

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



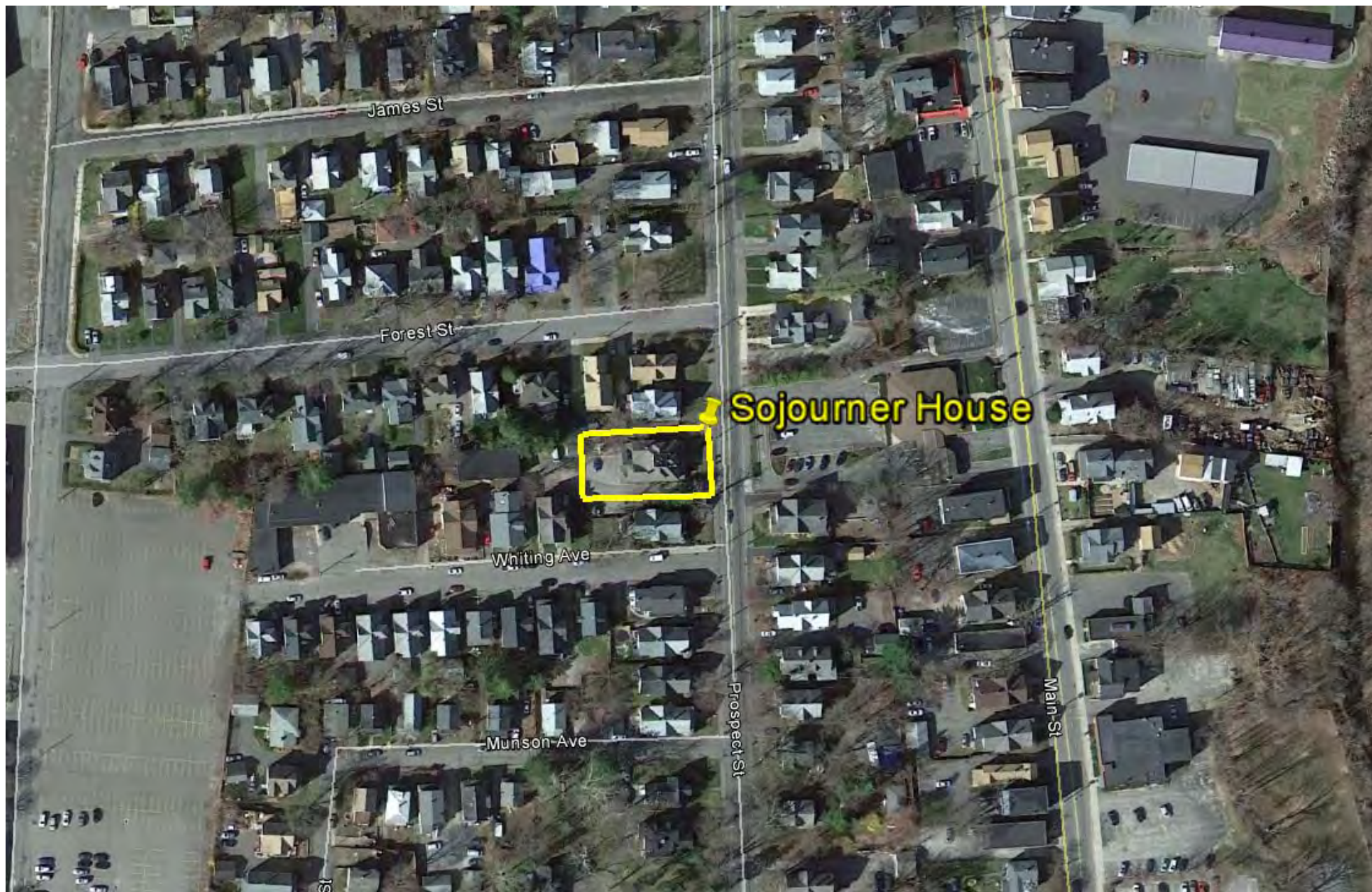
Sojourner House

CHFA # 99056D

Susan B. Anthony Project
Torrington, CT

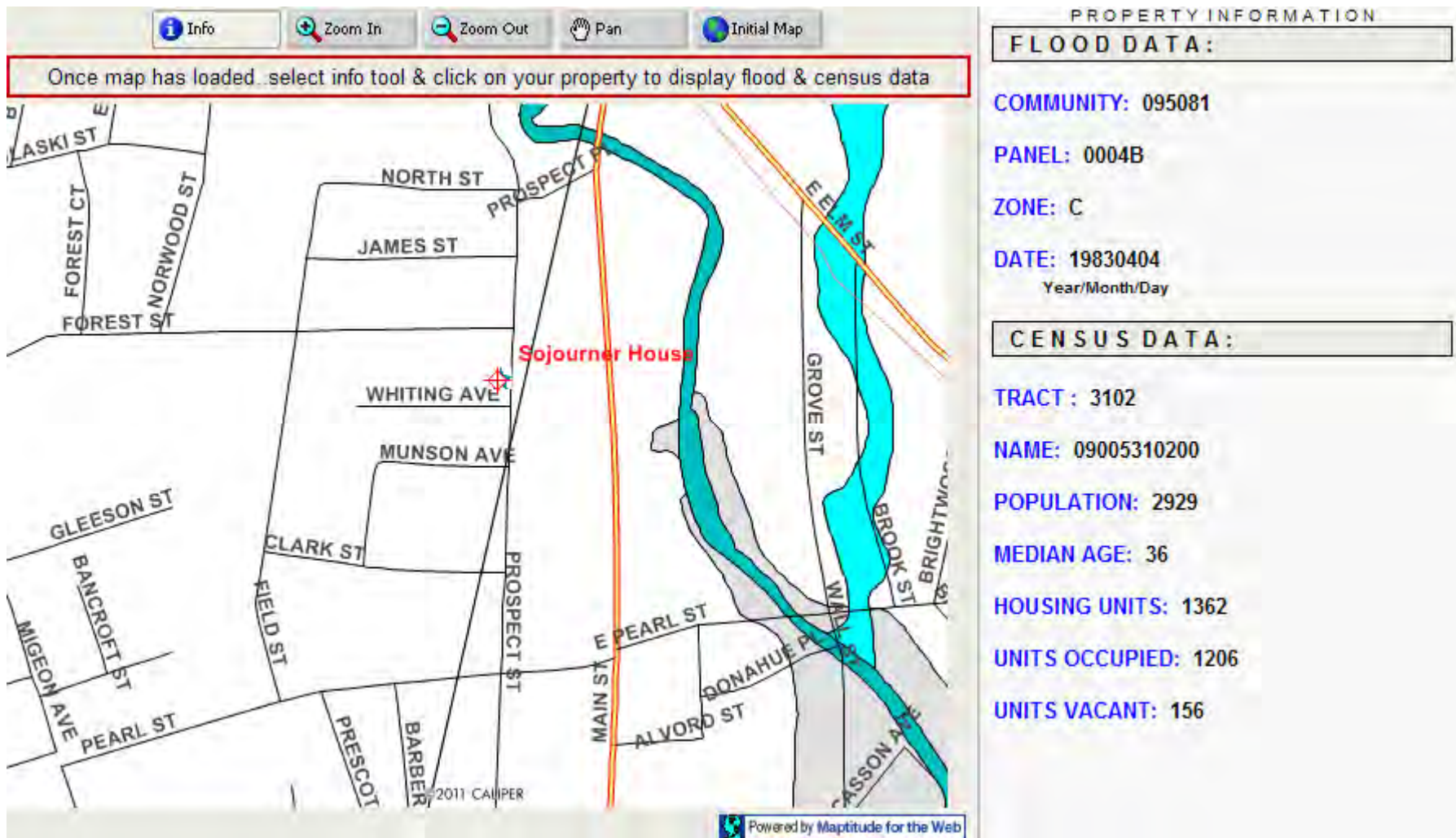
May 8, 2013

Final Report



Sojourner House

545 Prospect Street
Torrington, CT 06790



Sojourner House

545 Prospect Street
Torrington, CT 06790

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

Executive Summary

Sojourner House

Torrington, CT

Sojourner House is a residential development for families that is comprised of one, two-story, building. The development includes 1 one-bedroom unit, 1 two-bedroom unit, and 2 three-bedroom units. Original construction of the development dates to 1900, and it was renovated in 1995.

Overall the development is in good 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:

- Asphalt paved surfaces (driveway, parking area, and sidewalks) are in overall good condition; a cost to resurface the driveway and parking area is shown in Year 9.
- Maintenance cycles for crack-filling, seal-coating, and striping the asphalt paved areas are shown in Years, 1, 6, 15, and 20.
- Sections of the stone retaining walls/curbs are leaning. Repair cycles are shown in Years 1 and 11.
- Upgrades to the landscaping, which is limited to the front grounds of the property, are shown in Years 3 and 15.
- Replacement of the play equipment is shown in Year 16.
- The parking area and building entrance are not compliant with accessibility standards. Installation of necessary signage, asphalt striping, and the addition of a ramp system at the front entrance steps are shown in Year 1.

