



AEI Consultants

October 10, 2022

HUD CAPITAL NEEDS ASSESSMENT

Property Identification:

Peabody
1875 Dorchester Avenue
Dorchester, Massachusetts 02124

AEI Project No. 463342
Site Inspection Date: July 26, 2022

Prepared For:

Boston Housing Authority
52 Chauncy Street
Boston, Massachusetts 02111

Prepared By:

AEI Consultants
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Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

Boston Housing Authority
52 Chauncy Street,
Boston, Massachusetts 02111

Subject: HUD CAPITAL NEEDS ASSESSMENT

Peabody
1875 Dorchester Avenue, Dorchester, Massachusetts 02124
AEI Project No. 463342

Dear Rick Jegorow:

AEI's Capital Needs Assessment (CNA) (the Physical Inspection Report) has been prepared for the above-mentioned asset (the Property). During the property assessment and research, our needs assessor met with agents representing the Property, or agents of the owner, and reviewed the property and its history. This assessment and Physical Inspection Report have been prepared in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process", and HUD protocols, including the use of MAP Guide, revised March 2021. This Physical Inspection Report is written to meet the Multifamily Accelerated Processing (MAP) guidelines pursuant to the U.S. Department of Housing and Urban Development (HUD) mortgage insurance programs.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Client and AEI.

The CNA was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. The Report may be relied upon by Boston Housing Authority, their respective successors and assigns, and by the United States Department of Housing and Urban Development (HUD).

In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent capital needs assessor in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third



parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact Jeb Bonnett at 804-955-8373 or jbonnett@aeiconsultants.com.

Sincerely,

DRAFT
Karla King
Executive Vice President
AEI Consultants

DRAFT
Jeb Bonnett
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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Boston Housing Authority on May 24, 2022 to conduct a Capital Needs Assessment (CNA) at Peabody located at 1875 Dorchester Avenue in Dorchester, Massachusetts. The property features 103 dwelling units within 1 building, which was built in 1982 and is situated on 0.74 acres. The property was observed in good to fair physical condition.

According to the site contact, recently completed work includes

- full elevator machinery and cab modernization (2020)
- domestic hot water boiler replacement
- corridor lighting replacement with additional motion sensor activation (5 years)
- leasing office flooring replacement (2022)
- upgrade flooring to vinyl plank and some granite counters in approximately 10% of dwelling units (2020 to present)

According to the site contact, current work includes

- full renovations to unit 221

Reported future renovations include

- on going dwelling unit renovations

In addition, the Boston Housing Authority reported a pilot program is in process to assess intercom replacements with intercoms which provide visual recognition capability.

A summary of the Property improvements is provided in the following table.

Item	Description
Property Type	Senior apartments
Number of Floors	Seven
Number of Apartment Units	103
Total Number of Buildings	1
Number of Apartment Buildings	1
Ancillary Buildings	None
Parking	21 total spaces 19 of Regular Spaces 2 of Accessible Spaces / 0 of Van Accessible Spaces 13 Covered /4 Uncovered Source: Site Count
Gross Floor Area	77,798 per City of Boston Assessing Department
Net Rentable Floor Area	55,190 per Estimated from floor plans
Site Area	0.74 acres per City of Boston Assessing Department

Item	Description
Year of Construction	1982 per City of Boston Assessing Department

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1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

Subject property improvements appear to have been carried out in compliance with contemporary building codes and standard building practices at the time of their construction. The Project Manager did not observe any obvious building code violations, nor did management or City report any violations. The quality of planning and design provided for site improvements appears to be suitable, reflecting a relatively efficient use of space and an acceptable use of building materials and systems.

Overall Condition of the Property

Based on AEI's observation of the Property and improvements, the Property appears to be in overall good to fair condition.

Assuming the level of maintenance currently being provided at the subject property is continued and deferred maintenance specified herein is corrected, the property should continue to retain its ability to perform and compete in the local market in the future.

Recommendations in this Report

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken. No recommendations for immediate, further investigation have been included in the Assessment and Recommendation sections of this report.

1.2 REMAINING USEFUL LIFE

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 50 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. AEI's building RUL estimate is a subjective opinion based on observed and reported conditions obtained as part of the CNA assessment and is not an estimate of the Remaining Economic Life (REL) of the property.

AEI will identify items addressed as operating expenses as opposed to capital replacements that would be included in our Reserves for Replacement when sufficient documentation has been provided by the borrower.

No documentation regarding the differentiation between operating expenses and capital replacements was provided by the borrower.

1.3 LIST OF COMMONLY USED ACRONYMS

ADA	The Americans with Disabilities Act
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AHU	Air Handling Unit
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
EUL	Expected Useful Life
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FHA	Forced Hot Air
FHW	Forced Hot Water
FIRMS	Flood Insurance Rate Maps
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
GFI	Ground Fault Interrupt (circuit)
GPNA	Green Physical Needs Assessment
GWB	Gypsum Wall Board
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
IM / IR	Critical or Non-Critical Repair
MEP	Mechanical, Electrical & Plumbing
MDP	Main Distribution Panel
NA	Not Applicable
NFPA	National Fire Protection Association
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
PTAC	Packaged Through-wall Air Conditioning (Unit)
R&M	Repair and Maintain - Routine Maintenance
RR	Replacement Reserve
RTU	Rooftop Unit
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
WDO	Wood Destroying Organisms

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

Estimates are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, AEI's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions.

Actual costs may differ from AEI's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

Critical Repairs

Items which will need to be performed as Critical Repairs (before loan closing) are included in the Critical Repairs Cost Estimate Table 7.2. Critical repairs are identified as either Life Safety or Accessibility. Those identified as "Life Safety" are needed to address hazards to life and health while those identified as "Accessibility" are needed to correct accessibility deficiencies. While these are not mutually exclusive, only one designation may be applied to each repair or alteration.

Life Safety repairs must be completed prior to Endorsement.

Accessibility repairs must be completed as soon as possible; and the CNA e Tool requires that the time estimated to complete each accessibility repair be identified as a number of months. If "as soon as" possible exceeds twelve months for any Accessibility repair, the corrective action plan must be referred to HUD headquarters to the attention of the Director of Technical Support in the Office of Multifamily Housing Production, who will determine whether the proposed corrective action plan is acceptable.

Non-Critical Repairs

Each of the Non-Critical (within 1 year of loan closing) Repair items noted during the survey is listed Table 7.3. Non-Critical Repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value. Non-critical repairs must be promptly and timely executed and completed within twelve months of endorsement, provided that the MF Regional Center/Satellite Office Director may approve an extended period not to exceed six additional months for unusual circumstances (e.g. work constrained by weather conditions or work requiring temporary relocation of elderly or disabled tenants.). A program of repairs and alterations which because of scale or quantity is reasonably expected to require more than a year to complete should be reconsidered as substantial rehabilitation.

Replacement Reserves

Items that will most likely need to be performed over the length of the evaluation period (20 years) such as repairs, replacements and significant maintenance items are listed in the Replacement Reserves Table (Table 7.4).

Items included in the Replacement Reserve Table are determined based upon the estimated useful life (EUL) of a system or component, the effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age. Routine maintenance costs are not included as part of this assessment.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from the United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

2.1 PURPOSE

The purpose of this survey and related report is to assist Boston Housing Authority and HUD in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time. For this assessment, the Project Manager has performed a reconnaissance assessment of the subject property and its improvements, evaluated the apparent physical conditions, reviewed available documentation, assessed the expected useful life (EUL), and estimated the cost for repairs, replacements, and significant maintenance items. The Project Manager assessed a representative sample of the building/s; the assessment typically included roofs, operational components, parking structures, and all common areas and exteriors.

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. This investigation was prepared for the sole use and benefit of Boston Housing Authority and HUD. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Boston Housing Authority and HUD.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

2.2 SCOPE OF WORK

AEI was retained by Boston Housing Authority on May 24, 2022 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed at Peabody property located at 1875 Dorchester Avenue in Dorchester, Massachusetts. The scope of work included the following:

- The inspection of at least 10% of each unit type;
- The visual examination of the property's components, including MEP equipment, exterior walls, roofing, foundations, landscaping, utilities, and interior elements;
- The interviewing of property management and tenants;
- The information gathering from Freedom of Information request letters from the local Building, Zoning, and Fire departments;
- The data population of HUD's CNA E-Tool;

Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

2.2.1 ASSESSMENT METHODOLOGY

The CNA meets the specifications of the lender and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The CNA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. A summary of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents the Critical Repairs, Non-Critical Repairs, and Replacement Reserves Schedule. The content in these tables is generated from the HUD CNA E-Tool.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the CNA to reflect material physical deficiencies and the corresponding opinion of probable costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant.

Standard Estimated Useful Life (EUL)

The EUL is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. HUD has hard coded an EUL associated with every component in the HUD CNA E-Tool. Neither AEI, nor any other provider can use different EULs for components in the CNA E-Tool.

Assessed Remaining Useful Life (ARUL)

This is the Needs Assessor's best professional judgment of the actual RUL of the Component ID based on observed conditions that may not agree with the auto-populated value in the Standard Remaining Useful Life field. Needs Assessors must provide a comment each time the ARUL field is populated in the CNA E-Tool.

Standard Remaining Useful Life (SRUL)

The SRUL Displays the RUL based on the Standard EUL less the current age of the component. This is an auto-populated field that is strictly math based.

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	July 26, 2022
Time of Site Visit	9 am
Weather Conditions	85 and Clear
Site Assessor	Keith Hoffses, R.A.
Site Escorts	Beatrice Ortega
Point of Contact	Beatrice Ortega
Total Units Inspected	22 units were inspected

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
1875 Dorchester Avenue	1-bed-1-bath	102	Occupied
1875 Dorchester Avenue	1-bed-1-bath	205	Occupied
1875 Dorchester Avenue	1-bed-1-bath	211	Occupied
1875 Dorchester Avenue	1-bed-1-bath	221	Vacant
1875 Dorchester Avenue	1-bed-1-bath	231	Occupied
1875 Dorchester Avenue	1-bed-1-bath	307	Occupied
1875 Dorchester Avenue	1-bed-1-bath	308	Occupied
1875 Dorchester Avenue	1-bed-1-bath	311	Occupied
1875 Dorchester Avenue	1-bed-1-bath	313	Occupied
1875 Dorchester Avenue	2-bed-1-bath	409	Occupied
1875 Dorchester Avenue	1-bed-1-bath	411	Occupied
1875 Dorchester Avenue	1-bed-1-bath	413	Occupied
1875 Dorchester Avenue	1-bed-1-bath	422	Occupied
1875 Dorchester Avenue	1-bed-1-bath	503	Occupied
1875 Dorchester Avenue	1-bed-1-bath	504	Occupied
1875 Dorchester Avenue	1-bed-1-bath	505	Occupied
1875 Dorchester Avenue	2-bed-1-bath	509	Occupied
1875 Dorchester Avenue	1-bed-1-bath	513	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
1875 Dorchester Avenue	1-bed-1-bath	514	Occupied
1875 Dorchester Avenue	1-bed-1-bath	606	Occupied
1875 Dorchester Avenue	1-bed-1-bath	607	Occupied
1875 Dorchester Avenue	1-bed-1-bath	612	Occupied

2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Boston Housing Authority (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Boston Housing Authority on May 24, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

The Project Manager's findings are derived from a thorough review of all available resources, including but not limited to, construction drawings, rent rolls, interviews with property management, and field inspection observations. Please note that the building and unit matrices were populated in the CNA E-Tool and the Building Unit Mix report generated from that effort is attached below:

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1-bed/1-bath	530	98	51,940
2-bed/2-bath	650	5	3,250
		Total NSF:	55,190

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
1875 Dorchester Avenue	7	77,798
	Total GSF:	77,798

3.2 SITE

3.2.1 SITE TOPOGRAPHY

The property is generally flat with only minor variations in slope. There are no notable deficiencies or indications of deferred maintenance associated with the site's topography.

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Concrete retaining walls Subterranean subway enclosure	RR	Good
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaped areas sloped towards area drains	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of topography, drainage or retaining wall features were observed or reported.

Photographs



Topography



Topography



Retaining wall



Surface drain

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by 2 entrances / exits from following adjoining municipal streets: Dorchester Avenue and Talbot Avenue	R&M	Good
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable
Easement or Alley Way	A public transit subway system runs beneath the building	R&M	Good

Photographs



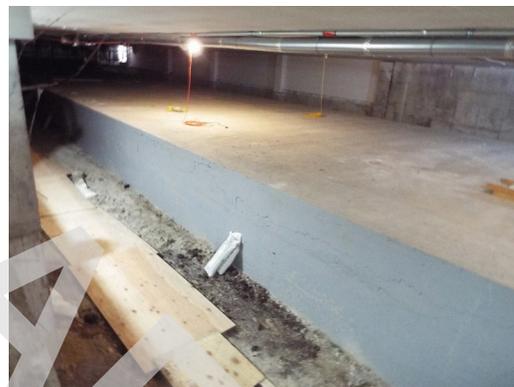
Property entrance - parking garage



Property entrance - surface parking



Public transit subway enclosure



Public transit subway enclosure

3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	RR	Good/Fair
Concrete Pavement	Not applicable	NA	Not applicable
Curbing	Granite	RR	Good
Seal Coating	Worn with grayish appearance but functional	RR	Good/Fair
Striping	Painted parking striping faded and worn	RR	Good/Fair
Total Number of Parking Spaces	21 spaces: 8 spaces in an open lot; 13 spaces in grade level common parking garage	R&M	Good
Number of ADA Spaces	2	IM	Good/Fair

Photographs



Parking overview - surface



Pavement and striping condition



Parking - garage



Parking garage pavement condition

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Item	Description	Action	Condition
Sidewalks	Concrete Brick pavers	RR	Good/Fair
Ramps	Not applicable	NA	Not applicable
Exterior Steps	Not applicable	NA	Not applicable
Handrails	Not applicable	NA	Not applicable
Loading Docks	Not applicable	NA	Not applicable

Photographs



Brick pavers



Main entry walkway

3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and mulch	R&M	Good
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Wrought iron fencing Concrete site wall Chain link	RR	Good
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Not applicable	NA	Not applicable
Site/Building Lighting	Exterior building mounted LED lights	R&M	Good
Parking Area Lighting	Exterior building mounted LED lights	R&M	Good
Signage	Building-mounted signs	RR	Good
Water Features	Not applicable	NA	Not applicable

Photographs



Property signage



Landscaping



Metal fencing



Site wall



Chain link fencing



Building mounted lighting

3.2.7 RECREATIONAL FACILITIES

Other Structures

Item	Description	Action	Condition
Garages	Integral grade level common garage providing 13 parking spaces	R&M	Good/Fair
Carports	Not applicable	NA	Not applicable
Maintenance Shed	Not applicable	NA	Not applicable
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	Eversource
Electricity	Eversource
Potable Water	Boston Water & Sewer
Sanitary Sewerage	Boston Water & Sewer
Storm Sewer	Municipal
Fuel Oil	Not Applicable

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	RR	Good/Fair
Waste Service Lines	PVC Cast Iron	RR	Good/Fair
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Diesel	RR	Good/Fair
Transformers	Utility-owned, pad-mounted electrical transformer	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs



Transformer



Gas meter

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

A public transit subway system runs beneath the building.

Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade	R&M	Good
Foundation Walls	Thickened and reinforced concrete slab	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Pavement abuts the perimeter of the foundation.	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported.

Photographs



Public transit subway enclosure



Parking - garage

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Item	Description	Action	Condition
Wall Structure	Concrete Frame, Masonry, Steel	R&M	Good
Secondary Framing Members	Steel lintels at window and door openings	R&M	Good
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	R&M	Good
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

As-built plans of the Property were unavailable for review to confirm the below ground components. An enclosed full height crawl space is located under the upper lobby area. The crawl space consists of load-bearing reinforced concrete perimeter and concrete masonry unit walls and interior columns.

The floor of the crawl space is poured concrete, and contains a concrete encased public transit subway tunnel . The flooring of the level above is constructed of concrete and steel framing.

Photographs



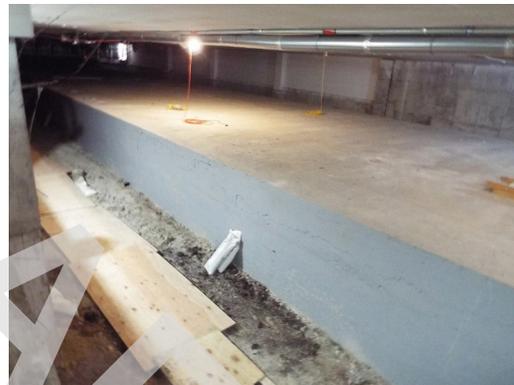
Retaining wall



Property entrance - surface parking



Public transit subway enclosure



Public transit subway enclosure



Parking - garage

3.3.2.3 ROOF FRAME & SHEATHING

Item	Description	Action	Condition
Roof Design	Low-slope with no attic space	R&M	Good
Roof Framing	Steel framing	R&M	Good

Item	Description	Action	Condition
Roof Deck or Sheathing	Metal deck with lightweight concrete	R&M	Good
FRT Plywood	FRT plywood was not observed	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good to fair condition.

3.3.2.5 ATTICS & EAVES

Not applicable. The building does not have attics or eaves.

3.3.2.6 INSULATION

The roofs are insulated with rigid insulation.

The depth of the insulation was not observable and the R value could not be determined.

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Concrete wall located at raised terrace	R&M	Good
Patio Construction	Brick paver patio	RR	Good/Fair
Terraces	Outdoor raised terrace has concrete pavers set over the roofing membrane	RR	Good/Fair
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Steel frame stairs with steel treads.	RR	Good/Fair

Photographs



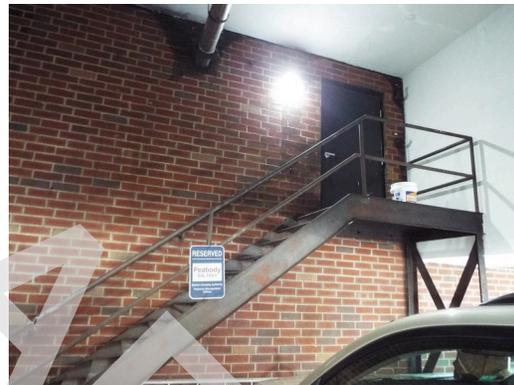
Common area patio



Raised terrace



Raised terrace



Exit stair

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

Item	Description	Action	Condition
Unit Entry Doors	Not applicable	NA	Not applicable
Service Doors	Steel clad insulated door	RR	Good/Fair
Sliding Glass Doors	Aluminum frame	RR	Good
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Aluminum storefront	RR	Good

Photographs



Main entry



Storefront system



Sliding glass door



Service doors

3.3.3 SIDEWALL SYSTEM

Minor vertical joint cracking was observed at a window bay located on Talbot Avenue. Repair is required. (Non-Critical Repair)

Staining was observed on the building exterior, primarily due to condensate and deterioration at thru wall and window air conditioners. Pressure washing is recommended. (Non-Critical Repair)

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted Masonry Brick Veneer	IM/RR	Good/Fair
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Concealed	RR	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Not applicable	NA	Not applicable

Photographs



Elevation - Dorchester Avenue



Elevation - side



Elevation - side



Elevation - Talbot Avenue



Masonry condition



Masonry crack (Non-Critical Repair)



Masonry staining (Non-Critical repair)



Masonry staining (Non-Critical repair)

3.3.3.1 WINDOWS

Condensation was observed at several windows scattered throughout the building. The condensation occurs due to failure of the insulating glazing perimeter seal. According to the site contact, approximately 10% of the windows are currently affected. Replacement of insulating glass at affected units is recommended. (Non-Critical Repair)

Residents reported difficulty with window opening operation at units 205, 422, 514 and generally throughout the building. This appears to be due to failure of sash counterbalances. An allowance for repair is recommended. (Non-Critical Repair)

Gaps and deterioration were observed at thru-wall air conditioner opening panels, scattered throughout the exterior elevations. Panel replacement and gap sealing is recommended. (Non-Critical Repair)

Item	Description	Action	Condition
Window Type	Single hung windows	RR	Good/Fair
Window Frame	Aluminum frame	RR	Good/Fair
Window Panes	Double pane insulated	RR	Good/Fair

Photographs



Typical windows



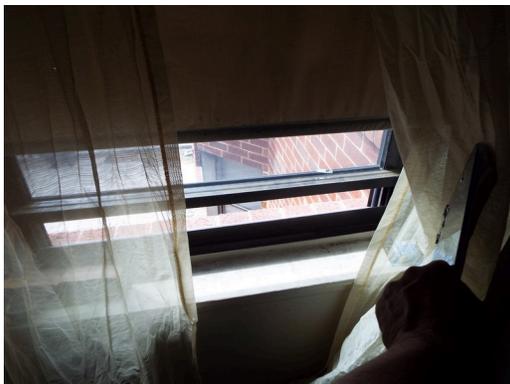
Typical window



Typical window frame



Window condensation - 1-bed-1-bath - unit 221 (Non-Critical Repair)



Window lacks screen - 1-bed-1-bath - UFAS - unit 311 (Non-Critical Repair)



Window operation condition - 1-bed-1-bath - unit 514 (Non-Critical Repair)



Thru wall panel condition (Non-Critical Repair) Thru wall panel condition (Non-Critical Repair)

3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Main	Low slope with TPO (white)	17,200 SF	8 years	12 years	Not reported	RR	Good
Raised Terrace	Low slope with membrane covered with concrete pavers	1,700 SF	8 years	12 years	Not reported	RR	Good

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
All	Internal drains	Not applicable	Not applicable	R&M	Good/Fair

Photographs



Roof overview



Roofing



Roof drain



Flashing



Roof penetration flashing



Raised terrace

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

A leaking toilet was reported at unit 504. Repair is required. However, the work can be performed as a part of the property routine maintenance program. No costs are included in the Tables.

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	RR	Good/Fair
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	PVC pipe Cast iron pipe	RR	Good/Fair
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Not applicable	NA	Not applicable
Domestic Water Boilers	Two (2) central natural gas-fired boilers with 399,999 btu capacity (manuf 2019)	RR	Good

Item	Description	Action	Condition
Boiler Peripherals	Two (2) hot water storage tanks with 120 gallon capacity (manuf 2019)	RR	Good
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs



Domestic hot water boilers



Hot water storage tanks



Water meter



Toilet leak reported - 1-bed-1-bath - unit 504

3.4.2 HVAC SYSTEMS

Non-functional and noisy bathroom fans were reported at units 205 and 514. Repairs are recommended. (Non-Critical Repair)

AEI observed damaged and loose baseboard heaters covers scattered throughout the property. An allowance for replacement is recommended. (Non-Critical Repair)

AEI observed gaps at a thru-wall air conditioner located on the Talbot Avenue elevation. Repair is required. (Non-Critical Repair)

Item	Description	Action	Condition
Cooling Equipment	Individual Split Systems with air-cooled condensing units	RR	Good

Item	Description	Action	Condition
Heating Equipment	Central Hydronic Boilers with Baseboard distribution	RR	Good/Fair
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Baseboard radiant heaters	IM/RR	Good/Fair
Tonnage of Cooling Equipment	Two (2) split system condensers with a capacity of 1.5 tons each served the community room. Tenants provide their own thru wall air conditioners.	RR	Good/Fair
Distribution System	Two pipe hydronic distribution system using steel pipe	R&M	Good/Fair
Controls	Local Thermostat	R&M	Good/Fair
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Rooftop makeup air unit	RR	Good/Fair
Toilet Room Ventilation	Direct vent fans connected to central roof-mounted exhaust fans	R&M	Good

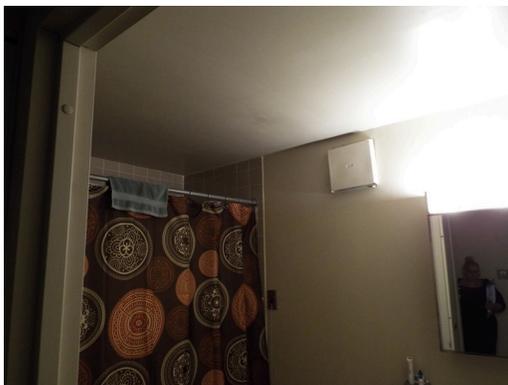
Photographs



Hot water boilers



Typical bathroom ventilation fan - unit 221



Fan not working - 1-bed-1-bath - unit 205
(Non-Critical Repair)



Baseboard heater cover condition -
1-bed-1-bath - unit 221 (Non-Critical Repair)



Bathroom fan condition - 1-bed-1-bath - unit 514 (Non-Critical Repair)



Thru wall HVAC unit installation (Non-Critical Repair)



Common area - community room - split system fan coil



Split-system condenser - community room

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformer	R&M	Good
Building Service	600-Amp, 120/208-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	125 Ampere breaker panel	R&M	Good
Panel Manufacturer	General Electric (GE)	RR	Good/Fair
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Not reported	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Unit 514 kitchen lacks GFCI receptacle	IM	Good/Fair

Photographs



Main electrical distribution panel



Electric meters



Typical unit electrical panel - 1-bed-1-bath - unit 221



Emergency generator



1-bed-1-bath - unit 514 - kitchen lacks GFCI receptacle (Critical Repair)



Typical kitchen GFCI receptacle - unit 413

ASSESSMENT / RECOMMENDATION

The kitchen located at unit 514 lacks a GFCI receptacles. Installation of a GFCI receptacle is required. (Critical Repair)

The power to the property was reportedly sufficient.

3.5 ELEVATORS

Elevator Summary

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
1 and 2	Two hydraulic elevators	Not provided	2,500 pounds	7 floors	2019	RR	Good

Elevator Inspection

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevators	Annual	06/04/21	Commonwealth of Massachusetts	R&M	Good

ASSESSMENT / RECOMMENDATION

According to the site contact, the elevators were modernized in 2019. The elevators were observed to be in good condition with no significant deficiencies observed. The elevator machine rooms appeared to be well maintained. No unusual problems or concerns were noted or reported concerning speed, leveling, or sequencing. The elevator is serviced by an outside contractor as part of a yearly maintenance contract.

