Capital Needs Assessment
Project Summary

Project: [redacted] **Date:** 4/30/2026

Provider		Owner	
Name:	Moran Consultants	**Name:**	[redacted]
Addr1:	9432 Common Street	**Addr1:**	[redacted]
Addr2:		**Addr2:**	
City:	Baton Rouge	**City:**	[redacted]
State:	LA **Zip Code:** 70809	**State:**	[redacted] **Zip Code:** 59840
Phone:	[redacted]	**Phone:**	[redacted]
Email:	[redacted]	**Email:**	[redacted]

Site Information / Unit Mix		Project	
Type:	Elderly	**Name:**	[redacted]
Year Built:	1990	**Addr1:**	[redacted]
Last Renovated:		**Addr2:**	
1 Bedroom Apts:	20	**City:**	[redacted]
2 Bedroom Apts:	4	**State:**	[redacted] **Zip Code:** [redacted]
3 Bedroom Apts:	0	**County:**	[redacted]
4 Bedroom Apts:	0	**Phone:**	[redacted]
Fully Acc. Apts	0	**Email:**	[redacted]
Total Dwelling Units:	24		

Inspection Report	
Date:	4/16/2026
Inspector:	[redacted]

Capital Needs Assessment
Narrative

Project: [redacted] **Date:** 4/30/2026

DOUBLE CLICK HERE TO INSERT THE NARRATIVE->

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.

Capital Needs Assessment
Inspected Units

Project: [redacted] **Date:** 4/30/2026

	Unit Number	Size	Fully Accessible unit?	Comments
1	106	1 BR 1 BA	No	
2	101	2 BR 1 BA	No	
3	102	1 BR 1 BA	No	
4	204	1 BR 1 BA	No	
5	203	1 BR 1 BA	No	
6	208	1 BR 1 BA	No	
7	209	1 BR 1 BA	No	
8	212	2 BR 1 BA	No	
9	111	1 BR 1 BA	No	
10	110	1 BR 1 BA	No	
11	108	1 BR 1 BA	No	
12	105	1 BR 1 BA	No	
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Capital Needs Assessment
Materials and Conditions - Site

Project: Canyon View Apartments **Date:** 4/30/2026

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Accessibility Compliance	30	30	0	Fair	Repair	1	1	ea	1350	1350	van ADA space, signage
Paving vehicular: concrete pavement	30	30	0	Fair	Repair	1	300	sf	12	3600	damaged concrete apron at site entrance
Paving vehicular: asphalt seal coat & stripe	5	2	3	Fair	Repair	1	13376	sf	0.15	2006.4	
Lighting: pole mounted lights	20	5	15	Good	Replace	1	6	ea	1250	7500	

Capital Needs Assessment
Capital Needs Over the Term - Site

Project: Canyon View Apartments **Date:** 4/30/2026

Item	H & S	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041	16 2042	17 2043	18 2044	19 2045	20 2046	Total
Accessibility Compliance	1350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1350
Paving vehicular: concrete pavement	3600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3600
Paving vehicular: asphalt seal coat & stripe	0	0	0	0	2006	0	0	0	0	2006	0	0	0	0	2006	0	0	0	0	2006	0	8024
Lighting: pole mounted lights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7500	0	0	0	0	0	7500
Uninflated Totals	4950	0	0	0	2006	0	0	0	0	2006	0	0	0	0	2006	7500	0	0	0	2006	0	20474
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	4950	0	0	0	2192	0	0	0	0	2541	0	0	0	0	2946	11344	0	0	0	3415	0	27389

