

Rural Development

Capital Needs Assessment and Replacement Reserve Analysis

FINAL REPORT

Prepared for:

Raynham Housing Authority

75 Mill Street
Raynham, MA 02767

Weonit Woods

Raynham, MA

September 4, 2019



Capital Needs Assessment Project Summary



Project: Weonit Woods - Final Report

Date: 9/4/2019

Provider

Name: On-Site Insight, Inc.
Addr1: 77 Franklin Street
Addr2: 7th Floor
City: Boston
State: MA Zip Code: 02110
Phone: (617) 502-5985
Email: sgninos@on-site-insight.com

Owner

Name: Raynham Housing Authority
Addr1: 75 Mill Street
Addr2: _____
City: Raynham
State: MA Zip Code: 02767
Phone: (508) 924-9404
Email: bhilton@raynhamhousing.com

Site Information / Unit Mix

Type: Elderly
Year Built: 1995
Last Renovated: _____
Standard 1 Bedroom Apts: 22
2 Bedroom Apts: _____
3 Bedroom Apts: _____
Barrier-Free 1 Bedroom Apts: 1
Barrier-Free 2 bedroom Apts: 1
Total Dwelling Units: 24

Project

Name: Weonit Woods - Final Report
Addr1: 133 Mill Street
Addr2: _____
City: Raynham
State: MA Zip Code: 02767
County: Bristol
Phone: (508) 824-9404
Email: bhilton@raynhamhousing.com

Inspection Report

Date: 9/28/2018
Inspector: Steve Ninos

Capital Needs Assessment
Project Summary



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Capital Needs Assessment



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Capital Needs Summary

Weonit Woods is an affordable residential development for seniors located in Raynham, Massachusetts. The development was newly constructed in 1995 and is comprised of five single-story, pitched-roof, wood-framed, vinyl-clad residential buildings containing a total of 24 cottage-style, direct-entry dwelling units including 22 standard one-bedroom units; 1 handicap accessible one-bedroom unit; and 1 handicap accessible two-bedroom unit. A separate, free-standing, single-story, pitched-roof, wood-framed, vinyl-clad community building contains a community room with handicap accessible kitchen; a laundry room with leased, handicap accessible front-loading washers and dryers with front-mounted controls; two (men's and women's) handicap accessible restrooms; a recently created fitness room with commercial gym grade treadmill and recumbent bike; and an office space. Overall the development was observed to be in generally good current condition. The residential spaces, common areas, and various building systems are adequately appointed and maintained with evidence of timely maintenance and capital expenditures noted during the course of the assessment. Recent improvements completed at the property include all new roadway, parking, and walkway asphalt (2013-2015); a new composite (MDO) board hanging development sign (2018); new architectural style (dimensional) asphalt-shingle roof coverings (2016); a new wood-framed maintenance equipment shed (2015); new energy-efficient LED post lantern fixtures (2016); new carpet-tile flooring in the community building (2018); a new mailbox cluster panel (2014); new community room furnishings (2015); new fitness equipment (2018); and new high-efficiency hydronic heating boilers in all six buildings (2017-2018). That said, the property does have substantive capital needs anticipated in the coming years as a number of other systems and components have now reached or are approaching the end of their respective expected useful service lives. Identified near-term needs include parking lot asphalt crack-filling, sealcoating and re-striping maintenance work; replacement of various ageing site appurtenance structures; upcoming replacement of the original vinyl siding, windows, entry doors, and screen doors; replacement of the ageing, original fire alarm system central control panel, end-devices, and community room generator; installation of bedroom smoke detectors in all dwelling units; gradual replacement of the ageing, older domestic hot water storage tanks; gradual dwelling unit flooring, cabinet, fixture, and appliance replacements; and various accessibility compliance modifications and adjustments where needed. All replacement and cost projections contained in this report are based on a non-invasive, visual assessment of the

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development that was completed on September 28th, 2018 as well as from discussions with management, site staff, and residents regarding the current age and historic performance of its various site, architectural, mechanical, and electrical systems and components.

The development's twenty-year capital needs are projected to total \$1,313,297 (\$54,721 per unit) in current (non-inflated) dollars or \$1,764,162 (\$73,504 per unit) in inflated dollars. Of these costs, approximately 29% are attributable to the exterior and interior Architectural systems and components; and an additional 16% are attributable to the Dwelling Unit finishes, flooring, fixtures, and appliances. Some items shown in the plan are indicated as being handled as an operating concern during the plan's timeframe. These generally include but are not limited to items that are few in number (e.g. standard dwelling unit turnover work), as well as items that are minimal in cost and scope (e.g. capital costs generally below \$1,000). These items and quantities have been identified in the spreadsheet portion of the report and qualified in the "Comments" column as being handled from development's operating accounts throughout plan's timeframe covering 2019 through 2038.

Health and Safety

During the course of the assessment and discussions with management and residents, one immediate health and safety concern was identified. The central fire alarm control panel that monitors hardwired end-devices in all dwelling units and the community building reportedly dates to the original 1995 construction of the development and is now operating far beyond its typical fifteen-year expected useful service life. An allowance to replace the panel and all end-devices where needed is shown in the Health and Safety column; and a subsequent replacement allowance is shown in Year 15.

Site

The development is situated on a generally flat parcel of land that is accessed at a single point along the loop roadway that surrounds the adjacent Pinewood Terrace residential development. An asphalt-paved roadway circumnavigates the property and also runs through the center of the development providing access to the front and rear entrances at all six buildings. All of this asphalt was fully base-repaired and resurfaced

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in 2013 and remains in good observable condition throughout. A future allowance to scarify and resurface the roadway is shown in Year 15, after twenty years of use. All of the parking stall, access aisle, and accessible surface symbol striping is now five years old and has faded considerably throughout the development. Periodic allowances for crack-filling, seal-coating, and re-striping asphalt maintenance work are shown every five years throughout the plan. Original asphalt-paved walkways that lead from the center roadway to each building's front entrance door were all fully resurfaced in 2013 as well; and all new rear-elevation asphalt walkways were installed in 2015. Future replacement of these walkways is shown in Year 15 (front) and Year 17 (rear) after twenty years of use. A drainage issue currently exists at the west end, rear-elevation of Building #14 (closest to the community building). To help mitigate the repeated flooding issues in the walkway area surrounding the drain, the management-provided bid-costs to install a supplemental drainage line from the problematic drain over to the adjacent drain grate are shown in Year 1. This work includes digging a trench to connect each drain, installing new drain pipe, installing and setting a new catch basin, and patch-repairing all surrounding asphalt. A series of period-style post-lanterns with recently (2016) installed LED fixtures provides site lighting along the center roadway and front-elevation walkways. The LED bulbs are replaced as-needed by site maintenance staff; and no capital needs related to the posts are expected to be necessary during the plan's timeframe. Original (1995), 100-Watt, metal-halide wall-pack fixtures provides additional site and building perimeter lighting throughout the development. Based on age and observed conditions, an allowance to replace all of these aging, yellowed fixtures with new, more energy-efficient LED fixtures is shown in Year 1. A future replacement cycle is shown in Year 16, based on a fifteen-year expected useful service life for LED nighttime-only use fixtures. Poured concrete slabs are located at all dwelling unit front entrance doors; and large patio slabs are located at all rear-entrance doors. The majority of this concrete appears to have been improperly mixed and/or poured during initial construction and exhibit significant visible cracking and premature deterioration. Allowances are shown in Years 1 through 5 to gradually replace all of these pads based on their level of poor condition. Two drainage swales are located at the east end of the property; and all new painted wood post and rail fencing was recently installed around both swales in 2015. All fence sections appeared to be in good current condition with no visible premature post or rail rot noted during the assessment. Future replacement of both fences is shown in Year 17, based

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on a twenty-year expected useful service life; and interim fence painting needs will be managed by on-site maintenance staff from the development's operating budget. An ageing, listing vinyl privacy screen fence was installed circa 2005 at the west end dumpster and maintenance equipment area. Replacement of this fence is shown in Year 2, and again in Year 17, based on observed conditions and a fifteen-year expected useful service life. Each building features an adjacent ageing, original (1995) wood-framed, vinyl-clad trash and recycle bin enclosure. An allowance to replace/rebuild all six of these structures is shown in Year 2, based on observed conditions and a twenty-five -year expected useful service life. A 12-foot by 15-foot wood-framed, pitched-roof "Gas Shed" structure reportedly dates to the original 1995 construction of the development. Future replacement of this shed is shown in Year 7, after thirty years of use. Future replacement of the recently (2015) installed maintenance equipment storage shed is not expected to be necessary during the plan's timeframe. An ageing, original (1995) wood-framed "Screen House" structure is located on the grassy area opposite the rear entrance to the community building. This structure exhibits visible developing wood rot and is shown for replacement is Year 2, based on observed conditions and a twenty-five year expected useful service life. As mentioned above, the new composite (MDO) board handing development sign was recently installed in 2018; and future replacement is not expected to be necessary during the plan's timeframe.

Architectural

All five residential buildings and the community building were newly constructed in 1995 on reinforced poured-concrete slab-on-grade foundations. Each building features wood-framed construction with original clapboard-profile vinyl siding; original Harvey manufactured vinyl-framed, double-hung windows with double-glazed, insulating glass units; and 7:12 pitched wood-framed roofs with recently (2016) installed architectural-style (dimensional) asphalt-shingle coverings and original aluminum gutters and downspouts. The five residential buildings feature a mix of 3, 5, or 6 cottage style, direct-entry dwelling units located on either side of a central mechanical room. Each cottage unit features front and rear, raised-panel, half-lite, metal-clad entry doors with aluminum storm/screen doors; and all five buildings feature front and rear flush-metal

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service doors at the adjacent (back to back) storage rooms and mechanical rooms. The two handicap accessible units (11-C and 14-F) also feature power-assist door openers on their front doors. The community building features two (front and rear) original commercial, aluminum and glass, storefront-style entry doors with adjacent fixed glazing panels and power-assist door openers; a side-elevation half-lite, metal-clad maintenance shop entry door; and a metal segmented-panel overhead maintenance garage door. No foundation issues were observed or reported during the assessment and no capital costs related to them are expected to be necessary during the plan's timeframe. Gradual replacement of the ten flush-metal storage and mechanical room doors is shown starting in Year 2, after twenty-five years of use; and gradual replacement of all dwelling unit and community building entry doors and the maintenance shop overhead garage door is shown starting in Year 7, after thirty years of use. Based on a visual count during the assessment, 17 of the 48 dwelling unit storm/screen doors were replaced in 2018; and costs to replace the remaining 31 doors are shown in Year 1. A future ten-year screen door replacement cycle is shown in Years 10 and 11. The two accessible dwelling unit power door openers and the community building front-door power opener were all reportedly installed in 1995 and are now operating far beyond their typical fifteen-year expected useful service lives. Replacement of all three openers is shown in Year 1, and again in Year 16. The community building rear-door opener was more recently installed in 2017; and future replacement of this opener is shown in Year 14, after fifteen years of use. Replacement of the vinyl siding and windows at all six buildings is shown in Year 7, after thirty years of use. Replacement of the original (1995) gutters and downspouts is shown in Year 2, after twenty-five years of use; and future replacement of the more recently installed asphalt-shingle roof coverings is shown in Year 20.