Photographs



Elevator



Elevator machinery

3.6 LIFE & FIRE SAFETY

According to the fire alarm inspection report, dated 3/9/2022, smoke detector deficiencies exist, including lack of access to devices in units 89, 105, 432, 433, 464, and 465. A heat detector in unit 37 was painted. Corrective action is required. (Critical Repair)

According to the fire sprinkler inspection report, dated 9/9/2021, the following system deficiencies exist:

- ATS on the fire pump controller not wired to the generator
- lack of a guard on the fire pump shaft
- fire pump needs new packing glands and packing bolts
- test and drain on 6th floor leaking during test
- jockey pump not working and corroded

During the site visit it appeared that some items have been corrected. However, confirmation, reinspection, and correction of any remaining deficiencies is required. (Critical Repair)

The emergency call system appears to be original, and is beyond its estimated useful life. Replacement is recommended. (Non-Critical Repair)

Item	Description	Condition	Action
Fire Suppression Systems	100% Sprinkler Coverage with Wet pipe system	Good	RR
Fire Suppression System Inspection Date	A fire sprinkler inspection report dated 9/9/2021 was provided. Deficiencies were noted.	Fair	IM
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures Hard-wired smoke detectors are provided in common areas and dwelling unit halls and bedrooms. Emergency pull-cords were observed in bathrooms.	Fair	IM
Fire Extinguishers	Mounted on interior common area walls Last inspection completed on August 2022	Good	R&M
Fire Alarms	Hard-wired alarm panel	Good/Fair	RR
Fire Alarm Inspection Date	A fire alarm inspection report dated 3/9/2022 was provided. Deficiencies were noted.	Fair	IM
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	The building features interior staircase towers	Good	R&M

Photographs



Fire alarm control panel



Fire department connection



Fire extinguisher



Fire life safety devices



Fire pump motor



Fire sprinkler riser and pump



Typical hardwired smoke detector - unit 221 - bedroom



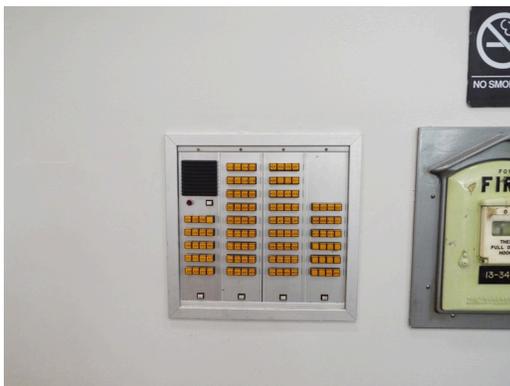
Typical hardwired smoke detector - unit 221 - hall



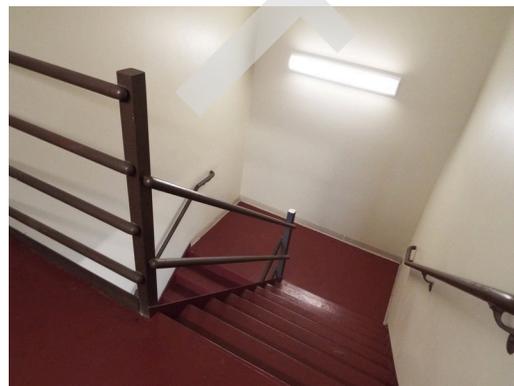
Typical common area smoke detector



1-bed-1-bath- UFAS - unit 513 - emergency call device (Non-Critical Repair)



Emergency call annunciator panel



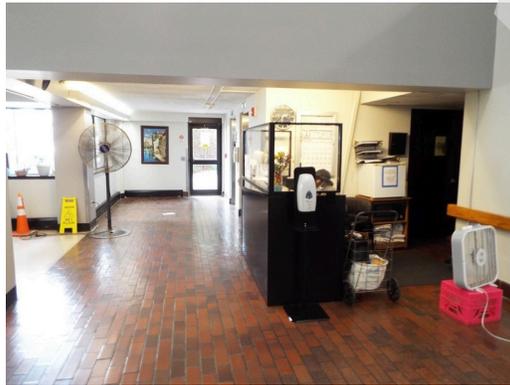
Interior exit stair

3.7 INTERIOR ELEMENTS

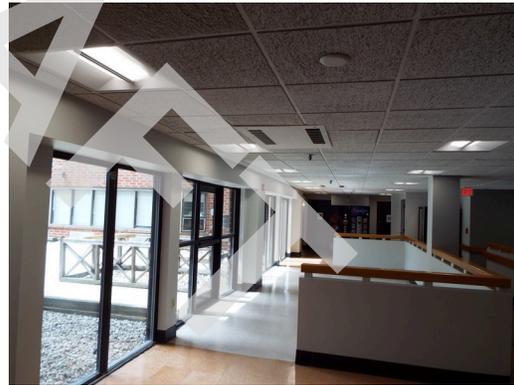
3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Community Room	A community room with numerous chairs and tables is located in the main building. Finishes include vinyl tile flooring with painted drywall walls and suspended acoustical tile ceilings.	RR	Good/Fair
Leasing Office	A leasing office with chairs, desks and office equipment is located in the building. Finishes include vinyl plank flooring with painted drywall walls and suspended acoustical tile ceilings.	RR	Good/Fair
Common Area Kitchen	A common area kitchen with cabinets, countertop, refrigerator, range, sink and microwave is located adjacent to the community room. Finishes include vinyl tile flooring with painted drywall walls and suspended acoustical tile ceilings.	RR	Good/Fair
Common Area Laundry	A common area laundry with 3 commercial washers and 3 commercial dryers is located in the main building. Finishes include vinyl tile flooring with painted drywall walls and suspended acoustical tile ceilings. The washers and dryers are leased.	RR	Good/Fair

Photographs



Main lobby



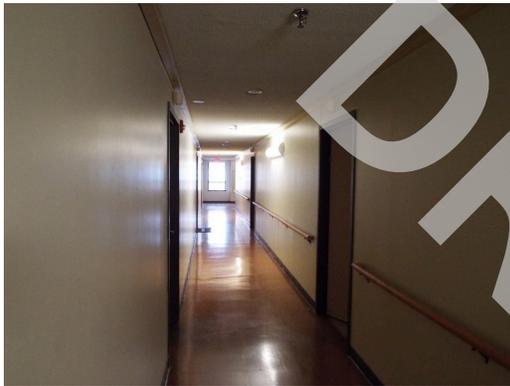
Common area - upper lobby



Common area - kitchen, not UFAS compliant
(Critical Repair)



Common area - laundry



Typical corridor



Upper level elevator lobby

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

AEI observed deteriorated carpet located in unit 606. Replacement is required. (Non-Critical Repair)

AEI observed deteriorated vinyl flooring located in unit 205. Replacement is required. (Non-Critical Repair)

AEI observed damaged drywall walls located in units 205, 505 and 513. Repair is required. (Non-Critical Repair)

AEI observed damaged drywall ceilings and paint located in units 311, 504, 509 and 606. Repair is required. (Non-Critical Repair)

AEI observed kitchen cabinet deterioration located in units 311 and 509. Replacement is required. (Non-Critical Repair)

AEI observed vanity deterioration located in unit 606 bathroom. Replacement is required. (Non-Critical Repair)

AEI observed damaged and misaligned doors located in units 211, 311, 413 and 514. Repair is required. (Non-Critical Repair)

AEI observed a damaged range burner located in units 213. The residents reported a range not working properly in unit 413 and 509. Repair is required. (Critical Repair)

Unit Finishes

Item	Description	Action	Condition
Carpet	Residential grade carpet	IM	Poor
Resilient Flooring (vinyl)	Sheet vinyl Vinyl tile Vinyl tile	IM/RR	Good/Fair
Other	Not applicable	NA	Not applicable
Walls	Gypsum board with painted finish	IM	Good/Fair
Ceilings	Exposed concrete with painted finish	IM	Good/Fair
Window Coverings	Window blinds are provided	R&M	Good/Fair

Photographs



1-bed-1-bath - unit 102 - living room



1-bed-1-bath - unit 102 - bathroom



1-bed-1-bath - unit 102 - bedroom



1-bed-1-bath - unit 102 - kitchen



1-bed-1-bath - unit 205 - bedroom



1-bed-1-bath - unit 205 - living room



Flooring condition - 1-bed-1-bath - unit 205 -
bathroom (Non-Critical Repair)



1-bed-1-bath - unit 205 - kitchen



1-bed-1-bath - UFAS - unit 211 - kitchen



1-bed-1-bath - UFAS - unit 211 - bedroom



1-bed-1-bath - UFAS - unit 211 - bathroom



1-bed-1-bath - UFAS - unit 211 - bedroom



1-bed-1-bath - unit 221 - livingroom



1-bed-1-bath - unit 307 - living room



1-bed-1-bath - unit 307 - kitchen



1-bed-1-bath - unit 307 - kitchen



1-bed-1-bath - unit 307 - bedroom



1-bed-1-bath - unit 307 - bathroom



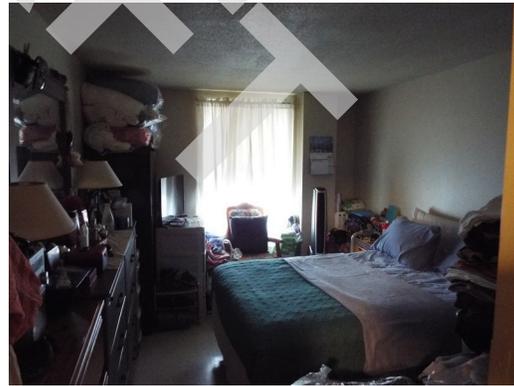
1-bed-1-bath - unit 307 - bathroom



1-bed-1-bath - unit 308 - kitchen



1-bed-1-bath - unit 308 - living room



1-bed-1-bath - unit 308 - bedroom



1-bed-1-bath - unit 308 - bathroom



1-bed-1-bath - UFAS - unit 311 - kitchen



1-bed-1-bath - UFAS - unit 311 - living room



1-bed-1-bath - UFAS- unit 311 - bathroom



1-bed-1-bath - UFAS - unit 313 - kitchen



1-bed-1-bath - UFAS- unit 313 - bathroom



1-bed-1-bath - UFAS - unit 313 - bedroom



1-bed-1-bath - UFAS - unit 411 - living room



1-bed-1-bath - UFAS - unit 411 - bathroom



1-bed-1-bath - unit - living room



1-bed-1-bath - unit - bedroom



1-bed-1-bath - unit - bathroom



1-bed-1-bath - unit 422 - kitchen



1-bed-1-bath - unit 422 - bedroom



1-bed-1-bath - unit 422 - bathroom



1-bed-1-bath - unit 503 - kitchen



1-bed-1-bath - unit 505 - bedroom



1-bed-1-bath - unit 505 - kitchen



1-bed-1-bath- UFAS - unit 513 - kitchen



1-bed-1-bath - UFAS - unit 513



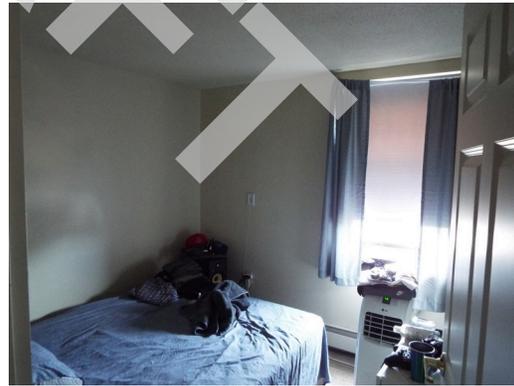
2-bed-1-bath- UFAS - unit 409 - kitchen



2-bed-1-bath- UFAS - unit 409 - living room



2-bed-1-bath - UFAS- unit 409 - bedroom



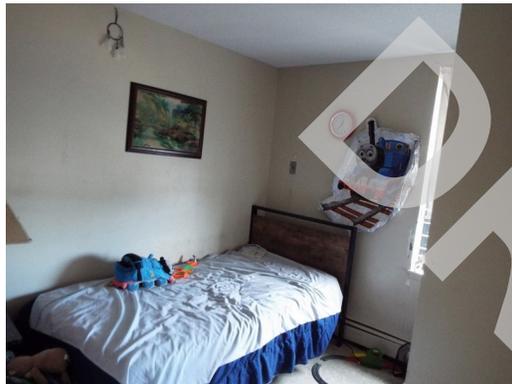
2-bed-1-bath- UFAS - unit 409 - bedroom



2-bed-1-bath- UFAS - unit 409 - bathroom



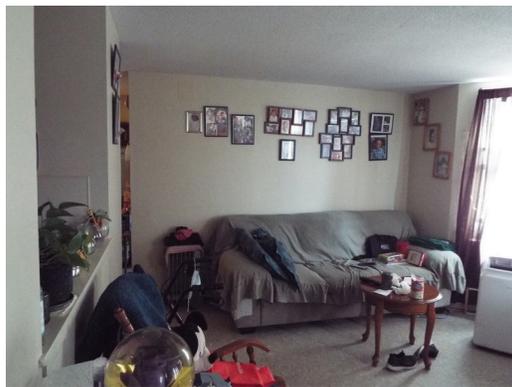
2-bed-1-bath - unit 509 - bathroom



2-bed-1-bath - unit 509 - bedroom



2-bed-1-bath - unit 509 - bedroom



2-bed-1-bath - unit 509 - living room



2-bed-1-bath - unit 509 - kitchen



Wall base condition - 1-bed-1-bath - unit 205
(Non-Critical Repair)



Door condition - 1-bed-1-bath - UFAS - unit
211 (Non-Critical Repair)



Door condition - 1-bed-1-bath - UFAS - unit
213 (Non-Critical Repair)



Door condition - 1-bed-1-bath - UFAS - unit
311 (Non-Critical Repair)



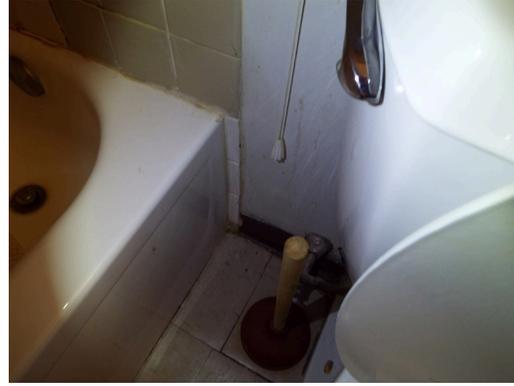
Ceiling repair - 1-bed-1-bath - UFAS - unit 311
(Non-Critical Repair)



Entry door misalignment - 1-bed-1-bath -
UFAS - unit 413 (Non-Critical Repair)



Ceiling condition - 1-bed-1-bath - unit 504
(Non-Critical Repair)



Wall condition - 1-bed-1-bath - unit 505
bathroom (Non-Critical Repair)



Wall base condition - 1-bed-1-bath - UFAS -
unit 513 (Non-Critical Repair)



Wall base condition - 1-bed-1-bath - UFAS -
unit 513 (Non-Critical Repair)



Wall condition - 1-bed-1-bath - UFAS - unit
513 (Non-Critical Repair)



Entry door closer condition - 1-bed-1-bath -
unit 514 (Non-Critical Repair)



Ceiling condition - 1-bed-1-bath - unit 606
(Non-Critical Repair)



Flooring condition - 1-bed-1-bath - unit 606
(Non-Critical repair)



Bathroom ceiling condition - 2-bed-1-bath -
unit 509 (Non-Critical Repair)



UFAS - kitchen cabinets - unit 213



1-bed-1-bath - UFAS - unit 213 - kitchen



1-bed-1-bath - UFAS - unit 213 - living room



UFAS - bathroom fixtures - unit 213

Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	RR	Good/Fair
Ranges	Units vary in age and condition	IM/RR	Good/Fair
Range hoods	Units vary in age and condition	RR	Good/Fair
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Not applicable	NA	Not applicable

Photographs



1-bed-1-bath - unit 504 - appliances



1-bed-1-bath - unit 612 - range



1-bed-1-bath - unit 612 - range hood



UFAS - cooktop - unit 211



UFAS - wall oven - unit 313



Range condition - 1-bed-1-bath - UFAS - unit 213 (Critical Repair)

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminate countertops with stainless steel, single basin sink	IM/RR	Good/Fair
Bathroom Sink and Countertop	Vanity unit with cultured marble counter with integral sink Plastic laminate countertop with surface mounted porcelain sink	IM/RR	Good/Fair
Kitchen Cabinetry	Wood frame with solid wood doors	IM/RR	Good/Fair
Bathroom Cabinetry	Wood frame with solid wood doors	IM/RR	Good/Fair
Bathtub/Shower and Enclosure	Enamel over steel bathtub with ceramic tile tub surround Fiberglass bathtub with fiberglass tub surround	RR	Good/Fair
Toilet	Water saver toilet Tank top toilet with large capacity tank	RR	Good/Fair
Accessories	Medicine cabinet Towel bars	RR	Good/Fair

Photographs



1-bed-1-bath - unit 504 - kitchen cabinets



1-bed-1-bath - unit 514 - bathroom vanity



1-bed-1-bath - unit 612 - tub shower (newer)



2-bed-1-bath - unit 509 - tub shower (older)



UFAS - kitchen cabinets - unit 213



UFAS - bathroom sink - unit 213



UFAS - bathroom fixtures - unit 213



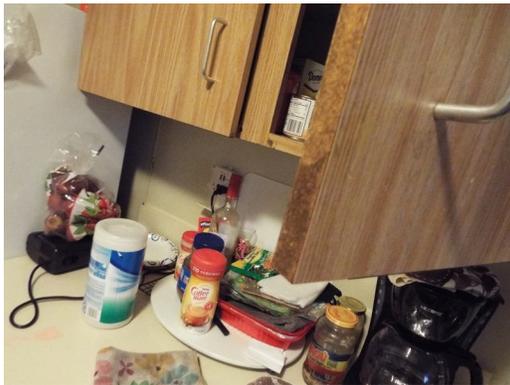
UFAS - unit 213 - roll in shower



Kitchen cabinet condition - 1-bed-1-bath - UFAS - unit 311 (Non-Critical Repair)



Vanity cabinet condition - 1-bed-1-bath - unit 606 (Non-Critical Repair)



Kitchen cabinet condition - 2-bed-1-bath - unit 509 (Non-Critical Repair)

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities). However, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PNA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Beatrice Ortega reported that she was not aware of suspected mold or microbial growth at the Property and that tenant occupants have not had complaints concerning suspected mold or microbial growth. Beatrice Ortega indicated that no formal indoor air quality management plan currently exists at the Property.

AEI identified no documents regarding indoor air quality or microbial concerns.

Scattered areas of mold were observed at bathroom ceilings and caulking at bathtub shower areas. Improved air circulation and frequent cleaning are recommended.

Beatrice Ortega was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or ground water problems were reported.

ASSESSMENT / RECOMMENDATION

No repair or reserve funding is recommended at this time.

4.2 PEST MANAGEMENT

As part of the site and property assessment, AEI conducted limited, visual, non-intrusive observations to ascertain if there was evidence of wood destroying organism (WDO) activity on the physical structures at the Property during our site visit. Our WDO assessment process included visual observation of select interior and exterior building systems for noticeable signs of WDO activity, such as damaged or deteriorated wood, noticeable remnants of deceased WDO's (termites, beetles, ants, bees, etc.), and applying hand pressure (with a hard object tool) to reachable areas where these types of organisms generally attack to determine if there is any hidden damage to such surfaces (surfaces generally limited to trim work along baseboards and around windows).

Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces. This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

Our WDO assessment did not identify any unusual problems or concerns related to WDO activity on the property.

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns with termites or wood destroying organisms were reported or observed.

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

AEI reviewed the property location in order to determine whether or not the site is located in an area that may constitute a seismic hazard as determined by the ASCE/SEI Standard ASCE 41-13 "Seismic Evaluation and Retrofit of Existing Buildings. The determination employs output from design mapping with data provided from the US Geological Survey.

Per HUD MAP Guide (revised March 19, 2021), any detached or semi-detached structure where the calculated Design Earthquake Spectral Response Acceleration Parameter (S_{XS}) is less than .400g and any building where both Design Earthquake Spectral Response Acceleration Parameters (S_{XS} and S_{X1}) are less than .330g and .133g respectively, a detailed seismic hazard and building performance analysis is not required.

The values for S_{XS} and S_{X1} have been provided as output from a Design Maps Summary Report as derived from current USGS data.

A copy of the USGS data is included in the USGS Design Maps Appendix.

The value for S_{XS} was calculated at LESS than 0.330g.

The value for S_{X1} was calculated at LESS than 0.133g.

ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone II. This map also indicates that the Property is also located in a Hurricane Susceptible Region.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 25025C0087G, dated 9/29/2009, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

The following list of Known Problematic Building Materials has been developed by Fannie Mae and is typically referenced in CNA reports as a general summary of systems or organisms that have been part of a manufacturer recalled or have been specifically identified as problematic. If these items are identified through reports or observation, the topic will be further discussed in the report sections listed in the following table:

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable
Federal Pacific Electric Stab-Lok panels	No	Not applicable
Polybutylene Water Distribution Lines	No	Not applicable
Galvanized Steel Water Distribution Lines	No	Not applicable
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	Not applicable
Recalled Cadet Brand Electric in-Wall Heaters	No	Not applicable
Recalled General Electric / Hotpoint dishwashers	No	Not applicable
Microbial Growth	No	Not applicable
Wood Destroying Organisms	No	Not applicable

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Management	Undated
Construction Drawings	Not received	NA
ALTA Survey	Not received	NA
Historical Capital Schedule	Not received	NA
Rent Roll	Management	Undated
Development Profile	Management	Undated
General Mechanical Equipment Information	Management	Undated
Fire Sprinkler Test and Inspection Report	Carlisle Engineering, Inc.	9/9/2021
Fire Alarm Inspection Report	Aetna Fire Alarm Service Co., Inc.	3/9/2022
Boiler Certificates	Commonwealth of Massachusetts Department of Fire Services	5/9/2022
REAC Report	HUD	5/13/2022
Floor Plans	Boston Housing Authority	Undated
Site Diagrams	Boston Housing Authority	Undated
Elevator Certificates	Commonwealth of Massachusetts	6/4/2021
Emergency Generator Certificate	Boston Housing Authority	4/11/2021

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Beatrice Ortega	Property Manager	617.988.5114	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Boston Building Department.

As of the date of this report, a written response has not been provided. AEI will continue to follow-up with the respective parties and will forward information received separately as soon as it has been received.

5.4 FIRE CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Boston Fire Department.

As of the date of this report, a written response has not been provided. AEI will continue to follow-up with the respective parties and will forward information received separately as soon as it has been received.

5.5 ZONING COMPLIANCE

The property is zoned MFR: Multifamily Residential and based on online research the property is a legal conforming use.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was provided with a copy of the most recent REAC inspection, dated 5/13/2022 following the site visit.

The results of the most recent REAC inspection are as follows:

Non-Life Threatening Projected Counts: **28**

Life Threatening Projected Counts: **0**

Smoke Detector Projected Counts: **0**

Final Score: **95b**

Because the property received a REAC score of 60 or above, HUD requires that all Non-EH&S deficiencies be corrected as part of the property's ongoing maintenance program. The site contacts indicated that the correction of Non-EH&S deficiencies has been completed as of the date of this Report.

6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

Application	Yes/No	Definition
Age: Was this property constructed after July 1992? (ADAAG Question)	No	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Does the property feature areas of public accommodation? (ADAAG Question)	Yes, leasing office	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure? (ADAAG Question)	No	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure? (ADAAG Question)	No	Properties classified as such are exempt from complying with the ADAAG.
Use: Does the property plan a significant renovation that is at least 20% of the value of the building? (If so, the renovation budget should include upgrades to correct all ADA issues). (ADAAG Question)	No	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.
Use: Does the property feature federal financial assistance? (UFAS Question)	Yes	Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States. . .shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This

Application	Yes/No	Definition
		means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.
Age: Was this property constructed prior to July 11, 1988? (UFAS Question)	Yes	While UFAS is still applicable for all project based properties; HUD has allowed for load bearing wall, financial, and administrative burden exceptions to retroactively achieving UFAS compliance.
Age: Was this property constructed after March 13, 1991? (FHA Question)	No	Multi-family properties constructed after March 13, 1991 should be in compliance with the Fair Housing Act Accessibility Guidelines. There are select exceptions.
Age: Was this property provided original building permits after June 15, 1990? (FHA Question)	No	Buildings where the last building permit was issued on or before June 15, 1990 are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the property was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✓		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✓		
5.	Is any litigation pending related to ADA issues?		✓		
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			21 total spaces 2 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✓		No van accessible spaces are provided
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓	✓		Van accessible signage is not provided

Building History		Yes	No	N/A	Comments
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) Please note shorter ramps can be more steep than 1:12 if rise is less than 6-inches.	✓			
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?	✓			
3.	Does the width between railings appear to be at least 36 inches?	✓			
4.	Are the cross slopes less steep than 1:48?	✓			
5.	Do the ramp runs rise no more than 30-inches?	✓			
6.	Are there level landings at the bottom and top of the ramp runs?	✓			
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3.	Is there a path of travel that does not require the use of stairs?	✓			

Building History		Yes	No	N/A	Comments
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	✓			
2.	Are there visual and audible signals inside cars indicating floor change?	✓			
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	✓			
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✓			
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓			
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
4.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60"• turning diameter)?	✓			
5.	Are toilet stall doors wheelchair accessible (appear to be at least 32"• wide)?	✓			
6.	Are grab bars provided in toilet stalls?	✓			
7.	Are sinks provided with clearance for a wheelchair to roll under?	✓			
8.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
9.	Are exposed pipes under sink sufficiently insulated against contact?	✓			
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

Building History		Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?	✓			
2.	Do the common laundry rooms have a front controlled washing machine?	✓			
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?	✓			
Play Area					
1.	Are the common area playgrounds accessible by wheelchair?			✓	
Designated Handicapped Dwelling Units					
1.	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?	✓			The following units were identified as accessible (UFAS): 209, 211, 213, 309, 311, 313, 409, 411, 413, 413, 509, and 513 These units also feature audio/visual alarms.
2.	Do all accessible doors have adequate space provided at latch side of door (see UFAS Figure 25)?	✓			
3.	Are exterior balconies/decks <1/2" below interior floor level?			✓	
4.	Are all switches, controls and outlets located at between 15" and 54" above floor	✓			
5.	Accessible Kitchens: Is a 30x48 clear space provided at range/cooktop as well as front controls?	✓			
6.	Accessible Kitchens: Is 40" clearance provided between counters, cabinets, walls, or appliances and opposing item. Is a 60" turning radius available in U-shaped kitchens if sink or range/cooktop is located at base of U? Are the sinks roll-under for a 30"x48" forward approach?	✓			
7.	Accessible Kitchens: Are the countertops and sinks lowered from 36" to approximately 34"?		✓		Kitchen countertops were observed to be 36 inch height at sinks and cooktops
8.	Accessible Bathrooms: Do the bathrooms feature adequate clear floor space to each of the fixtures?	✓			
9.	Accessible Bathrooms: Do the bathrooms feature accessible accessories (levered hardware, shower hoses, shower chairs or benches, lowered mirrors etc)?	✓			

Abbreviated Screening Checklist for FHA Compliance

Building History		Yes	No	N/A	Comments
Fair Housing Act Accessibility Review					
1.	Requirement 1. Are there accessible building entrances on an accessible route? All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.			✓	
2.	Requirement 2. Are the public and common use areas accessible? Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.			✓	
3.	Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)? All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs (32-inch nominal clearance).			✓	
4.	Requirement 4. Is there an accessible route into and through the dwelling unit? There must be an accessible route into and through each covered unit.			✓	
5.	Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations? Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.			✓	
6.	Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars? Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.			✓	

	Building History	Yes	No	N/A	Comments
7.	Requirement 7. Are the kitchens and bathrooms "Usable"?. Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.			✓	

RECOMMENDATIONS

ADAAG Concerns:

- The property lacks a designated van accessible parking space and van sign (Critical Repair).

UFAS/State Code Concerns:

- Several of the designated handicapped dwelling unit doors lack lever hardware. Installation of lever hardware is required. (Critical Repair)
- The designated handicapped dwelling unit kitchen countertops were observed to be 36 inch height at sinks and cooktops. Countertops must be lowered to 34 inches to comply with UFAS requirements. (Critical Repair)
- The designated handicapped dwelling unit cabinet storage mounted at max 48" AFF for at least one shelf. (Critical Repair)

FHA Design Concerns:

The property was built before March 13, 1991 and therefore FHA Design does not apply.

Photographs



Accessible parking lacks van space and signage (Critical Repair)



Accessible route



Main entry



Main entry



Leasing office



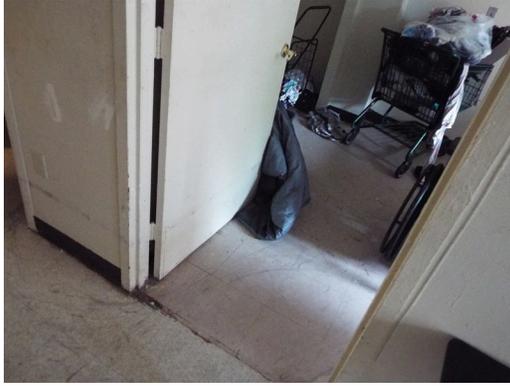
Leasing office



Leasing office



Kitchen sink lacks pipe protection - UFAS - unit 211 (Critical Repair)



Doors lack lever hardware - UFAS - unit 213
(Critical Repair)



Bathroom sink lacks pipe protection - UFAS -
unit 213 (Critical Repair)



UFAS - unit 213 - roll in shower



Kitchen stovetop counter exceeds 34 inches -
UFAS - unit 313 (Critical Repair)



Kitchen sink counter exceeds 34 inches -
UFAS - unit 313 (Critical Repair)



Kitchen cabinet lacks 48 inch shelf - UFAS -
unit 413 (Critical Repair)

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements.

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7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$1,533,010	\$1,488
1-10 Year Inflated Costs	\$1,709,459	\$1,660
11-20 Year Un-Inflated Costs	\$1,957,813	\$1,901
11-20 Year Inflated Costs	\$2,536,494	\$2,463
1-20 Year Un-Inflated Costs	\$3,490,823	\$1,695
1-20 Year Inflated Costs	\$4,245,953	\$2,061

7.2 CRITICAL REPAIRS

CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
CRITICAL REPAIRS (ACCESSIBILITY)								
Striping and Marking	Install Compliant Handicapped Parking (Critical Repair)	Designated handicapped parking	Repair	1	Each	\$ 175.00	\$ 175.00	The property lacks a designated van accessible parking space and van sign. Van spaces require wider spaces or wider access aisles than standard ADA spaces.
Cabinets & vanities	Accessibility Kitchen Cabinet Modifications (Critical Repair)	Designated handicapped dwelling unit kitchens	Level 1 Alteration	12	Each	\$ 5,600.00	\$ 67,200.00	The cabinets and countertops in the designated handicapped dwelling unit kitchens were generally in poor condition and older. In addition, the countertops were observed to be 36 inch height at sinks and cooktops. Countertops must be lowered to 34 inches to comply with UFAS requirements. The designated handicapped dwelling unit cabinet storage mounted at max 48" AFF for at least one shelf.
Passage & lock sets	Install Levered Door Hardware (Critical Repair)	Designated handicapped dwelling unit doors	Repair	12	Each	\$ 150.00	\$ 1,800.00	Several of the designated handicapped dwelling unit entry doors lack lever hardware. Installation of lever hardware is required.
CRITICAL REPAIRS (LIFE SAFETY)								
Range, cook top, wall oven	Repair Range/Oven (Dwelling Unit) (Critical Repair)	Dwelling unit ranges in 213, 413 and 509	Level 1 Alteration	3	Each	\$ 869.00	\$ 2,607.00	AEI observed a damaged range burner located in units 213. The residents reported a range not working properly in unit 413 and 509. Repair is required.
Unit/building wiring	Install GFCI Outlets (Critical Repair)	Dwelling unit 514 kitchen	Repair	1	Each	\$ 25.00	\$ 25.00	The kitchen located at unit 514 lacks a GFCI receptacles. Installation of a GFCI receptacle is required.
Smoke and fire detection system, central panel	Fire Alarm System Deficiencies (Critical Repair)	General building	Repair	1	Each	\$ 2,000.00	\$ 2,000.00	According the fire alarm inspection report, dated 3/9/2022, smoke detector deficiencies exist, including lack of access to devices in units 89, 105, 432, 433, 464, and 465. A heat detector in unit 37 was painted. Corrective action is required.
Building fire suppression sprinklers, standpipes	Fire Sprinkler System Deficiencies (Critical Repair)	General building	Repair	1	Each	\$ 10,000.00	\$ 10,000.00	According the fire sprinkler inspection report, dated 9/9/2021, several system deficiencies exist. Repair is required.