Capital Needs Assessment
Materials and Conditions - Architectural

Project: [redacted] Date: 4/30/2026

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Paints & Stains: fiber cement	10	1	9	Good	Maintain	1	10600	sf	2.5	26500	
Roofing: asphalt dimensional shingle 30 yr+	25	13	12	Good	Replace	1	12000	sf	6	72000	
Doors: automatic entry doors	30	21	9	Fair	Replace	1	2	ea	1250	2500	
Exterior Doors (Metal)	25	15	10	Good	Replace	1	2	ea	500	1000	
Doors - Solid Core Wood	25	15	10	Good	Replace	1	24	ea	500	12000	
Aluminum Windows	30	28	2	Fair	Replace	1	50	ea	750	37500	
Gutters/Downspouts: aluminum/vinyl	10	8	2	Good	Replace	1	400	lf	20	8000	
Floors: carpet (Common Areas)	10	8	2	Fair	Replace	1	1600	sf	7	11200	
Floors: carpet (Corridors)	10	8	2	Fair	Replace	1	3000	sf	7	21000	
Floors: resilient tile or sheet floor (vinyl, linoleum) (Lobby)	15	8	7	Good	Replace	1	300	sf	7	2100	
Floors: resilient tile or sheet floor (vinyl, linoleum) (Laundry Room)	15	8	7	Good	Replace	1	240	sf	7	1680	
Appliances: clothes washer/dryer (Washer)	15	7	8	Good	Replace	1	2	ea	1000	2000	
Appliances: clothes washer/dryer (Dryer)	15	7	8	Good	Replace	1	2	ea	1000	2000	
Fire extinguishers	10	1	9	Good	Replace	1	4	ea	125	500	

Capital Needs Assessment
Capital Needs Over the Term - Architectural

Project: [redacted] Date: 4/30/2026

Item	H & S	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041	16 2042	17 2043	18 2044	19 2045	20 2046	Total
Paints & Stains: fiber cement	0	0	0	0	0	0	0	0	0	0	26500	0	0	0	0	0	0	0	0	0	26500	53000
Roofing: asphalt dimensional shingle 30 yr+	0	0	0	0	0	0	0	0	0	0	0	0	0	72000	0	0	0	0	0	0	0	72000
Doors: automatic entry doors	0	0	0	0	0	0	0	0	0	0	2500	0	0	0	0	0	0	0	0	0	0	2500
Exterior Doors (Metal)	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	0	0	0	0	0	0	0	1000
Doors - Solid Core Wood	0	0	0	0	0	0	0	0	0	0	0	12000	0	0	0	0	0	0	0	0	0	12000
Aluminum Windows	0	0	0	37500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37500
Gutters/Downspouts: aluminum/vinyl	0	0	0	8000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8000
Floors: carpet (Common Areas)	0	0	0	11200	0	0	0	0	0	0	0	0	0	11200	0	0	0	0	0	0	0	22400
Floors: carpet (Corridors)	0	0	0	21000	0	0	0	0	0	0	0	0	0	21000	0	0	0	0	0	0	0	42000
Floors: resilient tile or sheet floor (vinyl, linoleum) (Lobby)	0	0	0	0	0	0	0	0	2100	0	0	0	0	0	0	0	0	0	0	0	0	2100
Floors: resilient tile or sheet floor (vinyl, linoleum) (Laundry Room)	0	0	0	0	0	0	0	0	1680	0	0	0	0	0	0	0	0	0	0	0	0	1680
Appliances: clothes washer/dryer (Washer)	0	0	0	0	0	0	0	0	2000	0	0	0	0	0	0	0	0	0	0	0	0	2000
Appliances: clothes washer/dryer (Dryer)	0	0	0	0	0	0	0	0	2000	0	0	0	0	0	0	0	0	0	0	0	0	2000
Fire extinguishers	0	0	0	0	0	0	0	0	0	0	500	0	0	0	0	0	0	0	0	0	500	1000
Uninflated Totals	0	0	0	77700	0	0	0	0	7780	0	29500	13000	0	104200	0	0	0	0	0	0	27000	259180
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	0	0	82432	0	0	0	0	9568	0	38491	17471	0	148564	0	0	0	0	0	0	47345	343871

