# Capital Needs Assessment
# Project Summary

**Project: Greenspire 4 - 1046 Jackson Street** **Date: 6/28/22**

## Provider

| | |
|---|---|
| **Name:** | HIRSCH GROUP ARCHITECTURE |
| **Addr1:** | 14 North Allen Street |
| **Addr2:** | |
| **City:** | Madison |
| **State:** | WI **Zip Code:** 53726-3924 |
| **Phone:** | 608-332-7797 |
| **Email:** | tehirsch@gmail.com |

## Owner

| | |
|---|---|
| **Name:** | Stoughton Housing Authority |
| **Addr1:** | Cindy McGlynn, chair |
| **Addr2:** | 207 Forest Street |
| **City:** | Stoughton |
| **State:** | WI **Zip Code:** 53589 |
| **Phone:** | |
| **Email:** | |

## Site Information / Unit Mix

| | |
|---|---|
| **Type:** | **Elderly** |
| **Year Built:** | 1989 |
| **Last Renovated:** | 2021, partial |
| **1 Bedroom Apts:** | 13 |
| **2 Bedroom Apts:** | |
| **3 Bedroom Apts:** | |
| **4 Bedroom Apts:** | |
| **Fully Acc. Apts** | 0 |
| **Total Dwelling Units:** | 13 |

## Project

| | |
|---|---|
| **Name:** | Greenspire 4 - 1046 Jackson Street |
| **Addr1:** | c/o Broihahn Management & Consulting |
| **Addr2:** | 1502 W Broadway #302 |
| **City:** | Madison |
| **State:** | WI **Zip Code:** 53713 |
| **County:** | Dane |
| **Phone:** | (608) 221-1981 |
| **Email:** | |

## Inspection Report

| | |
|---|---|
| **Date:** | 3/22/2022 & 3/28/2022 |
| **Inspector:** | Thomas Hirsch, FAIA |

**Narrative**

**Project: Greenspire 4 - 1046 Jackson Street** **Date:** 9/13/22

DOUBLE CLICK HERE TO INSERT THE NARRATIVE->

Document

**Instruction - Double click on the Microsoft Word Document link (above) to insert the narrative section in accordance with the categories listed below:**

**Capital Needs Summary -** Include a general description of the property and purpose of the assessment. Summarize the total budget for capital needs, including funds needed in the reserve account and funds from any third party source. Explain which property components will absorb a majority of the needed funds.

**Health and Safety -** Include specific items that must be remedied immediately. Such items as an inoperable central fire alarm system, missing / unsecured railings, blocked / inadequate fire egress, or property wide rodent infestation would be entered here.

**Site** - Include specific site amenities, such as walks and fencing, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

**Architectural** - Include specific architectural elements, such as roofing and interior common areas, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

**Mechanical and Electrical** - Include specific mechanical and electrical materials, such as furnaces and meters, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

**Dwellings** - Include specific dwelling unit items, such as appliances and flooring, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions is needed.

**Accessibility** - Include items such as:

- How the property meets applicable local, state, and federal laws and standards for accessibility.
- Description of any actions and their estimated costs to correct any deficiencies noted during the inspection.
- An opinion on the adequacy of any existing property Transition Plan to achieve compliance.

**Environmental** - Include items such as:

- An assessment of observed or potential on-site environmental hazards.
- Results of any existing tests for the presence of radon, lead in water or paint, mold, and other environmental concerns.
- An opinion on the adequacy of any existing lead based paint risk assessment for properties constructed before 1978.

**Recommendations** - Include recommendations for any additional professional reports as deemed necessary, such as additional investigations on potential structural defects or environmental hazards.

**Needs Funded by Third Party -** Identify any needs being or to be funded from a third party, such as tax credits. Include a description of the work, the source of funds, the year's) the work is planned to be completed, and the total estimated costs in current dollars.

**Acknowledgements** - Include the names and addresses of persons who: were interviewed during or as part of the inspection; provided information for the assessment; and performed any portion of the assessment on behalf of the provider.

**1. Description of the property**

The subject property consists in part of 4 two story, walk up multi-family apartment buildings, each with 16 1 BR dwelling units ("DU's"): 1040, 1050, 1060, and 1070 Jackson Street, located in Stoughton, Wisconsin. The buildings were designed for the current owner by William Wenzler Architects, Milwaukee, Wisconsin, in two phases, one pair in1979 and the others in 1980, permitted and constructed the following years. The 2 phases of buildings are virtually identical. These pairs of buildings are referred to as Greenspire I and Greenspire II, respectively.

There are also two additional buildings: Greenspire III: 924 Jackson Street, designed by HSR Associates and built in 1987; it consists of 12 DU's, single story, wood frame on a poured in place concrete slab. And, finally, there is Greenspire IV: 1046Jackson Street, also designed by HSR Associates, in 1989; it has 16 DU's in 2 Stories.

Greenspire I & II have had a total of 19 DUI's remodeled along with all four community rooms kitchens., starting in 2018 Patios were placed as needed, along with two of the three trash enclosures, and one of Maintenance Sheds.

This CNA covers the balance of 73 DU's, and exterior features including landscaping, , re-siding of the Maintenance Garage/shop and, in addition, replacement of electrical service panels both for the buildings and within all the apartments.

On March 22 and March 28, 2022, CNA Provider walked through 57 apartments, scattered among the buildings as well as floors, and also the common areas of each building and grounds, accompanied by Wendy Skoien, assistant resident manager, who oversees maintenance including major portions of apartment turnover "refreshing." The multistory buildings were designed without elevators, however Greenspire I & II have retro-fitted with enclosed platform lifts (see photo's). On May 11 the CNA Provider and a landscaping consultant surveyed the grounds to establish needs for stone drainage beds and plantings' maintenace/replacement as well as site drainage. issues

All the buildings are constructed of wood frame construction with masonry veneer atop of a concrete block or poured concrete foundation. The foundation and exterior walls show no evidence of settling or leakage, and the above grade exteriors have been very well maintained. Roof replacements are included in the CNA.

**2. Health & Safety**

The buildings have been retro-fitted with fire/smoke alarms for persons with visual impairments. Several building lacks an accessible hard path away from the building from its secondary exit door and patios for areas of rescue assistance are proposed. The railings and balusters in the common area corridors' stairs and second floor are spaced in compliance of 4" maximum clear. Inside the apartments grab bars are being added are part of remodeling to each toilet to promote "use-ability" as well as safety.

**3. Site**

Some sidewalks were replaced recently and are in excellent condition; they provide no-step access to the two entrances of each building. Secondary exits mostly lead to generous landings and are also in good condition; the exceptions are 1040 & 1070 & 924 Jackson Street, discussed previously. There is fenced trash enclosure at 1060, all in excellent condition; having been replaced in 2019.

**4. Architectural**

Owner has been diligent in exterior maintenance, including entrance doors, as well interior common area heating & cooling, however much remains of the regional construction and has reached its end of useful life. Interior common area finishes are holding up well but those not replaced in 2018-22 are dated and flooring especially needs to be replaced. Nineteen Dwelling units were remodeled in 2018 - current along with Community Room and Toilet Rooms; the balance are are discussed in Para. 6, following.

**5. Mechanical & Electrical**

The buildings have always been served by a electric baseboard and central hot water tanks, some of which were replaced three years ago. Air conditioning is accomplished in the apartments and some common areas with through-wall sleeves and portable units. Greenspire I & II had air-source A/C heat pumps installed 4 years ago. Due to the advanced age of the structure, major systems' replacements, including water supply distribution lines, are likely in foreseeable future. Before pursuing such work an analysis of conversion to ground source heat pumps for both space & domestic hot water heating and space cooling should be evaluated.

The electrical systems have not any history of troubles according to the Owner. End use devices (switches and receptacles) have been replaced as part of turnover work. The CNA includes replacement of service equipment in immediate work.

The lack of an elevator was a barrier to utilization of the building by all the residents as well as visitors; Lifts were added in 1993 in greenspire I & II and gates recently replaced. Laundry machines are provided on each floor with ground floor doors and machines recently made accessible.

**6. Dwellings**

Owner has been diligent in exterior maintenance, including window repairs and "refreshing" units upon turnover, in particular floor coverings, so a variety of conditions within units present themselves. Replacement of flooring has been pursued at unit turnovers, however Kitchen and Bathroom cabinetry, counter tops, and fixtures are mostly original. For marketing appeal as well as minimizing maintenance effort, replacements are called for over the next two years.

**7. Accessibility**

First occupancy was in the mid-1970's and two "wheelchair accessible" DU's in each building were called for on construction plans. However the width of the bathrooms was no larger than 5' tub with which provides insufficient maneuvering at all fixtures; in some cases residents have abandoned use of the tub. (see photos) Re-configuration to achieve strict compliance with Uniform Federal Accessibility Standards (UFAS) could be accomplished by expanding the Bathroom and the adjacent Bedroom, expanding each 2' outwards which would be a huge improvement but beyond the scope of this CNA, hence not costed.

There are no steps between parking area and the entry doors; in three instances, 1040 & 1070 & 924 Jackson Street, the secondary exit doors do not lead away from the building with accessible walks; because of sloping ground poured concrete areas of rescue assistance are included in the CNA. There are no visual alarms for fire & smoke. There is no signage in public/common areas for persons with impaired vision. Laundry machines for resident use originally were on each floor but those on the ground floor lacked suitable width doors and the controls of the machines themselves were not within allowable reach

ranges; the ground floor doors and machines have been altered to meet UFAS (see photo's).

Common area Kitchens in 924 and 1046 Jackson Street remain to be treated; costs were estimated by the Consultant based on prior experience and R.S.Means.

**8 & 9. On-site environmental hazards**

There were no adverse test results reported by Owner's agent, and invasive/destructive testing was not within the Scope of this CNA. Due to the age of the building lead based paint might be expected, and should be verified prior to any remodeling. Paint analysis for lead based paint should be conducted by trained personnel.