The community building interior finishes include painted drywall walls and ceilings; recently (2018) installed carpet-tile flooring in the central hallway and community room; older broadloom carpet in the fitness room and office space; and new (2018) vinyl-sheet flooring in the kitchen, laundry room, and both restrooms. Future replacement of the remaining older (office and fitness room) carpet with new carpet-tile flooring is shown in Year 1, and again in Year 11 after ten years of use; and future replacement of the recently installed hallway and community room carpet-tile flooring is shown in Years 10 and 20. Future replacement of the recently installed kitchen, laundry room, and restroom vinyl-sheet

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flooring is shown in Year 20. The handicap accessible community room kitchen was reportedly installed in 2007 and features solid-wood cabinets; laminate countertops with forward-facing, roll-under, double-bowl, stainless-steel sink; a forward-facing, roll-under electric cooktop with ducted rangehood and separate wall-oven; and a countertop microwave. The kitchen reportedly sees relatively limited use and remains in very good current condition. Future replacement of the cabinets, countertop, and above-mentioned appliances is shown in Year 14, after twenty-five years of use. A new UFAS-compliant side-by-side refrigerator was recently installed in 2017, and future replacement is shown in Year 14, based on a fifteen-year expected useful service life. The community room furnishings were all reportedly replaced in 2015 and remain in very good current condition. A future replacement allowance is shown in Year 17, after twenty years of use. The recently (2018) installed fitness equipment includes a Sole recumbent bike and a Sole treadmill. Future allowances are shown in Years 10 and 20 to replace, upgrade, or change the equipment after ten years of use.

A Fire-Lite MS9200 addressable fire alarm control panel located inside the community building central hallway monitors hardwired smoke detectors, heat detectors, and audio-visual, horn/strobe warning devices located throughout the community building and in all dwelling units. The panel and end devices all reportedly date to the 1995 construction and are now operating far beyond their fifteen-year expected useful service lives. An allowance to update/replace the panel and all end-devices as-needed is shown in the Health and Safety column of the report plan.

Costs to correct various accessibility compliance issues observed within the community building interior spaces are shown in Year 1. These include: The side grab bars in each restroom are currently positioned too low. Raise both bars so that they are in line with the compliantly positioned rear grab bars and fix them at 6-inches from the inside corner. This may require the installation of stud blocking to ensure sufficient weight support. Lower at least one upper cabinet in the kitchen so that the lowest shelf surface is fixed no higher than 48-inches above the floor (14-inches above the 34-inch high countertop). This will require lowering the electrical outlet as well. The laundry room folding table was installed at the request of the residents; however it significantly restricts compliant access to, and maneuvering room around, the accessible floor-mounted, front-loading washer dryer pair and should be removed (at management discretion and shown as an operating expense).

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Mechanical and Electric

The six central mechanical rooms contain identical natural gas-fired high-efficiency heating equipment that was all newly installed in 2017 and 2018. The community building and all dwelling units are heated by hydronic baseboard radiation. The heating water in each building is produced by a Weil-McLain GV90+6, 175-MBH, natural gas-fired, high-efficiency (92% AFUE) hot water boiler and circulated throughout the building by two Taco, 1/8-hp, in-line, cartridge-style circulators. Boiler operation is controlled by a series of wall-mounted Honeywell aquastats and switching relay control panels; and all new copper piping and valves were installed during each building's boiler system upgrade. No operating issues were observed or reported during the assessment; and future gradual boiler replacements are shown in Years 19 and 20, based on a twenty-year expected useful service life for high-efficiency boilers. Replacement of the relatively low-cost boiler controls and cartridge circulators is shown being managed from the development's operating budget on an as-needed basis (as they fail). Domestic hot water (DHW) at each building is produced by the same heating boilers working in concert with an Amtrol BoilerMate 80-gallon, indirect-fired, storage water heater and a Taco, 1/25-hp, in-line cartridge circulator. The six tanks vary in age throughout the development and are shown for replacement based on each tank's current age, observed condition, and a fifteen-year expected useful service life. Replacement of the DHW circulators is included with each tank's replacement cost; and any interim need to replace a prematurely failed circulator will be managed as an operating expense. The development contains a mix of Honeywell dial-type, manual thermostats (in most dwelling units) and newer digital/programmable thermostats in the community building and in select, random dwelling units. Similar digital, push-button type thermostats need to be installed in both of the accessible dwelling units (#11-C and #14-F) as required by current UFAS and MAAB guidance. These relatively low cost items are shown being installed, maintained, and replaced as-needed from the development's operating budget. A large Siemens circuit breaker and main disconnect house panel is located in each building's storage room; and smaller Siemen's circuit breaker panels are located inside each dwelling unit. No issues related to the panels were observed or reported during the assessment; and no capital needs related to them are expected to be necessary during the plan's

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timeframe. Costs are shown in Year 1 to replace the ageing smoke detectors in each dwelling unit living room and to install a smoke detector in each bedroom. A future replacement cycle is shown in Year 11, after ten years of use. Each dwelling unit also features a hardwired heat detector that is connected to the (above-mentioned) central fire alarm control panel located at the community building. Future replacement of these units is included with the fire detection system panel and end-device replacement costs shown in the Building Architectural tab of the report plan. Each dwelling unit also features a wall-mounted, battery-operated carbon-monoxide (CO) detector which were all newly installed in 2016 and will be replaced when needed as an operating expense. All one-bedroom dwelling units feature a one-piece, fiberglass, tub/shower assembly with easy-entry, step-in, sidewall cut-out modification and a comfort-height, two-piece, 1.6-gpf, low-flow toilet. The community building restrooms feature one-piece, commercial, valve-flush toilets. All tubs and toilets date to the original 1995 construction and are shown for gradual replacement starting in Year 12, after forty years of use. The two-bedroom handicap accessible unit (#14-F) features a fully-tiled bathroom with barrier-free, roll-in, ceramic-tile shower stall that was installed in 2010 based on the current resident's reasonable accommodate request. All bathrooms and restrooms also feature wall-mounted porcelain sinks. The sinks appeared to be in generally good current condition throughout the observed units; and no large-scale, capital costs related to them are expected to be necessary during the plan's timeframe.

Dwelling Units

During the course of the assessment OSI was given access to 12 dwelling units (accounting for 50% of the total) distributed among all units types, in all five buildings including the one-bedroom accessible dwelling Unit #11-C and the two-bedroom accessible Unit #14-F. A sample of this size is felt to be sufficient given the age, tenancy, design, and location of the development. Dwelling unit finishes include painted drywall walls and ceilings; broadloom carpet flooring of varying ages within the living rooms and bedrooms (rear half of each unit); and vinyl-sheet flooring of varying ages throughout the kitchens, kitchen closets, and bathrooms (front half of each unit). Based on discussions with management during the assessment, annual allowances for as-needed carpet replacements are shown on repeating five-year cycles throughout the plan; and costs to

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gradually replace all vinyl-sheet flooring with new, more contemporary vinyl-plank flooring are shown throughout the plan as well. Vinyl-plank flooring has already been installed throughout the two-bedroom handicap accessible unit (#14-F) in 2010, based on the current resident's reasonable accommodation request. This floor appeared to be in good current condition; and future replacement is shown in Year 17 after twenty-five years of use. All units feature painted hollow-core wood bedroom and bathroom passage doors and raised-panel Masonite bi-folding closet doors that all appeared to be in good current condition as well. Site staff reported that they manage all localized damaged-door replacement needs from the development's operating budget (on an as-needed basis); and a future large-scale, development-wide interior door replacement cycle is not expected to be necessary during the plan's timeframe. Dwelling unit kitchens feature original (1995) wood cabinets with laminate countertops and inset stainless-steel sinks. Appliances include 30-inch electric ranges with ducted rangehoods; frost-free, top-freezer refrigerators (with more than 50% of the freezer space at or below 54-inches from the floor); and fractional-horsepower sink-disposals. The accessible units feature modified cabinets with a forward-facing roll-under sink; covered under-sink piping; a forward-facing roll-under electric cooktop, and a separate wall oven. The cabinets are all approaching the end of their twenty-five year expected useful service lives and exhibit varying degrees of visible age and use-related finish wear. The rangehoods and most ranges date to the original 1995 installation as well. Costs to gradually replace all cabinets, countertops, ranges, rangehoods, cooktops, and wall ovens are shown over a five-year period starting in Year 2. The refrigerators and disposals all vary in age, and as-such, annual allowances are shown throughout the plan for as-needed replacements as they fail. Bathrooms feature surface-mounted, mirror-fronted wood medicine cabinets; standard accessories (soap, toothbrush, towel holders and grab bars), and ceiling-mounted exhaust fans that are ducted to the roof soffits with insulated duct lines. Site staff reported that they manage all bathroom accessory and exhaust fan replacements on an as-needed basis from the development's operating budget; and therefore no costs for these items are shown in the plan at this time. Costs to correct various accessibility compliance issues observed within the two handicap accessible units are shown in Year 1 and outlined in more detail below.

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Accessibility

As part of this assessment, the development's site, surface, common areas, and dwelling units were examined for handicap accessibility compliance based on Rural Development's Attachment F and current UFAS, ADA, and MAAB guidance. Because the development entered into service after June 10th, 1982, it is understood that the property is required to have a minimum of 5% of its units be fully handicap accessible per these guidelines. At present, the development's unit mix includes one barrier-free 1-bedroom unit (#11-C) and one barrier-free 2-bedroom unit (#14-F) that feature many handicap accessible design features and modifications; however various kitchen and bathroom deficiencies currently exist in both units. During the course of the assessment a Section 504 Self Evaluation and Transition (SENAT) was not available for review. Select development exterior and interior common area elements were found to be non-compliant with the requirements specified in Attachment F.

Identified site, surface, and common area accessibility deficiency needs include:

- During the Year 1 re-striping work, be sure that all accessible parking stall striping and surface symbol markings meet compliant stall and access aisle dimensions and design requirements.
- Raise the side grab bars in the community room men's and women's restrooms so that they are in line with the compliantly positioned rear grab bars and fix them at 6-inches from the inside corner. This may require the installation of stud blocking to ensure sufficient weight support.
- Lower at least one upper cabinet in the community room kitchen so that the lowest shelf surface is fixed no higher than 48-inches above the floor (14-inches above the 34-inch high countertop). This will require lowering the electrical outlet as well.
- Install an apron-mounted remote rangehood control/power switch (or elsewhere but within compliant reach limits).
- The laundry room folding table (installed at the request of the residents) significantly restricts compliant access to, and maneuvering room around, the accessible floor-mounted, front-loading washer dryer pair and should be removed (at management discretion and shown as an operating expense).

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Identified dwelling unit accessibility deficiency needs include:

- Lower the upper cabinets so that the lowest shelf surfaces are fixed no higher than 48-inches above the floor (14-inches above the 34-inch high countertop).
- Lower the wall ovens so that the control panels are fixed no higher than 54-inches above the floor.
- Remove the lower-cabinet next to each wall oven in order to accommodate a forward-facing roll-under countertop workspace and landing zone for oven.
- Install a remote rangehood control/power switch within compliant reach limits.
- Raise the sinks in both bathrooms so that there is a minimum of 29-inches of roll-under knee clearance (as measured from the floor to the underside of the sink); and such that the top rim is positioned no higher than 34-inches above the floor.
- Install compliant length side and rear grab bars at each toilet and fix them at compliant positions. A 42-inch long side grab bar positioned at 12-inches from the inside corner and 33-36 inches above the floor. A 36-inch long rear grab bar positioned at 6-inches from the inside corner and 33-36-inches above the floor. This may require installation of stud-blocking to ensure sufficient weight support.
- The toilet flush mechanism at one-bedroom Unit #11-C is on the far side of the tank. Replace toilet with a model that features the flush mechanism on the near/approach side of the tank.
- Install compliant push-button type digital thermostats in both units (models that do not require grasping, twisting, or turning of the wrist to operate).