Capital Needs Assessment

Materials and Conditions - Mechanical & Electrical

USDA Rural Development

Project: [redacted] **Date:** 4/30/2026

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
DHW: gas or electric, residential unit	15	8	7	Good	Replace	2	24	ea	1200	28800	
Common Water Heaters - 40-60 Gallons Replace	15	15	0	Good	Replace	1	2	ea	1200	2400	
HVAC- Window Unit	7	2	5	Good	Replace	1	2	ea	950	1900	
HVAC - Electric Baseboard Heater Replacement	40	36	4	Good	Replace	1	52	ea	500	26000	
Electrical - Breaker Panel with Rewire (Unit Sized)	40	36	4	Good	Replace	1	24	ea	3000	72000	
Electrical - Breaker Panel with Rewire (Large Panel)	40	36	4	Good	Replace	1	2	ea	5000	10000	
Elevator: modernize hydraulic elevator	30	27	3	Fair	Replace	1	1	ea	75000	75000	
Elevator cab: interior finish	15	13	2	Fair	Replace	1	1	ea	7250	7250	
Security Camera System	10	5	5	Good	Replace	1	4	ea	450	1800	
Security Door Access System	12	5	7	Good	Replace	1	1	ea	2500	2500	
Plumbing: tub/shower units or integrated assemblies	20	12	8	Fair	Replace	1	24	ea	2400	57600	
Plumbing: toilets/bidets/urinals	30	28	2	Fair	Replace	1	24	ea	400	9600	

Capital Needs Assessment

Capital Needs Over the Term - Mechanical & Electrical

USDA Rural Development

Project: [redacted] **Date:** 4/30/2026

Item	H & S	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041	16 2042	17 2043	18 2044	19 2045	20 2046	Total
DHW: gas or electric, residential unit	0	0	0	0	0	0	0	0	14400	14400	0	0	0	0	0	0	0	0	0	0	0	28800
Common Water Heaters - 40-60 Gallons Replace	0	2400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2400	0	0	0	4800
HVAC- Window Unit	0	0	0	0	0	0	1900	0	0	0	0	0	0	1900	0	0	0	0	0	0	1900	5700
HVAC - Electric Baseboard Heater Replacement	0	0	0	0	0	26000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26000
Electrical - Breaker Panel with Rewire (Unit Sized)	0	0	0	0	0	72000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72000
Electrical - Breaker Panel with Rewire (Large Panel)	0	0	0	0	0	10000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10000
Elevator: modernize hydraulic elevator	0	0	0	75000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75000
Elevator cab: interior finish	0	0	0	7250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7250
Security Camera System	0	0	0	0	0	0	1800	0	0	0	0	0	0	0	0	0	1800	0	0	0	0	3600
Security Door Access System	0	0	0	0	0	0	0	0	2500	0	0	0	0	0	0	0	0	0	0	0	0	2500
Plumbing: tub/shower units or integrated assemblies	0	0	0	0	0	0	0	0	0	57600	0	0	0	0	0	0	0	0	0	0	0	57600
Plumbing: toilets/bidets/urinals	0	0	0	9600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9600
Uninflated Totals	0	2400	0	91850	0	108000	3700	0	16900	72000	0	0	0	1900	0	0	1800	2400	0	0	1900	302850
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	2400	0	97444	0	121555	4289	0	20785	91207	0	0	0	2709	0	0	2804	3851	0	0	3332	350376

Capital Needs Assessment

Materials and Conditions - Dwelling Units

Project: [redacted] Date: 4/30/2026

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Flooring- Carpet	7	4	3	Fair	Replace	1	9036	sf	4.5	40662	
Flooring - VCT Replace	15	10	5	Fair	Replace	3	6572	sf	7	46004	
Millwork - Cabinets	15	13	2	Fair	Replace	1	24	units	3300	79200	
Millwork - Laminate Countertops	15	13	2	Fair	Replace	1	24	Units	1400	33600	
Kitchen Sinks - Replace	15	13	2	Fair	Replace	1	24	ea	400	9600	
Appliances: refrigerator/freezer	10	9	1	Fair	Replace	1	24	ea	1050	25200	
Appliances: range, cooktop, wall oven	10	9	1	Fair	Replace	1	24	ea	850	20400	
Appliances: range hood	10	9	1	Fair	Replace	1	24	ea	350	8400	
Millwork - Bathroom Vanity	10	8	2	Fair	Replace	1	24	ea	650	15600	
Accessibility Compliance	15	15	0	Fair	Repair	1	1	ea	7000	7000	
Detector: smoke or CO, dwelling unit bedroom	5	5	0	Poor	Construct	1	28	ea	60	1680	Installation of smoke detectors within all unit bedrooms.
Detector: smoke or CO, dwelling unit	5	1	4	Good	Replace	1	52	ea	60	3120	