Accessibility Subtotal: \$ 69,175.00
 Life Safety Subtotal: \$ 14,632.00
Total: \$ 83,807.00

7.3 NON-CRITICAL REPAIRS

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NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Paints and stains, exterior	Exterior Pressure Washing (Non-Critical Repair)	Building exterior	Repair	60000	SF	\$ 0.15	\$ 9,000.00	Staining was observed on the building exterior, primarily due to condensate and deterioration at thru wall and window air conditioners. Pressure washing is recommended.
Brick/block veneer	Brick Veneer - Repair (Non-Critical Repair)	Window bay located on Talbot Avenue	Repair	1	Each	\$ 2,200.00	\$ 2,200.00	Minor vertical joint cracking was observed at a window bay located on Talbot Avenue. Repair is required.
Aluminum	Replace Window Glazing (Non-Critical Repair)	10% of apartment building windows	Repair	20	Each	\$ 300.00	\$ 6,000.00	Condensation was observed at several windows scattered throughout the building. The condensation occurs due to failure of the insulating glazing perimeter seal. According to the site contact, approximately 10% of the windows are currently affected. Replacement of insulating glass at affected units is recommended.
Aluminum	Repair Window Counterbalances (Non-Critical Repair)	10% of apartment building windows	Repair	20	Each	\$ 200.00	\$ 4,000.00	Residents reported difficulty with window opening operation at units 205, 422, 514 and generally throughout the building. This appears to be due to failure of sash counterbalances. An allowance for repair is recommended.
Aluminum	Repair Thru-Wall Panels (Non-Critical Repair)	Thru-wall air conditioner opening panels	Repair	6	Each	\$ 500.00	\$ 3,000.00	Gaps and deterioration were observed at thru-wall air conditioner opening panels, scattered throughout the exterior elevations. Panel replacement and gap sealing is recommended.
Radiation-steam/hydronic (baseboard or freestanding radiator)	Repair Hydronic Baseboard Heater Covers (Non-Critical Repair)	Baseboard heaters covers scattered throughout the property	Repair	80	Each	\$ 100.00	\$ 8,000.00	AEI observed damaged and loose baseboard heaters covers scattered throughout the property. An allowance for replacement is recommended.
Window or thru-wall air conditioners	Repair Window A/C Unit Sealant (Non-Critical Repair)	Thru-wall air conditioner located on Talbot Avenue	Repair	1	Each	\$ 200.00	\$ 200.00	AEI observed gaps at a thru-wall air conditioner located on Talbot Avenue. Repair is required.
Tenant space alarm systems	Emergency Call System (Non-Critical Repair)	Apartment building dwelling units	Level 1 Alteration	55190	SF	\$ 0.65	\$ 35,873.50	The emergency call system appears to be original, and is beyond its estimated useful life. Replacement is recommended.
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Kitchens, Living Rooms, Bedrooms, Baths (Dwelling Units) (Non-Critical Repair)	Dwelling unit 205	Repair	1	Each	\$ 1,800.00	\$ 1,800.00	AEI observed deteriorated vinyl flooring located in unit 205. Replacement is required.
Carpet	Carpet (Dwelling Units) (Non-Critical Repair)	Dwelling unit 606	Repair	1	Each	\$ 600.00	\$ 600.00	AEI observed deteriorated carpet located in unit 606. Replacement is required.
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)(Non-Critical Repair)	Dwelling unit kitchens 311 and 509	Level 1 Alteration	2	Each	\$ 5,061.73	\$ 10,123.46	AEI observed kitchen cabinet deterioration located in units 311 and 509. Replacement is required.
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units) (Non-Critical Repair)	Dwelling unit 606 bathroom	Level 1 Alteration	1	Each	\$ 500.00	\$ 500.00	AEI observed vanity deterioration located in unit 606 bathroom. Replacement is required.
Interior, hollow core doors	Replace Doors (Non-Critical Repair)	Dwelling units 211, 311, 413 and 514	Repair	4	Each	\$ 300.00	\$ 1,200.00	AEI observed damaged and misaligned doors located in units 211, 311, 413 and 514. Repair is required.
Bath/kitchen vent/exhaust fans	Repair Bathroom Exhaust Fan (Non-Critical Repair)	Dwelling units 205 and 514	Repair	2	Each	\$ 150.00	\$ 300.00	Non-functional and noisy bathroom fans were reported at units 205 and 514. Repairs are recommended.
Drywall	Repair Damaged Ceiling (Non-Critical Repair)	Dwelling units 311, 504, 509 and 606	Repair	4	Each	\$ 500.00	\$ 2,000.00	AEI observed damaged drywall ceilings and paint located in units 311, 504, 509 and 606. Repair is required.
Drywall	Repair Damaged Drywall (Non-Critical Repair)	Dwelling units 205, 505 and 513	Repair	3	Each	\$ 500.00	\$ 1,500.00	AEI observed damaged drywall walls located in units 205, 505 and 513. Repair is required.

Total: \$ 86,296.96

7.4 REPLACEMENT RESERVES

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Need Category	Component	Quantity	Unit of Measure	Unit Cost	First Action Cost	Estimated Useful Life	Current Age	RUL	Year 00	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
Asphalt Pavement	Overlay Asphalt Parking Lot	4600	SF	\$ 3	\$ 13,754	25	19	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot	4600	SF	\$ 1	\$ 2,300	5	4	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Concrete	Replace Concrete Sidewalks	1000	SF	\$ 6	\$ 5,550	50	40	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Permeable Paving (brick, concrete pavers)	Replace Brick Pavers	1000	Each	\$ 8	\$ 8,000	30	22	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Permeable Paving (brick, concrete pavers)	Replace Raised Terrace Concrete Pavers	1700	Each	\$ 8	\$ 13,600	30	8	22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fencing, chain-link	Chain-Link Fencing	80	LF	\$ 32	\$ 2,528	40	4	36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fencing, wrought-iron	Wrought Iron Fencing	250	LF	\$ 55	\$ 13,750	60	22	38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Signage, Entrance/Monument	Property Signage	1	Each	\$ 5,688	\$ 5,688	25	4	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Retaining Walls, reinforced concrete masonry unit (CMU)	Concrete Retaining Wall	500	SF	\$ 37	\$ 18,335	40	22	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Emergency Generator	Emergency Generator	1	Each	\$ 100,000	\$ 100,000	25	22	3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Compactors (exterior, commercial grade)	Trash Compactors	1	Each	\$ 23,192	\$ 23,192	20	16	4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Slab, reinforced concrete	Concrete Foundation	17200	SF	\$ 10	\$ 172,000	100	40	60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Exterior Stairs-steel frame/stringer	Exterior Metal Staircase	1	Each	\$ 1,750	\$ 1,750	40	22	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sliding Glass Doors	Sliding Glass Doors, Common Area	1	Each	\$ 1,000	\$ 1,000	30	22	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Commercial Entry Doors	Commercial Entry Door Systems	2	Each	\$ 1,982	\$ 3,964	50	40	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Common Exterior Door, solid wood /metal clad	Service Doors	3	Each	\$ 600	\$ 1,800	25	17	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Brick/block veneer	Brick Veneer - Pointing	60000	SF	\$ 5	\$ 272,400	60	40	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Aluminum	Aluminum Windows, Single	103	Each	\$ 667	\$ 68,701	40	27	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Aluminum	Aluminum Windows, Triple	103	Each	\$ 1,800	\$ 185,400	40	27	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aluminum	Aluminum Windows, Storefront, Fixed	500	SF	\$ 45	\$ 22,500	40	32	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low slope-Rubberized/elastomeric white/cool roof	Rooftop Terrace TPO Roofing (Mid-Rise)	1700	SF	\$ 13	\$ 22,525	15	8	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Low slope-Thermoplastic membrane, (TPO, vinyl)	TPO Roofing (High-Rise)	17200	SF	\$ 16	\$ 275,200	15	8	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cast iron sanitary waste	Sewer Main	1	Each	\$ 54,750	\$ 54,750	75	40	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DHW storage tanks	Water Storage Tanks	2	Each	\$ 2,052	\$ 4,104	15	3	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Boilers, Oil/ Gas/ Dual Fuel, Low MBH	Gas-Fired Boiler (Domestic) 399,999 Btu	2	Each	\$ 30,000	\$ 60,000	30	3	27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Boilers, Oil/ Gas/ Dual Fuel, Low MBH - Centralized	Gas-Fired Boiler (HVAC) 500,000 Btu	4	Each	\$ 40,000	\$ 160,000	30	19	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hydronic/Water Circulating pumps	Hydronic HVAC Circulation Pumps	2	Each	\$ 1,750	\$ 3,500	20	12	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Radiation-steam/hydronic (baseboard or freestanding radiator)	Hydronic Baseboard Heaters	250	Each	\$ 400	\$ 100,000	50	40	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric AC condenser, pad or rooftop	1.5-Ton A/C Unit, Community Room	2	Each	\$ 2,000	\$ 4,000	15	11	4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric furnace/air handler	Electric Air Handler - Residential, Community Room	2	Each	\$ 1,400	\$ 2,800	20	11	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Elevator, machinery	Elevator Machinery Upgrades	2	Each	\$ 115,000	\$ 230,000	30	2	28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Elevator cab, interior finish	Elevator Cab Finish	2	Each	\$ 9,175	\$ 18,350	20	2	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building fire suppression sprinklers, standpipes	Refurbish Fire Sprinkler System	77798	SF	\$ 3	\$ 232,616	50	40	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Smoke and fire detection system, central panel	Central Fire Panel	1	Each	\$ 13,077	\$ 13,077	15	4	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tenant space alarm systems	Emergency Call System (Non-Critical Repair)	55190	SF	\$ 1	\$ 35,874	15	40	0	\$ 35,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Floor tile, ceramic, natural stone - Common	Ceramic Tile - Common Flooring	150	SF	\$ 8	\$ 1,200	50	40	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Floor tile, ceramic, natural stone - Common	Brick Pavers - Common Flooring	1000	SF	\$ 8	\$ 8,000	50	40	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor	12420	SF	\$ 7	\$ 85,450	20	4	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities - Common	Cabinet Upgrades - Common Area	1	Each	\$ 6,500	\$ 6,500	25	4	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Refrigerator/freezer - Common	Standard Refrigerator - Common Area	1	Each	\$ 650	\$ 650	15	4	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Range, cook top, wall oven - Common	Range/Oven - Common Area	1	Each	\$ 869	\$ 869	25	4	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interior doors, solid core, wood, metal clad	Unit Entrance Doors	103	Each	\$ 600	\$ 61,800	35	4	31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Kitchens, Living Rooms, Bedrooms, Baths (Dwelling Units) (Older)	75	Each	\$ 1,800	\$ 135,000	20	14	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Kitchens, Living Rooms, Bedrooms, Baths (Dwelling Units) (Newer)	28	Each	\$ 1,800	\$ 50,400	20	6	14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)	63	Each	\$ 5,062	\$ 318,889	25	20	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)(Non-Critical Repair)	2	Each	\$ 5,062	\$ 10,123	25	32	0	\$ 10,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Newer)	28	Each	\$ 5,062	\$ 141,728	25	6	19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units) (Older)	75	Each	\$ 500	\$ 37,500	25	20	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units) (Non-Critical Repair																														

7.5 INSURABLE VALUE - REPLACEMENT COST

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
1875 Dorchester Avenue	\$215	Marshall and Swift	\$17,425,320

DRAFT

8.0 ASSESSOR QUALIFICATIONS

I understand that my Capital Needs Assessment will be used by Boston Housing Authority to document to the U.S. Department of Housing and Urban Development that the MAP Lender's application for FHA multifamily mortgage insurance was prepared and reviewed in accordance with HUD requirements. I certify that my review was in accordance with the HUD requirements applicable on the date of my review and that I have no financial interest or family relationship with the officers, directors, stockholders, or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

I am employed full time by the MAP Lender (underwriter) or under contract for this specific assignment (as Needs Assessor) and I have no other side deals, agreements, or financial considerations with the MAP Lender or others in connection with this transaction.

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.

The site inspection was completed on July 26, 2022

A resume of the property evaluator and the senior reviewers are included in the appendix of this report.

DRAFT

Keith Hoffses, R.A., Assessment Project Manager

DRAFT

Jeb Bonnett, Senior Vice President - HUD Building Assessments



David Taylor, Accessibility Manager

DRAFT

Roy Anderson PE, Vice President

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years or both.

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9.0 LIMITING CONDITIONS

Capital Needs Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual inspection of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

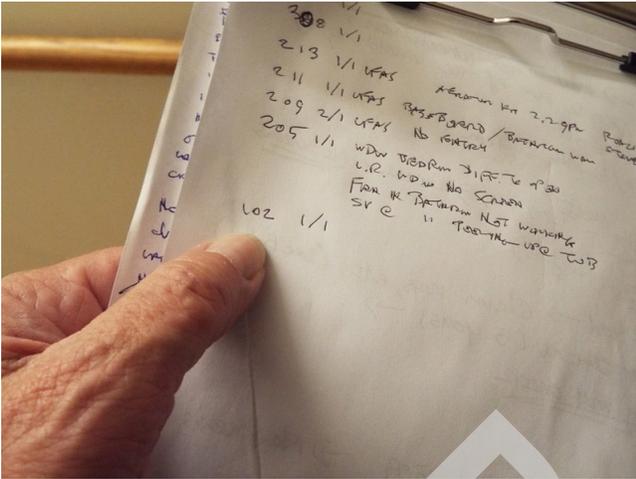
No destructive or invasive testing was included in the scope of this Assessment.

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APPENDIX A

Dwelling Unit Photo Documentation

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1. 1-bed-1-bath - unit 102



2. 1-bed-1-bath - unit 102 - living room



3. 1-bed-1-bath - unit 102 - bathroom



4. 1-bed-1-bath - unit 102



5. 1-bed-1-bath - unit 102 - bedroom



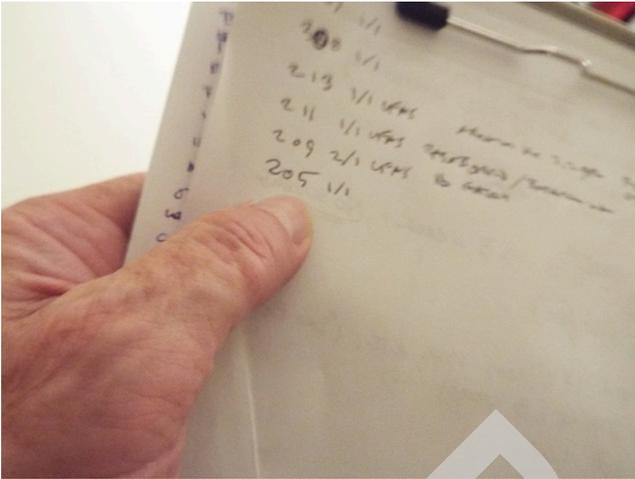
6. 1-bed-1-bath - unit 102 - living room



7. 1-bed-1-bath - unit 102 - kitchen



8. 1-bed-1-bath - unit 102



9. 1-bed-1-bath - unit 205



10. 1-bed-1-bath - unit 205 - bedroom



11. 1-bed-1-bath - unit 205 - living room



12. 1-bed-1-bath - unit 205



13. Flooring condition - 1-bed-1-bath - unit 205 - bathroom (Non-Critical Repair)



14. Fan not working - 1-bed-1-bath - unit 205 (Non-Critical Repair)



15. 1-bed-1-bath - unit 205



16. 1-bed-1-bath - unit 205



17. 1-bed-1-bath - unit 205



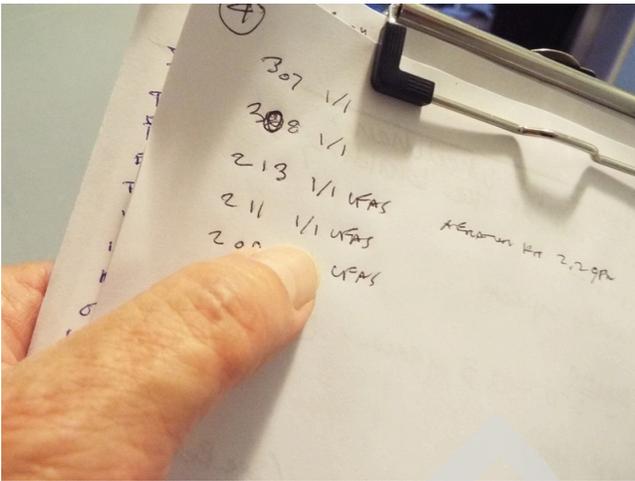
18. 1-bed-1-bath - unit 205



19. 1-bed-1-bath - unit 205 - kitchen



20. Wall base condition - 1-bed-1-bath - unit 205
(Non-Critical Repair)



21. 1-bed-1-bath - UFAS - unit 211



22. 1-bed-1-bath - UFAS - unit 211 - kitchen



23. 1-bed-1-bath - UFAS - unit 211 - kitchen



24. UFAS - cooktop - unit 211



25. Kitchen sink lacks pipe protection - UFAS - unit 211 (Critical Repair)



26. 1-bed-1-bath - UFAS - unit 211 - bedroom



27. Door condition - 1-bed-1-bath - UFAS - unit 211 (Non-Critical Repair)



28. 1-bed-1-bath - UFAS - unit 211



29. 1-bed-1-bath - UFAS - unit 211 - bathroom



30. 1-bed-1-bath - UFAS - unit 211



31. 1-bed-1-bath - UFAS - unit 211



32. 1-bed-1-bath - UFAS - unit 211



33. 1-bed-1-bath - UFAS - unit 211



34. 1-bed-1-bath - UFAS - unit 211



35. 1-bed-1-bath - UFAS - unit 211 - bedroom



36. 1-bed-1-bath - UFAS - unit 211



37. 1-bed-1-bath - UFAS - unit 211



38. 1-bed-1-bath - unit 221



39. 1-bed-1-bath - unit 221 - livingroom



40. 1-bed-1-bath - unit 221



41. 1-bed-1-bath - unit 221



42. 1-bed-1-bath - unit 221



43. 1-bed-1-bath - unit 221



44. 1-bed-1-bath - unit 221



45. 1-bed-1-bath - unit 221



46. 1-bed-1-bath - unit 221



47. 1-bed-1-bath - unit 221



48. 1-bed-1-bath - unit 221



49. 1-bed-1-bath - unit 221



50. 1-bed-1-bath - unit 221



51. 1-bed-1-bath - unit 221



52. Typical hardwired smoke detector - unit 221 -
bedroom



53. Baseboard heater cover condition - 1-bed-1-bath
- unit 221 (Non-Critical Repair)



54. 1-bed-1-bath - unit 221



55. 1-bed-1-bath - unit 221



56. 1-bed-1-bath - unit 221



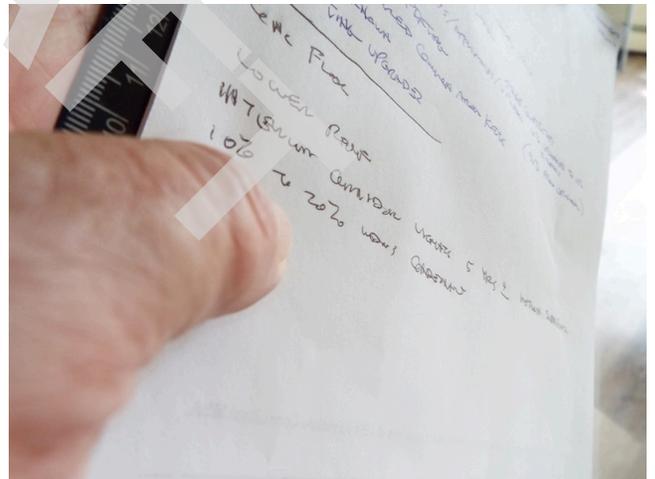
57. Typical bathroom ventilation fan - unit 221



58. Typical hardwired smoke detector - unit 221 - hall



59. 1-bed-1-bath - unit 221



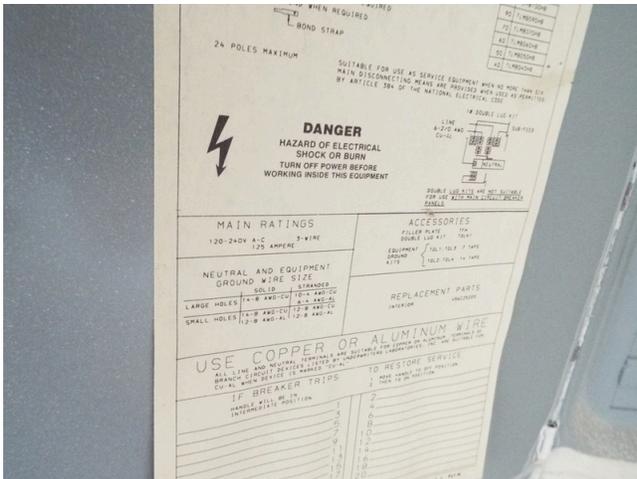
60. 1-bed-1-bath - unit 221



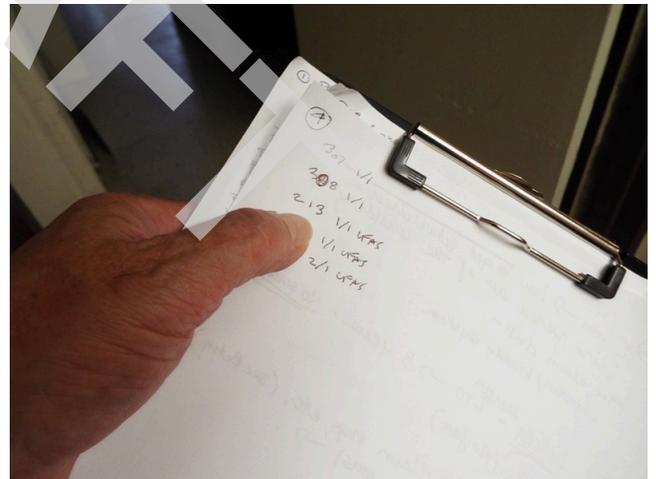
61. Window condensation - 1-bed-1-bath - unit 221
(Non-Critical Repair)



62. Typical unit electrical panel - 1-bed-1-bath - unit 221



63. 1-bed-1-bath - unit 221



64. 1-bed-1-bath - UFAS - unit 213



65. 1-bed-1-bath - UFAS - unit 213



66. 1-bed-1-bath - UFAS - unit 213



67. 1-bed-1-bath - UFAS - unit 213



68. UFAS - kitchen cabinets - unit 213



69. 1-bed-1-bath - UFAS - unit 213 - kitchen



70. 1-bed-1-bath - UFAS - unit 213



71. 1-bed-1-bath - UFAS - unit 213



72. 1-bed-1-bath - UFAS - unit 213



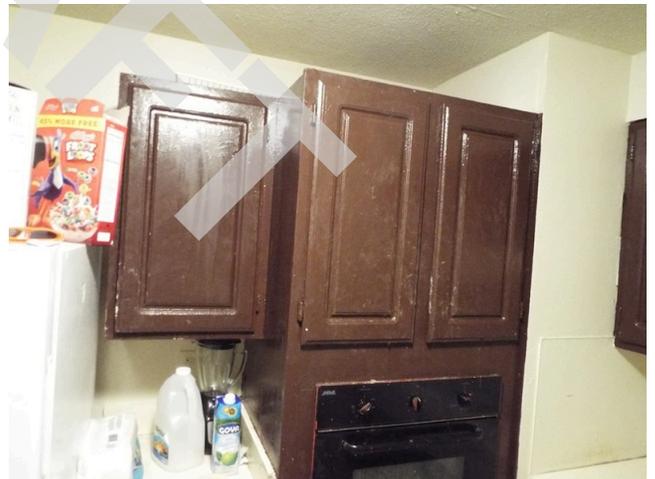
73. 1-bed-1-bath - UFAS - unit 213



74. 1-bed-1-bath - UFAS - unit 213



75. 1-bed-1-bath - UFAS - unit 213



76. 1-bed-1-bath - UFAS - unit 213



77. 1-bed-1-bath - UFAS - unit 213



78. 1-bed-1-bath - UFAS - unit 213



79. 1-bed-1-bath - UFAS - unit 213



80. 1-bed-1-bath - UFAS - unit 213 - living room



81. UFAS - bathroom fixtures - unit 213



82. 1-bed-1-bath - UFAS - unit 213



83. Door condition - 1-bed-1-bath - UFAS - unit 213
(Non-Critical Repair)



84. 1-bed-1-bath - UFAS - unit 213



85. UFAS - bathroom sink - unit 213



86. Bathroom sink lacks pipe protection - UFAS - unit 213 (Critical Repair)



87. UFAS - unit 213 - roll in shower



88. 1-bed-1-bath - UFAS - unit 213



89. 1-bed-1-bath - UFAS - unit 213



90. 1-bed-1-bath - UFAS - unit 213



91. Doors lack lever hardware - UFAS - unit 213
(Critical Repair)



92. 1-bed-1-bath - UFAS - unit 213



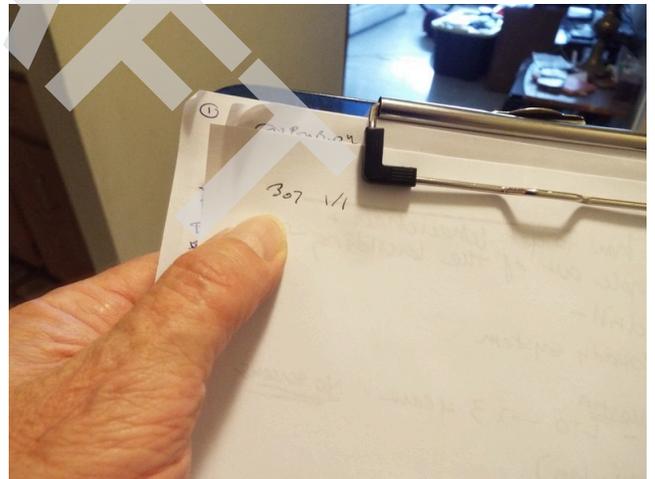
93. 1-bed-1-bath - UFAS - unit 213



94. 1-bed-1-bath - UFAS - unit 213



95. Range condition - 1-bed-1-bath - UFAS - unit 213 (Critical Repair)



96. 1-bed-1-bath - unit 307



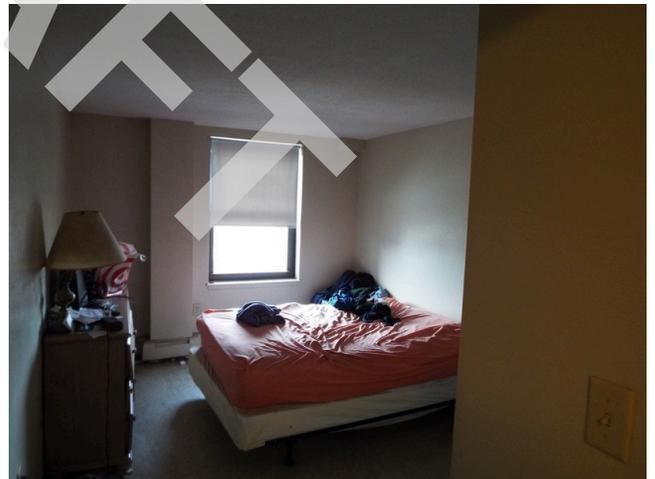
97. 1-bed-1-bath - unit 307 - living room