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Environmental

No environmental concerns were visually observed or reported during the course of the preparation of this assessment; however no physical evaluation or laboratory testing of environmental concerns including, but limited to, asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), or polychlorinated biphenyls (PCBs) was undertaken as part of this assignment. It is recommended that lead-based paint and hazardous materials testing be performed by properly trained and licensed professionals prior to the commencement of any planned major work or future construction projects.

How Replacement Costs are Determined

Replacement costs contained in this assessment have been developed through the use of national third-party cost resource guides (R.S. Means), our own database of recent relevant capital needs assessments, and client input regarding recent cost experiences.

Recommendations

No existing conditions were identified during the assessment which would require a further detailed professional investigative review at the present time.

Needs Funded by Third Party

No third-party funding to cover any of the capital needs identified in this assessment were reported to be in place or secured at the present time.

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Acknowledgements

As part of the completion of this assignment, a physical, non-invasive, visual assessment of the Weonit Woods property was completed on September 28th, 2018. Additional information regarding the development and historic capital expenditures was obtained through discussions with management, site staff, and residents during the dwelling unit inspection portion of the site assessment. Steve Ninos represented On-Site Insight during the site assessment of the development and in the preparation of this written report.

OSI has adhered to the Fannie Mae expected useful life assumptions, except where experience with other similar types of developments or materials warrants deviation from those assumptions. Variations in environmental conditions and/or resident/staff care, maintenance, and usage could affect the anticipated useful life of a building system or component. Material deviations from the Fannie Mae assumptions are generally accompanied with a narrative comment that they are "based on the assessor's experience".

The professional that evaluated the development and prepared this assessment fully meets the qualifications outlined in Attachment B (Statement of Work) of Rural Development's Unnumbered Letter dated February 18, 2016.

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Location Map

Weonit Woods
133 Mill Street
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**Capital Needs Assessment
Inspected Units**



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	Unit Number	Size	Fully Accessible unit?	Comments
1	10-B	1-bedroom	No	Vacant standard 1-bedroom unit undergoing turnover.
2	13-B	1-bedroom	No	Vacant standard 1-bedroom unit undergoing turnover.
3	11-C	Barrier-Free 1 bedroom	Yes	Occupied barrier-free 1-bedroom unit with power door opener; roll-under sink and cooktop; wall oven; grab bars; bathtub sidewall cut-out; and built in transfer seat. Mostly compliant; but with some design issues.
4	14-F	Barrier-Free 2 bedroom	Yes	Occupied barrier-free 2-bedroom unit with power door opener; roll-under sink and cooktop; wall oven; vinyl-plank floors; and fully-tiled bathroom with grab bars and barrier-free; roll-in shower stall. Mostly compliant; but with some design issues.
5	10-A	1-bedroom	No	Occupied standard 1-bedroom unit. Generally good conditions
6	10-C	1-bedroom	No	Occupied standard 1-bedroom unit. Generally good conditions
7	10-D	1-bedroom	No	Occupied standard 1-bedroom unit. Generally good conditions
8	11-A	1-bedroom	No	Occupied standard 1-bedroom unit. Generally good conditions
9	11-C	1-bedroom	No	Occupied standard 1-bedroom unit. Generally good conditions
10	12-A	1-bedroom	No	Occupied standard 1-bedroom unit. Generally good conditions
11	12-C	1-bedroom	No	Occupied standard 1-bedroom unit. Generally good conditions
12	13-D	1-bedroom	No	Occupied standard 1-bedroom unit. Generally good conditions

**Capital Needs Assessment
Materials and Conditions - Site**



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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Paving vehicular: asphalt overlay 2"	20	5	15	Good	Replace	1	49248	sf	2.75	135432	Asphalt loop and center roadways. Fully base-repaired and resurfaced in 2013. Good conditions. Future costs to scarify and resurface all.
Paving vehicular: asphalt seal coat & stripe	5	5	1	Poor	Replace	1	49248	sf	0.16	7879.68	Parking stall striping and accessible access aisles and surface symbols significantly faded. Periodic interim for as-needed crack-filling, sectional repairs, sealcoating, and re-striping.
Paving pedestrian: asphalt	20	5	15	Good	Replace	1	5830	sf	5.85	34105.5	Asphalt-paved front-elevation and parking lot access walkways. All fully replaced in 2013. Good conditions. Future replacement based on historically experienced 20-year EUL.
Paving pedestrian: asphalt	20	3	17	Good	Replace	1	2044	sf	5.85	11957.4	Rear-elevation asphalt-paved walkways. All newly installed in 2015. Good conditions. Future replacement based on historically experienced 20-year EUL.
Storm Water: drain lines	50	0	1		Construct	1	1	ls	10000	10000	Drainage issue at rear-elevation of Building #14 (west-end, closest to community building). Costs per management-provided bid to install drainage line from problematic drain grate over to adjacent drain grate; install and set new catch basin; and patch-repair all surrounding asphalt.
Paving pedestrian: concrete	50	23	1	Poor	Replace	5	2616	sf	15	39240	Concrete front and rear patios at each dwelling unit. Majority cracked and deteriorated to improper initial installation. Costs to gradually remove and re-pour all pads over five years.

**Capital Needs Assessment
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Paving vehicular: asphalt overlay 2"	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135432	0	0	0	0	0	135432
Paving vehicular: asphalt seal coat & stripe	0	7880	0	0	0	0	7880	0	0	0	0	7880	0	0	0	0	7880	0	0	0	0	31519
Paving pedestrian: asphalt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34106	0	0	0	0	0	34106
Paving pedestrian: asphalt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11957	0	0	0	11957
Storm Water: drain lines	0	10000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10000
Paving pedestrian: concrete	0	7848	7848	7848	7848	7848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39240

**Capital Needs Assessment
Materials and Conditions - Site**



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Fencing: Wood Post and Rail	20	3	17	Good	Replace	1	262	lf	12	3144	Painted wood post and rail fencing at both drainage swales. Newly installed in 2015. Future replacement based on 20-yr EUL. Paint from Operating.
Fencing: PVC	15	13	2	Fair	Replace	1	32	lf	50	1600	Listing vinyl privacy-screen fencing at dumpster pad/maintenance shed. Installed circa 2005. Replace in Year 2 based on observed conditions and 15-year EUL.
Trash Bin Enclosures; Wood framed, vinyl clad	25	23	2	Fair	Replace	1	6	ea	1000	6000	Ageing, original (1995) wood-framed, vinyl-clad trash and recycle bin enclosures. One at each building. Future replacement based on observed conditions and 25-year EUL.
Lighting: pole mounted lights	25	2	23	Good	No Action	0	0	0	0	0	Period-style post lanterns with new LED fixtures installed in 2016. Good conditions. Bulbs replaced as needed from Operating.
Lighting: building mounted high intensity discharge (HID) lighting	15	23	1	Fair	Replace	1	33	ea	250	8250	Ageing, original (1995), yellowed, 100-W metal-halide wall-pack fixtures. Allowance to replace all with new, more energy-efficient LED fixtures based on age and observed conditions. And future replacement based on 15-year EUL for LED nighttime only use fixtures.
Storage sheds - Gas Shed	30	23	7	Fair	Replace	1	1	ea	10000	10000	Original (1995) 12'x15' "Gas Shed" at maintenance area. Ageing. Fair conditions. Future replacement based on 30-year EUL.
Storage sheds - New Shed	30	3	27	Good	No Action	0	0	0	0	0	Newer 16'x12' lawn equipment storage shed at maintenance area. Installed in 2015. Good conditions. Monitor and maintain from Operating.

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Fencing: Wood Post and Rail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3144	0	0	0	3144
Fencing: PVC	0	0	1600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1600	0	0	0	3200
Trash Bin Enclosures; Wood framed, vinyl clad	0	0	6000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000
Lighting: pole mounted lights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting: building mounted high intensity discharge (HID) lighting	0	8250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8250	0	0	0	0	16500
Storage sheds - Gas Shed	0	0	0	0	0	0	0	10000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10000
Storage sheds - New Shed	0	0	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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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
"Screen House" Structure	25	23	2	Fair	Replace	1	1	ea	15000	15000	Ageing, original (1995) wood-framed "Screen House" structure. Visible wood rot development. Future replacement based on observed conditions and 25-year EUL.
Signage: entrance	25	0	25	Excellent	No Action	0	0	0	0	0	Recently (2018) installed composite board hanging development sign with durable PVC support post. Good conditions. Monitor and maintain from Operating.
Electric distribution lines	40	0	40	Good	No Action	0	0	0	0	0	No reported issues. Monitor and maintain from Operating.
Sanitary: sewer lines	50	0	50	Good	No Action	0	0	0	0	0	No reported issues. Monitor and maintain from Operating.
Utilities: gas supply lines	40	0	40	Good	No Action	0	0	0	0	0	No reported issues. Monitor and maintain from Operating.

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"Screen House" Structure	0	0	15000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15000	
Signage: entrance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric distribution lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary: sewer lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities: gas supply lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uninflated Totals	0	33978	30448	7848	7848	7848	7880	10000	0	0	0	7880	0	0	0	169538	16130	16701	0	0	0	0	316098
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535		
Inflated Totals	0	33978	31361	8326	8576	8833	9135	11941	0	0	0	10590	0	0	0	256441	25130	26801	0	0	0	0	431110

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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Foundation: slab, reinforced concrete or post-tensioned	100	0	100	Good	No Action	0	0	0	0	0	Reinforced poured-concrete slab-on-grade foundations. No observed or reported issues. Monitor.
Building structure: wood, timbers, dimensioned lumber, laminated beams, trusses	100	0	100	Good	No Action	0	0	0	0	0	Wood framing at all six buildings. No observed or reported issues. Monitor.
Doors: Community Building entry doors	30	23	7	Good	Replace	1	2	ea	5000	10000	Commercial aluminum and glass storefront-style entry doors with adjacent fixed glazing panels at community building front and rear entrances. Good conditions. Future replacement based on 30-year EUL.
Doors: automatic entry door openers - 1995	15	23	1	Fair	Replace	1	3	ea	2000	6000	Original (1995) power assist door openers at both HA unit front entrance doors at community building front entrance. Surpassed EUL. Costs to replace all in Year 1 and again in Year 16 based on 15-year EUL.
Doors: automatic entry door openers - 2017	15	1	14	Good	Replace	1	1	ea	2000	2000	Power assist door opener installed at community building rear entrance door in 2017. No reported issues. Future replacement based on 15-year EUL.
Doors: Dwelling Unit entry doors	30	23	7	Good	Replace	5	49	ea	1250	61250	Original (1995) raised-panel, half-light, insulated-metal dwelling unit and maintenance garage entry doors. Future gradual replacement after 30-years of use.
Doors: Dwelling Unit storm/screen doors - 2018	10	0	10	Excellent	Replace	1	17	ea	175	2975	New storm/screen doors installed at 17 entrances in 2018. Future replacement based on 10-year EUL.
Doors: Dwelling Unit storm/screen doors - Older	10	Varies	1	Fair	Replace	1	31	ea	175	5425	Older storm screen doors yet to be replaced. Replace all in Year 1 (per management) and again in Year 11