Capital Needs Assessment

Capital Needs Over the Term - Dwelling Units

Project: [redacted] Date: 4/30/2026

Item	H & S	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041	16 2042	17 2043	18 2044	19 2045	20 2046	Total
Flooring- Carpet	0	0	0	0	40662	0	0	0	0	0	0	40662	0	0	0	0	0	0	40662	0	0	121986
Flooring - VCT Replace	0	0	0	0	0	0	15336	15334	15334	0	0	0	0	0	0	0	0	0	0	0	0	46004
Millwork - Cabinets	0	0	0	79200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79200
Millwork - Laminate Countertops	0	0	0	33600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33600
Kitchen Sinks - Replace	0	0	0	9600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9600
Appliances: refrigerator/freezer	0	0	25200	0	0	0	0	0	0	0	0	0	25200	0	0	0	0	0	0	0	0	50400
Appliances: range, cooktop, wall oven	0	0	20400	0	0	0	0	0	0	0	0	0	20400	0	0	0	0	0	0	0	0	40800
Appliances: range hood	0	0	8400	0	0	0	0	0	0	0	0	0	8400	0	0	0	0	0	0	0	0	16800
Millwork - Bathroom Vanity	0	0	0	15600	0	0	0	0	0	0	0	0	0	15600	0	0	0	0	0	0	0	31200
Accessibility Compliance	7000	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	7000
Detector: smoke or CO, dwelling unit bedroom	1680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1680
Detector: smoke or CO, dwelling unit	0	0	0	0	0	3120	0	0	0	0	3120	0	0	0	0	3120	0	0	0	0	3120	12480
Uninflated Totals	8680	0	54000	138000	40662	3120	15336	15334	15334	0	3120	40662	54000	15600	0	3120	0	0	40662	0	3120	450750
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	8680	0	55620	146404	44432	3512	17779	18310	18859	0	4071	54646	74749	22242	0	4719	0	0	67208	0	5471	546701

Capital Needs Assessment
Executive Summary

Project: [redacted] **Date:** 4/30/2026

Item	H & S	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041	16 2042	17 2043	18 2044	19 2045	20 2046	Total
Site	4950	0	0	0	2006	0	0	0	0	2006	0	0	0	0	2006	7500	0	0	0	2006	0	$20,474
Architecture	0	0	0	77700	0	0	0	0	7780	0	29500	13000	0	104200	0	0	0	0	0	0	27000	$259,180
Mech & Electric	0	2400	0	91850	0	108000	3700	0	16900	72000	0	0	0	1900	0	0	1800	2400	0	0	1900	$302,850
Dwelling Units	8680	0	54000	138000	40662	3120	15336	15334	15334	0	3120	40662	54000	15600	0	3120	0	0	40662	0	3120	$450,750
Uninflated Totals	13,630	2,400	54,000	307,550	42,668	111,120	19,036	15,334	40,014	74,006	32,620	53,662	54,000	121,700	2,006	10,620	1,800	2,400	40,662	2,006	32,020	$1,033,254
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	13,630	2,400	55,620	326,280	46,624	125,067	22,068	18,310	49,212	93,749	42,562	72,117	74,749	173,515	2,946	16,064	2,804	3,851	67,208	3,415	56,147	$1,268,337

	Non-Inflated	Inflated
Immediate Capital Needs:	$13,630	
Total Capital Needs Over the Term:	$1,019,624	$1,254,707
Grand Total Capital Needs:	$1,033,254	$1,268,337
Units: 24 **Capital Needs Per Unit**	$43,052	$52,847