- No problems related to the exterior vinyl siding wall surfaces, soffit, and fascia components were noted; replacement of the siding, soffit, and fascia is shown in Year 13. The rear wood stairs and landing assembly is in good condition. An allowance for staining these components is shown in Years 5 and 15. An allowance for painting the front porch wood flooring, banisters, and columns is shown in Years 1 and 11.
- Replacement of the soffit and fascia mounted light fixtures is shown in Year 8.
- Replacement of entry doors, storm doors, and windows are shown in Year 6.
- No problems related to the roof shingles were observed; roof, gutters, and downspout are shown for replacement in Year 13.
- The building received a new boiler system in 2012; no near-term needs are anticipated.
- Replacement of the two electric hot water tanks is shown in Year 1.
- An allowance for upgrades/replacement of the zoned fire control panel is shown in Year 6.
- Common areas in the building are limited to the two basements and the front entrance lobby. Replacement of the laundry appliances located in the basements is shown in Year 5. An allowance for painting in the lobby is shown in Year 1.
- The majority of the living area floors are original hardwood. An allowance for refinishing these floor surfaces is shown in Year 5.
- An allowance for replacement of in-unit sheet vinyl is shown in Year 6. Replacement of the ceiling tiles is shown in Year 5.
- Unit hallway, interior, and closet doors vary in age and condition. An allowance to replace the unit doors is shown in Year 1.
- Unit bathrooms are equipped with conventional flow toilet models; an allowance for replacement with contemporary low-flow models is shown in Year 1. Future allowances for replacement/upgrade of fiberglass bathtubs, mixing valves, exhaust fans, sinks, vanity and medicine cabinets, and accessories are shown in Years 1-5.
- All kitchens were completely remodeled in 2009. Future cabinet and countertop replacement is shown in Year 17.
- Replacement of the refrigerators, ranges, and microwave/rangehoods is shown in Year 12.
- Unit electrical load centers are circuit breaker panel models by General Electric; no problems were observed and no near-term needs are anticipated.
- None of the units are designated to be handicap accessible. Among the elements in need of modification and/or replacement for compliance with accessibility standards are the bathroom fixtures and tub, kitchen cabinets, and kitchen appliances. Allowances for these modifications are shown in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 5th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Jerome Hagerty. We would like to thank Barbara Spiegel for her 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*.



1. Asphalt driveway



2. Asphalt walkway - minor cracks



3. Stone retaining wall - curb leaning



4. Play equipment



5. Building entrance - no accessible route



6. Building front elevation



7. Building rear elevation and stairs assembly



8. Building main entry door



9. Service doors to basement



10. Unit storm and entry doors



11. Vinyl siding and windows



12. Architectural grade roof shingles



13. Boiler system installed in 2012



14. Main sprinkler system



15. Zoned fire control panel



16. Main entrance lobby



17. Unit hardwood floor



18. Unit sheet vinyl



19. Typical unit hallway door



20. Typical unit bathroom



21. Unit fiberglass tub and walls



22. Typical unit living room



23. Typical unit bedroom



24. Unit ceiling tile and sprinkler head



25. Typical unit kitchen



26. Typical unit electric range



27. Typical unit frost - free refrigerator



28. Typical unit microwave with rangehood

Comprehensive Capital Needs Assessment Schedule

Summary

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

| | |
|--|-----|
| Beginning Replacement Reserve Balance: | \$0 |
| 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 | 2,500 | 1,840 | 0 | 1,963 | 0 | 0 | 1,554 | 0 | 0 | 6,531 | 0 | 1,318 | 0 | 0 | 0 | 4,097 | 6,202 | 0 | 0 | 0 | 1,506 | 0 |
| 2 | Building Exterior | 0 | 0 | 500 | 0 | 0 | 0 | 1,688 | 19,145 | 0 | 1,107 | 0 | 0 | 672 | 0 | 40,731 | 0 | 2,269 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 | Roofing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,557 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | Lobby - Mail Area | 0 | 0 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 221 | 0 | 0 | 0 | 0 | 0 | 0 | 272 | 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 | 3,129 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,205 | 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 | 1,700 | 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 | 6,376 | 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 | 6,106 | 0 | 127 | 0 | 10,669 | 0 | 0 | 708 | 0 | 157 | 0 | 1,080 | 0 | 0 | 871 | 0 | 193 | 0 | 0 | 0 | 0 |
| 16 | Unit Kitchens | 0 | 5,850 | 0 | 0 | 0 | 0 | 0 | 1,745 | 0 | 0 | 0 | 0 | 0 | 5,627 | 0 | 0 | 0 | 2,345 | 19,842 | 0 | 0 | 0 | 0 |
| 17 | Unit Bathrooms | 0 | 4,750 | 2,915 | 0 | 0 | 0 | 8,689 | 626 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 841 | 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 | 13,100 | 13,241 | 0 | 2,090 | 0 | 24,175 | 29,446 | 0 | 2,036 | 6,531 | 157 | 1,990 | 6,707 | 73,288 | 0 | 11,714 | 9,388 | 20,035 | 0 | 0 | 1,506 | 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 | | | 227,000 | | | | | | | | | | | | | | | | | | | | |
| 23 | Cumulative Reserve Balance | 0 | (13,100) | 200,659 | 200,659 | 198,569 | 198,569 | 174,394 | 144,948 | 144,948 | 142,912 | 136,381 | 136,224 | 134,234 | 127,527 | 54,238 | 54,238 | 42,524 | 33,136 | 13,101 | 13,101 | 13,101 | 11,595 | |