Radon can be easily tested in ground floor units and common areas, using a three-day test kit available at most hardware stores. If three day radon test is positive, more detailed testing and remediation planning by a trained, certified consultant is recommended. Without such test results there are no remediation measures included in the CNA.

**10. Needs to be funded**

Interiors of the apartments are in need of modernization for marketing. Other particular needs are noted on the Age & Conditions sections of the Capital Needs spreadsheet, including Kitchen and Bathroom cabinetry replacements. Health & Safety and Accessibility modifications are addressed above.

## Capital Needs Assessment
## Inspected Units

**Project: Greenspire 4 - 1046 Jackson Street** **Date:** 6/28/22

| | Unit Number | Size | Fully Accessible unit? | Comments |
|---|---|---|---|---|
| **1** | 101 | 783 | - | |
| **2** | 102 | 599 | - | |
| **3** | 103 | 599 | - | |
| **4** | 106 | 599 | - | |
| **5** | 107 | 599 | - | |
| **6** | 108 | 646 | YES | |
| **7** | 201 | 783 | | |
| **8** | 202 | 599 | | |
| **9** | | | | |
| **10** | | | | |
| **11** | | | | |
| **12** | | | | |
| **13** | | | | |
| **14** | | | | |
| **15** | | | | |
| **16** | | | | |

## Capital Needs Assessment
## Materials & Conditions - Site

**Project:** Greenspire 4 - 1046 Jackson Street **Date:** 6/28/22

| Item | EUL | AGE | RUL | Cond | Action | DUR | QTY | Unit | Unit Cost | Total Cost | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Pedestrian walks: Concrete | 30 | 0 | 0 | | New | 1 | 302 | SF | 5.00 | 1,510 | Add 2nd walk to sidewalk; add rescue platform |
| Pedestrian walks: Concrete | 30 | 43 | 0 | Sunken | Replace | 1 | 205 | SF | 13.80 | 2,829 | GS historical, incl. demo - |
| Dumpster Enclosure | 15 | 9 | 6 | Replace | Fair | 1 | 0 | ea | 15,726.25 | 0 | GS historical, incl. demo |
| Carpentry - Maint. sheds | 30 | 15 | 15 | Good | Replace | 1 | 0 | ea | 12,500.00 | 0 | Owner - historical |
| Lighting - pole fixture w/LED | 25 | 25 | 0 | Fair | Replace | 1 | 1 | ea | 2,635.00 | 2,635 | MCI 2022 |
| Lighting - walkway fixtures w/LED | 25 | 25 | 0 | Fair | Replace | 1 | 0 | ea | 250.00 | 0 | MCI 2022 |
| Lighting - wall mounted | 25 | 38 | 0 | Poor | Replace | 1 | 4 | ea | 420.00 | 1,680 | MCI 2022 |
| Parking: Seal asphalt & Stripe | 5 | 1 | 4 | Excellent | Maintain | 1 | 13,116 | SF | 0.20 | 2,623 | Owner - historical |
| Parking: Replace asphalt & striping | 25 | 10 | 15 | Excellent | Replace | 1 | 13,116 | SF | 2.46 | 32,213 | Owner - historical |
| Landscaping - Stone drainage beds | 20 | 20 | 0 | Poor | add/ Maintain | 1 | 1 | LF | 1,000.00 | 1,000 | Skidmore 2022 |
| Landscaping - retaining Walls | 30 | 0 | 30 | Poor | New | 0 | 0 | SF | 28.55 | 0 | |
| Landscaping - Plantings | 20 | 15 | 5 | Poor | Add/ replace | 1 | 1 | ea | 2,000.00 | 2,000 | Skidmore 2022 |

## Capital Needs Assessment
## Capital Needs Over the Term - Site

**Project:** Greenspire 4 - 1046 Jackson Street **Date:** 6/28/22

| Item | H & S | 1 2023 | 2 2024 | 3 2025 | 4 2026 | 5 2027 | 6 2028 | 7 2029 | 8 2030 | 9 2031 | 10 2032 | 11 2033 | 12 2034 | 13 2035 | 14 2036 | 15 2037 | 16 2038 | 17 2039 | 18 2040 | 19 2041 | 20 2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pedestrian walks: Concrete | 1,510 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,510 |
| Pedestrian walks: Concrete | 2,829 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,829 |
| Dumpster Enclosure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Carpentry - Maint. sheds | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,500 |
| Lighting - pole fixture w/LED | 2,635 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,635 |
| Lighting - walkway fixtures w/LED | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,800 | 2,800 |
| Lighting - wall mounted | 1,680 | | | | | | | | | | | | | | | | | | | | | 1,680 |
| Parking: Seal asphalt & Stripe | 0 | 2,623 | 0 | 0 | | 0 | 2,623 | 0 | 0 | 0 | | 2,623 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | | 7,870 |
| Parking: Replace asphalt & striping | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,213 | 0 | 0 | 0 | 0 | 32,213 |
| Landscaping - Stone drainage beds | | 1,000 | | | | | | | | | | | | | | | | | | | | 1,000 |
| Landscaping - retaining Walls | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Landscaping - Plantings | 1,510 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,154 | 8,664 |
| *Uninflated Totals* | 10,164 | 3,623 | 0 | 0 | 0 | 0 | 2,623 | 0 | 0 | 0 | 0 | 15,123 | 0 | 0 | 0 | 0 | 32,213 | 0 | 0 | 0 | 9,954 | 73,700 |
| *Inflation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | **10,164** | **3,623** | **0** | **0** | **0** | **0** | **3,279** | **0** | **0** | **0** | **0** | **22,685** | **0** | **0** | **0** | **0** | **56,373** | **0** | **0** | **0** | **19,410** | **115,534** |

## Capital Needs Assessment
## Materials & Conditions - Common Architectural

**Project:** Greenspire 4 - 1046 Jackson Street

**Date:** 6/28/22

| Item | EUL | AGE | RUL | Cond | Action | DUR | QTY | Unit | Unit Cost | Total Cost | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Foundations | 50 | 43 | 7 | Excellent | Maintain | 0 | 0 | | 0.00 | 0 | Repair/Maintain |
| Exterior Walls: Brick or Block | 60 | 43 | 17 | Excellent | Maintain | 1 | 0 | ea | 0.00 | 0 | Repair/Maintain |
| Interior Railings | 30 | 43 | 0 | Fair | Replace | 1 | 4 | ea | 1,900.00 | 7,600 | MBI |
| Countertops (Laundry rooms) | 15 | 10 | 5 | Fair | Add | 1 | 2 | ea | 200.00 | 400 | Owner added |
| Roof Edge - aluminum wrap | 20 | 43 | 0 | Fair | Replace | 1 | 410 | LF | 11.00 | 4,510 | MCI MBI $7 & Soffit $9/lf |
| Siding - LP siding | 40 | | 40 | Fair | Maintain | 1 | 1,616 | SF | 11.50 | 18,584 | MCI MBI $8 |
| Roof Drainage Exterior (asphalt shingles) | 20 | 43 | 0 | Fair | Replace | 1 | 1 | ea | 63,000.00 | 63,000 | Owner - historical, adjusted for % |
| Roof Drainage Exterior (gutters & downspouts) | 25 | 43 | 0 | Fair | Replace | 1 | 8 | ea | 1,350.00 | 10,800 | Owner - historical, adjusted for % |
| Insulation - Attic | 30 | 43 | 0 | Fair | Add | 1 | 7,059 | SF | 0.93 | 6,530 | MBI - Briarwood 2021 |
| Exterior Common Doors: metal, swing | 30 | 43 | 0 | Good | Maintain | 1 | 3 | ea | 1,600.00 | 4,800 | Owner - historical, adjusted for % |
| Door Hardware | 25 | 3 | 22 | Excellent | Replace | 1 | 3 | ea | 250.00 | 750 | Continuing use & maintenance |
| Power Door Openers | 15 | 3 | 12 | Excellent | Maintain | 1 | 3 | ea | 2,518.00 | 7,554 | Owner - historical, adjusted for % |
| Doors in Common Areas | 25 | 43 | 0 | Good | Replace | 1 | 5 | ea | 810.00 | 4,050 | Exits & vestibules |
| Windows in Common areas | 30 | 3 | 27 | Excellent | Maintain | 0 | 21 | ea | 663.67 | 13,937 | Comm R'm replaced in 2018 |
| Bathing & Toilet rooms | 15 | 33 | 0 | Poor | Replace | 1 | 1 | ea | 10,500.00 | 10,500 | Enlarge for current std |
| Common Hallways w/out Toilet rooms | 15 | 43 | 0 | Fair | Replace | 1 | 2 | ea | 15,500.00 | 31,000 | Painting & trim |
| Common Area Floors: Carpet | 10 | 10 | 0 | Good | Replace | 1 | 1,759 | SF | 5.05 | 8,883 | Historical - carpet on 2nd |
| Common Area Floors: Vinyl sheet | 15 | 15 | 0 | Fair | Replace | 1 | 151 | SF | 3.50 | 529 | Stairwells & Laundry |
| Common Area Floors: Vinyl Plank | 20 | | 20 | | Add | 1 | 1,876 | SF | 6.10 | 11,444 | Replace carpet !st Fl |
| Common Area Floors: Ceramic/Quarry Tile/ | 30 | 1 | 29 | Excellent | Replace | 1 | 139 | SF | 19.75 | 2,745 | Vestibule & Comm R'm Kitchen |
| Common Areas ceilings: suspended grid & tiles | 30 | 30 | 0 | Fair | Replace | 1 | 1,759 | SF | 6.10 | 10,730 | MCI 2022 |
| Appliances - Laundry | 15 | 10 | 5 | Fair | Replace | 1 | 4 | ea | 768.00 | 3,072 | Owner - historical, adjusted for % |
| Appliances - K (range, refrig, DW, range hood) | 10 | 2 | 8 | Excellent | Replace | 1 | 0 | ea | 3,000.00 | 0 | Owner replaced in 2018 |
| Mail Facilities | 15 | 2 | 13 | Fair | Replace | 1 | 0 | ea | 3,100.75 | 0 | MCI - GS 2018 |
| Kitchen - Common Area | 25 | 20 | 5 | Fair | Replace | | 0 | ea | 11,500.00 | 0 | |