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Project overview and signage		South elevation view

#VALUE!		#VALUE!
South elevation view		West elevation view

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
North elevation view of the building		East elevation view

#VALUE!		#VALUE!
Cracked concrete pavement at site entrance		Cracked concrete pavement at site entrance

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Site entrance drive		Drive along north side of the building

#VALUE!		#VALUE!
Parking lot northwest of the building		Asphalt condition

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Stormwater drain inlet		Sidewalk

#VALUE!		#VALUE!
Patio		Typical light pole in parking lot

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Shared dumpster enclosure on north side		Intercom at main office

#VALUE!		#VALUE!
Slab on grade		Façade and windows

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Roof overview		Roof overview

#VALUE!		#VALUE!
Unit window		Main entrance south side

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
typical unit entry door		Typical unit low entry threshold

#VALUE!		#VALUE!
Lever door hardware on unit entry door		2nd floor corridor entry from stairway

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
2nd floor laundry room threshold		Utility pad transformer

#VALUE!		#VALUE!
Electrical service with unit meters		Electrical outlets at parking spaces

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Typical unit electrical sub-panel		100 amps oper apartment

#VALUE!		#VALUE!
Lobby AC unit		AC unit at 2nd floor common area

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Building water main and meter under the stairway		Common area water heater 1 of 3

#VALUE!		#VALUE!
Common area water heater 2 of 2		Typical unit electric water heater

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Fire extinguisher wall cabinet		Fire alarm panel in 501 building

#VALUE!		#VALUE!
Fire alarm pull station		1st floor corridor engress door

Capital Needs Assessment
Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Exit sign with emergency lighting		Unit bathroom exhaust fan

#VALUE!		#VALUE!
Typical GFCI outlet in kitchen and bathrooms		Common area smoke detector

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Unit smoke detector outside bedroom		No smoke detector in unit bedroom

#VALUE!		#VALUE!
Elevator equipment room		Elevator cab

Capital Needs Assessment
Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Elevator control panel		Elevatror emergency communications

#VALUE!		#VALUE!
Lobby		Lobby

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Lobby florring		Mailboxes in the lobby

#VALUE!		#VALUE!
Stairway		2nd floor common area in central part of the building

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!	#VALUE!
2nd floor resident's storage lockers	2nd floor laundry room

#VALUE!		#VALUE!
1st floor laundry room		1st floor resident's storage lockers

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
1st floor corridor		2nd floor corridor

#VALUE!		#VALUE!
Unit 106		Unit living room

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Unit kitchen		Unit bedroom

#VALUE!		#VALUE!
Unit bathroom		Unit 204

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Unit living room		Unit bedroom

#VALUE!		#VALUE!
Unit bathroom		Unit kitchen

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Unit 212		Unit kitchen

#VALUE!		#VALUE!
Unit living room		Unit hallway

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Unit bedroom		Unit bedroom

#VALUE!		#VALUE!
Unit bathroom		Unit 105

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Unit living room		Unit kitchen

#VALUE!		#VALUE!
Unit bedroom		Unit bathroom

Capital Needs Assessment

Photos

Project: [redacted] **Date:** 4/30/2026

#VALUE!		#VALUE!
Unit bathroom		ADA parking spaces

#VALUE!		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"
ADA puch button door operator		Insert your caption here

