

# CAPITAL NEEDS ASSESSMENT STANDARDS

## Purpose

A Capital Needs Assessment (CNA) represents a third party qualified professional's opinion of a property's current overall physical condition and identifies significant deferred maintenance, existing deficiencies, and material building code violations that affect the property's use and its structural and mechanical integrity. The assessment should include an opinion as to the proposed budget for recommended improvements and should identify critical building systems or components that have reached or exceeded their expected useful lives as noted in the OHFA Expected Useful Life (EUL) table below.

The CNA should include a projection of recurring probable expenditures for significant systems and components impacting use and tenancy, which are not considered operation or maintenance expenses, in order to determine the appropriate replacement reserve deposits on a per unit per year basis.

## Process

1. Conduct site visit and physical inspection of interior and exterior of units and structures
2. Interview available on-site property management and maintenance personnel and inquire about past repairs/improvements, pending repairs and existing or chronic physical deficiencies

## Components

Components which should be examined and analyzed in order to prepare a comprehensive property condition report or capital needs assessment for rehabilitation projects:

### Site, including:

- Topography and drainage
- Pavement, curbing, sidewalks and parking
- Landscaping and amenities
- Water, sewer, storm drainage, gas and electric utilities and lines

### Roof, including:

- Shingles and/or membrane
- Deck and framing
- Rain water system (roof drainage exterior, gutter & fascia)
- Accessories: flashings, trim, gutters, copings, vents, soffits, vents, vent boots, access hatch/ doors

### Building Exteriors, both substructure and superstructure, including:

- Exterior walls and finish
- Exterior doors and windows

### Quality of Existing Structure system, both substructure and superstructure, including:

- Foundation
- Exterior walls and balconies
- Roofing structure

Mechanical systems, including:

- Plumbing and domestic hot water
- HVAC
- Electrical and fire protection
- Elevators

Unit Plans and Floor plans, including:

- Unit plans that meet UFAS 504 standards for new construction and quantity.
- Alternate compliance methods used and quantity
- Compliance with universal design features

Interiors, including:

- Unit and common area finishes (carpeting, vinyl tile, plaster walls, paint condition)
- Unit kitchen finishes and appliances
- Unit bathroom finishes and fixtures
- Common area lobbies and corridors

## Expected Useful Life Table

Site Systems	Type	Family	Elderly	Action (replace unless otherwise noted)
<b>Roadways</b>				
	Asphalt (sealing)	5	5	Seal
	Asphalt	25	25	Resurface
	Gravel	15	15	Pave with asphalt or concrete
<b>Parking</b>				
	Asphalt	25	25	Resurface
	Gravel	15	15	Pave with asphalt or concrete
<b>Pedestrian Paving</b>				
	Bituminous	15	15	Resurface
	Concrete	30	30	Replace
<b>Retaining Walls</b>				
	Concrete	20	20	Fill cracks/repoint
	Masonry	15	15	Fill cracks/repoint
	Wood	15	15	Replace
	Stone	15	15	Fill cracks/repoint
<b>Dumpsters</b>		10	10	
<b>Dumpster Enclosures</b>		10	10	Fence only
<b>Earthwork</b>		50+	50+	
<b>Mail Facilities</b>		10	10	
<b>Landscaping</b>		50+	50+	
<b>Fencing</b>				
	Chain Link	40	40	
	Wrought iron	50+	50+	
	Stockade	12	12	
	Post & Rail	25	25	
<b>Irrigation Systems</b>		30	30	
<b>Site Electrical Main</b>		40	40	
<b>Emergency Generator</b>		15	15	
<b>Sanitary Treatment</b>		40	40	
<b>Lift Station</b>		50	50	
<b>Site Sanitary Lines</b>		40	40	
<b>Site Sewer Main</b>		40	40	
<b>Site Water Main</b>		40	40	
<b>Storm Drain Lines</b>		40	40	
<b>Catch Basin</b>		40	40	
<b>Site Gas Main</b>		40	40	
<b>Site Lighting</b>		25	25	
<b>Site Power Distribution</b>		40	40	
<b>Built Improvements (playgrounds/site furniture)</b>		20	20	
<b>Basketball Courts</b>		15	25	
<b>Tennis Courts</b>		15	15	Resurface
<b>Transformer</b>		30	30	