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Foundation: slab, reinforced concrete or post-tensioned	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building structure: wood, timbers, dimensioned lumber, laminated beams, trusses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Doors: Community Building entry doors	0	0	0	0	0	0	0	10000	0	0	0	0	0	0	0	0	0	0	0	0	0	10000
Doors: automatic entry door openers - 1995	0	6000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000	0	0	0	0	12000
Doors: automatic entry door openers - 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	2000	0	0	0	0	0	0	0	2000
Doors: Dwelling Unit entry doors	0	0	0	0	0	0	0	12250	12250	12250	12250	12250	0	0	0	0	0	0	0	0	0	61250
Doors: Dwelling Unit storm/ screen doors - 2018	0	0	0	0	0	0	0	0	0	0	2975	0	0	0	0	0	0	0	0	0	2975	5950
Doors: Dwelling Unit storm/ screen doors - Older	0	5425	0	0	0	0	0	0	0	0	0	5425	0	0	0	0	0	0	0	0	0	10850

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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Doors: Mechanical Room and Storage Room Doors	25	23	2	Fair	Replace	5	10	ea	1250	12500	Ageing, original (1995) flush-metal mechanical room doors and storage room doors. Two at each residential building. Visible age/weather related slab and frame corrosion development. Gradual replacements based on age, observed conditions, and 25-year EUL.
Doors: overhead door	30	23	7	Good	Replace	1	1	ea	1650	1650	Original (1995) commercial segmented metal panel overhead garage door at community building maintenance garage. Future replacement based on 30-year EUL.
Exterior wall: vinyl siding	30	23	7	Fair	Replace	1	16958	sf	7	118703	Ageing, original (1995) clapboard-profile vinyl siding. Landscaping-related impact damage at most buildings. Future replacement based on observed conditions and 30-year EUL.
Windows: vinyl	30	23	7	Good	Replace	1	134	ea	475	63650	Vinyl-framed double-hung windows with double-glazed insulating glass units. Future replacement based on 30-year EUL and concurrent with siding replacement. Interim maintenance needs and power-washing from Operating (per management).
Roof System: wood frame and board or plywood sheathing	75	23	52	Good	No Action	0	0	0	0	0	7:12 pitched, wood-framed roof structures with plywood decking. No observed or reported issues. Monitor and maintain.
Roofing: asphalt dimensional shingle 30 yr+	25	2	20	Good	Replace	1	24128	sf	3.75	90480	Architectural-style (dimensional) asphalt shingle roofs. All newly installed in 2016. Good conditions. Future replacement based on 20+ year EUL.

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Doors: Mechanical Room and Storage Room Doors	0	0	2500	2500	2500	2500	2500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12500	
Doors: overhead door	0	0	0	0	0	0	0	1650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1650
Exterior wall: vinyl siding	0	0	0	0	0	0	0	118703	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	118703
Windows: vinyl	0	0	0	0	0	0	0	63650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63650
Roof System: wood frame and board or plywood sheathing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roofing: asphalt dimensional shingle 30 yr+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90480

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Gutters/Downspouts: aluminum/vinyl	25	23	2	Good	Replace	1	2266	lf	8.5	19261	Original (1995) aluminum gutters and downspouts. Generally good conditions. Future replacement based on 25-year EUL.
Walls: paints, stains, clear finishes, interior	15	0	15	Good	Maintain	0	5512	sf	0	0	Painted drywall walls and textured plaster ceilings at community building. Good conditions. All touched-up, repaired, and painted as-needed from Operating (per management).
Floors: Hallway and Community Room Carpet-Tile	10	0	10	Good	Replace	1	728	sf	8	6000	New carpet-tile flooring installed in 2018 throughout community building central hallway and community room. Good conditions. Future replacement based on 10-year EUL.
Floors: Office and Fitness Room Carpet	10	9	1	Fair	Replace	1	200	sf	8	1600	Older broadloom carpet remaining in community building office and fitness room. Replace with similar carpet-tile flooring.
Floors: resilient tile or sheet floor (vinyl, linoleum)	20	0	20	Good	Replace	1	450	sf	5	2250	New vinyl sheet flooring installed in 2018 at the community building laundry room, kitchen, and both restrooms. Good conditions. Future replacement based on 20-year EUL.
Interior Mail Facility	25	4	21	Good	No Action	0	0	0	0	0	New recessed-aluminum cluster mailbox panel installed in 2014 at community building hallway. Good conditions. Monitor and maintain from Operating.
Cabinets & vanities	25	11	14	Good	Replace	1	1	ls	8500	8500	Community room kitchen with solid-wood cabinets, laminate countertops, and roll-under inset, double-bowl, stainless-steel sink. All installed in 2007. Good conditions. Future replacement based on 25-year EUL.

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Gutters/Downspouts: aluminum/vinyl	0	0	19261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19261	
Walls: paints, stains, clear finishes, interior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Floors: Hallway and Community Room Carpet- Tile	0	0	0	0	0	0	0	0	0	0	6000	0	0	0	0	0	0	0	0	0	0	6000	12000	
Floors: Office and Fitness Room Carpet	0	1600	0	0	0	0	0	0	0	0	0	1600	0	0	0	0	0	0	0	0	0	0	3200	
Floors: resilient tile or sheet floor (vinyl, linoleum)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2250	2250	
Interior Mail Facility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cabinets & vanities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8500	0	0	0	0	0	0	0	8500	

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Appliances: rangehood, cook top, wall oven	25	11	14	Good	Replace	1	1	ls	1780	1780	Roll-under electric cooktop, wall-oven, ducted rangehood, and countertop microwave. All installed in 2007. Good conditions. Limited use. Future replacement based on 25-year EUL and concurrent with cabinets.
Appliances: refrigerator/freezer	15	1	14	Good	Replace	1	1	ea	1200	1200	Newer side-by-side refrigerator with chilled water and ice dispenser. Future replacement concurrent with cabinets.
Appliances: clothes washer/dryer	15	0	15	Good	No Action	0	0	0	0	0	Commercial coin-operated top loading and front-loading washers and dryers with front-mounted controls. All leased equipment. No costs shown.
Community Room Furnishings	20	3	17	Good	Replace	1	1	ls	15000	15000	Community room furnishings. All newly installed in 2015. Good conditions. Future replacement allowance after 20 years of use.
Fitness Equipment	10	0	10	Good	Replace	1	2	ea	1300	2600	Professional gym grade fitness equipment newly installed in 2018. Sole recumbent bike and Sole treadmill. Future replacement allowance based on 10-year EUL.
Bath: accessories (towel bars, grab bars, etc.)	20	Varies	Varies	Good	No Action	0	0	0	0	0	Standard restroom mirrors, dispensers, and receptacles. Varying ages. Good conditions. Monitor, maintain, replace as-needed from Operating.

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Appliances: rangehood, cook top, wall oven	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1780	0	0	0	0	0	0	1780
Appliances: refrigerator/freezer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1200	0	0	0	0	0	0	1200
Appliances: clothes washer/dryer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community Room Furnishings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15000	0	0	0	15000
Fitness Equipment	0	0	0	0	0	0	0	0	0	0	2600	0	0	0	0	0	0	0	0	0	0	2600	5200
Bath: accessories (towel bars, grab bars, etc.)	0	0	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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Materials and Conditions - Architectural**



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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Smoke and fire detection system: central panel	15	23	0	Fair	Replace	1	1	ls	24000	24000	Fire-Lite MS9200 addressable fire alarm control panel monitors hardwired smoke detectors, heat detectors, and horn/strobe warning devices located in all dwelling units and community building spaces. Panel and end devices all reportedly date to 1995 construction and are now far past their 15-year EUL.
Accessibility Compliance; Restrooms	50	23	1		Repair	1	2	ea	100	200	Side grab bar in each restroom currently positioned too low. Raise both so that they are in line with the compliantly positioned rear grab bar and fix at 6-inches from the inside corner. This may require the installation of stud blocking to ensure sufficient weight support.
Accessibility Compliance; Community Kitchen	50	23	1		Repair	1	1	ea	1000	1000	Lower at least one upper cabinet so that the lowest shelf surface is fixed no higher than 48-inches above the floor (14-inches above the 34-inch high countertops). This will require lowered the outlet as well. Install an apron-mounted remote rangehood control/ power switch.
Accessibility Compliance; Laundry room	50	4	1		Repair	1	1	ea	0	0	The laundry room folding table was installed at the request of the residents; however it significantly restricts compliant access to, and maneuvering room around, the accessible floor-mounted, front-loading washer dryer pair and should be removed. Management discretion and at operating expense. No costs shown.

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Smoke and fire detection system: central panel	24000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24000	0	0	0	0	0	48000
Accessibility Compliance; Restrooms	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
Accessibility Compliance; Community Kitchen	0	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1000
Accessibility Compliance; Laundry room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uninflated Totals	24000	14225	21761	2500	2500	2500	2500	206253	12250	12250	23825	19275	0	0	13480	24000	6000	15000	0	0	104305	506624
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	24000	14225	22414	2652	2732	2814	2898	246276	15066	15518	31086	25904	0	0	19796	36302	9348	24071	0	0	182899	678001

**Capital Needs Assessment
Materials and Conditions - Mechanical & Electrical**



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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Boilers: gas fired high efficiency, direct-vent, condensing.	20	1	19	Good	Replace	2	6	ea	7200	43200	Weil-McLain GV90+6, 175-MBH, natural gas-fired, high-efficiency (92% AFUE) hot water boilers. One at each building and all installed 2017-2018. No reported operating issues. Future replacements based on 20-year EUL.
Boiler: temperature controls	20	1	19	Good	Maintain	0	6	ls	0	0	Wall-mounted Honeywell aquastats and switching relay control panels. No reported operating issues. Future replacement included with Boilers (above).
Boiler Room: piping	50	1	49	Good	Maintain	0	6	ls	0	0	All new copper piping and valves installed during the 2017-2018 boiler room upgrades. Good conditions. No reported issues. Monitor and maintain from Operating.
HVAC: hydronic/Water Circulating Pumps	20	0	20	Good	Maintain	0	12	ea	0	0	Taco, 1/8-hp, in-line, cartridge circulators. All newly installed during the 2017-2018 boiler room upgrades. No observed issues. Monitor, maintain, spot-replace as-needed from Operating (per Mgmt.).
DHW: storage tanks - 1995	15	23	1	Fair	Replace	1	2	ea	3750	7500	Ageing, original (1995) Amtrol BoilerMate 80-gallon indirect-fired storage water heaters at Building #10 and the community building. Both far past their 15-year EUL. Replace both in Year 1.
DHW: storage tanks - 2002-2004	15	14-16	1	Fair	Replace	3	3	ea	3750	11250	Ageing Amtrol BoilerMate 80-gallon indirect-fired storage water heaters at Bldg #12 (installed 2002), Bldg #14 (2004) and Bldg #11 (2004). At, approaching, or past their 15-year EUL. Gradual replacements.