98. 1-bed-1-bath - unit 307 - kitchen



99. 1-bed-1-bath - unit 307 - kitchen



100. 1-bed-1-bath - unit 307 - bedroom



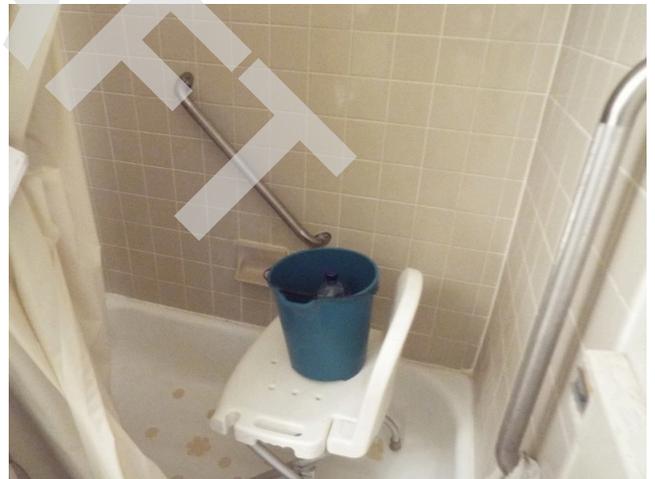
101. 1-bed-1-bath - unit 307



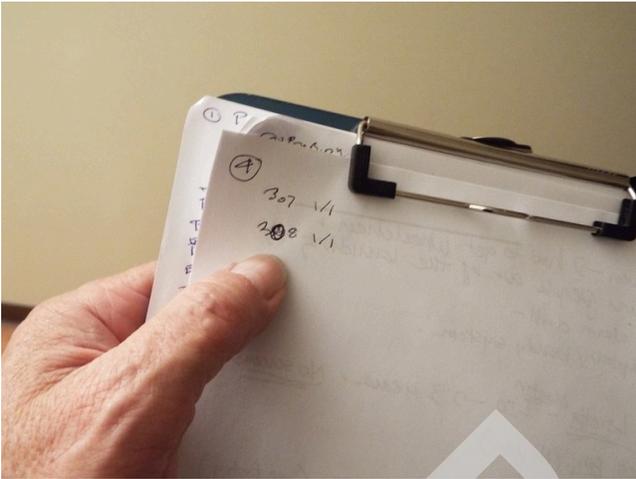
102. 1-bed-1-bath - unit 307 - bathroom



103. 1-bed-1-bath - unit 307 - bathroom



104. 1-bed-1-bath - unit 307



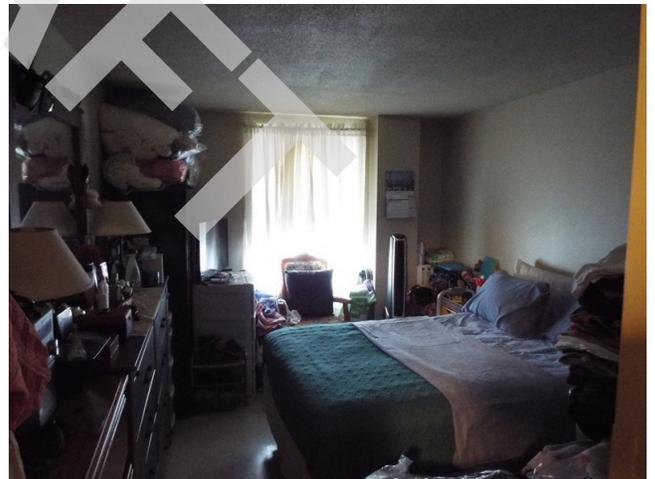
105. 1-bed-1-bath - unit 308



106. 1-bed-1-bath - unit 308 - kitchen



107. 1-bed-1-bath - unit 308 - living room



108. 1-bed-1-bath - unit 308 - bedroom



109. 1-bed-1-bath - unit 308 - bathroom



110. 1-bed-1-bath - unit 308



111. 1-bed-1-bath - UFAS - unit 311



112. 1-bed-1-bath - UFAS - unit 311



113. 1-bed-1-bath - UFAS - unit 311 - kitchen



114. 1-bed-1-bath - UFAS - unit 311 - kitchen



115. 1-bed-1-bath - UFAS - unit 311



116. 1-bed-1-bath - UFAS - unit 311



117. 1-bed-1-bath - UFAS - unit 311



118. 1-bed-1-bath - UFAS - unit 311



119. 1-bed-1-bath - UFAS - unit 311



120. 1-bed-1-bath - UFAS - unit 311



121. Kitchen cabinet condition - 1-bed-1-bath - UFAS - unit 311 (Non-Critical Repair)



122. 1-bed-1-bath - UFAS - unit 311



123. 1-bed-1-bath - UFAS - unit 311



124. 1-bed-1-bath - UFAS - unit 311



125. Door condition - 1-bed-1-bath - UFAS - unit 311 (Non-Critical Repair)



126. 1-bed-1-bath - UFAS - unit 311 - living room



127. 1-bed-1-bath - UFAS - unit 311



128. 1-bed-1-bath - UFAS- unit 311 - bathroom



129. 1-bed-1-bath - UFAS - unit 311



130. 1-bed-1-bath - UFAS - unit 311



131. 1-bed-1-bath - UFAS - unit 311



132. 1-bed-1-bath - UFAS - unit 311



133. 1-bed-1-bath - UFAS - unit 311



134. 1-bed-1-bath - unit 311 - bedroom



135. Ceiling repair - 1-bed-1-bath - UFAS - unit 311
(Non-Critical Repair)



136. Window lacks screen - 1-bed-1-bath - UFAS
- unit 311 (Non-Critical Repair)



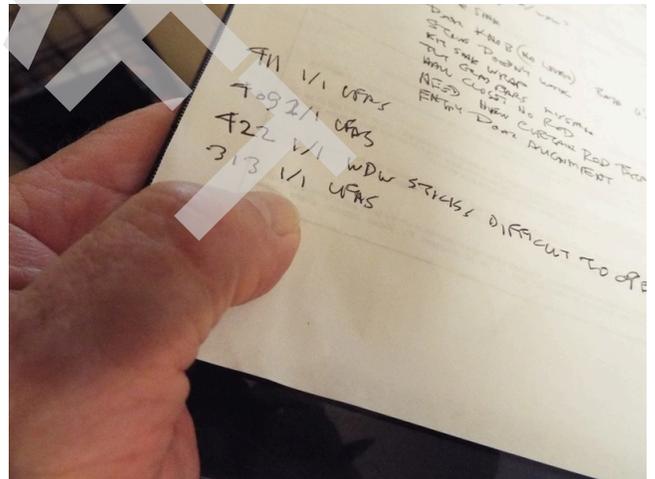
137. 1-bed-1-bath - UFAS - unit 311



138. 1-bed-1-bath - UFAS - unit 311



139. 1-bed-1-bath - UFAS - unit 311



140. 1-bed-1-bath - UFAS - unit 313



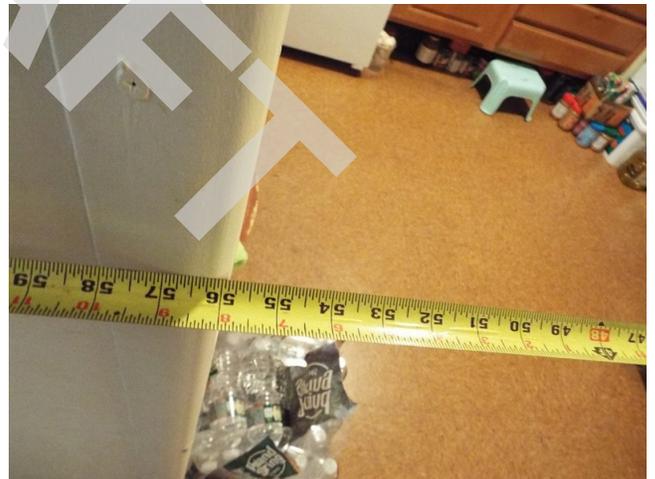
141. 1-bed-1-bath - UFAS - unit 313



142. 1-bed-1-bath - UFAS - unit 313



143. 1-bed-1-bath - UFAS - unit 313



144. 1-bed-1-bath - UFAS - unit 313



145. 1-bed-1-bath - UFAS - unit 313 - kitchen



146. Kitchen stovetop counter exceeds 34 inches - UFAS - unit 313 (Critical Repair)



147. 1-bed-1-bath - UFAS - unit 313



148. 1-bed-1-bath - UFAS - unit 313



149. UFAS - wall oven - unit 313



150. 1-bed-1-bath - UFAS - unit 313



151. 1-bed-1-bath - UFAS - unit 313



152. 1-bed-1-bath - UFAS - unit 313



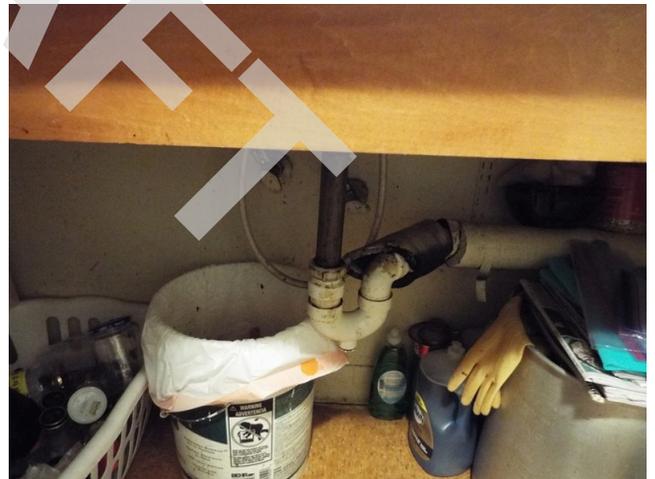
153. 1-bed-1-bath - UFAS - unit 313



154. 1-bed-1-bath - UFAS - unit 313



155. Kitchen sink counter exceeds 34 inches - UFAS - unit 313 (Critical Repair)



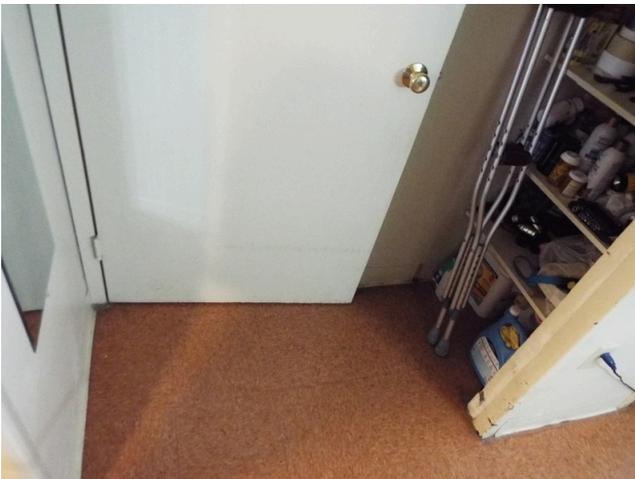
156. 1-bed-1-bath - UFAS - unit 313



157. 1-bed-1-bath - UFAS - unit 313



158. 1-bed-1-bath - UFAS - unit 313



159. 1-bed-1-bath - UFAS - unit 313



160. 1-bed-1-bath - UFAS- unit 313 - bathroom



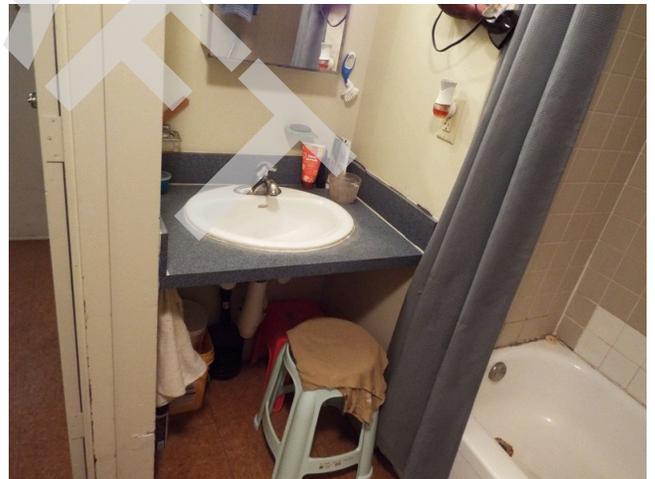
161. 1-bed-1-bath - UFAS - unit 313



162. 1-bed-1-bath - UFAS - unit 313



163. 1-bed-1-bath - UFAS - unit 313



164. 1-bed-1-bath - UFAS - unit 313



165. 1-bed-1-bath - UFAS - unit 313



166. 1-bed-1-bath - UFAS - unit 313



167. 1-bed-1-bath - UFAS - unit 313



168. 1-bed-1-bath - UFAS - unit 313



169. 1-bed-1-bath - UFAS - unit 313



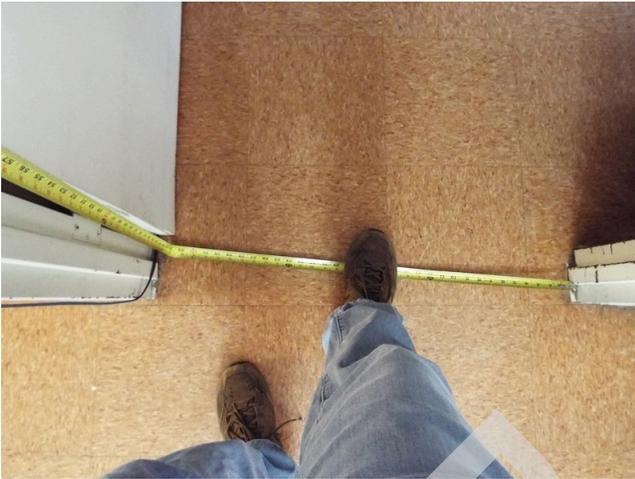
170. 1-bed-1-bath - UFAS - unit 313



171. 1-bed-1-bath - UFAS - unit 313



172. 1-bed-1-bath - UFAS - unit 313



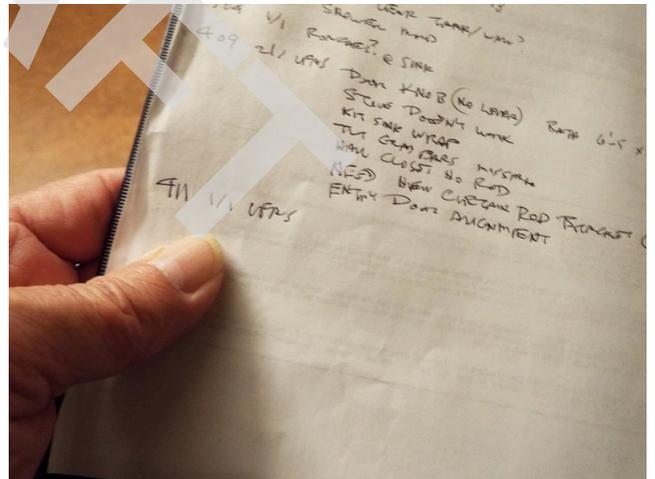
173. 1-bed-1-bath - UFAS - unit 313



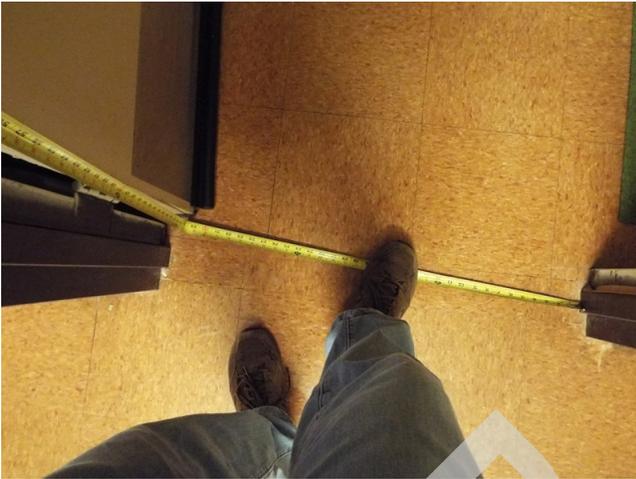
174. 1-bed-1-bath - UFAS - unit 313 - bedroom



175. 1-bed-1-bath - UFAS - unit 313



176. 1-bed-1-bath - UFAS - unit 411



177. 1-bed-1-bath - UFAS - unit 411



178. 1-bed-1-bath - UFAS - unit 411



179. 1-bed-1-bath - UFAS - unit 411 - living room



180. 1-bed-1-bath - UFAS - unit 411



181. 1-bed-1-bath - UFAS - unit 411



182. 1-bed-1-bath - UFAS - unit 411 - bathroom



183. 1-bed-1-bath - UFAS - unit 411



184. 1-bed-1-bath - UFAS - unit 411



185. 1-bed-1-bath - UFAS - unit 411



186. 1-bed-1-bath - UFAS - unit 411



187. 1-bed-1-bath - UFAS - unit 411



188. 1-bed-1-bath - UFAS - unit 411



189. 1-bed-1-bath - UFAS - unit 411



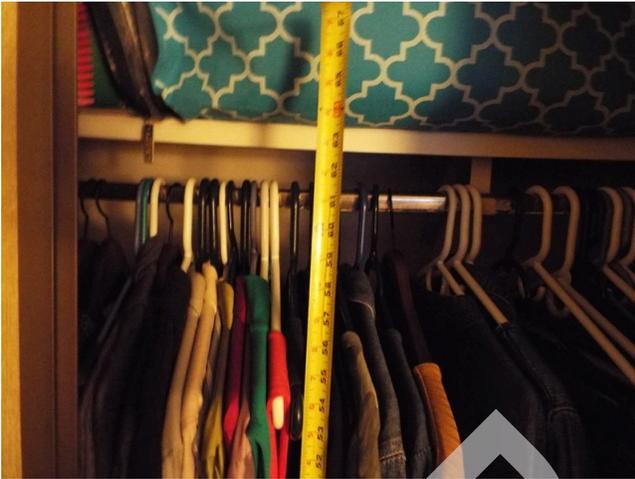
190. 1-bed-1-bath - UFAS - unit 411



191. 1-bed-1-bath - UFAS - unit 411 - bedroom



192. 1-bed-1-bath - UFAS - unit 411



193. 1-bed-1-bath - UFAS - unit 411



194. 1-bed-1-bath - UFAS - unit 411



195. 1-bed-1-bath - UFAS - unit 411



196. 1-bed-1-bath - UFAS - unit 411



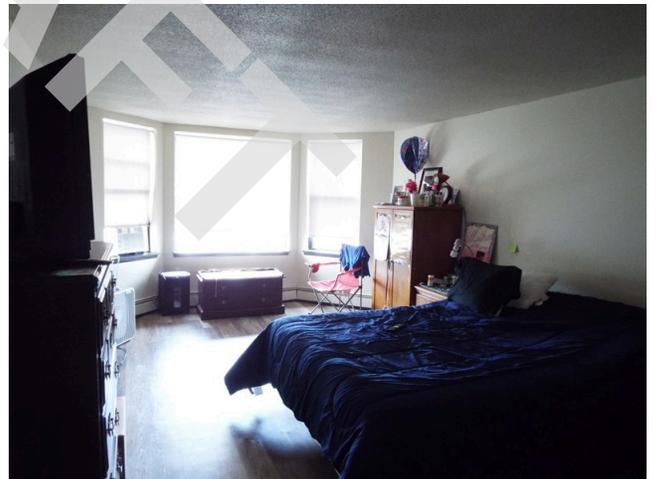
197. 1-bed-1-bath - UFAS - unit 411



198. 1-bed-1-bath - UFAS - unit 411



199. 1-bed-1-bath - UFAS - unit 411



200. 1-bed-1-bath - unit - living room



201. 1-bed-1-bath - unit - bedroom



202. 1-bed-1-bath - unit - bathroom



203. 1-bed-1-bath - unit



204. Emergency call device - 1-bed-1-bath - unit



205. 1-bed-1-bath - unit



206. 1-bed-1-bath - unit



207. 1-bed-1-bath - UFAS - unit 413



208. 1-bed-1-bath - UFAS - unit 413



209. 1-bed-1-bath - UFAS - unit 413



210. 1-bed-1-bath - UFAS - unit 413



211. 1-bed-1-bath - UFAS - unit 413



212. 1-bed-1-bath - UFAS - unit 413



213. 1-bed-1-bath - UFAS - unit 413



214. 1-bed-1-bath - UFAS - unit 413



215. 1-bed-1-bath - UFAS - unit 413



216. Kitchen cabinet lacks 48 inch shelf - UFAS - unit 413 (Critical Repair)



217. 1-bed-1-bath - UFAS - unit 413



218. 1-bed-1-bath - UFAS - unit 413



219. 1-bed-1-bath - UFAS - unit 413



220. 1-bed-1-bath - UFAS - unit 413



221. 1-bed-1-bath - UFAS - unit 413



222. 1-bed-1-bath - UFAS - unit 413



223. 1-bed-1-bath - UFAS - unit 413



224. 1-bed-1-bath - UFAS - unit 413



225. 1-bed-1-bath - UFAS - unit 413



226. Typical kitchen GFCI receptacle - unit 413



227. 1-bed-1-bath - UFAS - unit 413



228. 1-bed-1-bath - UFAS - unit 413



229. 1-bed-1-bath - UFAS - unit 413



230. 1-bed-1-bath - UFAS - unit 413



231. 1-bed-1-bath - UFAS - unit 413



232. 1-bed-1-bath - UFAS - unit 413 - bathroom



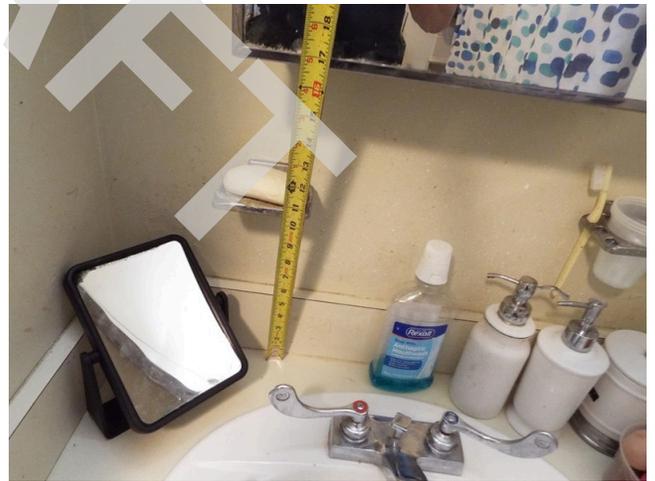
233. 1-bed-1-bath - UFAS - unit 413



234. 1-bed-1-bath - UFAS - unit 413



235. 1-bed-1-bath - UFAS - unit 413



236. 1-bed-1-bath - UFAS - unit 413



237. 1-bed-1-bath - UFAS - unit 413



238. 1-bed-1-bath - UFAS - unit 413



239. 1-bed-1-bath - UFAS - unit 413



240. 1-bed-1-bath - UFAS - unit 413



241. 1-bed-1-bath - UFAS - unit 413



242. 1-bed-1-bath - UFAS - unit 413



243. 1-bed-1-bath - UFAS - unit 413



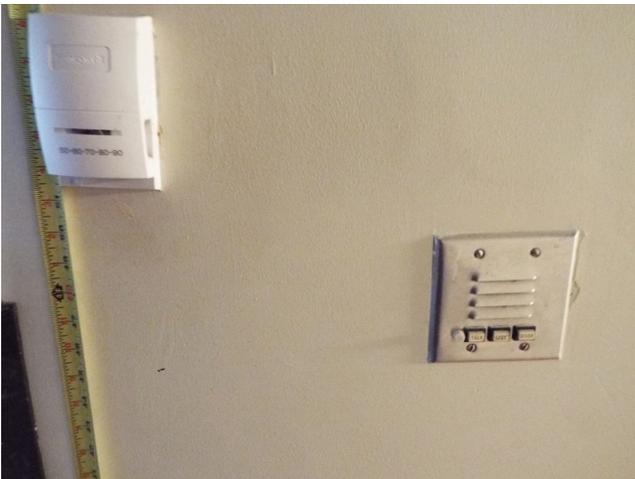
244. 1-bed-1-bath - UFAS - unit 413



245. 1-bed-1-bath - UFAS - unit 413



246. 1-bed-1-bath - UFAS - unit 413



247. 1-bed-1-bath - UFAS - unit 413



248. 1-bed-1-bath - UFAS - unit 413



249. 1-bed-1-bath - UFAS - unit 413



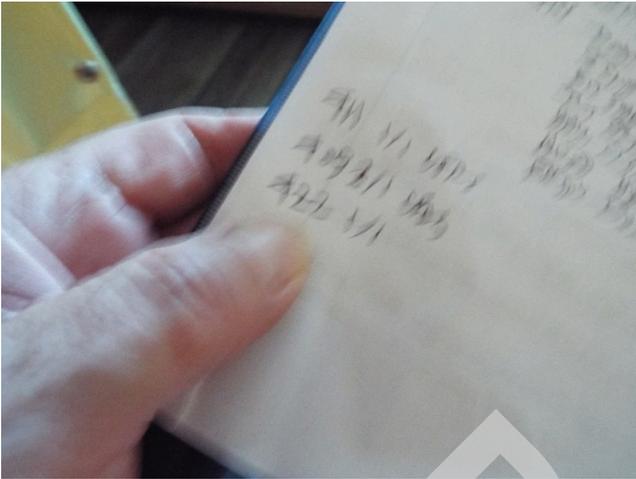
250. 1-bed-1-bath - UFAS - unit 413



251. 1-bed-1-bath - UFAS - unit 413



252. Entry door misalignment - 1-bed-1-bath - UFAS - unit 413 (Non-Critical Repair)



253. 1-bed-1-bath - unit 422



254. 1-bed-1-bath - unit 422 - kitchen



255. 1-bed-1-bath - unit 422



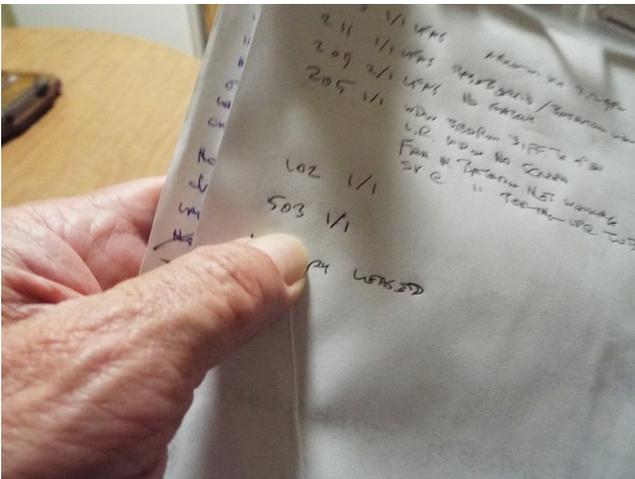
256. 1-bed-1-bath - unit 422 - bedroom



257. 1-bed-1-bath - unit 422 - bathroom



258. 1-bed-1-bath - unit 422



259. 1-bed-1-bath - unit 503



260. 1-bed-1-bath - unit 503



261. 1-bed-1-bath - unit 503



262. 1-bed-1-bath - unit 503 - kitchen



263. 1-bed-1-bath - unit 503



264. 1-bed-1-bath - unit 503



265. 1-bed-1-bath - unit 503



266. 1-bed-1-bath - unit 503



267. 1-bed-1-bath - unit 504 - appliances



268. 1-bed-1-bath - unit 504 - kitchen cabinets



269. Toilet leak reported - 1-bed-1-bath - unit 504



270. 1-bed-1-bath - unit 504



271. Ceiling condition - 1-bed-1-bath - unit 504
(Non-Critical Repair)



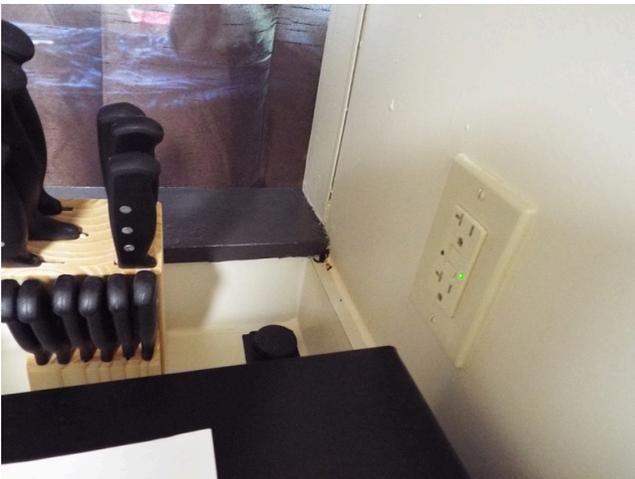
272. 1-bed-1-bath - unit 504



273. 1-bed-1-bath - unit 504



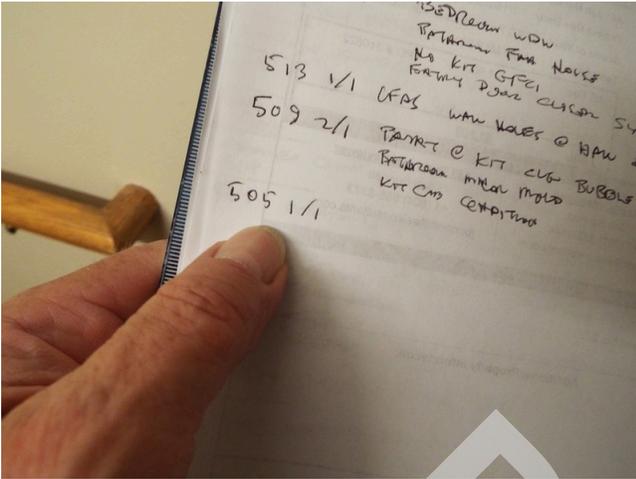
274. 1-bed-1-bath - unit 504



275. Typical kitchen GFCI receptacle - 1-bed-1-bath
- unit 504



276. 1-bed-1-bath - unit 504



277. 1-bed-1-bath - unit 505



278. 1-bed-1-bath - unit 505



279. 1-bed-1-bath - unit 505



280. 1-bed-1-bath - unit 505



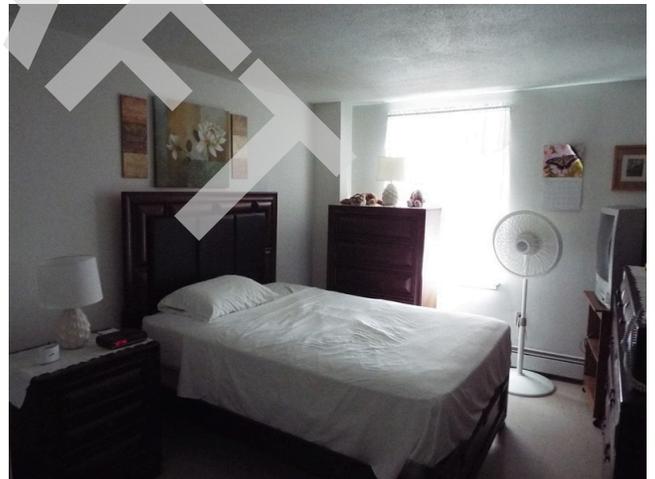
281. 1-bed-1-bath - unit 505



282. Wall condition - 1-bed-1-bath - unit 505 bathroom (Non-Critical Repair)



283. 1-bed-1-bath - unit 505



284. 1-bed-1-bath - unit 505 - bedroom



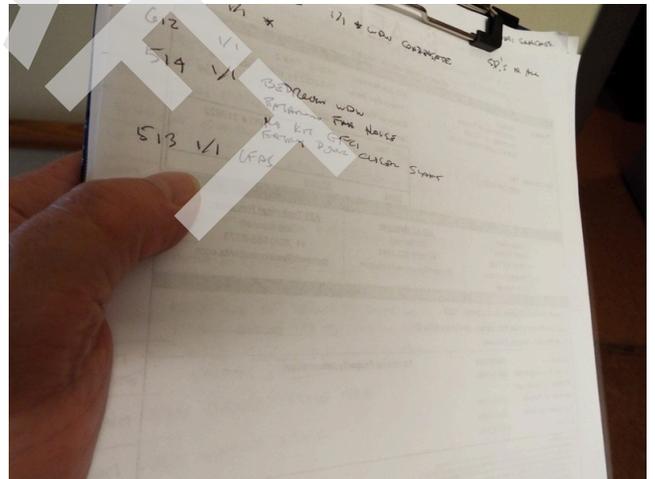
285. 1-bed-1-bath - unit 505 - kitchen



286. 1-bed-1-bath - unit 505



287. 1-bed-1-bath - unit 505



288. 1-bed-1-bath - UFAS - unit 513



289. 1-bed-1-bath - UFAS - unit 513



290. 1-bed-1-bath - UFAS - unit 513



291. 1-bed-1-bath- UFAS - unit 513 - kitchen



292. 1-bed-1-bath - UFAS - unit 513



293. 1-bed-1-bath - UFAS - unit 513



294. 1-bed-1-bath - UFAS - unit 513



295. 1-bed-1-bath - UFAS - unit 513



296. 1-bed-1-bath - UFAS - unit 513



297. 1-bed-1-bath - UFAS - unit 513



298. 1-bed-1-bath - UFAS - unit 513



299. 1-bed-1-bath - UFAS - unit 513



300. 1-bed-1-bath - UFAS - unit 513



301. 1-bed-1-bath - UFAS - unit 513



302. 1-bed-1-bath - UFAS - unit 513



303. 1-bed-1-bath - UFAS - unit 513



304. Wall base condition - 1-bed-1-bath - UFAS - unit 513 (Non-Critical Repair)



305. Wall base condition - 1-bed-1-bath - UFAS - unit 513 (Non-Critical Repair)



306. 1-bed-1-bath - UFAS - unit 513



307. 1-bed-1-bath - UFAS - unit 513



308. 1-bed-1-bath - UFAS - unit 513



309. 1-bed-1-bath- UFAS - unit 513 - emergency call device (Non-Critical Repair)



