

PHYSICAL NEEDS ASSESSMENT (PNA) REQUIREMENTS

The PNA is an evaluation of the current physical condition of a development including all mechanical and electrical systems, individual units, appliances, building structure and grounds conditions. The PNA report is based on a FNMA form and estimates the remaining useful life of all the projects components. The report also estimates the required replacement of these components along with their estimated cost of replacement. The PNA is not intended to be a scope of work, but is a report that CalHFA utilizes to evaluate the proposed scope of work for the development. The PNA also serves as a basis for estimating the initial replacement reserve funding and required annual replacement reserve deposits.