## Capital Needs Assessment
## Capital Needs Over the Term - Architectural

**Project:** Greenspire 4 - 1046 Jackson Street

**Date:** 6/28/22

| Item | H & S | 1 2023 | 2 2024 | 3 2025 | 4 2026 | 5 2027 | 6 2028 | 7 2029 | 8 2030 | 9 2031 | 10 2032 | 11 2033 | 12 2034 | 13 2035 | 14 2036 | 15 2037 | 16 2038 | 17 2039 | 18 2040 | 19 2041 | 20 2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Foundations | | | | | | | | | | | | | | | | | | | | | | 0 |
| Exterior Walls: Brick or Block | | | | | | | | | | | | | | | | | | | | | | 0 |
| Interior Railings | 7,600 | | | | | | | | | | | | | | | | | | | | | 7,600 |
| Countertops (Laundry rooms) | | | | | | 400 | | | | | | | | | | 200 | | | | | | 600 |
| Roof Edge - aluminum wrap | | 10,137 | | | | | | | | | | | | | | | | | | | | 10,137 |
| Siding - aluminum | | 18,584 | | | | | | | | | | | | | | | | | | | | 18,584 |
| Roof Drainage Exterior (asphalt shingles) | | 63,000 | | | | | | | | | | | | | | | | | | | | 63,000 |
| Roof Drainage Exterior (gutters & downspouts) | | 5,400 | | | | | | | | | | | | | | | | | | | | 5,400 |
| Insulation - Attic | | 6,530 | | | | | | | | | | | | | | | | | | | | 6,530 |
| Exterior Common Doors: metal, swing | | 4,800 | | | | | | | | | | | | | | | | | | | | 4,800 |
| Door Hardware | 750 | | | | | | | | | | | | | | | | | | | | | 750 |
| Power Door Openers | 7,554 | | | | | | | | | | | | | | | 10,072 | | | | | | 17,626 |
| Doors in Common Areas | | 4,050 | | | | | | | | | 4,860 | | | | | | | | | | | 8,910 |
| Windows in Common areas | | 13,937 | | | | | | | | | | | | | | | | | | | | 13,937 |
| Bathing & Toilet rooms | 10,500 | | | | | | | | | | | | | | | | 800 | | | | | 11,300 |
| Common Hallways w/out Toilet rooms | | 31,000 | | | | | | | | | | | | | | | 31,000 | | | | | 62,000 |
| Common Area Floors: Carpet | | 8,883 | | | | | | | | | | 8,883 | | | | | | | | | | 17,766 |
| Common Area Floors: Vinyl sheet | | 529 | | | | | | | | | | | | | | | 529 | | | | | 1,057 |
| Common Area Floors: Vinyl Plank | | 11,444 | | | | | | | | | | | | | | | | | | | | 11,444 |
| Common Area Floors: Ceramic/Quarry Tile/ | | | | | | | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | | | | | | | | | 0 |
| Appliances - Laundry | | | | | | 3,072 | | | | | | | | | | | | | | | | 3,072 |
| Appliances - K (range, refrig, DW, range hood) | | | | | | | | | 3,000 | | | | | | | | | | 3,000 | | | 6,000 |
| Mail Facilities | | | | | | | | | | | | | | 3,100 | | | | | | | | 3,100 |
| Kitchen - Common Area | | | | | | | | | | | | | | | | | | | | | | 0 |
| Uninflated Totals | 26,404 | 178,293 | 0 | 0 | 0 | 3,472 | 0 | 0 | 3,000 | 0 | 4,860 | 8,883 | 0 | 3,100 | 0 | 10,272 | 32,329 | 0 | 3,000 | 0 | 0 | 273,612 |
| *Inflation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | **26,404** | **178,293** | **0** | **0** | **0** | **4,166** | **0** | **0** | **4,050** | **0** | **7,047** | **13,324** | **0** | **4,960** | **0** | **17,462** | **56,575** | **0** | **5,550** | **0** | **0** | **317,832** |

**Capital Needs Assessment**
**Materials & Conditions - Common M E P**

**Project:** Greenspire 4 - 1046 Jackson Street **Date:** 6/28/22

| Item | EUL | AGE | RUL | Cond | Action | DUR | QTY | Unit | Unit Cost | Total Cost | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Hot Water heater #1 | 25 | 20 | 5 | Good | Replace | 2 | 1 | ea | 8,107.00 | 8,107 | Owner - historical, updated for % |
| Hot Water heater #2 | 25 | 2 | 23 | Good | Replace | 2 | 0 | ea | 8,107.00 | 0 | Owner - historical, 2019 |
| Water softener | 15 | 12 | 3 | Good | Replace | 1 | 1 | ea | 1,273.00 | 1,273 | Owner - historical, updated for % |
| HVAC - Comm R'm | 30 | 3 | 27 | Good | Replace | 1 | 4 | ea | 2,212.12 | 8,848 | Owner - historical Mini-Split 2016 |
| Furnaces & A/C - Corridors | 20 | 5 | 15 | Fair | Replace | 1 | 2 | ea | 7,500.00 | 15,000 | |
| Electrical heaters at entry's | 40 | 38 | 2 | Fair | Replace | 1 | 3 | each | 535.00 | 1,605 | MCI 2022 |
| Building Power Supply 1000A | 50 | 43 | 7 | Good | Maintain | 1 | 1 | ea | 19,445.00 | 19,445 | MCI 2022 |
| Electrical Panels | 50 | 43 | 7 | Fair | Maintain | 1 | 2 | ea | 834.60 | 1,669 | RS Means, updated for % |
| Electrical - corridor lighting | 40 | 43 | 0 | Fair | Replace | 1 | 24 | ea | 130.00 | 3,120 | |
| Buzzer/ Intercom Central Panel | 15 | 43 | 0 | Poor | Replace | 1 | 1 | ea | 858.00 | 858 | RS Means, updated for % |
| Emergency Lights & Exit Lights | 10 | 9 | 1 | Poor | Replace | 1 | 8 | ea | 1,141.40 | 9,131 | RS Means, updated for % |
| Emergency pull-call | 15 | 2 | 13 | Poor | Abandon | 1 | 0 | ea | 171.60 | 0 | RS Means, updated for % |
| Smoke/Fire Detectors - battery | 10 | 9 | 1 | Fair | Replace | 1 | 0 | ea | 45.00 | 0.00 | |
| Smoke/Fire Detectors - HI & VI | 10 | 1 | 9 | Fair | Replace | 1 | 10 | ea | 405.60 | 4,056 | Owner - historical |

**Capital Needs Assessment**
**Capital Needs Over the Term - Mechanical & Electrical**

**Project:** Greenspire 4 - 1046 Jackson Street **Date:** 6/28/22

| Item | H & S | 1 2023 | 2 2024 | 3 2025 | 4 2026 | 5 2027 | 6 2028 | 7 2029 | 8 2030 | 9 2031 | 10 2032 | 11 2033 | 12 2034 | 13 2035 | 14 2036 | 15 2037 | 16 2038 | 17 2039 | 18 2040 | 19 2041 | 20 2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hot Water heater #1 | 0 | 0 | 0 | 0 | 0 | 8,107 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,107 |
| Hot Water heater #2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Water softener | 0 | 0 | 0 | 0 | 1,273 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,273 |
| HVAC - Comm R'm | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Furnaces & A/C - Corridors | 0 | 15,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,000 |
| Electrical heaters at entry's | | 1,605 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,605 |
| Building Power Supply 1000A | 0 | 19,445 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,445 |
| Electrical Panels | 0 | 1,669 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,669 |
| Electrical - corridor lighting | | 3,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,120 |
| Buzzer/ Intercom Central Panel | 0 | 660 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 858 | 0 | 0 | 0 | 0 | 1,518 |
| Emergency Lights & Exit Lights | 9,131 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,131 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,262 |
| Emergency pull-call | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Smoke/Fire Detectors - battery | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Smoke/Fire Detectors - HI & VI | 4,056 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,056 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,744 | 11,856 |
| Uninflated Totals | 13,187 | 41,499 | 0 | 0 | 1,273 | 8,107 | 0 | 0 | 0 | 0 | 0 | 13,187 | 0 | 0 | 0 | 0 | 858 | 0 | 0 | 0 | 3,744 | 81,856 |
| *Inflation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | **13,187** | **41,499** | **0** | **0** | **1,464** | **9,728** | **0** | **0** | **0** | **0** | **0** | **19,781** | **0** | **0** | **0** | **0** | **1,502** | **0** | **0** | **0** | **7,301** | **94,462** |