310. 1-bed-1-bath - UFAS - unit 513



311. 1-bed-1-bath - UFAS - unit 513



312. 1-bed-1-bath - UFAS - unit 513



313. 1-bed-1-bath - UFAS - unit 513



314. 1-bed-1-bath - UFAS - unit 513



315. 1-bed-1-bath - UFAS - unit 513



316. 1-bed-1-bath - UFAS - unit 513



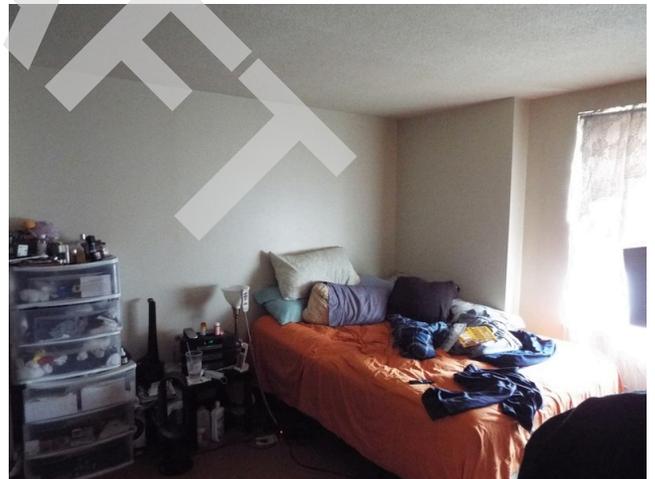
317. 1-bed-1-bath - UFAS - unit 513



318. 1-bed-1-bath - UFAS - unit 513



319. 1-bed-1-bath - UFAS - unit 513



320. 1-bed-1-bath - UFAS - unit 513



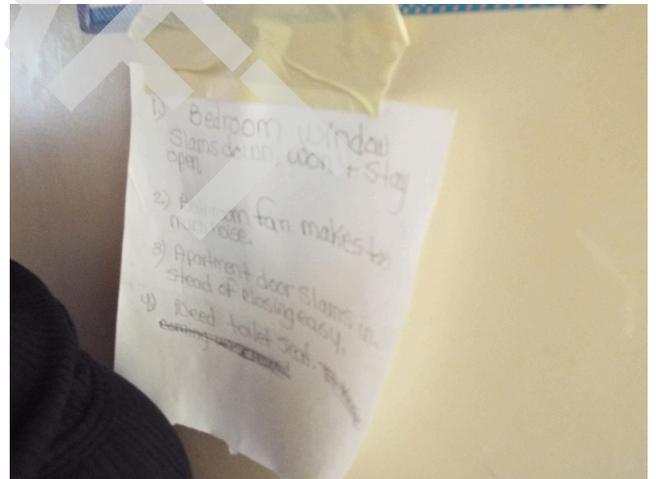
321. Wall condition - 1-bed-1-bath - UFAS - unit 513
(Non-Critical Repair)



322. 1-bed-1-bath - UFAS - unit 513



323. 1-bed-1-bath - unit 514



324. 1-bed-1-bath - unit 514



325. 1-bed-1-bath - unit 514



326. 1-bed-1-bath - unit 514



327. Window operation condition - 1-bed-1-bath - unit 514 (Non-Critical Repair)



328. 1-bed-1-bath - unit 514 - bathroom vanity



329. 1-bed-1-bath - unit 514



330. 1-bed-1-bath - unit 514



331. Bathroom fan condition - 1-bed-1-bath - unit 514 (Non-Critical Repair)



332. 1-bed-1-bath - unit 514



333. 1-bed-1-bath - unit 514



334. 1-bed-1-bath - unit 514



335. 1-bed-1-bath - unit 514 - kitchen lacks GFCI receptacle (Critical Repair)



336. Entry door closer condition - 1-bed-1-bath - unit 514 (Non-Critical Repair)



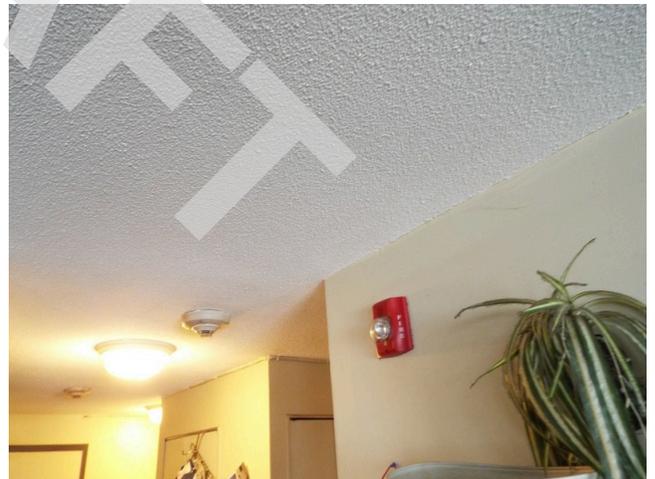
337. 1-bed-1-bath - unit 606



338. 1-bed-1-bath - unit 606



339. Ceiling condition - 1-bed-1-bath - unit 606
(Non-Critical Repair)



340. 1-bed-1-bath - unit 606



341. 1-bed-1-bath - unit 606



342. 1-bed-1-bath - unit 606



343. 1-bed-1-bath - unit 606



344. 1-bed-1-bath - unit 606



345. 1-bed-1-bath - unit 606



346. Vanity cabinet condition - 1-bed-1-bath - unit 606 (Non-Critical Repair)



347. 1-bed-1-bath - unit 606



348. 1-bed-1-bath - unit 606



349. Flooring condition - 1-bed-1-bath - unit 606
(Non-Critical repair)



350. 1-bed-1-bath - unit 606



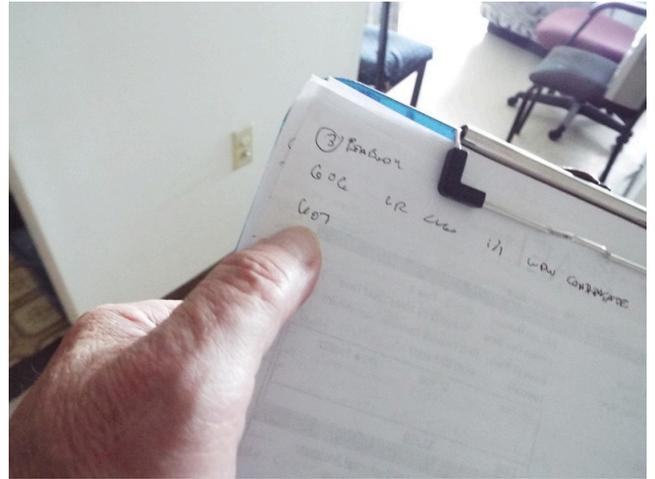
351. 1-bed-1-bath - unit 606



352. 1-bed-1-bath - unit 606



353. 1-bed-1-bath - unit 606



354. 1-bed-1-bath - unit 607



355. 1-bed-1-bath - unit 607



356. 1-bed-1-bath - unit 607



357. 1-bed-1-bath - unit 607



358. 1-bed-1-bath - unit 607



359. 1-bed-1-bath - unit 607



360. 1-bed-1-bath - unit 607



361. 1-bed-1-bath - unit 607 - bathroom fixtures



362. 1-bed-1-bath - unit 607



363. 1-bed-1-bath - unit 607



364. 1-bed-1-bath - unit 607



365. 1-bed-1-bath - unit 607



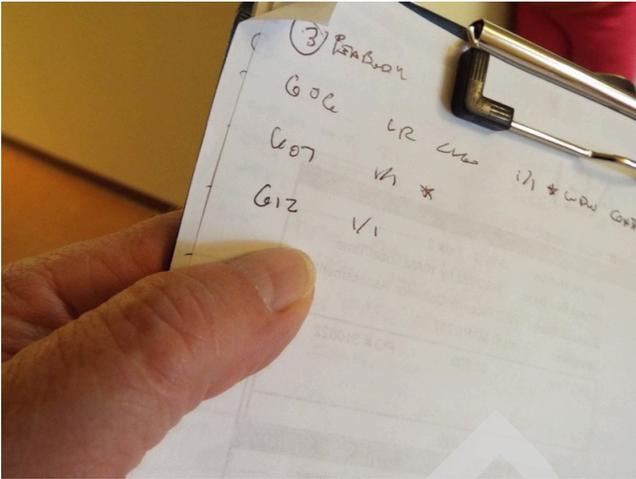
366. 1-bed-1-bath - unit 607



367. 1-bed-1-bath - unit 607



368. 1-bed-1-bath - unit 607



369. 1-bed-1-bath - unit 612



370. 1-bed-1-bath - unit 612



371. 1-bed-1-bath - unit 612



372. 1-bed-1-bath - unit 612 - range



373. 1-bed-1-bath - unit 612 - range hood



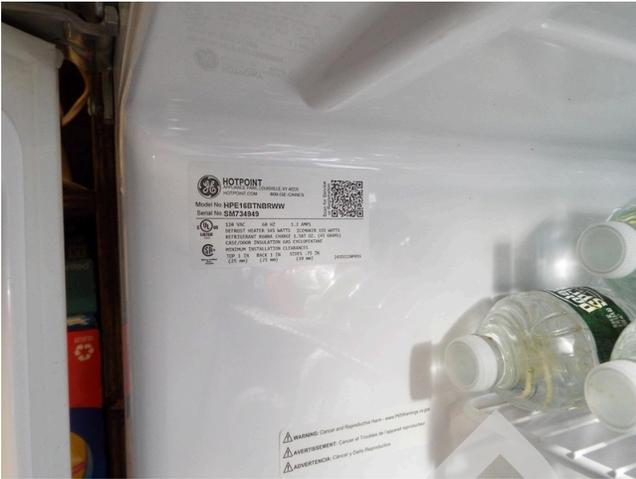
374. 1-bed-1-bath - unit 612



375. 1-bed-1-bath - unit 612



376. 1-bed-1-bath - unit 612



377. 1-bed-1-bath - unit 612



378. 1-bed-1-bath - unit 612



379. 1-bed-1-bath - unit 612



380. 1-bed-1-bath - unit 612



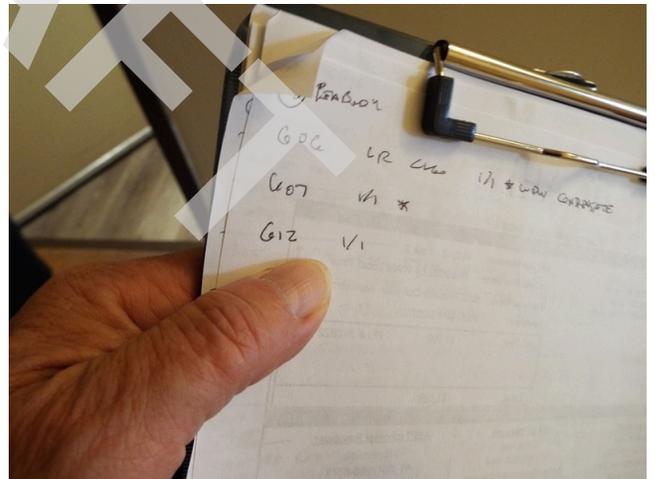
381. 1-bed-1-bath - unit 612 - tub shower (newer)



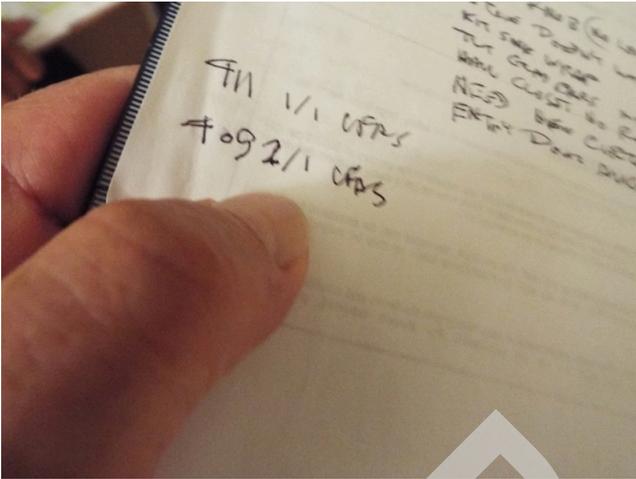
382. 1-bed-1-bath - unit 612



383. 1-bed-1-bath - unit 612



384. 1-bed-1-bath - unit 612



385. 2-bed-1-bath - UFAS - unit 409



386. 2-bed-1-bath - UFAS - unit 409



387. 2-bed-1-bath- UFAS - unit 409 - kitchen



388. 2-bed-1-bath - UFAS - unit 409



389. 2-bed-1-bath - UFAS - unit 409



390. 2-bed-1-bath - UFAS - unit 409



391. 2-bed-1-bath - UFAS - unit 409



392. 2-bed-1-bath - UFAS - unit 409



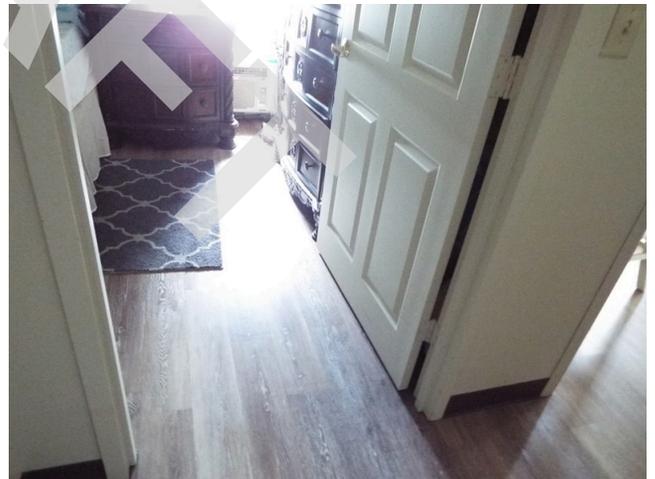
393. 2-bed-1-bath - UFAS - unit 409



394. 2-bed-1-bath - UFAS - unit 409



395. 2-bed-1-bath- UFAS - unit 409 - living room



396. 2-bed-1-bath - UFAS - unit 409



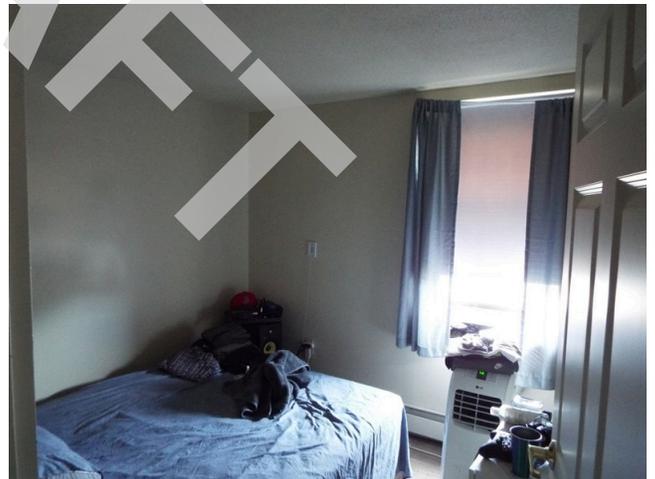
397. 2-bed-1-bath - UFAS - unit 409



398. 2-bed-1-bath - UFAS- unit 409 - bedroom



399. 2-bed-1-bath - UFAS - unit 409



400. 2-bed-1-bath- UFAS - unit 409 - bedroom



401. 2-bed-1-bath - UFAS - unit 409



402. 2-bed-1-bath - UFAS - unit 409



403. 2-bed-1-bath - UFAS - unit 409



404. 2-bed-1-bath - UFAS - unit 409



405. 2-bed-1-bath - UFAS - unit 409



406. 2-bed-1-bath- UFAS - unit 409 - bathroom



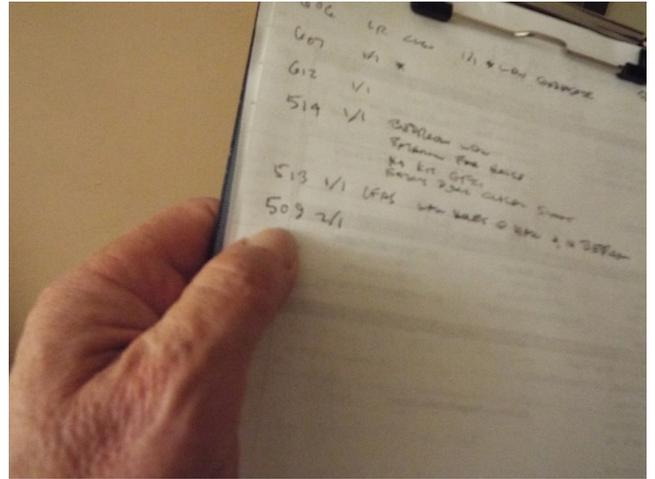
407. 2-bed-1-bath - UFAS - unit 409



408. 2-bed-1-bath - UFAS - unit 409



409. 2-bed-1-bath - UFAS - unit 409



410. 2-bed-1-bath - unit 509



411. 2-bed-1-bath - unit 509 - tub shower (older)



412. Bathroom ceiling condition - 2-bed-1-bath - unit 509 (Non-Critical Repair)



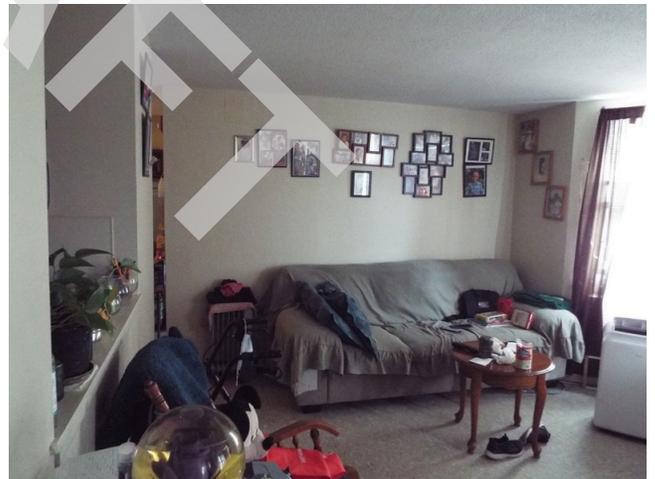
413. 2-bed-1-bath - unit 509 - bathroom



414. 2-bed-1-bath - unit 509 - bedroom



415. 2-bed-1-bath - unit 509 - bedroom



416. 2-bed-1-bath - unit 509 - living room



417. 2-bed-1-bath - unit 509 - kitchen



418. 2-bed-1-bath - unit 509



419. Kitchen cabinet condition - 2-bed-1-bath - unit 509 (Non-Critical Repair)



420. 2-bed-1-bath - unit 509

APPENDIX B

General Photo Documentation

DRAFT



1. Topography



2. Topography



3. Retaining wall



4. Surface drain



5. Property entrance - parking garage



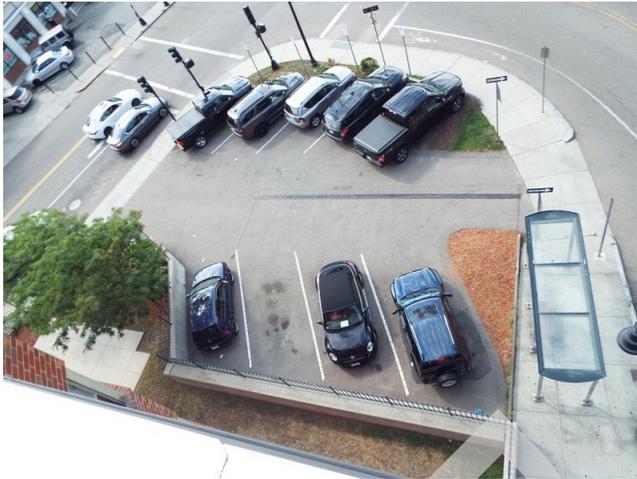
6. Property entrance - surface parking



7. Public transit subway enclosure



8. Public transit subway enclosure



9. Parking overview - surface



10. Pavement and striping condition



11. Parking - garage



12. Parking garage pavement condition



13. Brick pavers



14. Main entry walkway



15. Property signage



16. Landscaping



17. Metal fencing



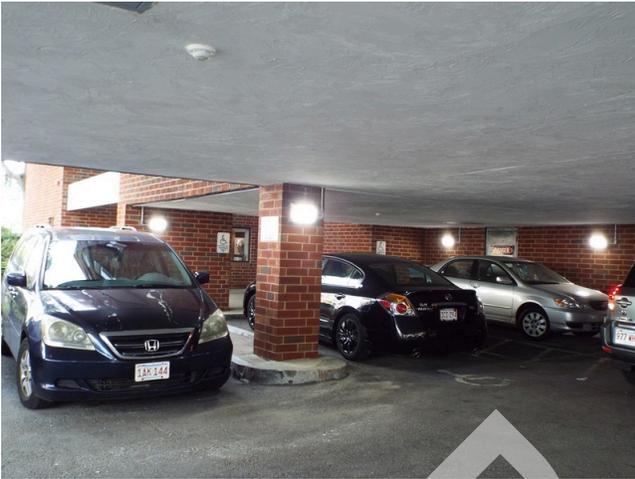
18. Site wall



19. Chain link fencing



20. Building mounted lighting



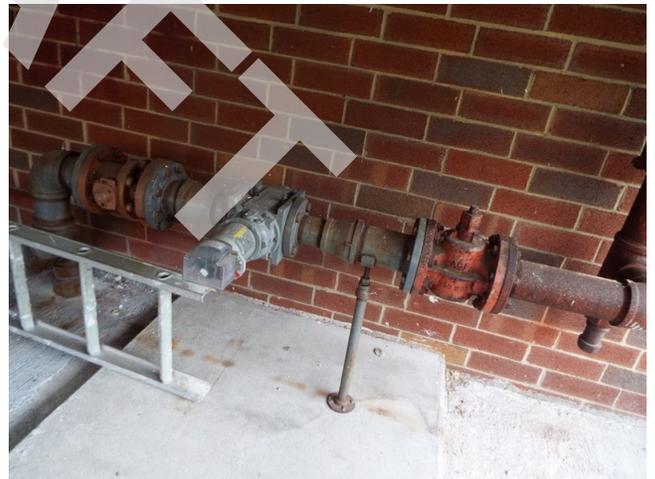
21. Parking - garage



22. Parking - garage



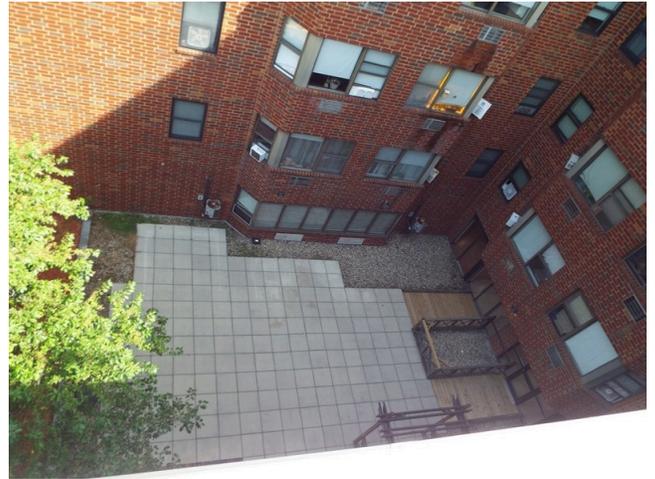
23. Transformer



24. Gas meter



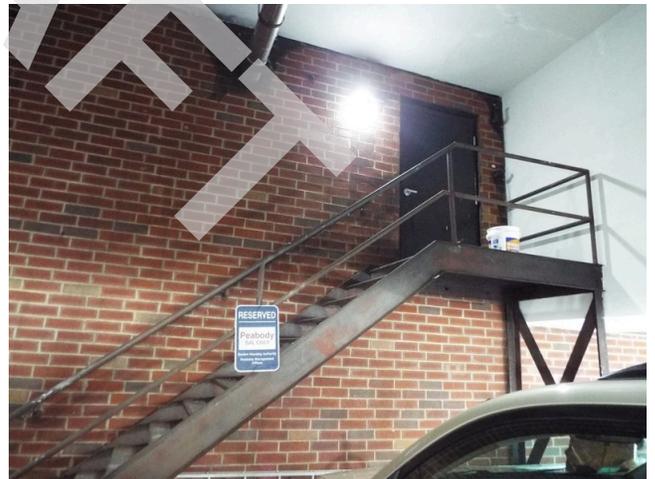
25. Common area patio



26. Raised terrace



27. Raised terrace



28. Exit stair



29. Main entry



30. Storefront system



31. Sliding glass door



32. Service doors



33. Elevation - Dorchester Avenue



34. Elevation - side



35. Elevation - side



36. Elevation - Talbot Avenue



37. Masonry condition



38. Masonry crack (Non-Critical Repair)



39. Masonry staining (Non-Critical repair)



40. Masonry staining (Non-Critical repair)



41. Typical windows



42. Typical window



43. Typical window frame



44. Thru wall panel condition (Non-Critical Repair)



45. Thru wall panel condition (Non-Critical Repair)



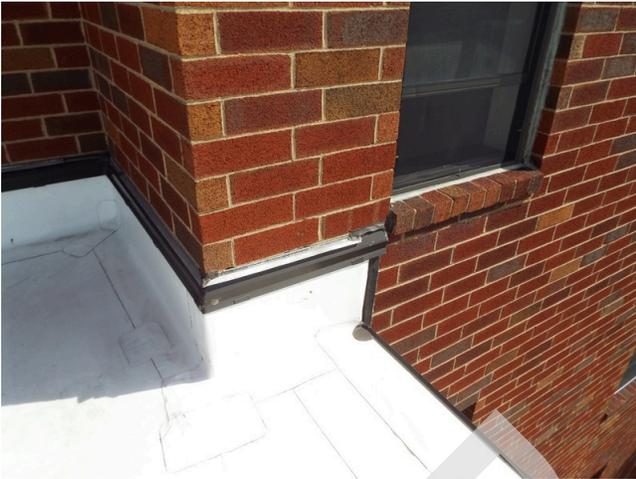
46. Roof overview



47. Roofing



48. Roof drain



49. Flashing



50. Roof penetration flashing



51. Raised terrace



52. Domestic hot water boilers



53. Hot water storage tanks



54. Water meter



55. Hot water boilers



56. Thru wall HVAC unit installation (Non-Critical Repair)



57. Common area - community room - split system fan coil



58. Split-system condenser - community room



59. Main electrical distribution panel



60. Electric meters



61. Emergency generator



62. Elevator



63. Elevator machinery



64. Fire alarm control panel



65. Fire department connection



66. Fire extinguisher



67. Fire life safety devices



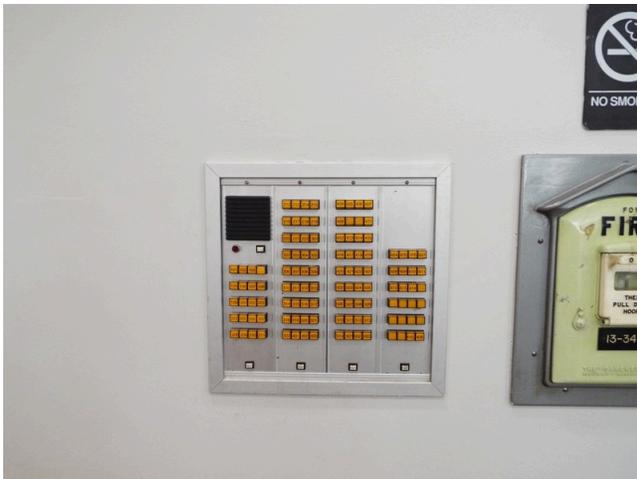
68. Fire pump motor



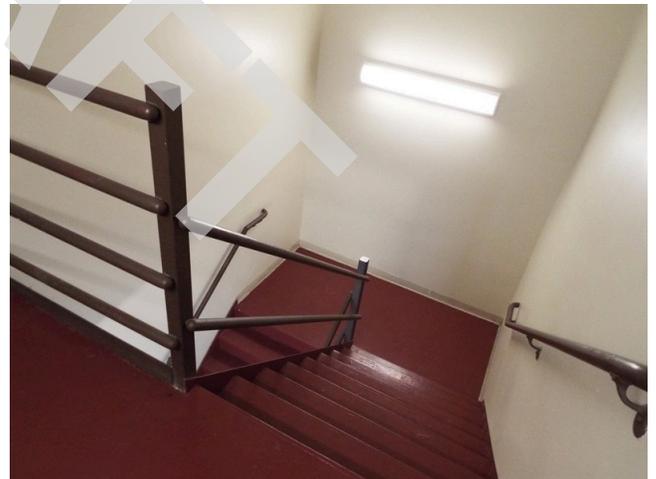
69. Fire sprinkler riser and pump



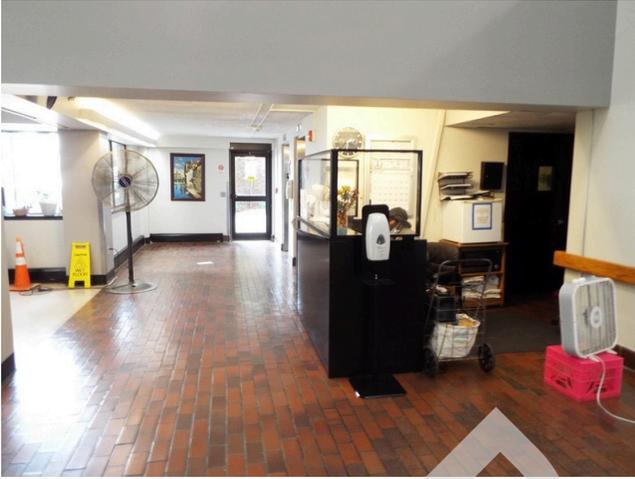
70. Typical common area smoke detector



71. Emergency call annunciator panel



72. Interior exit stair



73. Main lobby



74. Common area - upper lobby



75. Common area - kitchen, not UFAS compliant
(Critical Repair)



76. Common area - laundry



77. Typical corridor



78. Upper level elevator lobby



79. Accessible parking lacks van space and signage
(Critical Repair)



80. Accessible route



81. Main entry



82. Main entry



83. Leasing office



84. Leasing office



85. Leasing office

A handwritten signature in dark ink that reads "David Taylor". The signature is written in a cursive, flowing style.