**Capital Needs Assessment
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Item	H & S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Boilers: gas fired high efficiency, direct-vent, condensing.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21600	21600	43200
Boiler: temperature controls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Boiler Room: piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HVAC: hydronic/Water Circulating Pumps	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DHW: storage tanks - 1995	0	7500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7500	0	0	0	0	15000
DHW: storage tanks - 2002-2004	0	3750	3750	3750	0	0	0	0	0	0	0	0	0	0	0	0	3750	3750	3750	0	0	22500

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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
DHW: storage tanks - 2017	15	1	14	Good	Replace	1	1	ea	3750	3750	Recently (2017) installed Amtrol BoilerMate 80-gallon indirect-fired storage water heater at Bldg #13. Good conditions. Future replacement based on 15-year EUL.
DHW: circulating pumps	15	Varies	Varies	Good	Maintain	0	6	ea	0	0	Taco 1/25-hp, in-line, cartridge circulators. One at each DHW storage tank. Varying ages. Replacement included with storage tank replacement costs (above) or as-needed from Operating.
HVAC: window or thru-wall air conditioners	10	Varies	Varies	Good	Maintain	0	3	ea	0	0	Thru-wall air-conditioners at community building. Monitor, maintain, replace as-needed from Operating (per Mgmt.).
HVAC: thermostat, dwelling/common area	20	Varies	Varies	Good	Maintain	0	29	ea	0	0	Mix of Honeywell dial-type manual thermostats in most dwelling units and digital programmable thermostats in the community building and select dwelling units. Similar digital, push-button type thermostat needs to be installed in both accessible Unit #11-C and #14-F. Varying ages. Monitor, maintain, replaced as-needed from Operating (per management).
Electric: service panel, building	50	23	27	Good	No Action	0	0	0	0	0	Siemens circuit breaker and main disconnect house panel in each building. No observed or reported issues. Monitor and maintain from Operating.
Electric: electric panel, dwelling unit	50	23	27	Good	No Action	0	0	0	0	0	Siemens circuit breaker panel in each dwelling unit. No observed or reported issues. Monitor and maintain from Operating.
Electric: wiring, building/unit	50	23	27	Good	No Action	0	0	0	0	0	Sheathed-cable copper wiring in all buildings. No observed or reported issues. Monitor and maintain from Operating.

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		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
DHW: storage tanks - 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3750	0	0	0	0	0	0	3750
DHW: circulating pumps	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HVAC: window or thru-wall air conditioners	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HVAC: thermostat, dwelling/common area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric: service panel, building	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric: electric panel, dwelling unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric: wiring, building/unit	0	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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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Emergency/auxillary generator	25	23	2	Good	Replace	1	1	ea	15000	15000	Original (1995) exterior, pad-mounted, Sentinel 9-kW natural gas powered generator located at the west side of the community building. No reported operating issues. Future replacement based on 25-year EUL.
Detector: LR Smoke	10	0	1	Good	Replace	1	24	ea	55	1320	Hardwired/battery-backup smoke detector in each living room. Ages vary. Replacement costs based on 10-year EUL.
Detector: Bedroom Smoke	10	0	1		Construct	1	25	ea	55	1375	No existing bedroom smoke detectors. Costs to install smoke detector inside all bedrooms and future replacement based on 10-year EUL per NFPA recommendation.
Detector: Carbon Monoxide	7	2	5	Good	Maintain	0	24	ea	0	0	Wall-mounted, battery-operated CO detector in each unit All replaced in 2016. Future replacement from Operating (per Mgmt.).
Plumbing: bath tubs & sinks: fiberglass, stainless steel or enameled	40	23	12		Replace	10	23	ea	4500	103500	Fiberglass tub/shower assemblies with easy-entry, step-in, sidewall cut-out modifications. Future gradual replacement based on 40-year EUL.
Plumbing: toilets/bidets/urinals	40	23	12		Replace	10	24	ea	275	6600	Comfort-height, two-piece, 1.6-gpf, low-flow toilets in all dwelling unit bathrooms. Future gradual replacement based on 40-year EUL.
Plumbing: toilets/bidets/urinals	40	23	17		Replace	1	2	ea	375	750	Comfort-height one-piece valve toilets in the two community building restrooms. Good conditions. Future replacement based on 40-year EUL.
Plumbing: bath tubs & sinks: porcelain	50	23	27		No Action	0	0	0	0	0	Wall-mounted porcelain sinks in all dwelling unit bathrooms and both community building restrooms. Good conditions. Monitor and maintain from Operating.
Gas/oil distribution lines	50	23	27		No Action	0	0	0	0	0	No observed or reported issues. Monitor.

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		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Emergency/auxillary generator	0	0	15000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15000
Detector: LR Smoke	0	1320	0	0	0	0	0	0	0	0	0	1320	0	0	0	0	0	0	0	0	0	2640
Detector: Bedroom Smoke	0	1375	0	0	0	0	0	0	0	0	0	1375	0	0	0	0	0	0	0	0	0	2750
Detector: Carbon Monoxide	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing: bath tubs & sinks: fiberglass, stainless steel or enameled	0	0	0	0	0	0	0	0	0	0	0	0	10350	10350	10350	10350	10350	10350	10350	10350	10350	93150
Plumbing: toilets/bidets/urinals	0	0	0	0	0	0	0	0	0	0	0	0	660	660	660	660	660	660	660	660	660	5940
Plumbing: toilets/bidets/urinals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	750	0	0	0	750
Plumbing: bath tubs & sinks: porcelain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas/oil distribution lines	0	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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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Plumbing: copper/brass hard pipe, supply	75	23	52		No Action	0	0	0	0	0	No observed or reported issues. Monitor.
Plumbing: sanitary waste, cast iron	75	23	52		No Action	0	0	0	0	0	No observed or reported issues. Monitor.

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		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Plumbing: copper/brass hard pipe, supply	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing: sanitary waste, cast iron	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uninflated Totals	0	13945	18750	3750	0	0	0	0	0	0	0	2695	11010	11010	14760	11010	22260	15510	14760	32610	32610	204680
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	13945	19313	3978	0	0	0	0	0	0	0	3622	15240	15698	21676	16654	34680	24889	24396	55516	57182	306788

**Capital Needs Assessment
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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Doors: interior, hollow core doors	25	Varies	Varies	Good	Maintain	0	49	ea	0	0	Painted hollow-core wood bedroom and bathroom passage doors. Varying ages. Good conditions. Monitor, maintain, spot-replace as-needed from Operating (per management).
Doors: bifold & sliding doors	20	Varies	Varies	Good	Maintain	0	98	ea	0	0	Raised-panel, hollow-core Masonite bi-folding closet doors. Good conditions. Monitor, maintain, spot-replace as-needed from Operating (per management).
Walls: paints, stains, clear finishes, interior	15	Varies	Varies	Good	Maintain	0	56384	sf	0	0	Painted drywall walls and textured-plaster ceilings. Good conditions. Monitor, maintain, repaint as-needed, at unit turnover from Operating.
Floors: carpet	5	Varies	1	Good	Replace	5	7429	sf	1.86	13817.9	Broadloom carpet flooring. Varying ages and conditions. Annual allowances for replacement at unit turnover based on 5 year EUL (per management).
Floors: resilient tile or sheet floor (vinyl, linoleum)	20	Varies	1	Good	Replace	20	6030	sf	7	42210	Vinyl sheet flooring throughout all 1-bedroom kitchens, closets, and bathrooms. Varying ages and conditions. Costs to gradually replace all with vinyl plank (per management).
Floors: vinyl plank (> 3mm thick)	25	8	17	Good	Replace	1	637	sf	7	4459	Vinyl plank flooring throughout accessible two-bedroom Unit #14-F. Installed in 2010 based on resident's reasonable accommodation request. Good conditions. Future replacement based on 25-year EUL.
Floors: floor tile, ceramic, natural stone	50	8	42	Good	No Action	0	0	0	0	0	Ceramic tile floor in accessible two-bedroom Unit #14-F. Installed in 2010 based on resident's reasonable accommodation request. Good conditions. Monitor and maintain from Operating.

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Doors: interior, hollow core doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Doors: bifold & sliding doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Walls: paints, stains, clear finishes, interior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Floors: carpet	0	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	2764	55272
Floors: resilient tile or sheet floor (vinyl, linoleum)	0	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	2111	42210
Floors: vinyl plank (> 3mm thick)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4459	0	0	0	4459	
Floors: floor tile, ceramic, natural stone	0	0	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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Doors: interior, hollow core doors	25	Varies	Varies	Good	Maintain	0	49	ea	0	0	Painted hollow-core wood bedroom and bathroom passage doors. Varying ages. Good conditions. Monitor, maintain, spot-replace as-needed from Operating (per management).
Cabinets & vanities	25	23	2	Fair	Replace	5	24	ea	5000	120000	Wood cabinets with laminate countertops and inset stainless-steel sinks. Visible age and use-related finish wear. Maintain/re-finish as-needed from Operating. Future gradual replacement after 25 years of use.
Countertops: plastic laminates, wood	25	Varies	Varies	Good	Maintain	0	24	ea	0	0	Laminated particleboard countertops. Varying ages and conditions. Replacement included with Cabinets (above). Interim damage-related needs from Operating.
Appliances: range, cooktop, wall oven	25	23	2	Fair	Replace	5	22	ea	600	13200	30-inch electric ranges in all standard units. Mostly original. Costs to gradually replace all concurrent with cabinets.
Appliances: range, cooktop, wall oven	25	23	2	Fair	Replace	2	2	ea	1500	3000	Roll-under electric cooktops with separate wall ovens in the two accessible units. Costs to gradually replace concurrent with cabinets.
Appliances: range hood	25	23	2	Fair	Replace	5	24	ea	125	3000	Ducted rangehoods. Costs to gradually replace all concurrent with cabinets
Appliances: range hood fire suppression	6	0	1		Construct	1	24	ea	55	1320	Costs to install rangehood fire suppression canisters in each kitchen (two per rangehood) and replace every six years based on the manufacturer stamped expiration date.

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Doors: interior, hollow core doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cabinets & vanities	0	0	24000	24000	24000	24000	24000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120000
Countertops: plastic laminates, wood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appliances: range, cooktop, wall oven	0	0	2640	2640	2640	2640	2640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13200
Appliances: range, cooktop, wall oven	0	0	1500	1500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3000
Appliances: range hood	0	0	600	600	600	600	600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3000
Appliances: range hood fire suppression	0	1320	0	0	0	0	0	1320	0	0	0	0	0	1320	0	0	0	0	0	1320	0	0	5280

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Doors: interior, hollow core doors	25	Varies	Varies	Good	Maintain	0	49	ea	0	0	Painted hollow-core wood bedroom and bathroom passage doors. Varying ages. Good conditions. Monitor, maintain, spot-replace as-needed from Operating (per management).
Appliances: refrigerator/freezer	12	Varies	1	Good	Replace	12	24	ea	600	14400	Frost-free, top-freezer refrigerators. Varying ages. Annual allowances for as-needed replacements based on 12-year EUL.
Appliances: disposal (food waste)	10	Varies	1	Good	Replace	10	24	ea	200	4800	Fractional horsepower sink disposals. Annual allowances for as-needed replacements based on 10-year EUL.
Bath/kitchen vent/exhaust fans	15	Varies	Varies	Good	Maintain	0	24	ea	0	0	Ceiling-mounted bathroom exhaust fans. Varying ages and conditions. Monitor, maintain, replace as-needed from Operating (per management).
Bath: mirrors & medicine cabinets	25	Varies	Varies	Good	Maintain	0	24	ea	0	0	Surface-mounted, mirror-fronted, wood medicine cabinets. Good conditions. Monitor, maintain, replace as-needed from Operating (per management).
Bath: accessories (towel bars, grab bars, etc)	12	Varies	Varies	Good	Maintain	0	24	Unit	0	0	Soap, toothbrush, towel holders, and grab bars. Good conditions. Monitor, maintain, replace as-needed from Operating (per management).