Water Tower	50+	50+
-------------	-----	-----

Building Exteriors	Type	Family	Elderly	Action (replace unless otherwise noted)
	Porches	50	50	Paint @ 5 years
	Wood Decks	20	20	Paint @ 5 years
	Storage Sheds	30	30	Paint @ 5 years
	Carports	40	40	
	Garages	50+	50+	
<b>Canopies</b>				
	wood/ metal	40	40	
	Concrete	20	20	
<b>Foundations</b>		50+	50+	
<b>Waterproofing Foundation</b>		50+	50+	
<b>Building Mounted Exterior Lighting</b>		6	10	
<b>Building Mounted HID Lighting</b>		6	20	
<b>Bulkheads</b>		6	20	
<b>Ceilings, exterior or open</b>		5	5	Paint
<b>Chimney</b>		25	25	Paint
<b>Exterior Common Doors</b>				
	Aluminum & Glass	30	30	Door Only
	Solid Core (wood or metal)	20	20	Door Only
	Automatic	15	30	Door & Mechanism
<b>Exterior Stairs</b>				
	Wood	30	30	Replace
	Filled metal pan	20	20	Replace
	Concrete	25	25	Replace
<b>Basement Stairs</b>		50+	50+	
<b>Fire escapes</b>		40	40	Resecure
<b>Exterior Unit Doors</b>		25	25	
<b>Windows - all types</b>		20	20	replace for energy efficiency
<b>Exterior Walls</b>				
	Aluminum siding	15	15	Prep & Paint
	Brick or block	40	40	Repoint
	Stone veneer (brownstone)	20	20	Waterproof & Caulk
	Glass Block	15	15	Recaulk
	Granite block	40	40	Repoint
	Metal/glass curtain wall	10	10	Recaulk
	Precast Concrete panel	15	15	Recaulk
	Vinyl siding 0.030 TO 0.040	15	15	Replace AS REQ'D
	Vinyl siding 0.042 - 0.055	30	30	Replace AS REQ'D
	Wood siding/shingles	5	5	Prep & Paint/Stain
	LATEX stucco (EIFS)	5	5	Prep & Paint/Stain
	portland cement stucco	30	30	repair cracks
<b>Parapet Wall</b>		50+	50+	
<b>Storm/Screen Doors</b>		7	15	

Storm/Screen Windows		20	20	
Window Security		40	40	
Windows (frames & glazing)		30	30	
Roof	Type	Family	Elderly	Action (replace unless otherwise noted)
<b>Roof Covering</b>				
	Aluminum shingles	40	40	
	Asphalt shingles	20	20	
	Built up (BUR)	20	20	(Subject to Waiver)
	Membrane	20	20	(Subject to Waiver)
	Preformed metal	40	40	
	Shingles (slate, tile, clay etc.)	50+	50+	
	Wood shingles	20	20	
Roof Drainage Exterior (gutter & fascia)		25	25	Replace
Roof Drainage Interior (drain covers)		50+	50+	Replace
Roof Structure		50+	50+	
Roof Railings		10	10	Repaint
<b>Hatches/Skylights</b>				
	Access hatch	30	30	
	Smoke hatch/skylight	25	25	
Service Doors		25	25	
<b>Soffits</b>				
	Wood/Stucco/Concrete	5	5	Repair/Repaint
	Aluminum or vinyl	25	25	Replace
	Concrete	50+	50+	Replace

Multi-Tenant Building Common Area	Type	Family	Elderly	Action (replace unless otherwise noted)
Common Area Doors		50+	50+	
Common Area Floors				
	Ceramic/Tile/ Terrazzo	50+	50+	Replace
	Wood (Strip/Parquet)	30	30	Replace/sand & finish
	Resilient Floor (tile/sheet)	15	15	Replace
	Carpet	7	7	Replace
	Concrete	50+	50+	
Common Area Railings		50+	50+	
Common Area Ceilings				
	Concrete/DW/Plaster	50+	50+	Paint 5-8 years
	Acoustic Tile	20	20	Replace
Common Area Countertop/sink		20	20	
Common Area Dishwasher		15	15	
Common Area Disposal		5	5	
Common Area Walls		50+	50+	Paint 5-8yrs
Interior Lighting		25	25	
Interior Railings		50+	50+	
Kitchen Cabinets	(wood construction)	20	20	
Refrigerator, common area		15	15	
Public Bathroom Accessories		7	7	
Public Bathroom Fixtures		15	15	
Insulation/Wall		50+	50+	
Mail Facilities		20	30	
Penthouse		25	25	New Door & Pointing