## Capital Needs Assessment
## Materials & Conditions - Dwelling Units

Project: Greenspire 4 - 1046 Jackson Street

Date: 6/28/22

| Item | EUL | AGE | RUL | Cond | Action | DUR | QTY | Unit | Unit Cost | Total Cost | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Demolition | 50 | 1 | 49 | Poor | Replace | 1 | 16 | ea | 2,269.00 | 36,304 | |
| Rough Carpentry | 50 | 1 | 49 | Poor | Replace | 1 | 16 | ea | 2,115.00 | 33,840 | |
| Wood trim | 30 | 43 | 0 | Poor | Replace | 1 | 2,392 | ea | 11.50 | 27,508 | MCI 2021 |
| Balcony & Railings | 20 | 43 | 0 | Poor | Replace | 1 | 0 | ea | 425.00 | 0 | MCI 2022 |
| Caulking | 20 | | | Poor | Replace | 1 | 16 | ea | 555.00 | 8,880 | |
| Interior Doors: Swing | 35 | 43 | 0 | Good | Maintain | 1 | 48 | ea | 725.00 | 34,800 | MCI 2021 |
| Interior doors - barn door | 40 | 1 | 39 | Poor | Replace | 1 | 0 | ea | 1,000.00 | 0 | |
| Interior doors - bi-pass door | 40 | 43 | 0 | Fair | Replace | 1 | 48 | ea | 957.00 | 45,936 | |
| Power operators & controls | 25 | 0 | 25 | | Add | 1 | 0 | ea | 2,518.00 | 0 | MCI 2021 |
| Unit Entry Doors, Frames | 50 | 43 | 7 | Good | Maintain | 1 | 16 | ea | 1,410.00 | 22,560 | |
| Unit Entry Doors (new Hardware) | 20 | 43 | 0 | Not UFAS | | 1 | 16 | ea | 250.00 | 4,000 | MBI 2021 |
| Gyp. Board | 20 | 43 | 0 | Repair | Replace | 1 | 16 | ea | 2,600.00 | 41,600 | |
| Gypsum sub-flooring | 25 | 43 | 0 | Good | Repair | 1 | 512 | SF | 100.00 | 51,200 | 32 SF/apt -0.75" thick |
| Living Area Floors: Carpet (Tiles in BR) | 10 | 6 | 4 | Poor | Replace | 1 | 16 | each | 1,214.00 | 19,424 | MCI 2022 |
| Living Area Floors: Ceramic Tile in B | 50 | 14 | 36 | Good | Replace | 1 | 55 | SF | 16.00 | 880 | MCI 14.00 BW 16.00 |
| Living Area Floors: Vinyl in Bathroom | 25 | 6 | 19 | Poor | Replace | 1 | 1,265 | SF | 3.50 | 4,428 | MCI 2021 BMC hist 652. |
| Living area: vinyl plank & transitions | 25 | 0 | 25 | | New | 1 | 5,106 | SF | 6.10 | 31,147 | BW 2020 w/Fl Prep |
| Painting - K & B | 15 | 20 | 0 | Poor | Replace | 1 | 16 | ea | 800.00 | 12,800 | |
| Painting - balance of ap't | 15 | 20 | 0 | Fair | Replace | 1 | 16 | each | 1,600.00 | 25,600 | |
| Specialties - bath accessories | 12 | 30 | 0 | Fair | Replace | 1 | 16 | each | 400.00 | 6,400 | MBI - 2020 |
| Specialties - Med Cab't & Mirror | 12 | 43 | 0 | Poor | Replace | 1 | 16 | ea | 530.00 | 8,480 | |
| Specialties - closet storage | 25 | 43 | 0 | Fair | Replace | 1 | 33 | ea | 600.00 | 19,800 | |
| Specialties - grab bars & bath accessories | 20 | 43 | 0 | Poor | Replace | 1 | 64 | ea | 524.00 | 33,536 | 4 accessories + 0 GB's |
| Range | 20 | 14 | 6 | Fair | Replace | 1 | 16 | ea | 1,209.00 | 19,344 | |
| Disposal | 10 | 0 | 10 | Poor | Replace | 1 | 16 | ea | 169.00 | 2,704 | |
| Range hood | 20 | 14 | 6 | Fair | Replace | 1 | 16 | ea | 370.00 | 5,920 | |
| Refrigerator | 15 | 14 | 1 | Fair | Replace | 1 | 16 | ea | 1,331.00 | 21,296 | Replace w/ bottom freezer |
| Kitchen Countertop | 25 | 43 | 0 | Fair | Replace | 1 | 16 | ea | 1,225.00 | 19,600 | |
| Kitchen Cabinets | 25 | 43 | 0 | Fair | Replace | 1 | 16 | ea | 6,150.00 | 98,400 | |
| Bath Countertop and Sink | 25 | 43 | 0 | Fair | Replace | 1 | 16 | ea | 1,917.00 | 30,672 | |
| Bath Fixtures (low curb shower) | 40 | 43 | 0 | Fair | Replace | 1 | 16 | ea | 2,450.00 | 39,200 | MCI 2021 |
| Bath Fixtures ( toilet) | 40 | 43 | 0 | Fair | Replace | 1 | 12 | ea | 495.00 | 5,940 | MCI 2021 |
| Curbless Shower (CT walls ) | 30 | 43 | 0 | Poor | Replace | 1 | 0 | ea | 5,200.00 | 0 | |
| Kitchen Sink | 40 | 43 | 0 | Fair | Replace | 1 | 16 | ea | 830.00 | 13,280 | MCI 2021 |
| Kitchen Sink Faucets | 20 | 43 | 0 | Fair | Replace | 1 | 16 | ea | 375.00 | 6,000 | MCI 2021 |
| Unit Vent/Exhaust - Bath w/attic runs | 15 | 43 | 0 | Fair | Replace | 1 | 16 | ea | 770.00 | 12,320 | |
| Unit Vent/Exhaust - Kitchen w/attic runs | 15 | 43 | 0 | Fair | Replace | 1 | 16 | ea | 820.00 | 13,120 | |
| Thermostats | 15 | 43 | 0 | Poor | Replace | 1 | 16 | ea | 85.00 | 1,360 | MCI 2021 |
| Smoke/Fire Detectors - HI & VI | 10 | 0 | 10 | Missing | Add | 1 | 33 | ea | 212.00 | 6,996 | |
| Smoke/Fire Detectors - battery | 10 | 9 | 1 | Fair | Replace | 1 | 0 | ea | 45.00 | 0 | |
| Unit Electrical Panels | 50 | 43 | 7 | Fair | Replace | 1 | 0 | ea | 750 | 0 | RS Means |
| Electricity - Replace lighting & toggle | 25 | 43 | 0 | Poor | Replace | 1 | 16 | ea | 2,000.00 | 32,000 | MCI 2021 |
| Intercom to Entry | 20 | 43 | 0 | Poor | Replace | 1 | 16 | ea | 660.00 | 10,560 | |

| Include in Balance to Finish: | | | | | | |
|---|---|---|---|---|---|---|
| | 1st Fl | Hallways | 2 | 2nd Fl | Hallways | 2 |
| | | Stairwells | 3 | | Stairwells | 3 |
| | | DU's typ | 7 | | DU's typ | 8 |
| | | DU's BF | 1 | | DU's BF | 0 |

## Capital Needs Assessment
## Capital Needs Over the Term - Dwelling Units

Project: Greenspire 4 - 1046 Jackson Street

Date: 6/28/22

| Item | H & S | 1 2023 | 2 2024 | 3 2025 | 4 2026 | 5 2027 | 6 2028 | 7 2029 | 8 2030 | 9 2031 | 10 2032 | 11 2033 | 12 2034 | 13 2035 | 14 2036 | 15 2037 | 16 2038 | 17 2039 | 18 2040 | 19 2041 | 20 2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Demolition | | 36,304 | | | | | | | | | | | | | | | | | | | | 36,304 |
| Rough Carpentry | | 33,840 | | | | | | | | | | | | | | | | | | | | 33,840 |
| Wood trim | | 27,508 | | | | | | | | | | | | | | | | | | | | 27,508 |
| Balcony & Railings | | 0 | | | | | | | | | | | | | | | | | | | | 0 |
| Caulking | | 8,880 | | | | | | | | | | | | | | | | | | | | 8,880 |
| Interior Doors: Swing | | 34,800 | | | | | | | | | | | | | | | | | | | | 34,800 |
| Interior doors - barn door | | 0 | | | | | | | | | | | | | | | | | | | | 0 |
| Interior doors - bi-pass door | | 45,936 | | | | | | | | | | | | | | | | | | | | 45,936 |
| Power operators & controls | 0 | | | | | | | | | | | | | | | | | | | | | 0 |
| Unit Entry Doors, Frames | | 22,560 | | | | | | | | | | | | | | | | | | | | 22,560 |
| Unit Entry Doors (new | 4,000 | | | | | | | | | | | | | | | | | | | | | 4,000 |
| Gyp. Board in BF | | 41,600 | | | | | | | | | | | | | | | | | | | | 41,600 |
| Gypsum sub-flooring | | 51,200 | | | | | | | | | | | | | | | | | | | | 51,200 |
| Living Area Floors: Carpet | | 19,424 | | | | | | | | | 19,424 | | | | | | | | | | 19,424 | 58,272 |
| Living Area Floors: Ceramic | 880 | | | | | | | | | | | | | | | | | | | | | 880 |
| Living Area Floors: Vinyl in | | 4,428 | | | | | | | | | | | | | | | | | | | | 4,428 |
| Living area: vinyl plank & | | 31,147 | | | | | | | | | | | | | | | | | | | | 31,147 |
| Painting - K & B | | 12,800 | | | | | | | | | | | | | | | 12,800 | | | | | 25,600 |
| Painting - balance of ap't | | 25,600 | | | | | | | | | | | | | | | 25,600 | | | | | 51,200 |
| Specialties - bath accessories | | 6,400 | | | | | | | | | | | | 6,400 | | | | | | | | 12,800 |
| Specialties - Med Cab't & | | 8,480 | | | | | | | | | | | | 8,480 | | | | | | | | 16,960 |
| Specialties - closet storage | | 19,800 | | | | | | | | | | | | | | | | | | | | 19,800 |
| Specialties - grab bars & bath | | 33,536 | | | | | | | | | | | | | | | | | | | | 33,536 |
| Range | | 19,344 | | | | | | | | | | | | | | | | | | | | 19,344 |
| Disposal | | 2,704 | | | | | | | | | | 2,704 | | | | | | | | | | 5,408 |
| Range hood | | 5,920 | | | | | | | | | | | | | | | 21,296 | | | | | 27,216 |
| Refrigerator | | 21,296 | | | | | | | | | | | | | | | | | | | | 21,296 |
| Kitchen Countertop | | 19,600 | | | | | | | | | | | | | | | | | | | | 19,600 |
| Kitchen Cabinets | | 98,400 | | | | | | | | | | | | | | | | | | | | 98,400 |
| Bath Countertop and Sink | | 30,672 | | | | | | | | | | | | | | | | | | | | 30,672 |
| Bath Fixtures (lo curb shower) | | 39,200 | | | | | | | | | | | | | | | | | | | | 39,200 |
| Bath Fixtures ( toilet) | | 5,940 | | | | | | | | | | | | | | | | | | | | 5,940 |
| Curbless Shower (CT walls ) | 0 | | | | | | | | | | | | | | | | | | | | | 0 |
| Kitchen Sink | | 13,280 | | | | | | | | | | | | | | | | | | | | 13,280 |
| Kitchen Sink Faucets | | 6,000 | | | | | | | | | | | | | | | | | | | | 6,000 |
| Unit Vent/Exhaust - Bath | | 12,320 | | | | | | | | | | | | | | | 4,810 | | | | | 17,130 |
| Unit Vent/Exhaust - Kitchen | | 13,120 | | | | | | | | | | | | | | | 4,810 | | | | | 17,930 |
| Thermostats | | 1,360 | | | | | | | | | | | | | | | | | | | | 1,360 |
| Smoke/Fire Detectors - HI & VI | 6,996 | | | | | | | | | | | 6,996 | | | | | | | | | | 13,992 |
| Smoke/Fire Detectors - battery | | 0 | | | | | | | | | | 0 | | | | | | | | | | 0 |
| Unit Electrical Panels | | 0 | | | | | | | | | | | | | | | 12,000 | | | | | 12,000 |
| Electricity - Replace lighting & | | 32,000 | | | | | | | | | | | | | | | | | | | | 32,000 |
| Intercom to Entry | | 10,560 | | | | | | | | | | | | | | | | | | | | 10,560 |
| Uninflated Totals | **11,876** | **795,958** | **0** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 19,424 | 9,700 | 0 | 14,880 | 0 | 0 | 81,316 | 0 | 0 | 0 | 19,424 | 952,578 |
| *Inflation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | **11,876** | **795,958** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **28,165** | **14,550** | **0** | **23,808** | **0** | **0** | **142,303** | **0** | **0** | **0** | **37,877** | **1,054,537** |
| ***cumulative totals*** | | | **807,834** | **807,834** | **807,834** | **807,834** | | | | | | | | | | | | | | | | |