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Doors: interior, hollow core doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Appliances: refrigerator/freezer	0	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	24000
Appliances: disposal (food waste)	0	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	9600
Bath/kitchen vent/exhaust fans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bath: mirrors & medicine cabinets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bath: accessories (towel bars, grab bars, etc)	0	0	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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Doors: interior, hollow core doors	25	Varies	Varies	Good	Maintain	0	49	ea	0	0	Painted hollow-core wood bedroom and bathroom passage doors. Varying ages. Good conditions. Monitor, maintain, spot-replace as-needed from Operating (per management).
Accessibility Compliance; Kitchens	50	23	1		Construct	1	2	ea	2000	4000	Kitchen upper cabinets positioned too high - Lower to 48-inches. Wall ovens positioned too high. Lower control panels to 54-inches. No current 30-inch wide, roll-under counter work surface. Remove lower-cabinet next to wall oven to accommodate forward-facing roll-under workspace and landing zone for oven. Install a remote rangehood control/power switch within compliant reach limits.
Accessibility Compliance; Bathrooms	50	23	1		Construct	1	2	ea	500	1000	Bathroom sinks are positioned too low. Raise both so that there is a minimum of 29-inches of knee clearance under; and the top rim is no higher than 34-inches above the floor.
Accessibility Compliance; Bathrooms	50	23	1		Construct	1	2	ea	250	500	Non-compliant toilet grab bars in both bathrooms. Costs to install compliant length side and rear bars at each toilet and fix at compliant positions. 42-inch long side bar positioned at 12-inches from the inside corner and 33-36 inches above the floor. 36-inch long rear bar positioned at 6-inches from the inside corner and 33-36-inches above the floor. May require installation of stud-blocking to ensure sufficient weight support.

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Doors: interior, hollow core doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility Compliance; Kitchens	0	4000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4000
Accessibility Compliance; Bathrooms	0	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1000
Accessibility Compliance; Bathrooms	0	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500

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Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Doors: interior, hollow core doors	25	Varies	Varies	Good	Maintain	0	49	ea	0	0	Painted hollow-core wood bedroom and bathroom passage doors. Varying ages. Good conditions. Monitor, maintain, spot-replace as-needed from Operating (per management).
Accessibility Compliance; Bathrooms	50	23	1		Construct	1	1	ea	275	275	The toilet flush mechanism at accessible 1-bed Unit #11-C is on the far side of the tank. Replace toilet with a model that features the flush mechanism on the near/approach side of the tank.
Accessibility Compliance; Living Rooms	50	23	1		Construct	1	2	ea	50	100	Install compliant push-button type digital thermostats in both units (models that do not require grasping, twisting, or turning of the wrist to operate).

Capital Needs Assessment Capital Needs Over the Term - Dwelling Units



Project: **Weonit Woods - Final Report**

Date: 9/4/2019

Item	H & S	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	Total	
Doors: interior, hollow core doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility Compliance; Bathrooms	0	275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	275
Accessibility Compliance; Living Rooms	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
Uninflated Totals	0	13749	35294	35294	33794	33794	33794	7874	6554	6554	6554	6554	6554	7874	6554	6554	6554	11013	6554	7874	6554	285896	
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535		
Inflated Totals	0	13749	36353	37443	36928	38036	39177	9402	8061	8303	8552	8808	9072	11227	9625	9914	10211	17673	10833	13405	11493	348262	

Capital Needs Assessment Executive Summary



Project: Weonit Woods - Final Report

Date: 9/4/2019

Item	H & S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Site	0	33978	30448	7848	7848	7848	7880	10000	0	0	0	7880	0	0	0	169538	16130	16701	0	0	0	\$316,098
Architecture	24000	14225	21761	2500	2500	2500	2500	206253	12250	12250	23825	19275	0	0	13480	24000	6000	15000	0	0	104305	\$506,624
Mech & Electric	0	13945	18750	3750	0	0	0	0	0	0	0	2695	11010	11010	14760	11010	22260	15510	14760	32610	32610	\$204,680
Dwelling Units	0	13749	35294	35294	33794	33794	33794	7874	6554	6554	6554	6554	6554	7874	6554	6554	6554	11013	6554	7874	6554	\$285,896
Uninflated Totals	24,000	75,897	106,253	49,392	44,142	44,142	44,174	224,127	18,804	18,804	30,379	36,404	17,564	18,884	34,794	211,102	50,944	58,224	21,314	40,484	143,469	\$1,313,297
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0800	1.0927	1.1255	1.1593	1.1941	1.2298	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	24,000	75,897	109,441	52,400	48,235	49,682	51,210	267,619	23,127	23,820	39,638	48,924	24,313	26,924	51,096	319,310	79,369	93,433	35,229	68,921	251,574	\$1,764,162

		Non-Inflated	Inflated
Immediate Capital Needs:		\$24,000	
Total Capital Needs Over the Term:		\$1,289,297	\$1,740,162
Grand Total Capital Needs:		\$1,313,297	\$1,764,162
Units: 24	Capital Needs Per Unit:	\$54,721	\$73,507

Capital Needs Assessment
Photos



Project: Weonit Woods - Final Report

Date: 9/4/2019



A new PVC post-mounted painted composite board development sign was recently installed in 2018



The loop roadway was fully resurfaced in 2013 and remains in generally good observable condition.



The central roadway running between the two rows of buildings was full fully resurfaced in 2013 as well.



View of typical accessible parking stalls with compliant standing signs; however the striping, access aisle and surface symbols have faded considerably and are in need of near-term re-striping.

Capital Needs Assessment
Photos

Project: Weonit Woods - Final Report

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View of sectional asphalt subsidence observed at a drain grate located at the east end of the loop roadway. In need of near-term repair/possible re-setting.



All of the original front-elevation asphalt walkways were fully replaced in 2013; and all new rear-elevation asphalt walkways were installed in 2015.



The walkways are lit by a series of post lanterns that were all upgraded with new energy-efficient LED fixtures in 2016.



Two drainage swales at the east end of the development are surrounded by painted-wood post and rail fencing that was newly installed in 2015.

Capital Needs Assessment
Photos

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Each building has a concrete refuse bin holding pad with wood-framed, vinyl-clad enclosure



View of the two wood-framed maintenance sheds and vinyl privacy-screen fencing that hides additional maintenance equipment. The near shed was recently installed in 2015. The far shed dates to the 1995 construction.



The ageing "Screen House" enclosed patio structure dates to the original 1995 construction as well and exhibits visible age and weather related siding, trim, door, and frame rot.



View of typical building/unit front elevation with original (1995) vinyl siding; Harvey vinyl-framed, double-hung windows; half-lite metal-clad entry doors; and recently (2016) installed architectural (dimensional) asphalt shingle roof;

Capital Needs Assessment Photos

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View of typical building/unit rear elevation with similar siding, roof, windows, and concrete patios. Each building also features a central mechanical room accessed through a flush-metal service door (arrow).



A central storage room with flush-metal door is located on the front side of each building. The gutters and downspouts at each building reportedly date to the 1995 construction and have surpassed their 20-year EUL.



Several of the concrete pads at the dwelling unit front entrance doors have cracked and deteriorated beyond repair and will need to be fully removed and re-poured.



Similar premature concrete deterioration issues exist at the dwelling unit rear-elevation patios. These will need to be fully replaced as well.

Capital Needs Assessment
Photos

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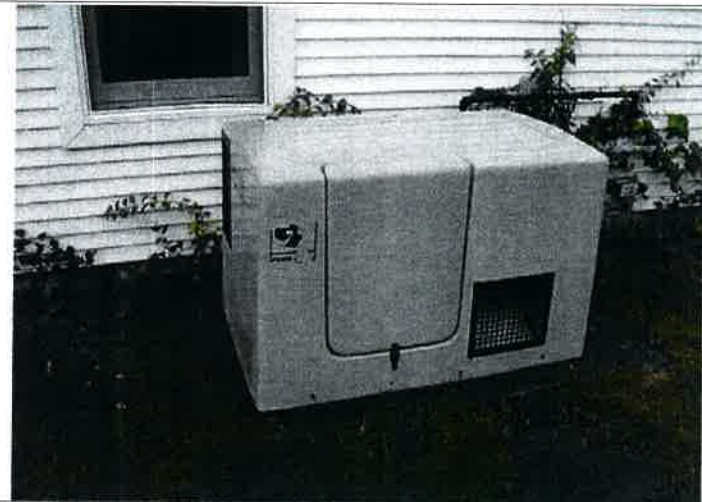
View of the community building front elevation with commercial storefront-style, aluminum and glass entry door and adjacent fixed glazing panel.



The community building rear-elevation features a similar commercial aluminum and glass main entry door; a half-lite, metal-clad maintenance shop side-entry door, and a metal segmented-panel overhead garage door



All buildings feature wood framing, plywood roof decking, and insulated attic spaces. All kitchen rangehoods and bathroom exhaust fans are ducted out through the building soffits and are covered with insulation.



A Sentinel 9, natural gas powered generator located at the west side of the community building provides 9 kW of emergency backup power to the development's life-safety systems during municipal power failures.

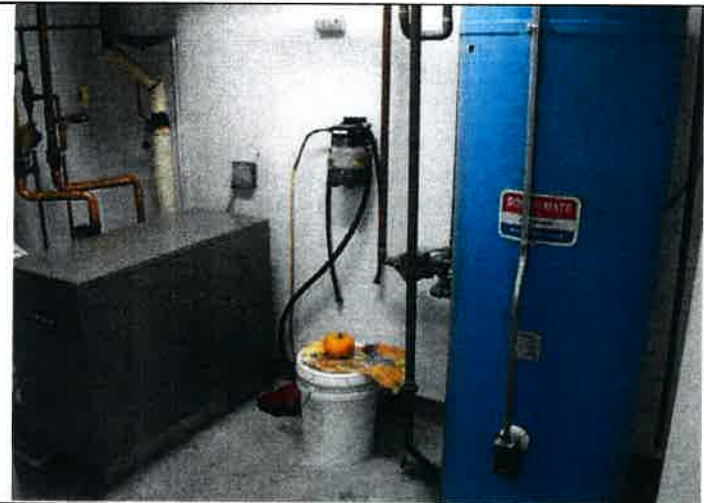
Capital Needs Assessment
Photos

Project: Weonit Woods - Final Report

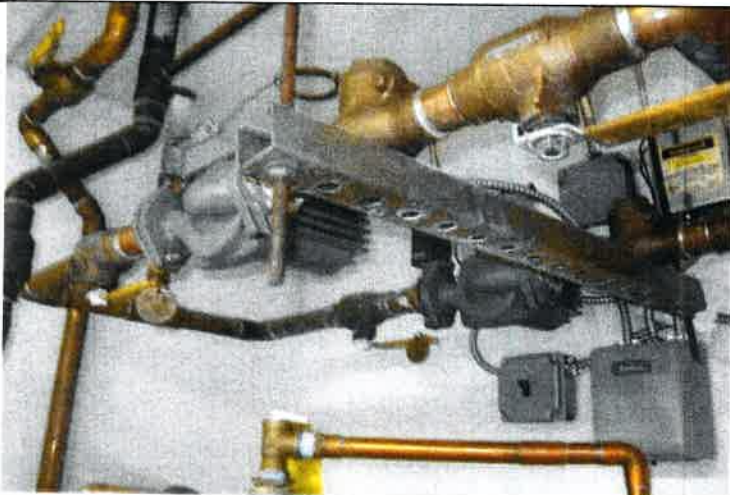
Date: 9/4/2019



Each building features sheathed-cable copper wiring and Siemens circuit breaker and main disconnect equipment.



Each building's central mechanical room features a recently (2017-2018) installed Weil-McLain GV90+6, 175-MBH, natural gas-fired, high-efficiency (92% AFUE) hot water boiler and an 8-gallon indirect-fired hot water heater.