Capital Needs Worksheet
Change History

Version	Date	Type	Worksheet	Change
1.5h	4/17/2017	Bug	Narrative - Embedded Word Doc.	Edited the footer to reflect the current version of the CNA on footer of letter.
1.5h	2/13/2017	Bug	Site, Archtiectural, Mech, Dwelling	Corrected Vlookup for exact match of Item from Control sheet
1.5h	2/6/2017	Bug	Dwelling Sheet	Corrected date for Report on page 2 of Dwelling sheet.
1.5h	1/23/2017	Bug	Printed Sheets	Corrected Version reference on printed sheets
1.5h	12/14/2016	Enhancement	Executive Summary Page	Protected to prevent changes to cells and formulas.
1.5h	12/14/2016	Enhancement	EULs	Verifying EUL updated and have all components per recommendations of task force.
1.5h	12/14/2016	Enhancement	Control Page (EULs) and Change History	Hid Control page and password protected page. Password protected Change History.
1.5h	12/5/2016	bug	Workbook locked. Would not allow adding Photo pages	Removed password for workbook. To enable function of inserting new photo page.
1.5g	11/1/2016	bug	Updated EUL pages.	Corrected EULs per UNLetter.
1.5f	11/1/2016	bug	Updated EUL pages.	Corrected EULs per UNLetter.
1.5d	8/9/2008	Enhancement	All Materials and Conditions Worksheets & Executive Summary	Modified the year on each page to be driven by the report date
1.5d	8/9/2008	Enhancement	All Pages	Removed password from each page.
1.5c	7/25/2007	Enhancement	Photo Page	Photo Pages now support a 4 picture format
1.5b	7/18/2007	bug	Photo Page	Photo Pages may now be inserted by hitting an insert new page button.

1.5b	**7/19/2007**	**bug**	All Materials and Conditions Worksheets & Executive Summary	Row sizes will resize automatically for all sheets
1.5b	**7/20/2007**	**bug**	All Materials and Conditions Worksheets & Executive Summary	Fixed lookup of EUL for all m&c worksheets
1.5a	**7/11/2007**	**bug**	All Materials and Conditions Worksheets & Executive Summary	Columns widths will adjust automatically to accomadate the new titles
1.5a	**7/11/2007**	**bug**	All Materials and Conditions Worksheets & Executive Summary	Change Header Title to "H & S"
1.5	**7/2/2007**	Enhancement	All Materials and Conditions Worksheets & Executive Summary	Year 0 was changed to "Health & Safety"
1.5	**7/2/2007**	Enhancement	Narrative	Expanded to include Health and Safety
1.5	**7/2/2007**	Bug	Various	Fix several spelling mistakes and expanded some comment fields.
1.5	**7/2/2007**	Bug	All Materials and Conditions Worksheets	Fixed word wrapping on the item & comment fields
1.4	**8/22/2006**	Bug	All	Version was printing 1.3 now changed to 1.4
1.4	**8/22/2006**	Bug	Mechanical & Electrical Worksheet	Totals were missing off the 20 year plan
1.4	**8/9/2006**	Enhancement	All Materials and Conditions Worksheets	Changed the "Protect" command to be compatible with MAC Excel and older PC versions
1.4	**8/9/2006**	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	**8/9/2006**	Bug	All Materials and Conditions Worksheets	Allowed Year to be 0
1.4	**8/3/2006**	Enhancement	All Materials and Conditions Worksheets	Added check to make sure the DUR does not exceed the EUL
1.4	**8/3/2006**	Bug	All Materials and Conditions Worksheets	Force insert line to occur within the data block

1.4	**8/3/2006**	Bug	Mechanical & Electrical Worksheet	First line was not pulling the EUL
1.4	**8/3/2006**	Enhancement	Photo Page	Changed to make the page a better fit for landscape printing.
1.3	**7/28/2006**	Enhancement	Change History	Added to Workbook
1.3	**7/28/2006**	Enhancement	All Pages	Added Footer information identifying the section, page number and version.
1.3	**7/28/2006**	Enhancement	Project Summary	Set date in top right corner to today, allowing the ability to override if needed
1.3	**7/28/2006**	Enhancement	Project Summary	Added County to Project
1.3	**7/28/2006**	Enhancement	Narrative	Added embedded worksheet to hold the Narrative Document. Reconfigured the comments.
1.3	**7/28/2006**	Enhancement	All Materials and Conditions Worksheets	Modified the deletion so all rows can be deleted without affecting the underlying formulas
1.3	**7/28/2006**	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	**7/28/2006**	Bug	All Materials and Conditions Worksheets	20 Year plan values were not being properly overwritten. Fixed
1.3	**7/28/2006**	Bug	All Materials and Conditions Worksheets	Comment field was not allowing re-editing. Turned hidden formula off - Fixed