86. David Taylor signature



87. Accessible parking



88. Accessible parking



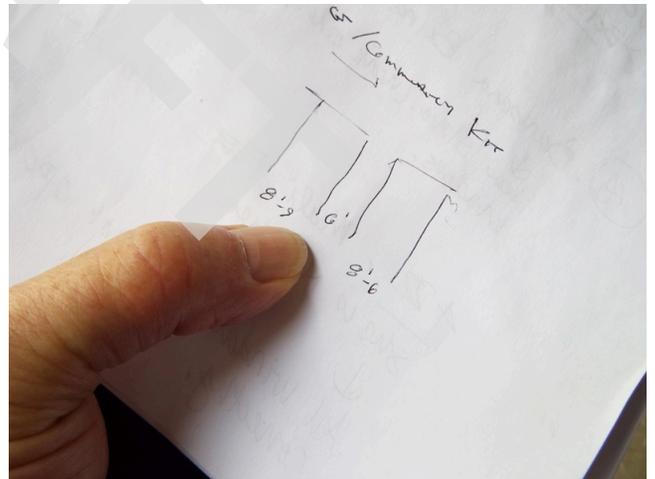
89. Accessible parking



90. Accessible parking



91. Accessible parking



92. Accessible parking



93. Building mounted lighting



94. Common area - community room



95. Common area - community room



96. Common area - community room



97. Common area - community room



98. Common area - community room



99. Common area - community room



100. Common area - community room



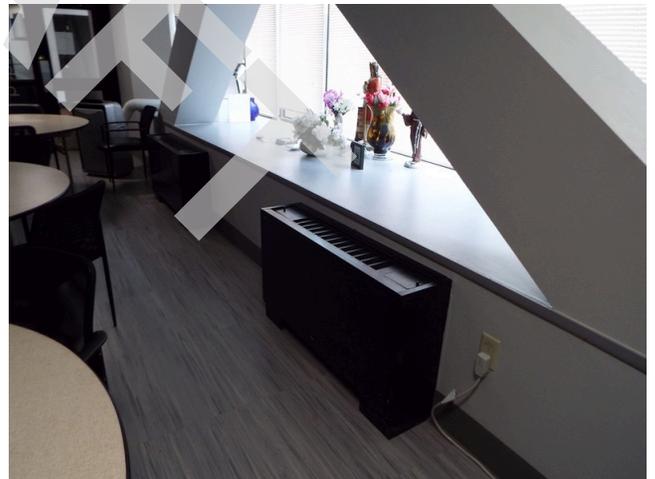
101. Common area - community room



102. Common area - community room



103. Common area - community room



104. Common area - community room



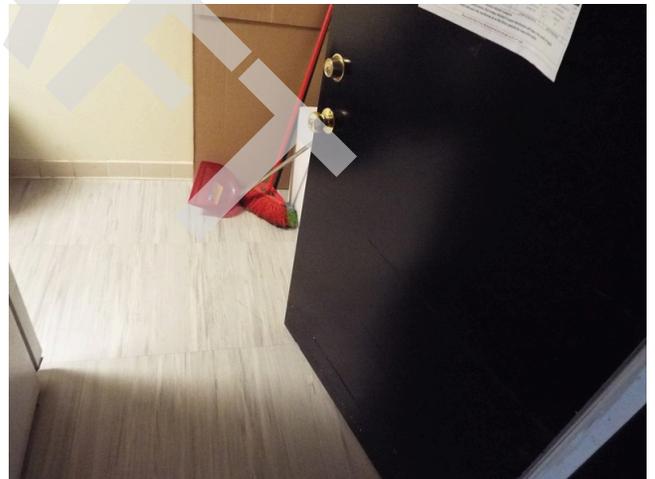
105. Common area - community room



106. Common area - community room



107. Common area - kitchen



108. Common area - kitchen, knob hardware
(Critical Repair)



109. Common area - kitchen



110. Common area - kitchen



111. Common area - kitchen



112. Common area - kitchen



113. Common area - kitchen



114. Common area - kitchen



115. Common area - kitchen



116. Common area - kitchen



117. Common area - kitchen



118. Common area - kitchen



119. Common area - kitchen



120. Common area - kitchen



121. Common area - kitchen



122. Common area - kitchen



123. Common area - kitchen



124. Common area - kitchen



125. Common area - kitchen



126. Common area - laundry



127. Common area - laundry



128. Common area - laundry



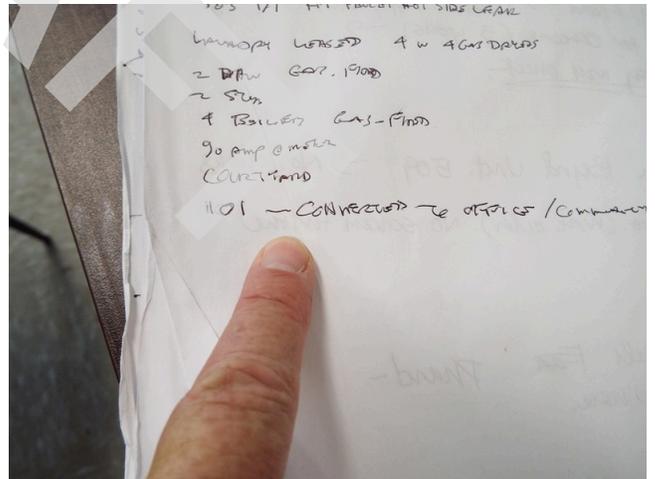
129. Common area - laundry



130. Common area - laundry



131. Common area - laundry



132. Common area - office (converted dwelling unit 101)



133. Common area - office (converted dwelling unit 101)



134. Common area - office (converted dwelling unit 101)



135. Common area - office (converted dwelling unit 101)



136. Common area - office (converted dwelling unit 101)



137. Common area - office (converted dwelling unit 101)



138. Common area - office (converted dwelling unit 101)



139. Common area - office (converted dwelling unit 101)



140. Common area - office (converted dwelling unit 101)



141. Common area - office (converted dwelling unit 101)



142. Common area - office (converted dwelling unit 101)



143. Common area - office (converted dwelling unit 101)



144. Common area - office (converted dwelling unit 101)



145. Common area - office (converted dwelling unit 101)



146. Common area - office (converted dwelling unit 101)



147. Common area - office (converted dwelling unit 101)



148. Common area - restroom



149. Common area - restroom



150. Common area - restroom



151. Common area - restroom



152. Common area - restroom



153. Common area - restroom



154. Common area - restroom



155. Common area - restroom



156. Common area - restroom



157. Common area - restroom



158. Common area - restroom



159. Common area - restroom



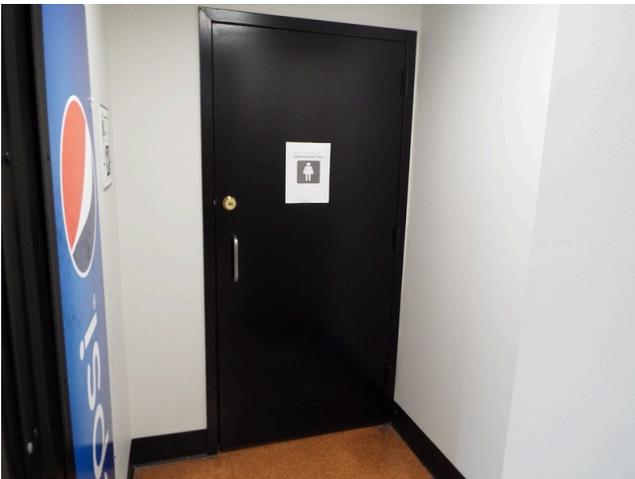
160. Common area - restroom



161. Common area - restroom



162. Common area - restroom



163. Common area - restroom



164. Common area - restroom



165. Common area - restroom



166. Common area - restroom



167. Common area - restroom



168. Common area - restroom



169. Common area - restroom



170. Common area - restroom



171. Common area - restroom



172. Common area - stair



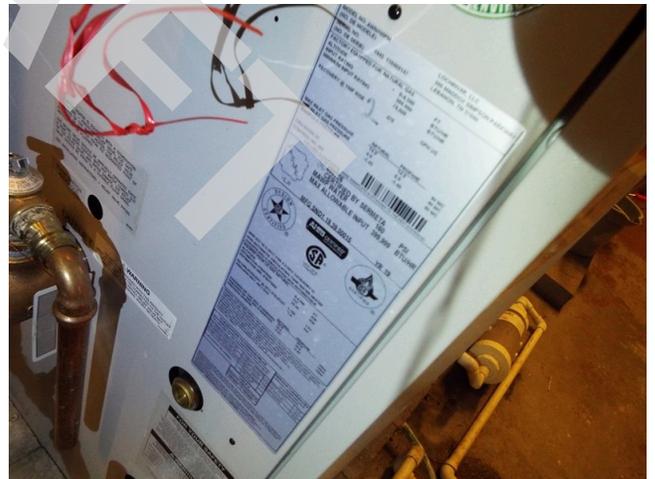
173. Common area - upper lobby



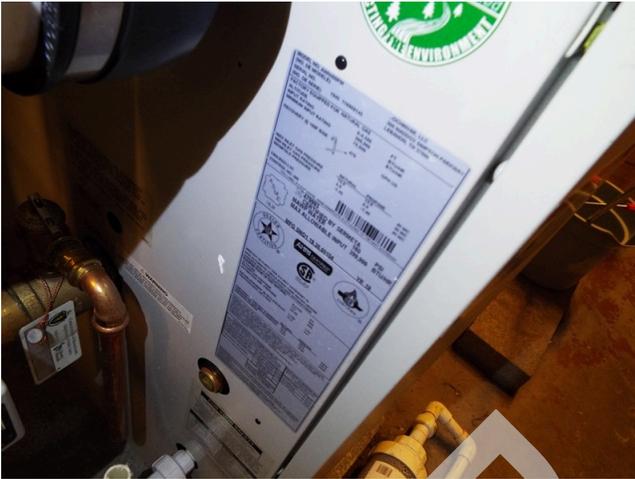
174. Common area - upper lobby



175. Compactor



176. Domestic hot water boilers



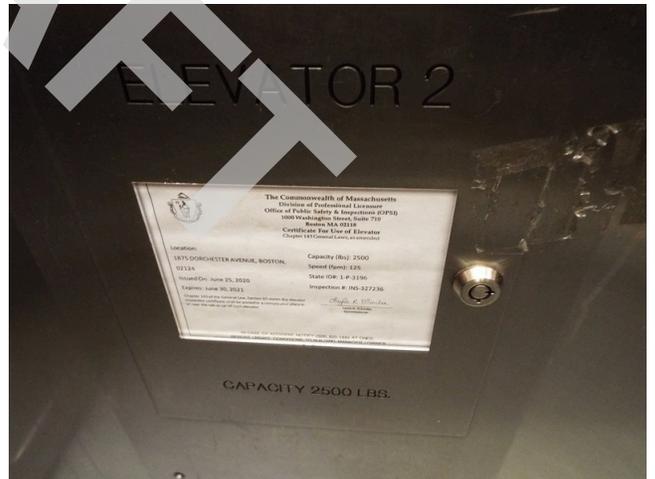
177. Domestic hot water boilers



178. Electric meters



179. Electric meters



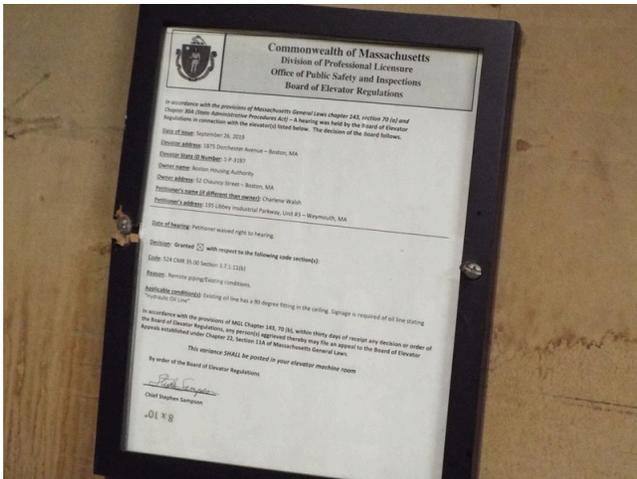
180. Elevator



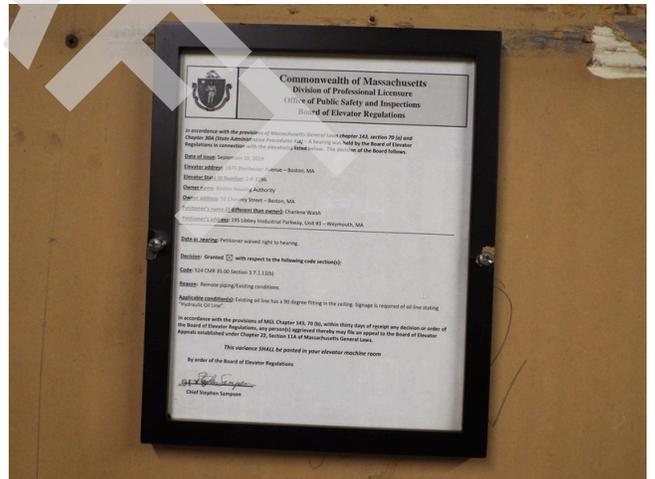
181. Elevator



182. Elevator machinery



183. Elevator machinery



184. Elevator machinery



185. Emergency generator



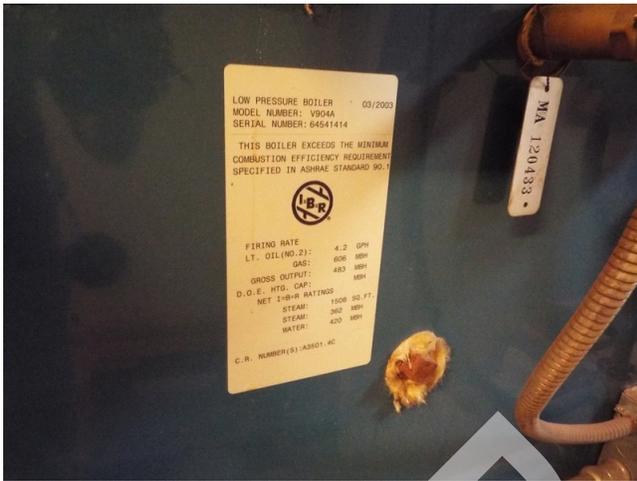
186. Garage access



187. Hot water boilers



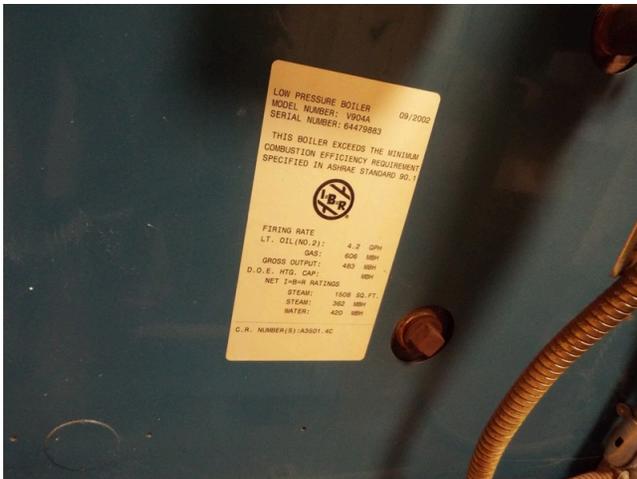
188. Hot water boilers



189. Hot water boilers



190. Hot water boilers



191. Hot water boilers



192. Hot water storage tanks



193. Hot water storage tanks



194. Leasing office



195. Leasing office



196. Leasing office



197. Leasing office



198. Leasing office



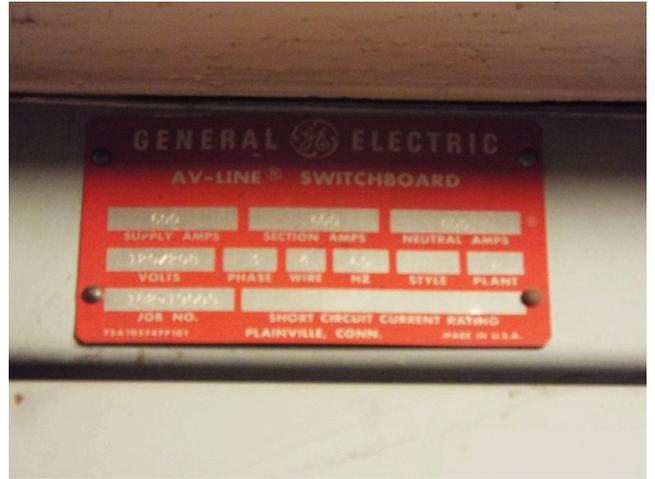
199. Mailboxes



200. Mailboxes



201. Main electrical distribution panel



202. Main electrical distribution panel



203. Main electrical distribution panel



204. Main entry



205. Main entry



206. Main lobby



207. Main lobby



208. Main lobby



209. Main lobby



210. Makeup air unit



211. Parking - garage



212. Parking - garage



213. Parking - garage



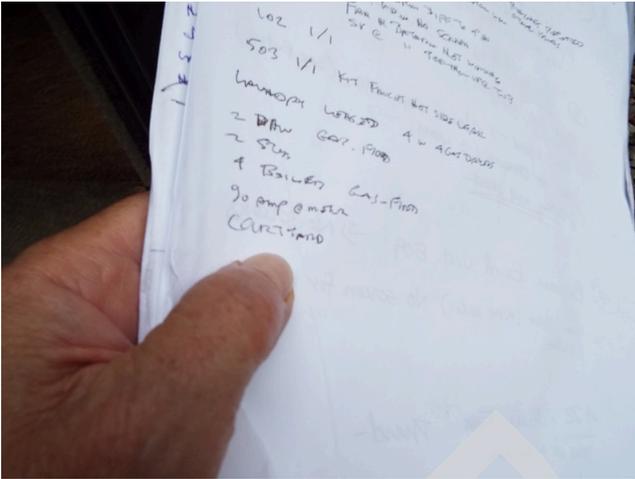
214. Raised terrace



215. Raised terrace



216. Raised terrace



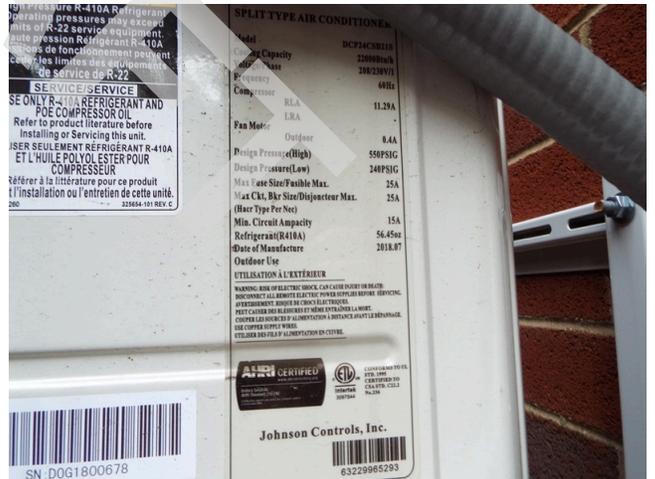
217. Raised terrace



218. Mini-split condenser



219. Mini-split condenser



220. Mini-split condenser



221. Split system condenser



222. Split system condenser



223. Split system condenser



224. Split system condenser



225. Raised terrace



226. Raised terrace



227. Raised terrace



228. Seating area



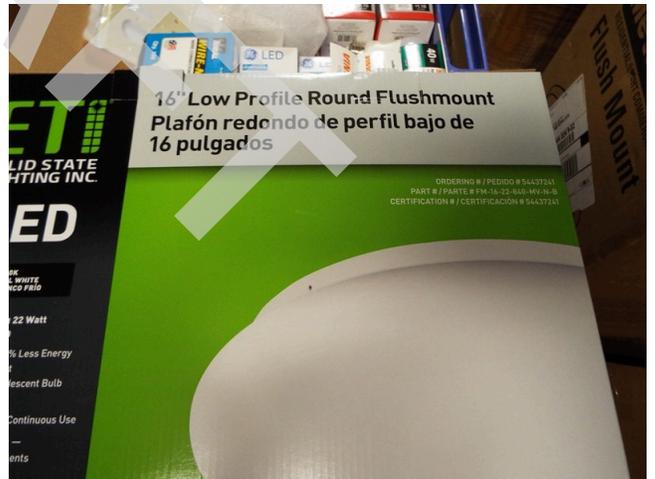
229. Service door



230. Supplies - bathroom fan



231. Supplies - lighting (1)



232. Supplies - lighting (2)



233. Supplies - lighting (3)



234. Supplies - lighting (4)



235. Supplies - lighting (5)



236. Supplies - lighting (6)



237. Supplies - lighting (7)



238. Supplies - lighting (8)



239. Supplies - plumbing (1)



240. Supplies - plumbing (2)



241. Supplies - plumbing (3)



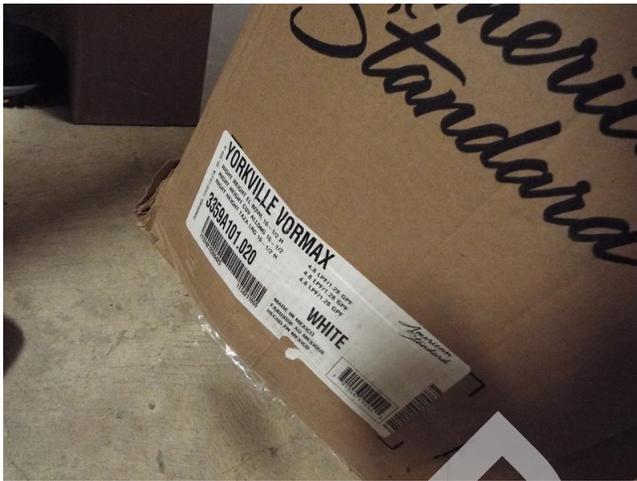
242. Supplies - plumbing (4)



243. Supplies - plumbing (5)



244. Supplies - plumbing (6)



245. Supplies - plumbing (7)



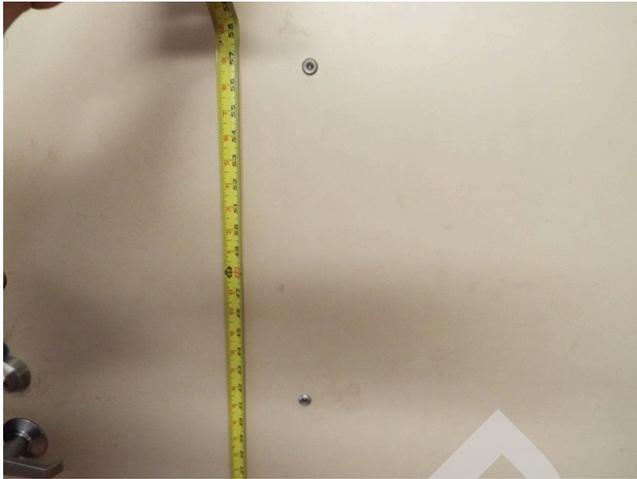
246. Supplies - plumbing (8)



247. Supplies - plumbing (9)



248. Typical corridor



249. Typical unit entry door



250. Typical unit entry door



251. Pavement condition - surface parking



252. Fencing



253. Public transit subway enclosure



254. Concrete entry pad



255. Parking garage lighting

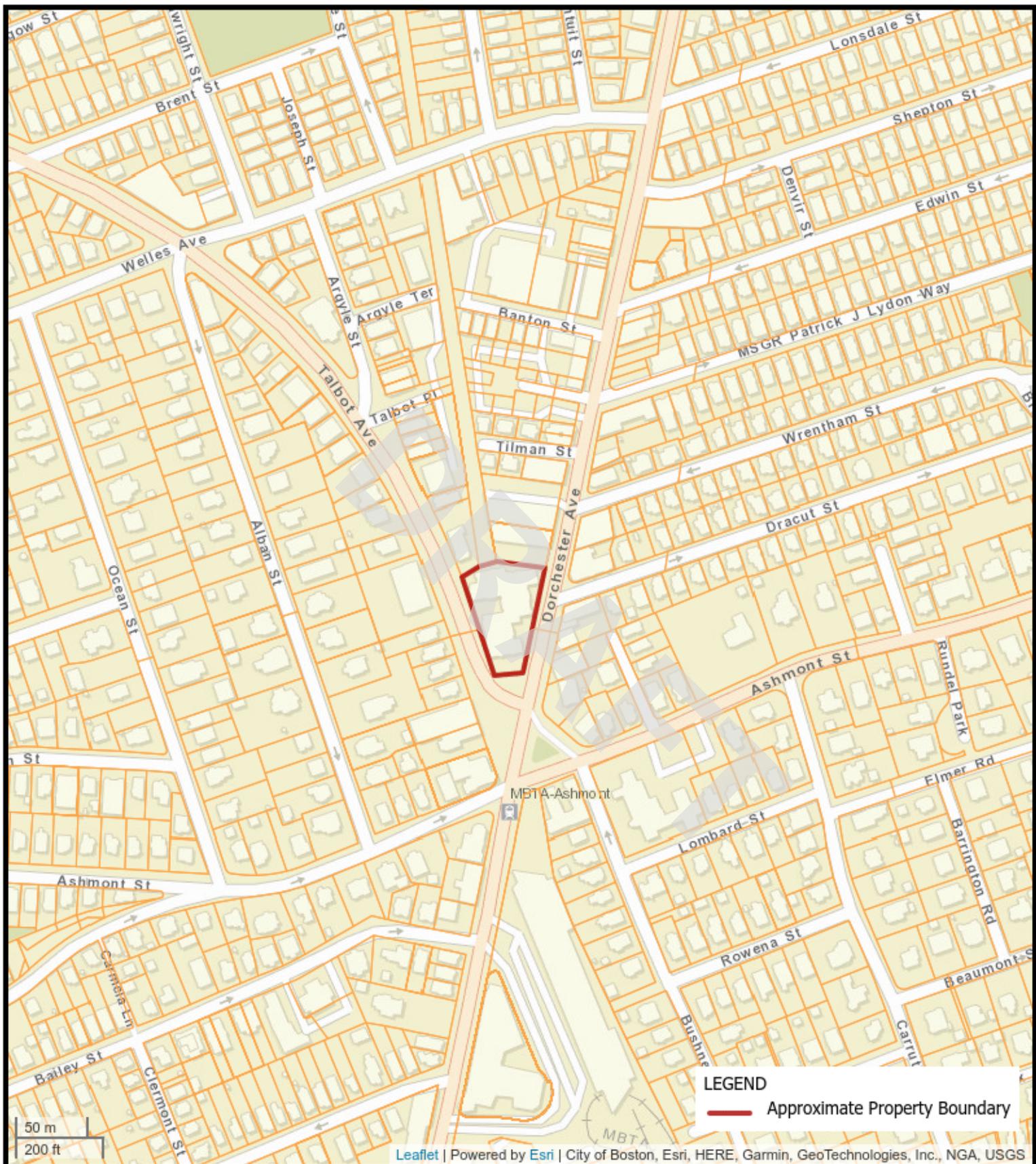


256. Flashing

APPENDIX C

Street Map and Aerial Photo

DRAFT



Leaflet | Powered by Esri | City of Boston, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



STREET MAP

1875 Dorchester Avenue, Dorchester, Massachusetts 02124

AEI Project Number: 463342





20 m
50 ft

— Approximate Property Boundary

Leaflet | Powered by Esri | Maxar, Microsoft



AERIAL PHOTO

1875 Dorchester Avenue, Dorchester, Massachusetts 02124
AEI Project Number: 463342

AEI
Consultants

APPENDIX D

USGS Seismic Design Map

DRAFT



1875 Dorchester Ave, Boston, MA 02124, USA

Latitude, Longitude: 42.2868346, -71.0643087



Date	8/15/2022, 8:41:49 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.209
S ₁	spectral response (1.0 s)	0.068
S _{Xs}	site-modified spectral response (0.2 s)	0.334
S _{X1}	site-modified spectral response (1.0 s)	0.162
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.234
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.209
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.075
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.068
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{Xs}	site-modified spectral response (0.2 s)	0.223
S _{X1}	site-modified spectral response (1.0 s)	0.108

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.126
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.202
S_{X1}	site-modified spectral response (1.0 s)	0.105
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.043
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.068
S_{X1}	site-modified spectral response (1.0 s)	0.039
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

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APPENDIX E

Pre-Site Visit Questionnaire

DRAFT

GENERAL INSPECTION INFORMATION

PER HUD GUIDANCE, AEI MUST BE ALLOWED ACCESS INTO 25% OF EACH DWELLING UNIT FLOORPLAN, AS WELL AS ALL COMMON AREAS, AND EXTERIORS AT THE SITE.