Materials and Conditions - Mechanical

## Capital Needs Assessment
## Executive Summary

**Project: Greenspire 4 - 1046 Jackson Street** **Date: 6/28/22**

| Item | H & S | 1<br>2023 | 2<br>2024 | 3<br>2025 | 4<br>2026 | 5<br>2027 | 6<br>2028 | 7<br>2029 | 8<br>2030 | 9<br>2031 | 10<br>2032 | 11<br>2033 | 12<br>2034 | 13<br>2035 | 14<br>2036 | 15<br>2037 | 16<br>2038 | 17<br>2039 | 18<br>2040 | 19<br>2041 | 20<br>2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site | 10,164 | 3,623 | 0 | 0 | 0 | 0 | 2,623 | 0 | 0 | 0 | 0 | 15,123 | 0 | 0 | 0 | 0 | 32,213 | 0 | 0 | 0 | 9,954 | $73,700 |
| Architecture | 26,404 | 178,293 | 0 | 0 | 0 | 3,472 | 0 | 0 | 3,000 | 0 | 4,860 | 8,883 | 0 | 3,100 | 0 | 10,272 | 32,329 | 0 | 3,000 | 0 | 0 | $273,612 |
| Mech & Electric | 13,187 | 41,499 | 0 | 0 | 1,273 | 8,107 | 0 | 0 | 0 | 0 | 0 | 13,187 | 0 | 0 | 0 | 0 | 858 | 0 | 0 | 0 | 3,744 | $81,856 |
| Dwelling Units | 11,876 | 795,958 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,424 | 9,700 | 0 | 14,880 | 0 | 0 | 81,316 | 0 | 0 | 0 | 19,424 | $952,578 |
| ninflated Totals | **61,631** | **1,019,373** | **0** | **0** | **1,273** | **11,579** | 2,623 | 0 | 3,000 | 0 | 24,284 | 46,893 | 0 | 17,980 | 0 | 10,272 | 146,715 | 0 | 3,000 | 0 | 33,122 | $1,381,74 |
| *ation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | 61,631 | **1,019,373** | **0** | **0** | **1,464** | **13,895** | **3,279** | **0** | **4,050** | **0** | **35,212** | **70,340** | **0** | **28,768** | **0** | **17,462** | **256,752** | **0** | **5,550** | **0** | **64,588** | **$1,582,36** |

***cumulative totals*** **1,081,004 1,081,004 1,081,004 1,082,277 1,093,856**

| | | Non-Inflated | Inflated |
|---|---|---|---|
| | **Immediate Capital Needs:** | $61,631 | |
| | **Total Capital Needs Over the Term:** | $1,320,115 | $1,520,733 |
| | **Grand Total Capital Needs:** | $1,381,746 | $1,582,364 |
| **Units: 13** | **Capital Needs Per Unit** | $106,288 | $121,720 |

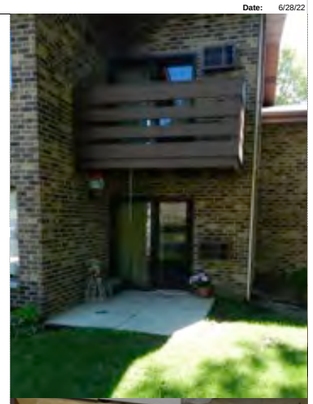
**Capital Needs Assessment**
**Project Summary**

**Date:** 6/28/22

Exterior looking SW

Insert your caption here

Exit to nowhere

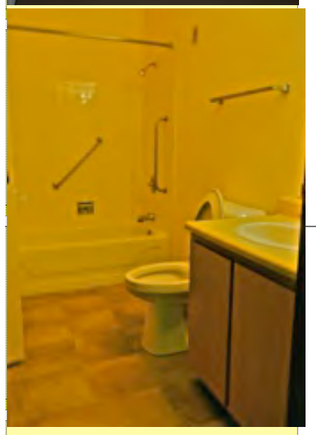


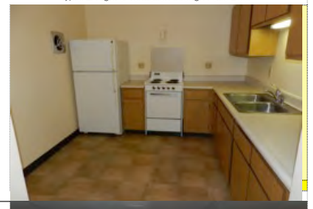
Caption

Typical common Laundry

Insert your caption here

Typicl LR light & Ventilation through Patio Door

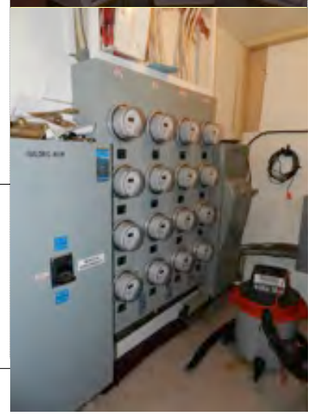




2nd Floor Lift and Community Room overlook

Insert a picture in this shaded area.

1. Select this object
2. Click on "Insert" from the menu bar and click on "Picture"
3. From the submenu, pick "From File" -a dialog box will open
4. Find the picture and click "Insert"



Insert a picture in this shaded area.
1. Select this object
2. Click on "Insert" from the menu bar and click on "Picture"
3. From the submenu, pick "From File" -a dialog box will open
4. Find the picture and click "Insert"

Insert your caption here

Interior Electrical service

Insert a picture in this shaded area.
1. Select this object
2. Click on "Insert" from the menu bar and click on "Picture"
3. From the submenu, pick "From File" -a dialog box will open
4. Find the picture and click "Insert"

Insert your caption here

Insert a picture in this shaded area.
1. Select this object
2. Click on "Insert" from the menu bar and click on "Picture"
3. From the submenu, pick "From File" -a dialog box will open
4. Find the picture and click "Insert"

Insert your caption here

Insert a picture in this shaded area.
1. Select this object
2. Click on "Insert" from the menu bar and click on "Picture"
3. From the submenu, pick "From File" -a dialog box will open
4. Find the picture and click "Insert"