Dwelling Units	Type	Family	Elderly	Action (replace unless otherwise noted)
Slab		50+	50+	
Wood Floor Framing		50+	50+	
Stair Structure		50+	50+	
Bath Accessories/ vanities		10	15	
Bath Fixtures (sink, toilet, tub)		20	20	
interior hollow solid Doors		30	50	
interior hollow core Doors		10	20	
Residential Glass Doors		15	20	
Kitchen Cabinets	(wood construction)	20	25	
Countertop & Sink		10	20	
Dishwasher		10	15	
Disposal		5	8	
Electric Fixtures		20	20	
Living Area Ceilings				
	Concrete/Drywall/Plaster	50+	50+	Replace (Paint 5-8yr)
	Acoustic Tile	20	20	
Living Area Floors				
	Ceramic/Tile/Terrazzo	50+	50+	Replace
	Wood (strip/parquet)	30	30	Replace part/refinish
	Resilient Flooring	15	20	Replace
	Carpet	7	10	Replace
	Concrete	50+	50+	Replace
Living Area Walls		50+	50+	Replace (Paint 5-8yr)
Range		15	20	
Range hood		15	15	
Refrigerator		15	15	
Smoke/Fire Detectors		10	10	



Major Mechanical - Tenant Unit	Type	Family	Elderly	Action (replace unless otherwise noted)
<b>Radiant heating</b>				
	Hydronic (baseboard or freestanding)	50	50	
	Electric Baseboard	25	25	
	Electric Panel	50	50	
<b>Unit Wiring</b>		99	99	
<b>UNIT HVAC</b>				
	Electric fan coil	20	20	
	Electric heat/AC	15	15	
	Evap. condenser (swamp cooler)	20	20	
	Gas furnace, split DX AC	20	20	
	Heat pump w/suppl. electric	15	15	
	Heat pump, water source	20	20	
	Hydronic fan coil	30	30	
	Hydronic heat/electric AC	20	20	
	Radiant steam heat	50	50	
	electric base board heat	15	15	replace for energy Efficiency
<b>Unit Level DHW</b>		10	10	
<b>Unit Vent/Exhaust</b>		15	15	

Major Mechanical Common Area	Type	Family	Elderly	Action (replace unless otherwise noted)
Central Unit Exhaust, roof mounted		20	20	
Chilled Water Distribution		25	25	
Compactor		15	15	
Cooling Tower		40	40	Repair as required
Electrical Switchgear		50+	50+	
Electrical Wiring		50+	50+	
Elevator, Cab, call station, etc.		15	15	Rebuild interior
Elevator, Machinery		25	25	
Emergency Generator / transfer gear		35	35	
Emergency Lights - Battery operated		10	10	battery replacement
Fire Pumps		40	40	Pump motor
Fire Suppression - wet system		50+	50+	Piping
Fire Suppression - dry system		30	30	replace head, comp, switch
Gas Distribution		50+	50+	Piping
Hot & Cold Water Distribution		50	50	
HVAC				
	Cooling only	15	15	
	Heat only	15	15	
	Heating & Cooling	15	15	
Sanitary Waste & Vent System		25	25	
Sewage Ejectors		25	25	
Smoke & Fire Detection System, central panel		25	25	
Sump Pump				
	Residential	7	7	Replace
	Commercial	15	15	Replace motor
Boiler Room Equipment/ vents		25	25	
Boilers	Oil-fired, sectional	22	22	
	Gas/dual fuel, sectional	25	25	
	Oil/gas/dual fired, low MBH	30	30	
	Oil/gas/dual fired, high MBH	40	40	
	Gas fired atmospheric	25	25	
	Electric	20	20	
Combustion Air	Duct w/fixed louvers	25	25	Replace
DHW Generation				
	Tank only, dedicated fuel boiler	10	10	
	External tankless	15	15	
	Instantaneous	20	20	
DHW Storage Tanks	Small (up to 150gals)	12	12	Replace
	Large (over 150gals)	7	7	Point Tank Lining
Domestic Cold Water booster Pumps		15	15	
Flue Exhaust		w/boiler	w/boiler	

Heat Exchanger (HRV)	35	35	
Solar Hot Water	20	20	Replace collector panels