GENERAL PROPERTY INFORMATION

PROPERTY NAME: REABODY				
SITE ADDRESS:		CITY	STATE	
Number of Buildings:	1	Date of Construction:	1982 [±]	Number of Units: 103
Number of Stories:	6	Renovation Date(s):		Number of Vacant Units: 1
Site Area in Acres:	acres	Gross Building Area:		Number of Down Units: 0
Total Number of Parking Spaces:		Number of HC Parking Spaces:		Number of Van HC Spaces:

GENERAL PROPERTY INFORMATION

Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 3 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:

REVENUE W/O UPGRADED 1 1/2 YEARS

Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:

APARTMENT WORK

Please describe any future building maintenance, renovation, seismic, and upgrade work being planned:

HEATING BOWERS 5 YEARS[±]

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

Vendor Name	Phone No.	Vendor Name	Phone No.
Roofing		Painting	
Elevator		HVAC	
Fire Protection		Plumbing	
Electrician		Trash Disposal	
Landscaping		Security System	

Please list all utility providers for the Property:

Domestic Water		Gas/ Oil/ Other	
Sanitary Sewer		Electricity	
Storm Drainage		Steam	

Please provide information regarding current unit mix:

Unit Type:	Occupied	Vacant	Down	Unit Type:	Occupied	Vacant	Down
Studio				3 Bedroom/ 1 1/2 Bathroom			
1 Bedroom/ 1 Bathroom				3 Bedroom/ 2 Bathroom			
1 Bedroom/ 1 1/2 Bath 98				Model Unit			
2 Bedroom/ 1 Bath 5				Manager Unit			
2 Bedroom/ 1 1/2 Bath							

Common Areas listed as:

AN R2AC ITEM 1 P3M3

QUESTIONNAIRE	YES	NO	UNKNOWN
<i>Note to Field Observer: Answers should be verified during site interview and field observations. A YES answer should be followed up thoroughly and documented if issues are present.</i>			
Are you aware of any violations the property has been cited for? (If Yes, attach citation)		X	
Does the property feature Section 8 project based assistance?	X		
Does the property accept Section 8 vouchers?		X	
Was an "Accessibility Survey" ever conducted on the property? (If Yes, please attach a copy)			X
Have any accessibility improvements been made to the Property or does a Barrier Removal Plan exist for the Property?			X
Are there any unresolved accessibility related complaints or pending litigation?		X	
Is a tenant monthly fee charged for common area maintenance (CAM)?		X	
Does the Property experience any site drainage, ground water or flooding problems?		X	
Is the amount of on-site parking provided inadequate?	X		
Is there damaged or nonoperational site lighting?		X	
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?		X	
Does the Property have any structural issue such as settlement, cracking or deflection?		X	
Has the Property experienced any fire related or seismic damage?		X	
Does the Property exhibit any water/ moisture infiltration?		X	
Does the Property have any leakage or failures at the roof, walls or cellar?		X	
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?			X
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)?		X	
Any problems regarding synthetic stucco or EIFS?			
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?		X	
Are the HVAC systems inadequate and/or non-functioning?		X	
Are there any plumbing leaks or prevalent past leaks?		X	
Are there any water pressure issues at any time?		X	
Is galvanized or polybutylene "gray" piping present anywhere in the Property?		X	
Has any active or historical leaks related to galvanized or polybutylene piping occurred?			
Has retrofitting or replacement of galvanized or polybutylene piping taken place?			
Are there any electrical problems or inadequate electrical service?			
Electrical amperage to each unit is less than 60-amps?			X
Is aluminum branch wiring present anywhere in the Property?			X
If aluminum branch wiring is present, has retrofitting been performed?			
Are there any screw-in fuses present in the Property?		X	
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's?			X
Are there any elevator or escalator shutdowns or deemed out of service?		X	
Are there elevators present not regularly serviced under a full-service maintenance contract?		X	
Are there fire sprinkler systems present and not regularly serviced and tested?		X	
Are there fire alarm and detection devices not regularly serviced and tested?		X	
Is common area interior painting performed as part of routine maintenance?	X		
Is there any mold or microbial growth at the Property?		X	
Have any tenants or occupants complained about mold or microbial growth at the Property?		X	
Is there a current formal indoor air quality management plan at the Property?			X
Are there any water leaks or damage at the Property?		X	
Please indicate when the following systems have been last inspected:			
Fire Sprinkler _____	Elevators/ Escalators _____		
Fire Alarm _____	Facades _____		

REPLACEMENT/ REPAIR HISTORY

Please list the approximate age (in years) of the following, as applicable:
 (Indicate "NA" if tenant-owned or not applicable; indicate "ORIG", if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. - please attach additional pages for comments/ clarifications.

Paving: _____ Yrs.	Sealant/Striping: _____ Yrs.	Exterior Lighting: _____ Yrs.
Landscaping: _____ Yrs.	Irrigation System: _____ Yrs.	Building Signage: _____ Yrs.
Pool Deck: _____ Yrs.	Pool Surfaces: _____ Yrs.	Other _____: _____ Yrs.
Masonry Pointing: _____ Yrs.	Exterior Paint: _____ Yrs.	EIFS: _____ Yrs.
Windows: _____ Yrs.	Doors: _____ Yrs.	Building Sealants: _____ Yrs.
²⁰¹⁴ WARRANTY UNIK Roofing: _____ Yrs.	Other Roofing: _____ Yrs.	Skylights: _____ Yrs.
HVAC (_____): _____ Yrs.	HVAC (_____): _____ Yrs.	HVAC (_____): _____ Yrs.
Electric Service: _____ Yrs.	Emergency Generator: _____ Yrs.	Water Lines: _____ Yrs.
Water Pumps: _____ Yrs.	Water Heaters: _____ Yrs.	Sewer Lines _____ Yrs.
Elevator Finishes: _____ Yrs.	Elevator Controller: _____ Yrs.	Elevator Machinery: _____ Yrs.
Escalators: _____ Yrs.	Fire Pump: _____ Yrs.	Central Fire Alarm Panel: _____ Yrs.
Common Areas: _____ Yrs.	Unit Finishes: _____ Yrs.	Unit Appliances: _____ Yrs.

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

	Available On-site	Available Attached	Not Available
Site Plan and ALTA Survey		✓	
Certificate of Occupancy			✓
Copy of Open Building Permits or Code Violations			✓
Copy of Zoning Variances or Easements		✓	
Rent Roll (with unit number, tenant name, unit area and occupancy %)		✓	
Reduced Floor Plans			
Original construction documents (core and shell)	✓		
List of Mechanical Equipment			✓
List of Capital expenditures for last 5 years			
List of Planned Capital expenditures			N/A
Local Law #11 Façade Inspection Reports (NYC)			✓
Roof survey and warranty			
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)		✓	
ADA Survey or Barrier Removal Plan			✓
Previously prepared Property Condition Report or engineering studies			✓

Interviewee / Title: _____ Date: _____

Please fax completed questionnaire to: (###) ###-####

APPENDIX F

Record of all Documents Reviewed, Interviews, and Supporting Information

DRAFT

From: [Maggie Castelli](#)
To: ["sjccountyclerk@sjc.state.ma.us"](mailto:sjccountyclerk@sjc.state.ma.us)
Cc: [Gregory Banks](#)
Subject: Public Records Request - 463341-463361
Date: Thursday, May 26, 2022 12:58:00 PM
Attachments: [image001.png](#)

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following properties:

Franklin Field	100 Ames Street	Dorchester	Suffolk	MA	02124
Peabody	1875 Dorchester Avenue	Dorchester	Suffolk	MA	02124
Joseph Malone	11 Gordon Avenue	Hyde Park	Suffolk	MA	02136
Highland Park	50 Highland Street	Roxbury	Suffolk	MA	02119
Commonwealth Elderly	35 Fidelis Way	Brighton	Suffolk	MA	02135
Commonwealth Family	35 Fidelis Way	Brighton	Suffolk	MA	02135
Bellflower	24 Bellflower Street	Dorchester	Suffolk	MA	02125
ML King	280 Martin Luther King Boulevard	Boston	Suffolk	MA	02119
JJ Meade	5 Melville Avenue	Boston	Suffolk	MA	02124
JJ Carroll	30 Chestnut Hill Avenue	Brighton	Suffolk	MA	02135
Washington Street	91 Washington Street	Brighton	Suffolk	MA	02135
Davison	101 Davison Street	Hyde Park	Suffolk	MA	02136
Groveland	15 Mary Moore Beatty Circle	Mattapan	Suffolk	MA	02126
Holgate	125 Elm Hill Avenue	Roxbury	Suffolk	MA	02121
Ashmont	374 Ashmont Street	Dorchester	Suffolk	MA	02124
Commonwealth Family	35 Fidelis Way	Brighton	Suffolk	MA	02135
Bellflower	24 Bellflower Street	Dorchester	Suffolk	MA	02125
ML King	280 Martin Luther King Boulevard	Boston	Suffolk	MA	02119
JJ Meade	5 Melville Avenue	Boston	Suffolk	MA	02124
JJ Carroll	30 Chestnut Hill Avenue	Brighton	Suffolk	MA	02135
Davison	101 Davison Street	Hyde Park	Suffolk	MA	02136
Groveland	15 Mary Moore Beatty Circle	Mattapan	Suffolk	MA	02126
Holgate	125 Elm Hill Avenue	Roxbury	Suffolk	MA	02121
Ashmont	374 Ashmont Street	Dorchester	Suffolk	MA	02124
Annapolis	52 Sumner Street	Dorchester	Suffolk	MA	02125
Margaret Collins (Pond St)	29 Pond Street	Jamaica Plain	Suffolk	MA	02130
Anne M Lynch Homes (Old Colony)	265 East 9th Street	South Boston	Suffolk	MA	02127
Alice Taylor	260 Ruggles Street	Roxbury	Suffolk	MA	02120

ME McCormack	10 Kemp Street	South Boston	Suffolk	MA	02127
Charlestown	55 Bunker Hill Street	Charlestown	Suffolk	MA	02129

Are these properties within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,

Maggie Castelli (she/her)
 Administrative Assistant – HUD Services Division
AEI Consultants
 1525 Hugesunot Road, Suite 202
 Midlothian VA, 23113

e. mcastelli@aeiconsultants.com
www.aeiconsultants.com



Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1601530000
Address:	TALBOT AV BOSTON MA 02124
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	32,106 sq ft
Gross Area:	77,798 sq ft
Year Built:	1982
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	52 CHAUNCY BOSTON MA 02111
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

**Assessment as of Friday, January 1, 2021,
statutory lien date.**

FY2022 Building value:	\$7,496,700.00
FY2022 Land Value:	\$3,053,900.00
FY2022 Total Assessed Value:	\$10,550,600.00

FY2022 Tax Rates (per thousand):

- Residential:	\$10.88
- Commercial:	\$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$0.00
Community Preservation:	\$0.00
Total Tax, First Half:	\$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTHORITY

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	\$10,550,600.00
2021	Exempt	\$10,513,800.00
2020	Exempt	\$10,382,400.00
2019	Exempt	\$9,872,000.00
2018	Exempt	\$9,332,000.00
2017	Exempt	\$9,026,000.00
2016	Exempt	\$8,132,500.00
2015	Exempt	\$7,103,000.00
2014	Exempt	\$5,988,500.00
2013	Exempt	\$5,281,000.00
2012	Exempt	\$2,654,000.00
2011	Exempt	\$2,602,000.00
2010	Exempt	\$2,627,500.00
2009	Exempt	\$2,764,500.00
2008	Exempt	\$2,764,500.00
2007	Exempt	\$2,736,000.00
2006	Exempt	\$2,558,000.00
2005	Apartment Building	\$2,266,000.00
2004	Apartment Building	\$2,375,000.00
2003	Apartment Building	\$1,849,000.00
2002	Exempt	\$1,967,500.00
2001	Exempt	\$1,758,000.00
2000	Exempt	\$1,787,500.00
1999	Exempt	\$1,612,000.00
1998	Exempt	\$1,612,000.00
1997	Exempt	\$1,652,500.00
1996	Exempt	\$1,584,000.00
1995	Exempt	\$1,515,500.00
1994	Exempt	\$1,429,500.00
1993	Exempt	\$1,429,500.00
1992	Exempt	\$1,499,500.00
1991	Exempt	\$1,873,500.00
1990	Exempt	\$1,873,500.00
1989	Exempt	\$7,364,500.00
1988	Exempt	\$6,036,500.00
1987	Exempt	\$5,115,500.00
1986	Exempt	\$4,693,000.00
1985	Exempt	\$4,363,000.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

View [approved building permits](#) associated with this parcel.

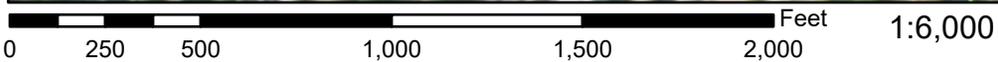
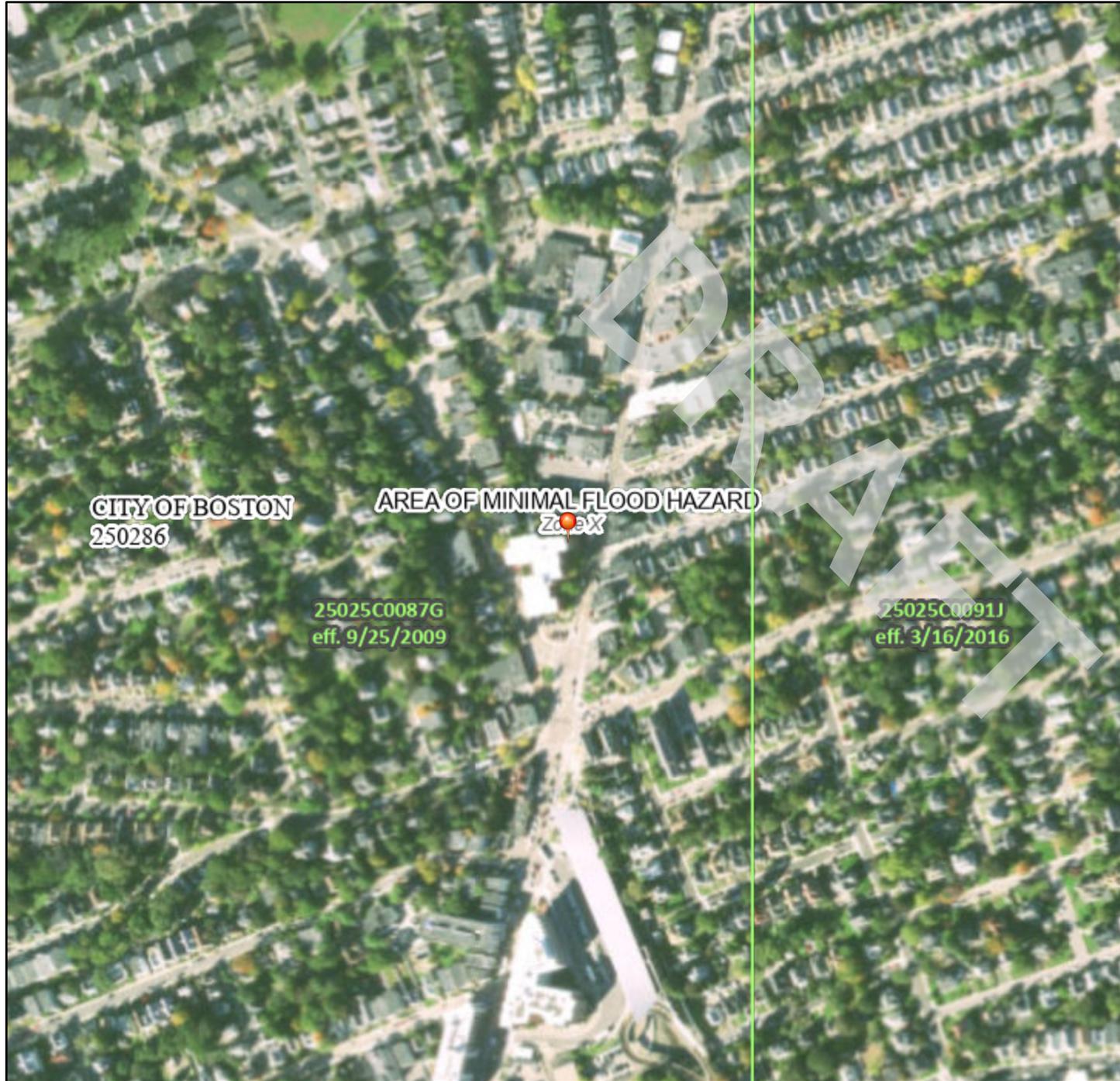
Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#).
For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

DRAFT

National Flood Hazard Layer FIRMMette



71°4'10"W 42°17'27"N



71°3'32"W 42°17'N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

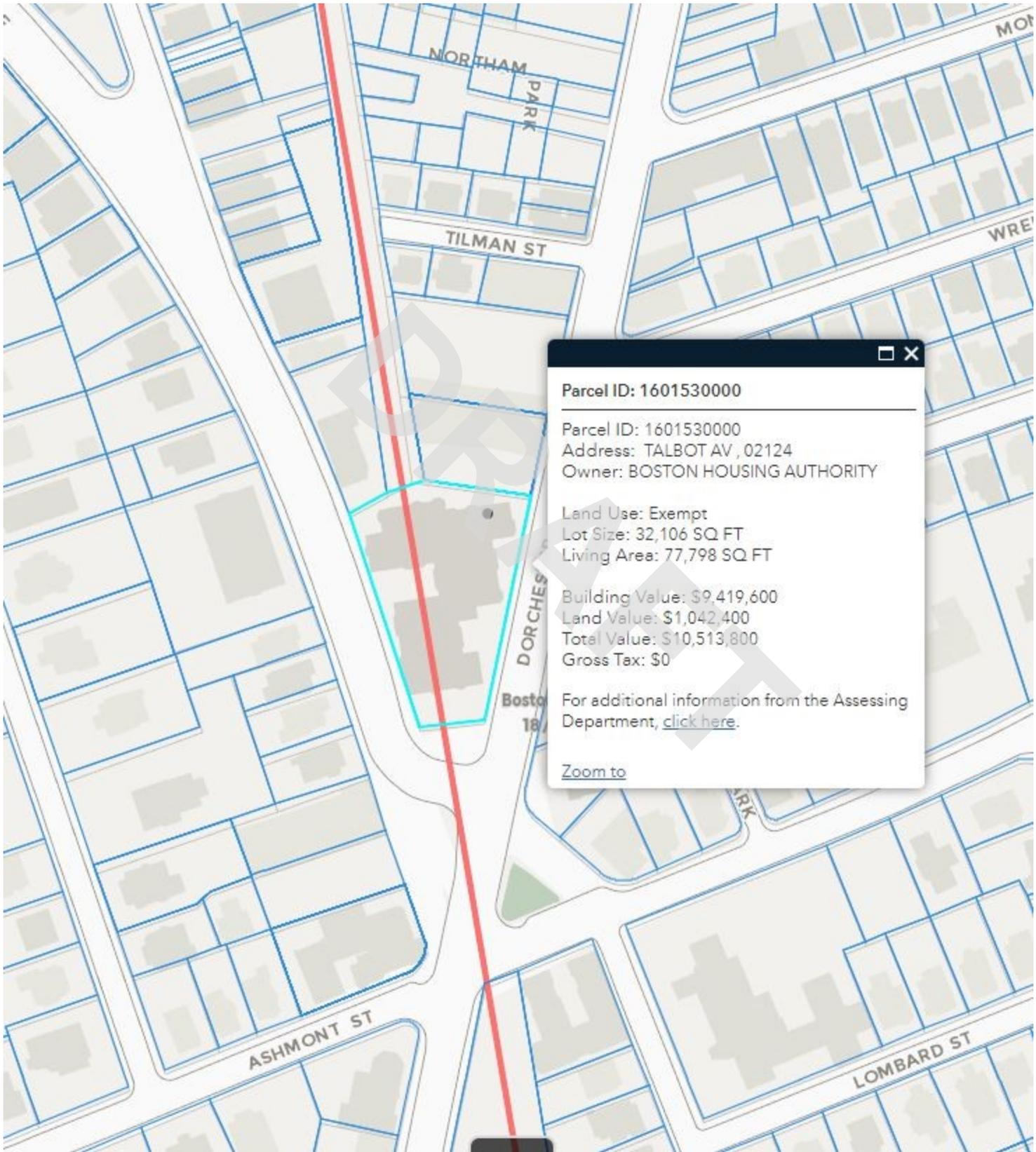
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/15/2022 at 8:46 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Parcel ID: 1601530000

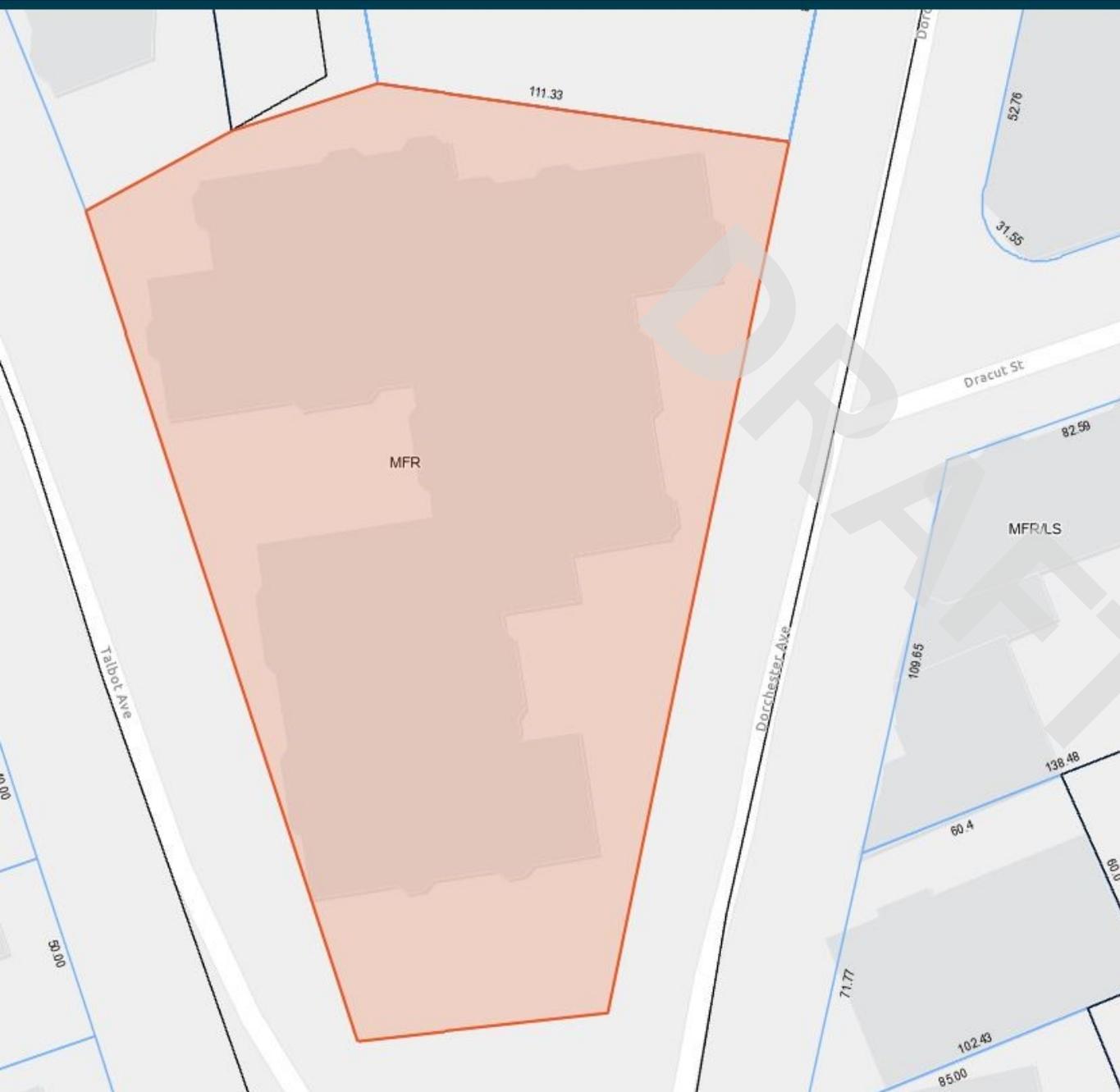
Parcel ID: 1601530000
Address: TALBOT AV , 02124
Owner: BOSTON HOUSING AUTHORITY

Land Use: Exempt
Lot Size: 32,106 SQ FT
Living Area: 77,798 SQ FT

Building Value: \$9,419,600
Land Value: \$1,042,400
Total Value: \$10,513,800
Gross Tax: \$0

For additional information from the Assessing Department, [click here](#).

[Zoom to](#)



1601530000 ✕

 Regulations may apply! Please contact us for more detail. 