Insert your caption here

## Capital Needs Worksheet
## Change History

| Version | Date | Type | Worksheet | Change | | | Date: |
|---|---|---|---|---|---|---|---|
| 1.5h | 4/17/17 | Bug | Narrative - Embedded Word Doc. | Edited the footer to reflect the current version of the CNA on footer of letter. | | | |
| 1.5h | 2/13/17 | Bug | Site, Archtiectural, Mech, Dwelling | Corrected Vlookup for exact match of Item from Control sheet | | | |
| 1.5h | 2/6/17 | Bug | Dwelling Sheet | Corrected date for Report on page 2 of Dwelling sheet. | | | |
| 1.5h | 1/23/17 | Bug | Printed Sheets | Corrected Version reference on printed sheets | | | |
| 1.5h | 12/14/16 | Enhancement | Executive Summary Page | Protected to prevent changes to cells and formulas. | | | |
| 1.5h | 12/14/16 | Enhancement | EULs | Verifying EUL updated and have all components per recommendations of task force. | | | |
| 1.5h | 12/14/16 | Enhancement | Control Page (EULs) and Change History | Hid Control page and password protected page. Password protected Change History. | | | |
| 1.5h | 12/5/16 | bug | Workbook locked. Would not allow adding Photo pages | Removed password for workbook. To enable function of inserting new photo page. | | | |
| 1.5g | 11/1/16 | bug | Updated EUL pages. | Corrected EULs per UNLetter. | | | |
| 1.5f | 11/1/16 | bug | Updated EUL pages. | Corrected EULs per UNLetter. | | | |
| 1.5d | 8/9/08 | Enhancement | All Materials and Conditions Worksheets & Executive Summary | Modified the year on each page to be driven by the report date | | | |
| 1.5d | 8/9/08 | Enhancement | All Pages | Removed password from each page. | | | |
| 1.5c | 7/25/07 | Enhancement | Photo Page | Photo Pages now support a 4 picture format | | | |
| 1.5b | 7/18/07 | bug | Photo Page | Photo Pages may now be inserted by hitting an insert new page button. | | | |
| 1.5b | 7/19/07 | bug | All Materials and Conditions Worksheets & Executive Summary | Row sizes will resize automatically for all sheets | | | |
| 1.5b | 7/20/07 | bug | All Materials and Conditions Worksheets & Executive Summary | Fixed lookup of EUL for all m&c worksheets | | | |
| 1.5a | 7/11/07 | bug | All Materials and Conditions Worksheets & Executive Summary | Columns widths will adjust automatically to accomadate the new titles | | | |
| 1.5a | 7/11/07 | bug | All Materials and Conditions Worksheets & Executive Summary | Change Header Title to "H & S" | | | |
| 1.5 | 7/2/07 | Enhancement | All Materials and Conditions Worksheets & Executive Summary | Year 0 was changed to "Health & Safety" | | | |
| 1.5 | 7/2/07 | Enhancement | Narrative | Expanded to include Health and Safety | | | |
| 1.5 | 7/2/07 | Bug | Various | Fix several spelling mistakes and expanded some comment fields. | | | |
| 1.5 | 7/2/07 | Bug | All Materials and Conditions Worksheets | Fixed word wrapping on the item & comment fields | | | |
| 1.4 | 8/22/06 | Bug | All | Version was printing 1.3 now changed to 1.4 | | | |
| 1.4 | 8/22/06 | Bug | Mechanical & Electrical Worksheet | Totals were missing off the 20 year plan | | | |
| 1.4 | 8/9/06 | Enhancement | All Materials and Conditions Worksheets | Changed the "Protect" command to be compatible with MAC Excel and older PC versions | | | |

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|---|---|---|---|---|---|---|---|
| **1.4** | **8/9/06** | Bug | All Materials and Conditions Worksheets | Prevented the overwrite of the total column if the action was changed to "No Action" and back | | | |
| **1.4** | **8/9/06** | Bug | All Materials and Conditions Worksheets | Allowed Year to be 0 | | | |
| **1.4** | **8/3/06** | Enhancement | All Materials and Conditions Worksheets | Added check to make sure the DUR does not exceed the EUL | | | |
| **1.4** | **8/3/06** | Bug | All Materials and Conditions Worksheets | Force insert line to occur within the data block | | | |
| **1.4** | **8/3/06** | Bug | Mechanical & Electrical Worksheet | First line was not pulling the EUL | | | |
| **1.4** | **8/3/06** | Enhancement | Photo Page | Changed to make the page a better fit for landscape printing. | | | |
| **1.3** | **7/28/06** | Enhancement | Change History | Added to Workbook | | | |
| **1.3** | **7/28/06** | Enhancement | All Pages | Added Footer information identifying the section, page number and version. | | | |
| **1.3** | **7/28/06** | Enhancement | Project Summary | Set date in top right corner to today, allowing the ability to override if needed | | | |
| **1.3** | **7/28/06** | Enhancement | Project Summary | Added County to Project | | | |
| **1.3** | **7/28/06** | Enhancement | Narrative | Added embedded worksheet to hold the Narrative Document. Reconfigured the comments. | | | |
| **1.3** | **7/28/06** | Enhancement | All Materials and Conditions Worksheets | Modified the deletion so all rows can be deleted without affecting the underlying formulas | | | |
| **1.3** | **7/28/06** | Enhancement | All Materials and Conditions Worksheets | Modified the insert function to allow the insertion of a line below the current line instead of always at the end. | | | |
| **1.3** | **7/28/06** | Bug | All Materials and Conditions Worksheets | 20 Year plan values were not being properly overwritten. Fixed | | | |
| **1.3** | **7/28/06** | Bug | All Materials and Conditions Worksheets | Comment field was not allowing re-editing. Turned hidden formula off - Fixed | | | |

Validation Values Worksheet

| Project Types | | Actions | Conditions | |
|---|---|---|---|---|
| Family | | Maintain | Excellent | |
| Elderly | | Repair | Good | |
| | | Replace | Fair | |
| | | Construct | Poor | |
| | | No Action | | |

| | Family | Elderly | |
|---|---|---|---|
| **SITE** | **Family** | **Elderly** | |
| Accessibility Compliance | 50 | 50 | |
| Carports: metal frame | 40 | 40 | |
| Carports: wood frame | 30 | 30 | |
| Composting: organic recycling equipment | 10 | 10 | |
| Curbing: asphalt | 25 | 25 | |
| Curbing: concrete | 50 | 50 | |
| Decks: composite | 50 | 50 | |
| Decks: treated lumber | 20 | 20 | |
| Electric distribution center | 40 | 40 | |
| Electric distribution lines | 40 | 40 | |
| Electric: transformer | 30 | 30 | |
| Fencing: chain-link | 40 | 40 | |
| Fencing: concrete masonry unit (CMU) | 30 | 30 | |
| Fencing: PVC | 20 | 25 | |
| Fencing: steel or aluminum | 20 | 25 | |
| Fencing: wood board (=>1"x 6") | 15 | 20 | |
| Fencing: wood picket | 15 | 20 | |
| Fencing: wrought Iron | 50 | 50 | |
| Fountains: pond aerators | 15 | 15 | |
| Irrigation System | 25 | 25 | |
| Lighting: building mounted high intensity discharge (HID) lighting | 10 | 20 | |
| Lighting: building mounted lighting | 10 | 10 | |
| Lighting: ground lighting | 10 | 10 | |
| Lighting: pole mounted lights | 25 | 25 | |
| Mail Kiosk | 15 | 20 | |
| Owner provided allowance (specify $) | 5 | 5 | |
| Owner provided item(s) (specify) | 5 | 5 | |
| Paving pedestrian: asphalt | 25 | 25 | |
| Paving pedestrian: concrete | 50 | 50 | |
| Paving pedestrian: gravel | 15 | 15 | |
| Paving pedestrian: permeable paving (brick, concrete pavers) | 30 | 30 | |
| Paving vehicular: asphalt overlay 2” | 20 | 20 | |
| Paving vehicular: asphalt pavement | 25 | 25 | |
| Paving vehicular: asphalt seal coat & stripe | 5 | 5 | |
| Paving vehicular: concrete pavement | 50 | 50 | |
| Paving vehicular: parking, gravel surfaced | 15 | 15 | |
| Paving vehicular: permeable paving systems (brick, concrete pavers) | 30 | 30 | |
| Paving vehicular: Striping and Marking | 15 | 15 | |
| Pool Deck | 15 | 15 | |
| Pool/Spa Plastic Liner | 8 | 8 | |
| Pool/Spa pumps and equipment | 10 | 10 | |
| Recycling containers/equipment | 15 | 15 | |
| Retaining Walls: heavy block (50Q80 lb) | 60 | 60 | |
| Retaining Walls: reinforced concrete masonry unit (CMU) | 30 | 30 | |
| Retaining Walls: treated timber | 25 | 25 | |
| Sanitary: lift station | 50 | 50 | |
| Sanitary: sewer lines | 50 | 50 | |
| Sanitary: waste treatment system | 40 | 40 | |
| Security gate: lift arm | 10 | 10 | |
| Security gate: rolling gate | 15 | 15 | |
| Signage: entrance  wood | 15 | 15 | |
| Signage: entrance/monument | 25 | 25 | |
| Signage: roadway / parking | 15 | 15 | |
| Solar: photovoltaic inverters | 10 | 10 | |
| Solar: photovoltaic Micro inverters | 20 | 20 | |
| Solar: photovoltaic panels | 25 | 25 | |
| Sport Court: asphalt | 25 | 25 | |
| Sport Court: synthetic | 15 | 20 | |
| Sport Court: hardwood | 50 | 50 | |
| Storage sheds | 30 | 30 | |
| Storm Water: marine or stormwater bulkhead | 35 | 35 | |
| Storm Water: drain lines | 50 | 50 | |

| | | | |
|---|---|---|---|
| Storm Water: mgmt ponds | 50 | 50 | |
| Storm Water: catch basins, inlets, culverts | 50 | 50 | |
| Storm Water: earthwork, swales, drainways, erosion controls | 50 | 50 | |
| Tot Lot: playground equipment | 20 | 25 | |
| Tot Lot: ground cover loose bark | 3 | 5 | |
| Tot Lot: groundcover, loose rubber | 10 | 15 | |
| Tot Lot: groundcover, poured rubber | 15 | 20 | |
| Trash: compactor | 20 | 20 | |
| Trash: dumpster enclosure, CMU | 20 | 25 | |
| Utilities: gas lights/fire pits | 20 | 20 | |
| Utilities: gas main | 40 | 40 | |
| Utilities: gas supply lines | 40 | 40 | |
| Utilities: propane storage & distribution | 35 | 35 | |
| Trash: Compactor | 20 | 20 | |
| Trash: Dumpster enclosure: CMU | 15 | 15 | |
| Water Mains/Valves | 50 | 50 | |
| Water Tower | 50 | 50 | |