Each boiler room setup also included two in-line 1/8-hp heating water circulators; one in-line 1/25-hp DHW circulators; and a series of wall-mounted Honeywell aquastats and switching relay control panels.



A single Fire-Lite MS9200 addressable fire alarm control panel monitors hardwired end-devices located in all six buildings. The panel reportedly dates to the 1995 construction and has far surpassed its 15-year useful service life.

Capital Needs Assessment
Photos



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The community building features painted drywall walls and ceilings, recently (2018) installed carpet-tile flooring; and power assist door openers and the front and rear entrance doors.



The community building hallway also features a recessed-aluminum cluster mailbox panel that was newly installed in 2014.



View of the community room finishes and furnishings with new (2018) carpet tile flooring; upholstered couches and lounge chairs; activity/dining table; and stackable padded chairs that were all newly installed in 2014.



The handicap accessible kitchen was installed in 2007 and features 34-inch high countertops; a forward-facing, roll-under sink with covered piping; and side-by-side refrigerator; however one upper cabinet needs to be lowered.

Capital Needs Assessment
Photos

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The community room kitchen also features; a forward-facing, roll-under cooktop, rangehood, and wall-oven; however there is no compliant apron-mounted rangehood control switch.



View of the office space finishes and furnishings.



The laundry room features two commercial coin-operating top-loading washers; a handicap accessible front-loading washer with front-mounted controls; and three commercial dryers with front-mounted controls.



The wall-mounted clothes folding table was installed at the request of the residents; however it restricts compliant access to, and maneuvering room around, the accessible floor-mounted, front-loading washer dryer pair.

Capital Needs Assessment Photos

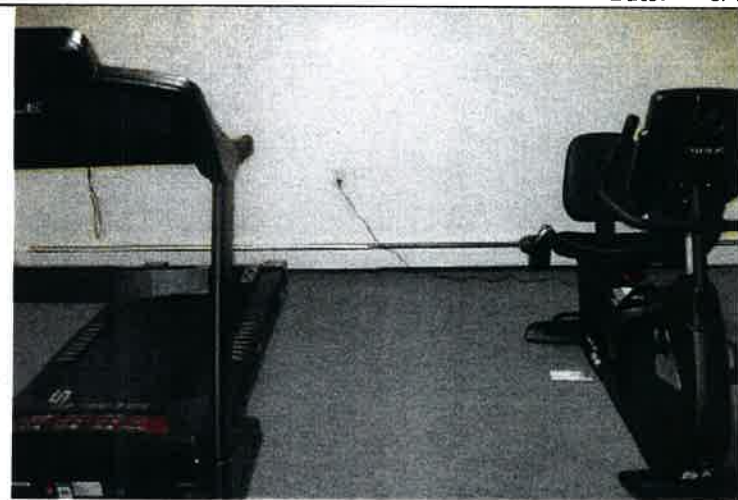


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View of typical finishes and fixtures within the two fully-accessible restrooms. Note that the side grab bar is fixed too low and needs to be raised to the same height as the compliantly positioned rear grab bar.



New fitness equipment was recently installed in 2018 in the old computer room space; however the carpet dates to circa 2008.



Dwelling unit living rooms and bedrooms feature painted drywall walls; painted textured-plaster ceilings; and broadloom carpet flooring.



Kitchens feature similar wall and ceiling finishes; vinyl-sheet flooring; wood cabinets; laminate countertops; stainless-steel sinks with disposals; 30-inch electric ranges; ducted rangehoods; and top-freezer refrigerators.

Capital Needs Assessment Photos

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Age and use-related finish wear is visible on some kitchen woodwork. The cabinets all date to the original 1995 construction of the development and are now approaching the end of their 25-year expected useful life.



Standard unit bathrooms feature painted drywall walls and ceilings; vinyl-sheet flooring; wall-mounted porcelain sinks and wood medicine cabinets; low-flow toilets; and fiberglass tub-shower assemblies with sidewall cutouts.



The one and two bedroom handicap accessible units (11-C and 14-F) both feature power-assist door openers at their front entrance doors.



Handicap accessible two-bedroom Unit #14-F also features vinyl plank flooring throughout the unit that was installed in 2010 based on the current resident's reasonable accommodation request.

Capital Needs Assessment Photos

Project: Weonit Woods - Final Report

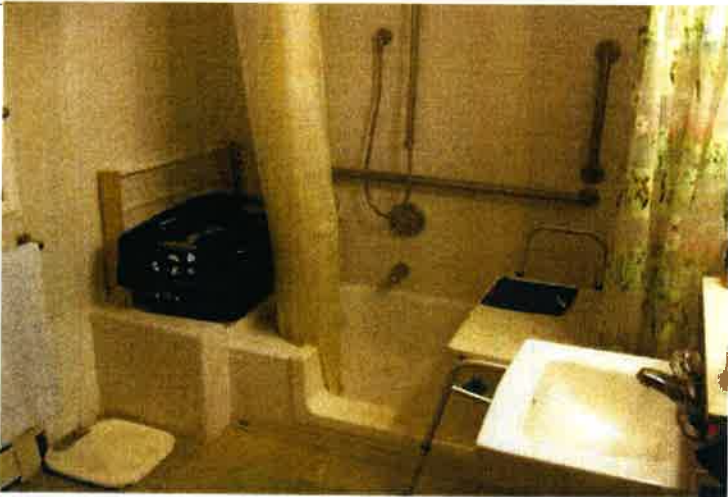
Date: 9/4/2019



The accessible unit kitchens feature forward-facing, roll-under sinks and cooktops and wall ovens; however the cabinets and ovens are currently positioned too high, and there are no remote rangehood power switches.



The bathroom in accessible one-bedroom Unit #11-C features vinyl sheet floors and toilet grab bars; however the existing side grab bars are incorrectly positioned; and there is no compliant rear grab bar.



The 11-C bathroom also features a tub with built-in transfer seat and compliant center-mounted valve control and shower hose with hand-held shower head; however the sink is currently positioned too low.



The bathroom in accessible two-bedroom Unit #14-F features ceramic tile flooring and front and rear toilet grab bars; however both bars are non-compliant in length and incorrectly positioned.

Capital Needs Assessment
Photos

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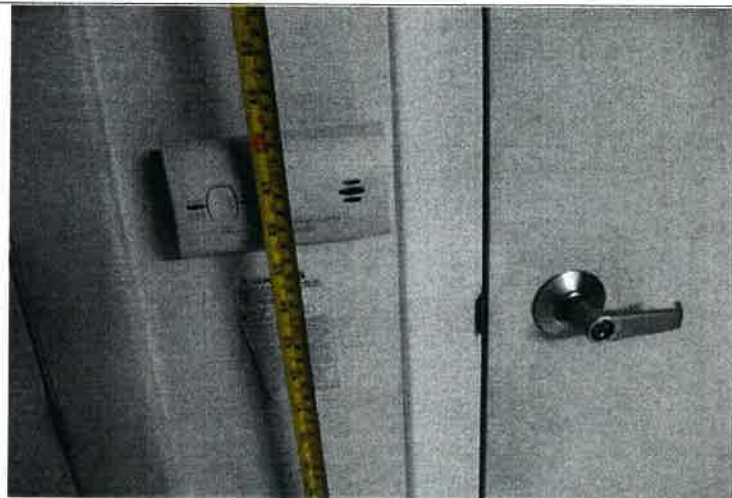
The 14-F bathroom also features a fully tiled roll-in shower stall with compliant center-mounted valve control and shower hose with hand-held shower head; however this sink is also positioned too low.



Dwelling units feature Honeywell dial-type thermostats. The accessible unit thermostats are positioned correctly; however they need to be replaced with compliant digital, push-button models that do not require grasping or twisting.



All dwelling units feature hardwired smoke detectors, heat detectors; and audio -visual horn/strobe warning devices connected to the central fire alarm control panel.



All dwelling units also feature battery-powered carbon monoxide detectors that are all positioned within compliant reach limits.

Existing Property Accessibility Checklist

Attachment F

DISCLAIMER		This information was developed to assist CNA Providers in developing repair lists for existing MFH properties financed through USDA Rural Development's Section 515 program, as part of a Capital Needs Assessment (CNA). This analysis was not intended to address all accessibility requirements of any Federal, State, or local laws or regulations nor should this information be relied on for that purpose. To ensure full compliance, borrowers, architects, loan officials, CNA Providers, contractors, and other interested persons should refer to the Uniform Federal Accessibility Standards, the HUD Fair Housing Accessibility Guidelines, the Americans with Disabilities Act Accessibility Guidelines, and all other applicable Federal, State, and local standards. Please be aware that the owner(s) of this building are responsible for compliance of all applicable accessibility regulations.
SITE -		(For each item, enter "Y" for "Yes" , "N" for "No", or "NA" for "Not Applicable" in the first column. For each "N", transfer into the CNA a cost estimate for correction. Include details, notes, or photographs as appropriate to explain the situation.)
Parking:		
Y	1.	Proper number of accessible spaces? (min. 1 / accessible unit + 1 visitor / office space – <i>UFAS 4.1.1(5)(d)</i>) (min. 2% of parking - DM 2.23) (must meet both)
Y	2.	Proper width (8' wide min.) and access aisle adjacent? (5' wide min.) (<i>UFAS 4.6.3</i>) (DM 2.21)
Y	3.	Correct slope of accessible parking / access aisle (2%). (No ramp projecting into access aisle or parking space.) (<i>UFAS 4.6.3</i>)
Y	4.	Visible designation sign? (not obscured by vehicle due to height of sign post) (<i>UFAS 4.6.4</i>) (DM 2.21)
Y	5.	Shortest distance (closest space to accessible apartment, office, laundry, or site amenity) (<i>UFAS 4.6.2</i>) (DM 2.20)
Accessible Route:		
N/A	1.	Curb cuts with flared sides (1:10 max) from parking to sidewalk, and where accessible route crosses pavement (<i>UFAS 4.7.1 and 4.7.5</i>) (DM 2.22)
N/A	2.	Sidewalk adjacent to parking provides minimum 36" width accessible route beyond car's overhang (<i>UFAS 4.3.3</i>)
Y	3.	Accessible route links all elements on site (min. 36" wide, 8% slope max.): accessible units (<i>UFAS</i>), adaptable units (<i>DM</i>), common areas, mailboxes, trash areas, common laundry, amenities, etc. (DM 1.6, 2.8, 2.9, 2.16) (<i>UFAS 4.1.1, 4.3.2, 4.3.3, 4.34.7.1</i>)
Y	4.	Accessible route includes no changes in level greater than ½" unless beveled or ramped (<i>UFAS 4.3.8</i>)
N/A	5.	If accessible route slope exceeds 5%, constructed as a ramp (<i>UFAS 4.8</i>) (DM 1.7-1.8)
N/A	6.	Ramps provided have max. 1:12 (8.3%) slope, min 36" width, and cross slope max. 1:50? (<i>UFAS 4.8.2, 4.8.6</i>) (DM 1.7, 1.8)
N/A	7.	Ramps with greater than a 6" rise or 72" length, handrails on both sides (<i>UFAS 4.8.6</i>) (DM 1.8)
N/A	8.	Ramps with drop-offs have curbs or edge protection min. 2" high (<i>UFAS 4.8.7</i>)
N/A	9.	Handrails extend 12" beyond both ends of ramp (<i>UFAS 4.8.5</i>) (DM 1.8) (May be omitted only if extension would obstruct a path of travel, no matter how designed.)
N/A	10	If stair in circulation path and open underneath, protect stair bottom below 80" headroom with stair protection up to 27" high maximum (<i>UFAS 4.4.2</i>) (DM 2.18)
N/A	11	Exterior stairs or interior common use stairs do not have open risers (at least partially closed) (<i>UFAS 4.9</i>) (DM 2.17)