Site Improvements

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Sojourner House • Capital Needs Assessment • © On-Site Insight

Building Exterior

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Sojourner House • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Roofing

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

| | Component | Current Total Replacement Cost | Expected Annual Rate of Inflation | Current Age | Total Expected Useful Life | Initial Replacement Year | Planned Expenditures by Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|--------------------------------|--------------------------------|-----------------------------------|-------------|----------------------------|--------------------------|------------------------------|-----------|------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|--------|--------|--------|--------|--------|--------|----------------|--|--|--|--|--|
| | | | | | | | Code | Emergency | Code | Deferred | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | Revitalization | | | | | |
| | | | | | | | | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | | | | | | |
| 1 | Chimney | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 2 | Hatches / Skylights | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 3 | Penthouse / Machine Rooms | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 4 | Roof Railings | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 5 | Roof - Asphalt Shingle | 20,320 | | 13 | 25 | 2025 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28,971 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 6 | Roof - Built-up Tar and Gravel | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 7 | Roof - Single-ply Membrane | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 8 | Chimneys-Repoint | 500 | | 13 | 25 | 2025 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 713 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 9 | Gutters & Downspouts | 2,015 | | 18 | 30 | 2025 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,873 | 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 | 32,557 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 0 | | (13,100) | 200,659 | 200,659 | 198,569 | 198,569 | 174,394 | 144,948 | 144,948 | 142,912 | 136,381 | 136,224 | 134,234 | 127,527 | 54,238 | 54,238 | 42,524 | 33,136 | 13,101 | 13,101 | 13,101 | 11,595 | | | | | | |

Lobby / Mail Area

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| 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 | | | | | | | |
| 17 | Walls & Ceiling-Paint | 180 | | 18 | 7 | 2013 | | | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 221 | 0 | 0 | 0 | 0 | 0 | 0 | 272 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 221 | 0 | 0 | 0 | 0 | 0 | 0 | 272 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 0 | (13,100) | 200,659 | 200,659 | 198,569 | 198,569 | 174,394 | 144,948 | 144,948 | 142,912 | 136,381 | 136,224 | 134,234 | 127,527 | 54,238 | 54,238 | 42,524 | 33,136 | 13,101 | 13,101 | 13,101 | 11,595 | | | | | | | |

Comprehensive Capital Needs Assessment Schedule

Community Room

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| 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 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 9 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 10 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 11 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 12 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 13 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 14 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 15 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 16 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 0 | (13,100) | 200,659 | 200,659 | 198,569 | 198,569 | 174,394 | 144,948 | 144,948 | 142,912 | 136,381 | 136,224 | 134,234 | 127,527 | 54,238 | 54,238 | 42,524 | 33,136 | 13,101 | 13,101 | 13,101 | 11,595 | | | | | | | |

Common Hallways

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

[illegible]

Common Stairways

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Copy of 13269 - Sojourner House - PRELIM SS 4/9/2013

Common Laundry

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Sojourner House • Capital Needs Assessment • © On-Site Insights

Common Area Restrooms

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Sojourner House • Capital Needs Assessment • © On-Site Insights

Building Boilers

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Sojourner House • Capital Needs Assessment • © On-Site Insights

Building Mechanical

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Copy of 13269 - Sojourner House - PRELIM SS 4/9/2013

Building Electrical

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Copy of 13269 - Sojourner House - PRELIM SS 4/9/2013

Building Elevator

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

[illegible]