| | Family | Elderly |
|---|---|---|
| **ARCHITECTURAL** | **Family** | **Elderly** |
| Accessibility Compliance | 50 | 50 |
| Appliances: clothes washer/dryer | 10 | 15 |
| Appliances: compactors (interior, residential) | 7 | 10 |
| Appliances: dishwasher | 10 | 15 |
| Appliances: disposal (food waste) | 7 | 10 |
| Appliances: microwave | 10 | 10 |
| Appliances: range, cook top, wall oven | 15 | 20 |
| Appliances: range hood | 15 | 20 |
| Appliances: refrigerator/freezer | 12 | 15 |
| Balcony/Porch: composite decking | 50 | 50 |
| Balcony/Porch: steel frame or concrete | 40 | 40 |
| Balcony/Porch: wood decking | 20 | 20 |
| Balcony/Porch: wood frame | 25 | 25 |
| Bath: accessories (towel bars, grab bars, etc) | 7 | 12 |
| Bath: mirrors & medicine cabinets | 15 | 25 |
| Bath/kitchen vent/exhaust fans | 15 | 15 |
| Building fire supression sprinklers: standpipes | 50 | 50 |
| Building structure: reinforced concrete | 100 | 100 |
| Building structure: reinforced masonry, concrete masonry units (CMUs) | 100 | 100 |
| Building structure: solid masonry | 100 | 100 |
| Building structure: steel: beams,trusses | 100 | 100 |
| Building structure: tie downs, clips, braces, straps, hangers, shear walls/panels | 75 | 75 |
| Building structure: wood, timbers, dimensioned lumber, laminated beams, trusses | 100 | 100 |
| Cabinets & vanities | 20 | 25 |
| Call station | 10 | 15 |
| Canopy: concrete | 50 | 50 |
| Canopy: wood/metal | 40 | 40 |
| Ceiling: acoustic tile/drop ceiling | 15 | 20 |
| Ceiling: drywall | 35 | 40 |
| Ceiling: fan | 10 | 15 |
| Closet/storage specialties: shelving | 15 | 25 |
| Countertops: granite, natural stone, engineered stone | 50 | 50 |
| Countertops: plastic laminates, wood | 15 | 25 |
| Countertops: solid surface, stainless steel | 40 | 50 |
| Countertops (vanity): cultured marble, molded arcylic, fibreglass | 20 | 25 |
| Crawl space: (de)pressurization, fans, pumps, radon gas alarms | 10 | 10 |
| Crawl Space: sealing/barrier system | 40 | 40 |
| Detector: smoke or CO, community area | 10 | 10 |
| Door bells: chimes | 20 | 25 |
| Doors: automatic entry doors | 30 | 30 |
| Doors: bifold & sliding doors | 10 | 20 |
| Doors: commercial entry systems | 50 | 50 |
| Doors: common exterior door, aluminum and glass | 30 | 30 |
| Doors: common exterior door, solid wood /metal clad | 25 | 25 |
| Doors: door trim | 20 | 30 |
| Doors: french or atrium doors, wood/metal clad | 25 | 30 |
| Doors: interior doors, solid core, wood, metal clad | 30 | 35 |
| Doors: interior, hollow core doors | 20 | 25 |
| Doors: overhead door | 30 | 30 |
| Doors: overhead door automatic opener | 20 | 20 |
| Doors: passage & lock sets | 12 | 20 |
| Doors: sliding glass doors | 25 | 30 |
| Doors: storm/screen doors | 7 | 10 |
| Doors: unit entry, door solid wood/metal clad | 25 | 30 |
| Environmental: asbestos or LBP removal | 100 | 100 |
| Environmental: asbestos & LBP testing | 100 | 100 |
| Environmental: LBP encapsulation | 10 | 10 |
| Environmental: mold treat/remediate (see other items for paint: drywall: etc.) | 100 | 100 |
| Enironmental remediation system periodic tests | 5 | 5 |
| Environmental remediation pumps & equipment (eg: radon) | 5 | 5 |
| Exterior wall: aluminum siding | 40 | 40 |
| Exterior wall: brick/block veneer | 60 | 60 |

| | | | |
|---|---|---|---|
| Exterior wall: building wraps & moisture resistant barriers | 50 | 50 | |
| Exterior wall: cedar/redwood shakes: clapboard | 50 | 50 | |
| Exterior wall: cement board siding | 50 | 50 | |
| Exterior wall: concrete/masonry sealants | 10 | 10 | |
| Exterior wall: exterior insulation finishing system (EIFS) | 30 | 30 | |
| Exterior wall: glass block | 50 | 50 | |
| Exterior wall: metal/glass curtain wall | 40 | 40 | |
| Exterior wall: pine board, clapboard | 50 | 50 | |
| Exterior wall: plywood/laminated panels | 20 | 20 | |
| Exterior wall: precast concrete panel (tilt-up) | 60 | 60 | |
| Exterior wall: stone veneer | 50 | 50 | |
| Exterior wall: stucco: over wire mesh/lath | 50 | 50 | |
| Exterior wall: vinyl siding | 30 | 30 | |
| Fascia: wood or vinyl | 20 | 20 | |
| Fire escapes: metal | 50 | 50 | |
| Fire extinguishers | 10 | 10 | |
| Fire hose stations | 50 | 50 | |
| Fire pumps | 20 | 20 | |
| Floors: carpet | 7 | 10 | |
| Floors: concrete, masonry, terrazo | 75 | 75 | |
| Floors: floor tile, ceramic, natural stone | 40 | 50 | |
| Floors: Hardwood floor (3/4" strip or parquet) | 50 | 50 | |
| Floors: resilient tile or sheet floor (vinyl, linoleum) | 15 | 20 | |
| Floors: vinyl plank (> 3mm thick) | 20 | 25 | |
| Floors: wood floor, laminated/veneered | 20 | 25 | |
| Foundation: continuous reinforced concrete footer & CMU stem wall | 100 | 100 | |
| Foundation: piers, reinforced concrete footer & CMU pier | 100 | 100 | |
| Foundation: piers, treated timber post/pole | 40 | 40 | |
| Foundation: slab, reinforced concrete or post-tensioned | 100 | 100 | |
| Foundation: suction, drainage, moisture or radon gas controls/alarms | 10 | 10 | |
| Foundation: waterproofing | 40 | 40 | |
| Gutters/Downspouts: aluminum/vinyl | 20 | 20 | |
| Gutters/Downspouts: copper | 50 | 50 | |
| Insulation: batts, blankets, rolls, fiberglass or mineral wool | 60 | 60 | |
| Insulation: loose fill, fiberglass, cellulose, mineral wool | 50 | 50 | |
| Insulation: rigid foam board | 60 | 60 | |
| Insulation: sprayed foam | 60 | 60 | |
| Interior Mail Facility | 20 | 25 | |
| Paints and Stains: exterior stucco | 10 | 10 | |
| Paints & Stains: exterior wood | 7 | 7 | |
| Paints & Stains: fiber cement | 15 | 15 | |
| Paints & Stains: wood waterproofing and sealants | 10 | 10 | |
| Penetrations: caulking/sealing | 15 | 15 | |
| Railings: composite | 50 | 50 | |
| Railings: metal | 50 | 50 | |
| Railings: wood | 20 | 20 | |
| Roof Hatch | 30 | 30 | |
| Roof Skylight | 30 | 30 | |
| Roof System: reinforced concrete deck | 100 | 100 | |
| Roof System: service door | 30 | 30 | |
| Roof System: steel frame and sheet metal or insulated panel sheathing | 100 | 100 | |
| Roof System: tie downs, clips, braces, straps, hangers | 75 | 75 | |
| Roof System: wood frame and board or plywood sheathing | 75 | 75 | |
| Roof Vents: passive | 40 | 40 | |
| Roof Vents: powered | 20 | 20 | |
| Roofing: asphalt dimensional shingle 30 yr+ | 25 | 25 | |
| Roofing: asphalt shingle | 20 | 20 | |
| Roofing: clay/cementitious barrel tile | 60 | 60 | |
| Roofing: low slope, adhered rubber membrane (EPDM) | 15 | 15 | |
| Roofing: low slope, built-up Roof, no mineral or gravel finish | 10 | 10 | |
| Roofing: low slope, built-up roof, with gravel finish | 20 | 20 | |
| Roofing: low slope, roof drains, scuppers | 30 | 30 | |
| Roofing: low slope, rubberized/elastomeric white/cool roof | 15 | 15 | |
| Roofing: low slope, thermoplastic membrane (TPO, vinyl) | 15 | 15 | |
| Roofing: metal | 50 | 50 | |
| Roofing: slate shingle | 75 | 75 | |
| Roofing: wood shingle, cedar shakes/shingles | 25 | 25 | |

| | | | |
|---|---|---|---|
| Security: buzzer/intercom, central panel | 20 | 20 | |
| Security: tenant buzzer / intercom /secured entry system | 20 | 20 | |
| Security: tenant space alarm systems | 10 | 15 | |
| Smoke and fire detection system: central panel | 15 | 15 | |
| Soffits: wood, vinyl or metal | 20 | 20 | |
| Stair, Exterior: tread - metal, concrete filled | 20 | 20 | |
| Stair, Exterior: tread - wood | 15 | 15 | |
| Stair, Exterior: concrete | 50 | 50 | |
| Stair, Exterior: wood frame/stringer | 30 | 30 | |
| Stair, Exterior: steel frame/stringer | 40 | 40 | |
| Stair: interior | 50 | 50 | |
| Stair, inteior and loft: railings | 20 | 25 | |
| Vapor Barrier (VDR): ground or underfloor | 30 | 30 | |
| Vents: screened gable end or soffitt | 30 | 30 | |
| Walls: drywall | 35 | 40 | |
| Walls: paints, stains, clear finishes, interior | 10 | 15 | |
| Walls: plaster | 50 | 50 | |
| Walls: wall tile, ceramic, glass, natural stone | 30 | 40 | |
| Walls: wallpapers | 10 | 15 | |
| Window treatments: drapery rods: shades: blinds: etc | 10 | 20 | |
| Windows: aluminum | 35 | 40 | |
| Windows: storm/screen windows | 7 | 10 | |
| Windows: vinyl | 30 | 30 | |
| Windows: vinyl/alum clad wood | 50 | 50 | |
| Windows: wood, (dbl-hung, sgl-hung, casement, awning, sliders) | 35 | 45 | |
| Windows: wood, fixed pane, picture | 40 | 45 | |
| Walls: wall trim (base, chair rail, crown moldings) | 25 | 35 | |

