0								
4	Ceiling 1	401		10	10	2013					401	0	0	0	0	0	0	0	0	0	539	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	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	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	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	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	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	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	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	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	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	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	0	0	0	0	0	0			
16	Flooring (VCT)	1,733		30	15	2013					1,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,699	0	0	0	0	0	0	0	0	0			
17	Flooring (8x8 VCT)	1,500		30+	15	2013					1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,337	0	0	0	0	0	0	0	0	0	0		
18																																							
19																																							
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22																																							
23																																							
24																																							
25																																							
26																																							
27	Annual Planned Expenditures							0		0	5,131	0	0	0	0	0	0	0	0	0	2,552	0	0	0	0	0	5,036	0	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							0		0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712									



## Common Stairways

Number of Units:	33
Total Square Feet:	9,592
Default Inflation Rate:	3.0%

13325 - SouthPark- SS 5/14/2013



Comprehensive Capital Needs Assessment Schedule

Common Laundry

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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	238		10	15	2018				0	0	0	0	0	276	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	Floors	1,287		29	45	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,065	0	0	0					
7	Commercial Washer	2,800		15	20	2018				0	0	0	0	0	3,246	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Commercial Dryer	6,400		15	20	2018				0	0	0	0	0	7,419	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					
17						2013																													
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	10,941	0	0	0	0	0	0	0	0	0	0	2,065	0	0	0	0					
28	Cumulative Reserve Balance							0		0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712					



## Common Area Restrooms

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
Default Inflation Rate:	3.0%

South Park Inn • Capital Needs Assessment • © On-Site Insights



## Building Boilers

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
Default Inflation Rate:	3.0%

South Park Inn • Capital Needs Assessment • © On-Site Insights



Comprehensive Capital Needs Assessment Schedule

Building Mechanical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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	Building Fire Suppression	1,250		15	20	2018				0	0	0	0	0	1,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Air Handling Units					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	Domestic Hot Water Tank	850		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	1,248	0	0	0	0	0	0	0					
17	Air Conditioning ( Window Units)	10,368		varies	15	2013				5,184	5,339	0	0	0	0	0	0	0	0	0	0	0	0	7,841	8,076	0	0	0	0	0					
18	Commercial Kitchen	15,000		varies	20	2013				750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,204	1,240	1,277	1,315						
19	Air Conditioning (Transitional)	15,000		<1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	22,689	0	0	0	0	0	0	0					
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	5,934	6,112	796	820	844	2,319	896	922	950	979	1,008	1,038	1,069	2,350	31,664	9,245	1,204	1,240	1,277	1,315	0				
28	Cumulative Reserve Balance							0		0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712					



## Building Electrical

Number of Units:	33
Total Square Feet:	9,592
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Elevator

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	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	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	Wheel Chair Lift	18,000		18	20	2013				0	0	19,096	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	19,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712					



## Building Structural

Number of Units:	33
Total Square Feet:	9,592
Default Inflation Rate:	3.0%

13325 - SouthPark- SS 5/14/2013



Comprehensive Capital Needs Assessment Schedule

Unit Living

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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																																			
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							0		0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712					



Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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	Ceiling					2013				0	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	0						
4	Toilet					2013				0	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	0						
6	Floor					2013				0	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	0						
8	Lighting Features					2013				0	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	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																																			
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						0	0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712							



Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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						
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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	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712					



Comprehensive Capital Needs Assessment Schedule

Unit Electrical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
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						
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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	0	507,837	498,171	478,280	473,658	470,562	447,834	367,082	356,114	340,409	327,501	279,526	264,413	251,698	182,952	137,458	114,881	111,613	110,373	33,027	31,712							



## Unit Mechanical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	33
Total Square Feet:	9,592
Default Inflation Rate:	3.0%

[illegible]



## **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.