Building Structural

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Copy of 13269 - Sojourner House - PRELIM SS 4/9/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| 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 | | | | | | |
| 2 | Walls | | | | | 2013 | | | | | 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 | | | | | | |
| 4 | Interior Stairs | | | | | 2013 | | | | | 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 | | | | | | |
| 6 | AC Sleeve | | | | | 2013 | | | | | 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 | | | | | | |
| 8 | Lighting Fixtures | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 9 | Other | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 10 | Other | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 11 | Other | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 12 | Other | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 13 | Other | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 14 | Other | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 15 | Other | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 16 | Other | | | | | 2013 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 17 | Hallway Doors | 1,680 | | varies | 30 | 2013 | | | | | 1,680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 18 | Interior and Closet Doors | 3,850 | | varies | 30 | 2013 | | | | | 3,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 19 | Floors-Vestibule-Sheet Vinyl | 120 | | 4 | 7 | 2015 | | | | | 0 | 0 | 127 | 0 | 0 | 0 | 0 | 0 | 0 | 157 | 0 | 0 | 0 | 0 | 0 | 0 | 193 | 0 | 0 | 0 | | | | | |
| 20 | Floors-Wood-Refinish | 8,136 | | 25 | 30 | 2017 | | | | | 0 | 0 | 0 | 0 | 9,157 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 21 | Floors-Stairs-Carpeting | 576 | | 25 | 7 | 2013 | | | | | 576 | 0 | 0 | 0 | 0 | 0 | 0 | 708 | 0 | 0 | 0 | 0 | 0 | 0 | 871 | 0 | 0 | 0 | 0 | | | | | | |
| 22 | Floors-Laminate | 780 | | 8 | 20 | 2024 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,080 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 23 | Ceiling Tiles-Replace | 1,350 | | 25 | 30 | 2017 | | | | | 0 | 0 | 0 | 0 | 1,512 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 6,106 | 0 | 127 | 0 | 10,669 | 0 | 0 | 708 | 0 | 157 | 0 | 1,080 | 0 | 0 | 871 | 0 | 193 | 0 | 0 | 0 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 0 | | (13,100) | 200,659 | 200,659 | 198,569 | 198,569 | 174,394 | 144,948 | 144,948 | 142,912 | 136,381 | 136,224 | 134,234 | 127,527 | 54,238 | 54,238 | 42,524 | 33,136 | 13,101 | 13,101 | 13,101 | 11,595 | | | | | |

Unit Bathrooms

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Sojourner House • Capital Needs Assessment • © On-Site Insight

Unit Kitchens

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

Sojourner House • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

| | Component | Current Total Replacement Cost | Expected Annual Rate of Inflation | Current Age | Total Expected Useful Life | Initial Replacement Year | Planned Expenditures by Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|-----------------------------|--------------------------------|-----------------------------------|-------------|----------------------------|--------------------------|------------------------------|-----------|---------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|--------|--------|--------|--------|--------|--------|------|------|----------------|--|--|--|--|
| | | | | | | | Code | Emergency | Code | Deferred | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | Revitalization | | | | |
| | | | | | | | | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | | | | | |
| 1 | Emergency Call System | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 2 | Electrical Panel | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 3 | Smoke Detectors | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 4 | Intercom | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 5 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 6 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 7 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 8 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 9 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 10 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 11 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 12 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 13 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 14 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 15 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 16 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | (13,100) | 200,659 | 200,659 | 198,569 | 198,569 | 174,394 | 144,948 | 144,948 | 142,912 | 136,381 | 136,224 | 134,234 | 127,527 | 54,238 | 54,238 | 42,524 | 33,136 | 13,101 | 13,101 | 13,101 | 11,595 | | | | | | | |

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Susan B. Anthony Project |
| Project Name: | Sojourner House |
| Project City / Town: | Torrington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 8, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 4 |
| Total Square Feet: | 4,587 |
| Default Inflation Rate: | 3.0% |

| | Component | Current Total Replacement Cost | Expected Annual Rate of Inflation | Current Age | Total Expected Useful Life | Initial Replacement Year | Planned Expenditures by Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|--------------------------------|--------------------------------|-----------------------------------|-------------|----------------------------|--------------------------|------------------------------|-----------|---------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|--------|--------|--------|--------|--------|--------|------|------|----------------|--|--|--|--|
| | | | | | | | Code | Emergency | Code | Deferred | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | Revitalization | | | | |
| | | | | | | | | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | | | | | |
| 1 | Radiators | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 2 | Unit Temperature Controls | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 3 | Air Conditioning Unit / Sleeve | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | (13,100) | 200,659 | 200,659 | 198,569 | 198,569 | 174,394 | 144,948 | 144,948 | 142,912 | 136,381 | 136,224 | 134,234 | 127,527 | 54,238 | 54,238 | 42,524 | 33,136 | 13,101 | 13,101 | 13,101 | 11,595 | | | | | | | |

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.