| | Family | Elderly |
|---|---|---|
| **MECHANICAL AND ELECTRICAL** | **Family** | **Elderly** |
| Boiler: blowdown and water treatment | 25 | 25 |
| Boilers: electric | 20 | 20 |
| Boiler: exchanger in tank | 15 | 15 |
| Boilers: gas fired atmospheric | 25 | 25 |
| Boilers: gas/dual fuel: high MBH | 40 | 40 |
| Boilers: gas/dual fuel: low MBH | 30 | 30 |
| Boilers: gas/dual fuel: sectional | 25 | 25 |
| Boilers: oil fired: sectional | 25 | 25 |
| Boiler: temperature controls | 15 | 15 |
| Boiler Room: pipe insulation | 25 | 25 |
| Boiler Room: piping | 50 | 50 |
| Boiler Room: valves | 25 | 25 |
| Chimneys: metal: and chimney covers | 35 | 35 |
| Detector:smoke or CO | 10 | 10 |
| DHW: circulating pumps | 15 | 15 |
| DHW: external tankless heater, gas or electric | 15 | 20 |
| DHW: flue, gas water heaters | 35 | 35 |
| DHW: gas or electric, residential unit | 12 | 15 |
| DHW: solar hot water | 20 | 20 |
| DHW: storage tanks | 15 | 15 |
| Electric: electric panel, dwelling unit | 50 | 50 |
| Electric: service panel, building | 50 | 50 |
| Electric: switches & outlets | 35 | 35 |
| Electric: wiring, building/unit | 50 | 50 |
| Elevator cab: frame | 35 | 50 |
| Elevator cab: interior finish | 10 | 20 |
| Elevator controller: call, dispatch, emergency | 10 | 20 |
| Elevator: machinery | 20 | 30 |
| Elevator: shaftway doors | 10 | 20 |
| Elevator: shaftway hoist rails, cables, traveling | 20 | 25 |
| Elevator: shaftway hydraulic piston and leveling | 20 | 25 |
| Elevator: switchgear | 50 | 50 |
| Emergency/auxillary fuel storage tank | 25 | 25 |
| Emergency/auxillary generator | 25 | 25 |
| Escalators | 50 | 50 |
| Fireplace insert: Stove | 50 | 50 |
| Fireplace: factory assembled | 35 | 35 |
| Fireplace: masonry & firebrick, masonry chimney | 75 | 75 |
| Fireplace: free standing chimney | 50 | 50 |
| Fuel Oil/Propane: storage tanks | 40 | 40 |
| Fuel: transfer system | 25 | 25 |
| Gas/oil distribution lines | 50 | 50 |
| HVAC: 2 pipe/4 pipe hydronic distribution, above grade | 50 | 50 |
| HVAC: 2 pipe/4 pipe hydronic distribution, in ground | 25 | 25 |
| HVAC: air filtration/humidity control devices (humidifiers, HRV's) | 20 | 20 |
| HVAC: AC condenser, pad or rooftop, electric | 15 | 15 |
| HVAC: baseboard heater, electric | 30 | 30 |
| HVAC: central exhaust fans/blowers | 20 | 20 |
| HVAC: cooling tower | 25 | 25 |
| HVAC: chilling plant | 20 | 20 |
| HVAC: combustion air, duct with fixed louvers | 30 | 30 |
| HVAC: combustion air, motor louvers & duct | 25 | 25 |
| HVAC: combustion waste flue | 40 | 40 |
| HVAC: diffusers, registers | 20 | 20 |
| HVAC: duct, flexible: insulated | 20 | 20 |
| HVAC: duct, rigid sheet metal, insulated if not in conditioned space | 35 | 35 |
| HVAC: duct, sealing mastic or UL 181A or 181B tape. | 20 | 20 |
| HVAC: evaporative cooler | 15 | 15 |
| HVAC: fan coil unit, hydronic | 30 | 30 |
| HVAC: furnace/air handler, electric | 20 | 20 |
| HVAC: furnace/air handler, gas | 20 | 20 |
| HVAC: heat exchanger | 35 | 35 |

| | | |
|---|---|---|
| HVAC: heat pump, electric condenser, pad or rooftop | 15 | 15 |
| HVAC: heat sensors | 15 | 15 |
| HVAC: hydronic feed electric heat pump/air handler | 25 | 25 |
| HVAC: hydronic heat/electric AC air handler | 25 | 25 |
| HVAC: hydronic/Water Circulating Pumps | 20 | 20 |
| HVAC: hydronic/water controller | 20 | 20 |
| HVAC: outdoor temperature sensor | 10 | 10 |
| HVAC: package unit, roof top | 20 | 20 |
| HVAC: PTAC Thruwall (packaged terminal air conditioning) | 15 | 15 |
| HVAC: radiation steam/hydronic (baseboard or freestanding radiator) | 50 | 50 |
| HVAC: steam supply station | 50 | 50 |
| HVAC: thermostat, dwelling/common area | 15 | 20 |
| HVAC: wall mounted electric/gas heater | 25 | 25 |
| HVAC: window or thru-wall air conditioners | 10 | 10 |
| Lighting: emergency lights, illuminated signs | 5 | 10 |
| Lighting: exterior entry | 15 | 20 |
| Lighting: interior common space | 25 | 30 |
| Lighting: tenant spaces | 20 | 25 |
| Meter: building | 40 | 40 |
| Meter: dwelling unit | 40 | 40 |
| Plumbing: bath tubs & sinks, cast iron | 50 | 75 |
| Plumbing: bath tubs & sinks: fiberglass, stainless steel or enameled | 30 | 40 |
| Plumbing: bath tubs & sinks: porcelain | 40 | 50 |
| Plumbing: tub/shower units or integrated assemblies | 30 | 30 |
| Plumbing: cold water pumps, domestic | 20 | 20 |
| Plumbing: copper tube, supply | 50 | 50 |
| Plumbing: copper/brass hard pipe, supply | 75 | 75 |
| Plumbing: faucets & valves | 15 | 20 |
| Plumbing: galvanized pipe, supply | 40 | 40 |
| Plumbing: PVC/CPVC pipe: supply and waste | 75 | 75 |
| Plumbing: sanitary waste, cast iron | 75 | 75 |
| Plumbing: sewage ejectors | 50 | 50 |
| Plumbing: sump pump, residential | 15 | 15 |
| Plumbing: sump pump, commercial | 20 | 20 |
| Plumbing: toilets/bidets/urinals | 40 | 40 |
| Plumbing: toilet flush valves | 10 | 15 |
| Plumbing: water Softener/Filtration | 15 | 15 |
| Remediate/remove: abandoned tanks/fuel lines | 100 | 100 |
| Satellite dishes/antennae | 20 | 20 |
| Security Camera System | 15 | 15 |
| Telecom: cabling & outlets | 20 | 20 |
| Telecom: panels & controls | 20 | 20 |

| | Family | Elderly |
|---|---|---|
| **DWELLING UNITS** | **Family** | **Elderly** |
| Accessibility Compliance | 50 | 50 |
| Appliances: clothes washer/dryer | 10 | 15 |
| Appliances: compactors (interior, residential grade) | 7 | 10 |
| Appliances: dishwasher | 10 | 15 |
| Appliances: disposal (food waste) | 7 | 10 |
| Appliances: microwave | 10 | 10 |
| Appliances: range, cooktop, wall oven | 15 | 20 |
| Appliances: range hood | 15 | 20 |
| Appliances: refrigerator/freezer | 12 | 15 |
| Bath: accessories (towel bars, grab bars, etc) | 7 | 12 |
| Bath: mirrors & medicine cabinets | 15 | 25 |
| Bath/kitchen vent/exhaust fans | 15 | 15 |
| Cabinets & vanities | 20 | 25 |
| Ceiling: acoustic tile/drop ceiling | 15 | 20 |
| Ceiling: drywall | 35 | 40 |
| Ceiling: fan | 10 | 15 |
| Closet/storage specialties: shelving | 15 | 25 |
| Countertops: Granite: natural stone, engineered stone | 50 | 50 |
| Countertops: plastic laminates, wood | 15 | 25 |
| Countertops: solid surface, stainless steel | 40 | 50 |
| Countertops (vanity): cultered marble, molded arcylic, fiberglass | 20 | 25 |
| Detector: smoke or CO, dwelling unit | 10 | 10 |
| Doors: bifold & sliding doors | 10 | 20 |
| Doors: door trim | 20 | 30 |
| Doors: Interior doors, solid core, wood, metal clad | 30 | 35 |
| Doors: interior, hollow core doors | 20 | 25 |
| Doors: passage & lock sets | 12 | 20 |
| Floors: carpet | 7 | 10 |
| Floors: concrete, masonry, terrazo | 75 | 75 |
| Floors: floor tile, ceramic, natural stone | 40 | 50 |
| Floors: hardwood floor (3/4" strip or parquet) | 50 | 50 |
| Floors: resilient tile or sheet floor (vinyl, linoleum) | 15 | 20 |
| Floors: vinyl plank (> 3mm thick) | 20 | 25 |
| Floors: wood floor, laminated/veneered | 15 | 20 |
| Stairs: interior | 50 | 50 |
| Stairs and loft: railings | 20 | 25 |
| Walls: drywall | 35 | 40 |
| Walls: paints, stains, clear finishes, interior | 10 | 15 |
| Walls: plaster | 50 | 50 |
| Walls: wallpaper | 10 | 15 |
| Walls: wall tile, ceramic, glass, natural stone | 30 | 40 |
| Walls: wall trim (base, chair rail, crown moldings) | 25 | 35 |
| Window treatments: drapery rods, shades, blinds, etc | 10 | 20 |