COMMON AREAS - (halls, community rooms, laundries, lobby, etc.)		
Y	1.	Entrance threshold max, 1/2" at entry (<i>UFAS 4.13.8</i>) (DM 1.11)
Y	2.	Doorways 32" min. clear width (<i>UFAS 4.13.5</i>) (DM 1.11)
Y	3.	Lever hardware required (<i>UFAS 4.13.9</i>) (DM 1.11)
Y	4.	Floor covering is stable, firm, slip resistant. Carpeting, if provided, is low pile (<i>UFAS 4.5.3</i>)
Y	5.	Switches / outlets / thermostats / controls within reach range? (typically 15" - 48") (<i>UFAS 4.27</i>) (DM 5.3-5.9)
N	6.	If provided, restrooms fully accessible: 18" clearance on pull side of door; maneuvering room (5' circle or T-shape); correct grab bars; bottom of mirror 40" max. above floor; lavatory 34" max. high, open beneath, lever faucets, & pipes covered. (<i>UFAS 4.19 & 4.22, fig 28,29 & 30</i>) (DM 2.28-2.30) (NOTE: maneuvering room not required if restroom is one lavatory and one water closet and provides a 30" x 60" clear space outside swing of door) *(See note)
Y	7.	If common kitchen provided, accessible route into, sink accessible: 34" or less high, open beneath, lever faucets, & pipes covered (<i>UFAS 4.1.1, 4.24</i>) (DM 2.14)
Y	8.	Laundry - at least one front loading washer and dryer, located in laundry nearest each accessible unit(s) (<i>UFAS 4.34.7.2</i>)
N	9.	Washer / dryer controls within reach and 30' x 48" clear space at door / washer / dryer / sink (<i>UFAS 4.2, 4.13, 4.24</i>) (DM 2.26 - 2.27)
N/A	10.	Playground - if provided, must be on an accessible route (accessible play equipment not required) (<i>UFAS 4.1.1</i>) (DM 2.9)
Y	11.	Mailboxes - 30" X 48" clear space, some boxes within 9" - 54" reach range (<i>UFAS 4.1.1, 4.2</i>) (DM 1.6 and 2.10)
Y	12.	Dumpster / trash areas – on accessible route, opening within reach range (typically 9" - 54") (<i>UFAS 4.1.1</i>)

PUBLIC AREAS - (onsite office, community room / etc. if open to more than tenants and guests)

Y	1.	Meet all COMMON AREAS requirements (see above)
Y	2.	Van accessible parking space with proper width (8' wide min. or 11' wide universal space) (ADAAG 4.6.3) (DM 2.6 and 2.8)
Y	3.	Access aisle adjacent to van space (8' wide for 8' space, 5' wide for 11' universal space) (ADAAG 4.6.6) (<i>UFAS 4.6.3</i>) (DM 2.8)
Y	4.	Visible designation sign and "Van-accessible" sign (not obscured by vehicle) (<i>UFAS 4.6.4</i>) (ADAAG 4.6.4) (DM 2.21)
Y	5.	Correct slope of accessible parking / access aisle (2%). (No ramp projecting into access aisle or parking space.) (ADAAG 4.6.3)
Y	6.	Van accessible parking located on shortest accessible route (closest space to office or public space) (ADAAG 4.6.2)

ACCESSIBLE UNITS - (5% of total units required if constructed after 6/10/82 per USDA Departmental Regulations at 7 C.F.R. 15b)

General:		
Y	1.	Minimum 5% of total units fully accessible (NOTE: Always round up. A 20 unit project requires 1 fully accessible unit. A 21 unit development requires 2 fully accessible units.) (7 C.F.R. 15b) <i>(UFAS 4.1.4)</i> (UFAS 4.1.4(11)).
Y	2.	Unit mix of accessible units reflects unit mix of all apartments (NOTE: If only one accessible unit provided, it would be the prevalent bedroom mix in the complex, usually a 2-bedroom unit. If a second accessible unit is provided, it would be the next prevalent bedroom size, usually a 1 bedroom unit.) (7 C.F.R. 15b) *(See note)
Y	3.	Entrance threshold max. 1/2" at entry <i>(UFAS 4.13.8)</i> If sliding glass doors provided, threshold beveled to max. 3/4" (UFAS 4.13.8)
Y	4.	All rooms on a 36" wide accessible route (min. 32" clear at door openings) <i>(UFAS 4.3.3 and 4.34.2(3))</i>
Y	5.	Lever type hardware on entrance door (UFAS 4.13.9)
Y	6.	Switches / outlets / thermostats / controls in reach range? (typically 15" - 48") <i>(UFAS 4.27.3)</i>
Y	7.	Clothes closets - rod within reach (max. 54" height) <i>(UFAS 4.2.5, 4.25.3)</i>
Y	8.	Storage (linen, etc.) - some shelving within reach (between 9" and 54" above the floor; for side approach, between 9" and 48" for front approach) <i>(UFAS 4.2.5, 4.25.3)</i>
Y	9.	<i>Floor covering is stable, firm, and slip resistant. If carpet provided, low pile (UFAS 4.5.3)</i>
Kitchen:		
N/A	1.	Minimum 40" clearance between opposing sides (60" in U-shaped kitchens) <i>(UFAS 4.34.6.1)</i>
Y	2.	30" X 48" clear space at appliances <i>(UFAS 4.34.6.2)</i>
N	3.	Work surface - counter 30" wide min., no more than 34" above floor (with clear knee space or removable cabinet) <i>(UFAS 4.34.6.4)</i>
N	4.	Wall cabinet storage above work surface 48" max height for at least one shelf <i>(UFAS 4.34.6.10)</i>
Y	5.	Sink space 34" max. above floor (with clear knee space or removable cabinet), 30" wide min. <i>(UFAS 4.34.6.5)</i>
Y	6.	Accessible sink controls (lever or push type controls) <i>(UFAS 4.34.6.5(4))</i>
Y	7.	Sink pipes insulated / covered <i>(UFAS 4.34.6.5(8))</i>
Y	8.	Cabinet hardware accessible <i>(UFAS 4.34.6.10)</i>
N	9.	Front mounted range controls (UFAS 4.34.6.6) Oven self cleaning or adjacent to 30" clear open work space. <i>(UFAS 4.34.6.7)</i>
N	10.	Separate switch for rangehood / light within reach range <i>(UFAS 4.34.6.3, 4.27,4.1.2(12))</i>
Y	11.	Refrigerator meets requirements (50% of freezer space in reach range) <i>(UFAS 4.34.6.8)</i>
Bathroom:		
Y	1.	30" x 48" clear floor space at door <i>(UFAS 4.34.5.1)</i> *(See note)
N	2.	Knee / toe clearance under 34" maximum height lavatory (or removable cabinet) <i>(UFAS 4.34.5. and 4.19.2)</i>
Y	3.	Lavatory pipes insulated / covered <i>(UFAS 4.34.5.3, 4.19.4)</i>
Y	4.	Mirror 40" max. off floor <i>(UFAS 4.22.6)</i>
Y	5.	30" x 48" clear floor space at toilet <i>(UFAS 4.34.5.2(1))</i> *(See note)
N	6.	Grab bars in place and anchored securely (at toilet and tub / shower) <i>(UFAS 4.34.5)</i>
Y	7.	30" x 48" clear floor space at tub / shower <i>(UFAS 4.34.5.4, 4.34.5.5)</i> *(See note)
Y	8.	Tub controls located properly <i>(UFAS 4.34.5.4(4))</i>
Y	9.	Secure tub seat provided? (if not built in as part of unit) <i>(UFAS 4.34.5.4(2))</i>
Y	10.	Hand held shower nozzle, 60" min. long <i>(UFAS 4.34.5.4(5))</i>

ADAPTABLE UNITS - (Remaining ground level in buildings with 4+ units first occupied after 3/13/91)		
General:		
Y	1.	All ground level units on accessible route, or site / building impractical to achieve that accessibility (DM 1.40-1.55)
Y	2.	Low (max ¾") threshold at primary entry door, max. 4" step other exterior doors (DM 3.10)
Y	3.	36' accessible route to all rooms (entry door min. 32" clear opening, passage doors min. 31 5/8" clear opening) (DM 3.3, 3.5, 4.3)
Y	4.	Switches / outlets / thermostats / controls in reach range? (typically 15" - 48") (DM 5.1-5.9)
Kitchen:		
Y	1.	30" X 48" clear floor space at each fixture and appliance (DM 7.2)
Y	2.	31 5/8" min. clear opening into kitchen (DM 3.3, 3.5, 4.3)
N/A	3.	Min. 40" between facing counters (in "U" kitchen, min. 60" if any fixture at bottom of "U" OR 40" min. if sink has removable front) (DM 7.2, 7.7-7.16)
Bathroom:		
N/A	1.	Blocking for grab bars in place (DM 6.1-6.16, 7.33)
Y	2.	31 5/8" min. clear opening door to bath (DM 7.33)
Y	3.	30" x 48" clear space for wheelchair to enter, close door, and exit, outside of the door swing (DM 7.33)
Y	4.	30" x 48" clear space for wheelchair at each fixture (DM 7.33)
COMMENTS -		
		Note if project has water fountains, public telephones, or other site amenities that require accessibility, and if they comply or not. (<i>Per UFAS, or UFAS and DM if built after 3/13/91.</i>)
		Include details, notes, or photographs as appropriate to explain the situation for accessibility shortcomings.
NOTE -		
		The CNA process indicates work with an existing building. RD recognizes that it may not be possible to make an existing structure as accessible as new construction. Items marked "(See note)" particularly may be difficult or impossible to achieve without great expense. For those items, provide as much accessibility as possible without moving walls or relocating units. Relocating walls in bathrooms may be necessary if it is impossible to provide space for a wheelchair outside the swing of the door, and / or a useable bathroom will not result. Always when working with an existing building, seek accessibility "to the extent possible".
		With multiple accessibility requirements, the more restrictive code or regulation applies.
KEY -		
		UFAS = Uniform Federal Accessibility Standard (implements Section 504 of the Rehabilitation Act of 1973) (Implementation date for Rural Development was 6/10/82. Projects funded after that date must have accessible common areas and 5% fully accessible units.) See www.access-board.gov/ufas/ufas-html/ufas.htm
		ADAAG = Americans with Disabilities Act Accessibility Guidelines. (Implementation date 1/26/93. Projects funded after that date, or performing repairs after that date must comply.) See http://www.access-board.gov/adaag/html/adaag.htm
		DM = HUD's Fair Housing Act Design Manual (implements the Fair Housing Act Accessibility Guidelines) (Implementation date was 3/13/91. Projects funded after that date must provide adaptable ground level units, or all units in elevator buildings, in buildings of four or more units. Common areas must be accessible.) See http://www.huduser.org/portal/publications/PDF/FAIRHOUSING/fairfull.pdf

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. The report and analysis may be relied upon by you as a description of the observed current conditions of the building and site improvements, only as of the date of this report, and with the knowledge that certain limitations and exceptions within the report that are the reflective of the scope of services as defined in our contract. 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. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
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. Any unauthorized reliance on or use of the report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this report, are made to any such third party. Reliance on the report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of ON-SITE INSIGHT's liability to the client and all relying parties.
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.