 See Street View by StreetSmart 

 Assessing ^

Parcel ID 1601530000

Address TALBOT AV , 02124

Owner BOSTON HOUSING AUTHORITY

[Assessor's Report](#) 

[Property Viewer](#) 

 Zoning ^

Zoning District Dorchester Neighborhood

Zoning SubDistrict MFR

Subdistrict Type ^

Multifamily Residential

Zoning Overlays ^

Neighborhood Design Overlay District

Map No. 5A-5E 

Article 65 (Table)

PEABODY/ENGLEWOOD - 283

101	102	103	104	105	106	107	108	109	201	202	203	204
205	206	207	208	209	210	211	212	213	214	215	216	217
218	219	220	221	222	301	302	303	304	305	306	307	308
309	310	311	312	313	314	315	316	317	318	319	320	321
322	401	402	403	404	405	406	407	408	409	410	411	412
413	414	415	416	417	418	419	420	421	422	501	502	503
504	505	506	507	508	509	510	511	512	513	514	601	602
603	604	605	606	607	608	609	610	611	612	613	614	

309
 509
 309
 609
 Handicapp w/1s

Boston Housing Authority
Standard Operating Procedures
Development Profile

Development Name & Number	Peabody (283)
Management Office Address	1875 Dorchester Avenue
# of Buildings	1
Building Description	Occupancy 1982; 6- Story brick buildings. Concrete masonry unit/brick facing. Ht of bldg is 76 ft. 4, 020 sq. ft of asphalt parking
Building # 1 Address	1875 Dorchester Avenue
Steps to first floor apt.	6+ (But we have 2 elevators) Steps to building / Mgmt Offices - 0
# of Units	103
# of 1-Bdrm	98
# of 2-Bdrm	5
Resident Custodian Unit	PE0609
Maintenance office Address	1875 Dorchester Avenue/Mechanic Rm/5th Fl; JG Shop/4th Fl.
Electrical Systems	
List & Describe	208Y/120 Volt, 90 amps/apt, 600 volt/100
Elevators	
# of Elevators	2
Type	Hydraulic
Last Upgrade	Unknown
Fire Alarm System	
Picture	Lobby
Picture	Control Panel
Description	Type 1: Connected to BFD/Sprinkler
Location	Unknown
Age	Unknown
Sprinklers	
Description, Location & Age	Boiler Room
Generator	
Description, Location, Age, What It Operates	
Heating System	
Type of Boilers	Forced Hot Water/Burnham Boilers
Number of Boilers	4
Estimated Age	Unknown Brought from Washington Beech
Fuel	Unknown
Gas Tanks Size	Unknown
Hot water	
Description	Sheild Lochinvar
Location	Boiler Room / 1st Floor
Age	Less than 1 year Warrenty Expires Sept 2011
Water Heaters	
Description	Sheild Lochinvar
Roof	Replaced 2014
Type	17, 200 sq. ft. Membrane
Age	Unknown
Ventilation & Air Conditioning Equipment	
System 1: Description, location & age	
Other Significant Equipment & Systems	
List & Describe	Asphalt: 6,100 Sq. Ft. Cement: 4,447 Sq. Ft.

Peabody/Englewood

General Information

Address: 1875 Dorchester Ave
Development # 283
Units: 104 (6 Story Building)
Phone # 988-5266
Building Energy Use:
Electric – Power & Lighting
Natural Gas – Heating Hot Water
Domestic Hot Water

Boiler Room Equipment:
Hydrotherm Multi Temp
Model # MOP 3081 – Model #S-8 Control
Panel
Serial #103342

Domestic Water Circulators:
(2) (Taco) 115 volts

Community Room A/C Units:

AC# 1 Carrier

Indoor Section Info.

Model #FB4AN F018

Serial #1995A 01807

Volts -208/230

Motor- 1/5 Horsepower

Air Filter: washable

Outdoor Section Info:

Model #38CK B018310

Serial #1195 E 06306

AC# 2 Carrier

Indoor Section Info.

Model #FB4ANF018

Serial #1995 A018000

Volts- 208/230

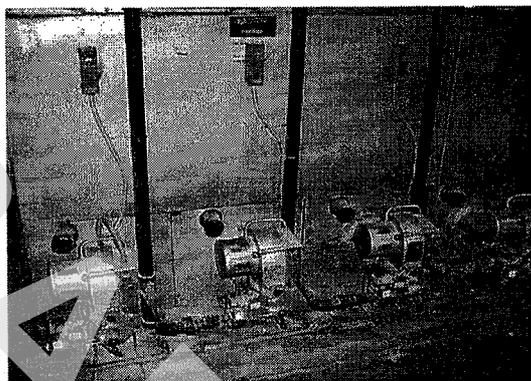
Motor- 1/5 Horsepower

Air Filter: Washable

Outdoor Section Info:

Model #38CKB018310

Serial #1195E 06305



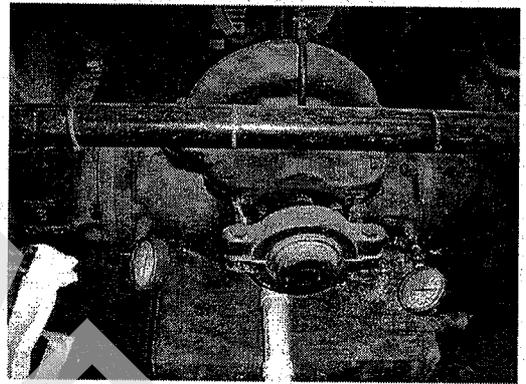
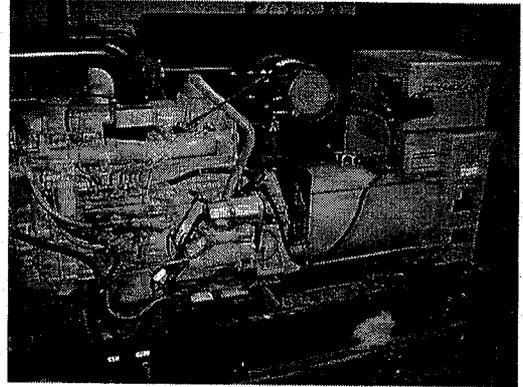
(2) Sterling Fan Coil Units Provide Heating

Two Elevators (Hydro)

One Emergency Generator:

- Olympian
- Caterpillar Corp
- Model # 94A 057525
- Type CD126-G366.4D18CBNNC
- Fuel: #2 Oil
- Located Inside of Mechanical Room

(Next to Boiler Room)



One Fire Pump
Fire Alarm System

There is not backflow protection on this system

BOILER CERTIFICATES

The Commonwealth of Massachusetts Department of Fire Services
One State Rd., Stow, MA 01775-1025
Phone (978) 567-3780 Fax (978) 567-3199

Bill Cai
 Boston Housing Authority
 125A Amory St Fl 2
 Boston, MA 02119-1051

SEND PAYMENT TO:
 Commonwealth of Massachusetts
 Boiler Inspection Program
 P.O. Box 417599
 Boston, MA 02241-7599

OR VISIT OUR WEBSITE TO PAY ONLINE:
www.mass.gov/boiler-and-pressure-vessel-bpv-safety-program

Payment Notice # 167908

DATE: 05/09/2022

DATE	FEE	DESCRIPTION	LOCATION	AMOUNT
5/3/2022	Certificate - Boiler	MA196233 - Lochinvar - 2018 - External Inspection Requiring Certificate	330 Bowdoin Street	\$50.00
5/3/2022	Certificate - Boiler	MA196234 - Lochinvar - 2017 - External Inspection Requiring Certificate	330 Bowdoin Street	\$50.00
5/3/2022	Certificate - Boiler	MA196235 - Lochinvar - 2017 - External Inspection Requiring Certificate	330 Bowdoin Street	\$50.00
5/3/2022	Certificate - Boiler	MA196236 - Lochinvar - 2018 - External Inspection Requiring Certificate	330 Bowdoin Street	\$50.00
5/3/2022	Certificate - Boiler	MA196237 - Lochinvar - 2018 - External Inspection Requiring Certificate	330 Bowdoin Street	\$50.00
5/3/2022	Certificate - Boiler	MA196639 - AIC - 2019 - External Inspection Requiring Certificate	784 Washington St	\$50.00
5/3/2022	Certificate - Boiler	MA196640 - AIC - 2018 - External Inspection Requiring Certificate	784 Washington St	\$50.00
5/3/2022	Certificate - Boiler	MA196641 - AIC - 2017 - External Inspection Requiring Certificate	784 Washington St	\$50.00
5/3/2022	Certificate - Boiler	MA196642 - Sermeta - 2019 - External Inspection Requiring Certificate	784 Washington St	\$50.00
5/3/2022	Certificate - Boiler	MA196643 - Sermeta - 2019 - External Inspection Requiring Certificate	784 Washington St	\$50.00
5/3/2022	Certificate - Boiler	MA120433 - Burnham - 2003 - External Inspection Requiring Certificate	1875 Dorchester Avenue	\$50.00
5/3/2022	Certificate - Boiler	MA120479A - Burnham - 2003 - External Inspection Requiring Certificate	1875 Dorchester Avenue	\$50.00
5/3/2022	Certificate - Boiler	MA120484 - Burnham - 2003 - External Inspection Requiring Certificate	1875 Dorchester Avenue	\$50.00
5/3/2022	Certificate - Boiler	MA120486 - Burnham - 2003 - External Inspection Requiring Certificate	1875 Dorchester Avenue	\$50.00
5/3/2022	Certificate - Boiler	MA196644 - Sermeta - 2019 - External Inspection Requiring Certificate	1875 Dorchester Avenue	\$50.00
5/3/2022	Certificate - Boiler	MA196645 - Sermeta - 2019 - External Inspection Requiring Certificate	1875 Dorchester Avenue	\$50.00
5/3/2022	Certificate - Boiler	MA180403 - Lochinvar - 2013 - External Inspection Requiring Certificate	21 Ames Way Bldg 6	\$50.00
5/3/2022	Certificate - Boiler	MA180404 - Lochinvar - 2013 - External Inspection Requiring Certificate	21 Ames Way Bldg 6	\$50.00
5/3/2022	Certificate - Boiler	MA196629 - Sermeta - 2018 - External Inspection Requiring Certificate	50 Ames St	\$50.00
5/3/2022	Certificate - Boiler	MA196630 - Sermeta - 2018 - External Inspection Requiring Certificate	50 Ames St	\$50.00
5/3/2022	Certificate - Boiler	MA196631 - Sermeta - 2018 - External Inspection Requiring Certificate	50 Ames St	\$50.00
5/3/2022	Certificate - Boiler	MA196632 - Sermeta - 2019 - External Inspection Requiring Certificate	50 Ames St	\$50.00

The Commonwealth of Massachusetts Department of Fire Services
One State Rd., Stow, MA 01775-1025
Phone (978) 567-3780 Fax (978) 567-3199

5/3/2022	Certificate - Boiler	MA196633 - Sermeta - 2019 - External Inspection Requiring Certificate	50 Ames St	\$50.00
5/3/2022	Certificate - Boiler	MA166747 - Lochinvar - 2010 - External Inspection Requiring Certificate	91 Ames Street	\$50.00
5/3/2022	Certificate - Boiler	MA166749A - Lochinvar - 2010 - External Inspection Requiring Certificate	91 Ames Street	\$50.00
5/3/2022	Certificate - Boiler	MA166750 - Lochinvar - 2010 - External Inspection Requiring Certificate	91 Ames Street	\$50.00
5/3/2022	Certificate - Boiler	MAW054659 - H B Smith - 1984 - External Inspection Requiring Certificate	91 Ames Street	\$50.00
5/3/2022	Certificate - Boiler	MAW054660 - H B Smith - 1984 - External Inspection Requiring Certificate	91 Ames Street	\$50.00
5/3/2022	Certificate - Boiler	MAW054661 - H B Smith - 1983 - External Inspection Requiring Certificate	91 Ames Street	\$50.00
5/3/2022	Certificate - Boiler	MA196634 - Sermeta - 2018 - External Inspection Requiring Certificate	172 Westview St	\$50.00
5/3/2022	Certificate - Boiler	MA196635 - Sermeta - 2018 - External Inspection Requiring Certificate	172 Westview St	\$50.00
5/3/2022	Certificate - Boiler	MA196636 - Sermeta - 2018 - External Inspection Requiring Certificate	172 Westview St	\$50.00
5/3/2022	Certificate - Boiler	MA196637 - Sermeta - 2019 - External Inspection Requiring Certificate	172 Westview St	\$50.00
5/3/2022	Certificate - Boiler	MA196638 - Sermeta - 2019 - External Inspection Requiring Certificate	172 Westview St	\$50.00
5/3/2022	Certificate - Boiler	MA180405 - Lochinvar - 2013 - External Inspection Requiring Certificate	220 Westview St Bldg 3	\$50.00
5/3/2022	Certificate - Boiler	MA180406 - Lochinvar - 2013 - External Inspection Requiring Certificate	220 Westview St Bldg 3	\$50.00
5/3/2022	Certificate - Boiler	MA180407 - Lochinvar - 2013 - External Inspection Requiring Certificate	30 Stratton St Bldg 2	\$50.00
5/3/2022	Certificate - Boiler	MA180408 - Lochinvar - 2013 - External Inspection Requiring Certificate	30 Stratton St Bldg 2	\$50.00

(FOR BOILERS) M.G.L. 146 section 8: No person shall operate or cause to be operated any boiler required by this chapter to be inspected until it has been inspected, and the certificate of inspection required by section twenty-three or twenty-five has been issued and so placed in the engine or boiler room of the plant as to be easily read, or in the case of a portable boiler kept with it and always accessible.

(FOR PRESSURE VESSELS) M.G.L. 146 section 34: No person shall install or use, or cause to be installed or used, any tank or other receptacle for the storing of compressed air at any pressure exceeding 50 pounds per square inch, except when attached to locomotives or street or railway cars or trackless trolley vehicles, or to motor vehicles for use in operating such vehicles or their brakes or body-lifting apparatus unless the owner or user of such tank or other receptacle holds a certificate of inspection issued by the department, certifying that the tank or other receptacle has been duly inspected within the preceding 2 years, or unless the owner or user holds a policy of insurance upon the tank or other receptacle issued by an insurance company authorized to insure air tanks within the commonwealth, together with a certificate of inspection from the department.

PLEASE INCLUDE REMITTANCE FORM WITH PAYMENT.
REMITTANCE FORM

OR VISIT OUR WEBSITE TO PAY ONLINE AT:
www.mass.gov/boiler-and-pressure-vessel-bpv-safety-program

Payment Email Address: bill.cai@bostonhousing.org

Certificate Email Address: bill.cai@bostonhousing.org

TOTAL DUE: 1,900.00

LOCATION: **Boston Housing Authority - Franklin Field, 30 Stratton St
 Bldg 2, Boston, MA 02124-2819**

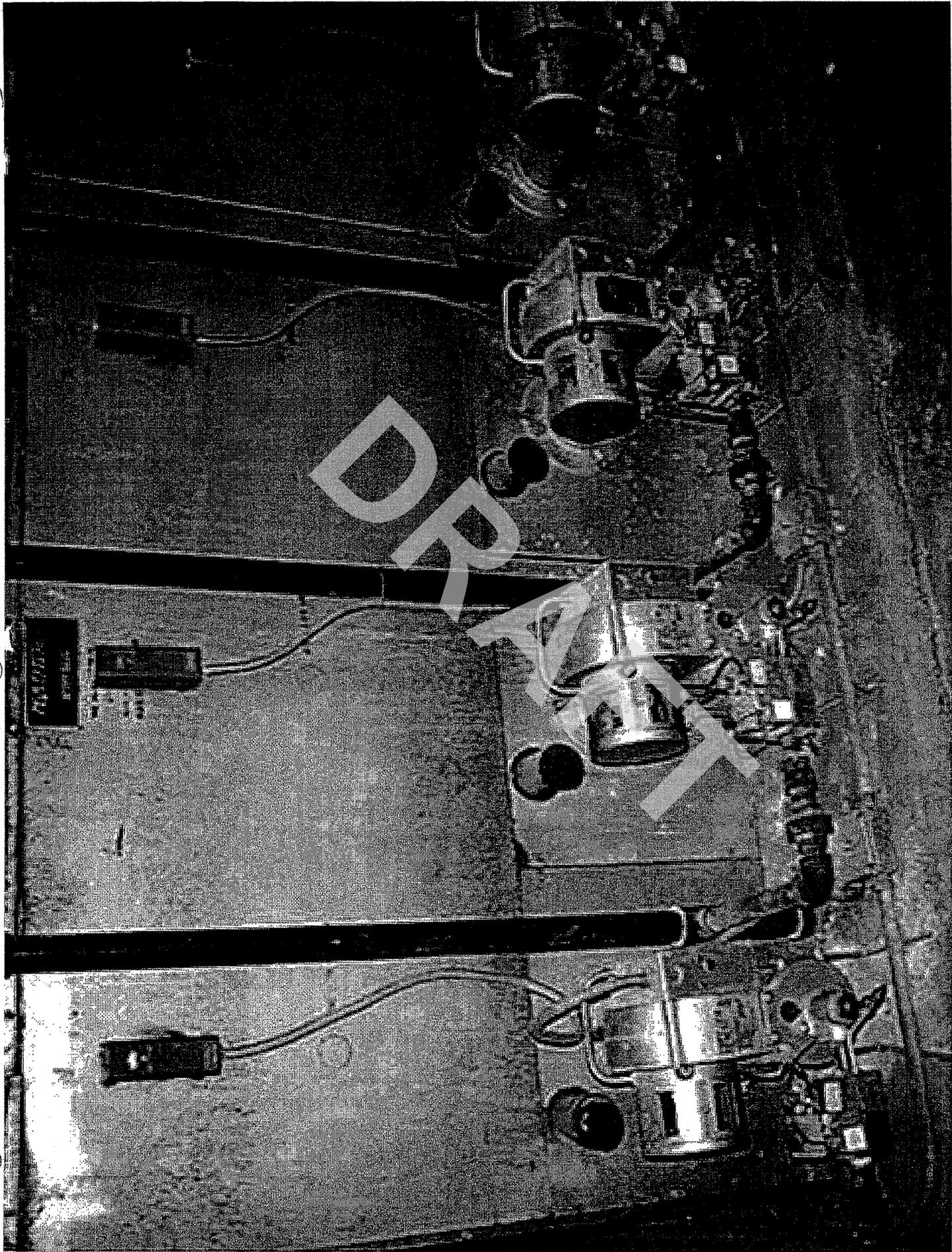
CHECK# _____

JURISDICTION NUMBER: MA120433, MA120479A, MA120484, MA120486, MA166747, MA166749A, MA166750, MA180403, MA180404, MA180405, MA180406, MA180407, MA180408, MA196233, MA196234, MA196235, MA196236, MA196237, MA196629, MA196630, MA196631, MA196632, MA196633, MA196634, MA196635, MA196636, MA196637, MA196638, MA196639, MA196640, MA196641, MA196642, MA196643, MA196644, MA196645, MAW054659, MAW054660, MAW054661

Payment Notice # **167908**

DATE: **05/09/2022**

DRAFT



ELEVATOR CERTIFICATES



The Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118
Certificate For Use of Elevator
Chapter 143 General Laws, as amended

Location:

**1875 DORCHESTER AVENUE, BOSTON,
02124**

Issued On: June 4, 2021

Expires: June 30, 2022

Chapter 143 of the General Law, Section 65 states the elevator
inspection certificate shall be posted in a conspicuous place in
or near the cab or car of such elevator.

Capacity (lbs): 2500

Speed (fpm): 125

State ID#: 1-P-3196

Inspection #: INS-421169

Layla R. D'Emilia

Layla R. D'Emilia
Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.
REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER



The Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118
Certificate For Use of Elevator

Location:

1875 DORCHESTER AVENUE, BOSTON
02124

90 Days From: 3/14/2022

Capacity (lbs): 2500

Speed (fpm): 125

State ID#: 1-P-3197

Inspection #: INS-477969

Expires: In 90 days from Issue Date. Prepare elevator for Re-
Inspection In 90 days from above Issue Date. Chapter 143,
General Laws, As Amended. Chapter 143 of the General Law, Section
65 states the (elevator inspection) certificate shall be posted in a
conspicuous place in or near the cab or car of such elevator.

Layla R. D'Emilia

Layla R. D'Emilia
Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.
REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

GENERATOR CERTIFICATE

EMERGENCY GENERATOR INSPECTION & SERVICE REPORT

To be Performed Quarterly by Service Contractor

DEVELOPMENT NAME _____ Peabody Day: TUESDAY Time: 10AM

LOCATION: 1875 Dorchester Ave

ACTIVITY

CHECK

1 Service/clean air filter(s) as required.	
2 Perform air inlet restriction test.	
3 Check coolant level, condition of coolant, protection rating and perform pressure test.	✓
4 Inspect/adjust hoses, belts, and linkages.	
5 Diesel engines: Inspect injection system and fuel lines.	✓
6 Gas/LP engines: Inspect complete ignition system, check timing replace points, condenser and spark plugs.	
7 Check engine heater operation.	✓
8 Inspect fuel system including piping, solenoid valve and transfer pump where applicable	✓
9 Check battery charger operation and charge rate.	✓
10 Check battery electrolyte levels and specific gravity, clean terminals as needed spray terminals with corrosion proof solvent.	✓
11 Check all engine and generator shutdown and alarm systems	✓
12 Adjust output voltage and frequency as required	
13 Confirm proper operation of engine instrumentation.	✓
14 After notifying BHA's representative and receiving authorization operate transfer switch(es) and confirm proper operation of all timers and accessories.	
15 Inspect transfer switch main contacts	✓
16 Instruct BHA personnel on the operation and routine inspection of the equipment	✓
17 Replace lube oil annually	
18 Replace lube oil filter(s) annually.	
19 Replace coolant filter(s) annually	
20 Operate unit under available connected load for duration required to evaluate operation of system, with approval of BHA's representative annually.	✓
21 Prepare report of each service visit to be signed by BHA's representative with a copy in the maintenance log book to be left with the unit.	✓

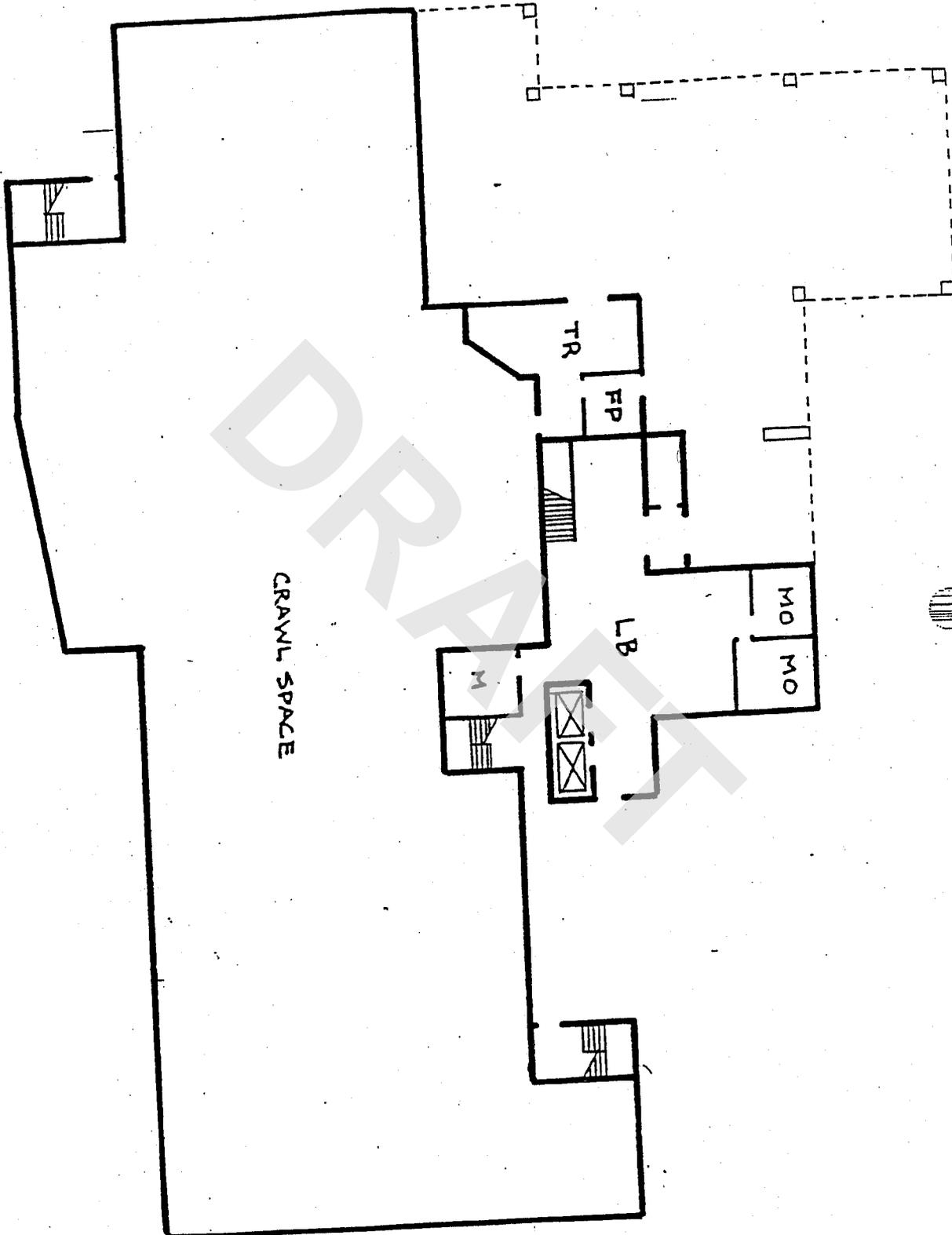
Serviced by: MGR

Date: 4/11/21

Company _____

Comments: _____

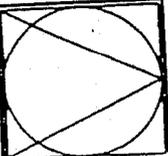
Insert a copy of Inspection & Service Report template and insert it into your Development Profile and Systems Inventory Binder. Insert completed Inspection & Service Reports in your Service Records Binder.

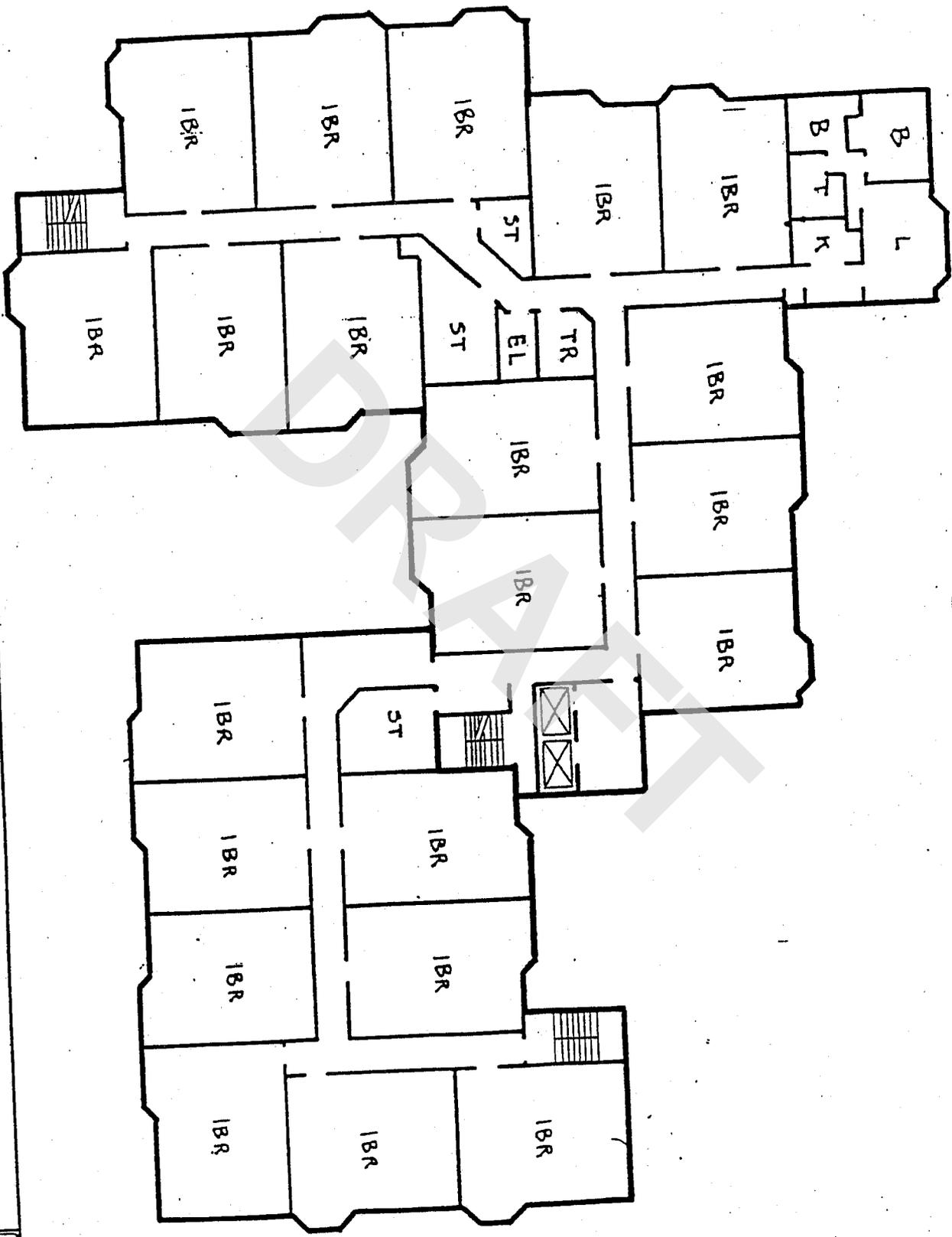


CRAWL SPACE

HOUSING DEVELOPMENT
PEABODY
 DRWG. TITLE
GROUND FLR.

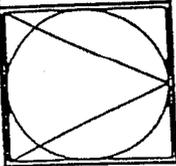
KEY	
E	EFFICIENCY APARTMENT
1BR	ONE BEDROOM APARTMENT
2BR	TWO BEDROOM APARTMENT
CR	COMMUNITY ROOM
LD	LAVATORY ROOM
T	BATHROOM
L	LIVING ROOM
K	KITCHEN
B	BEHIND ROOM
MO	MECHANICAL ROOM / BOILER ROOM
EL	MANAGEMENT OFFICE
TR	ELECTRICAL ROOM
CO	TRASH ROOM
D	CONFERENCE ROOM
	DINING ROOM
EO	EMERGENCY GENERATOR
ST	STORAGE ROOM
FP	FIRE PROTECTION ROOM
HDCP	HANDICAP
LB	LOBBY
N	NURSES OFFICE



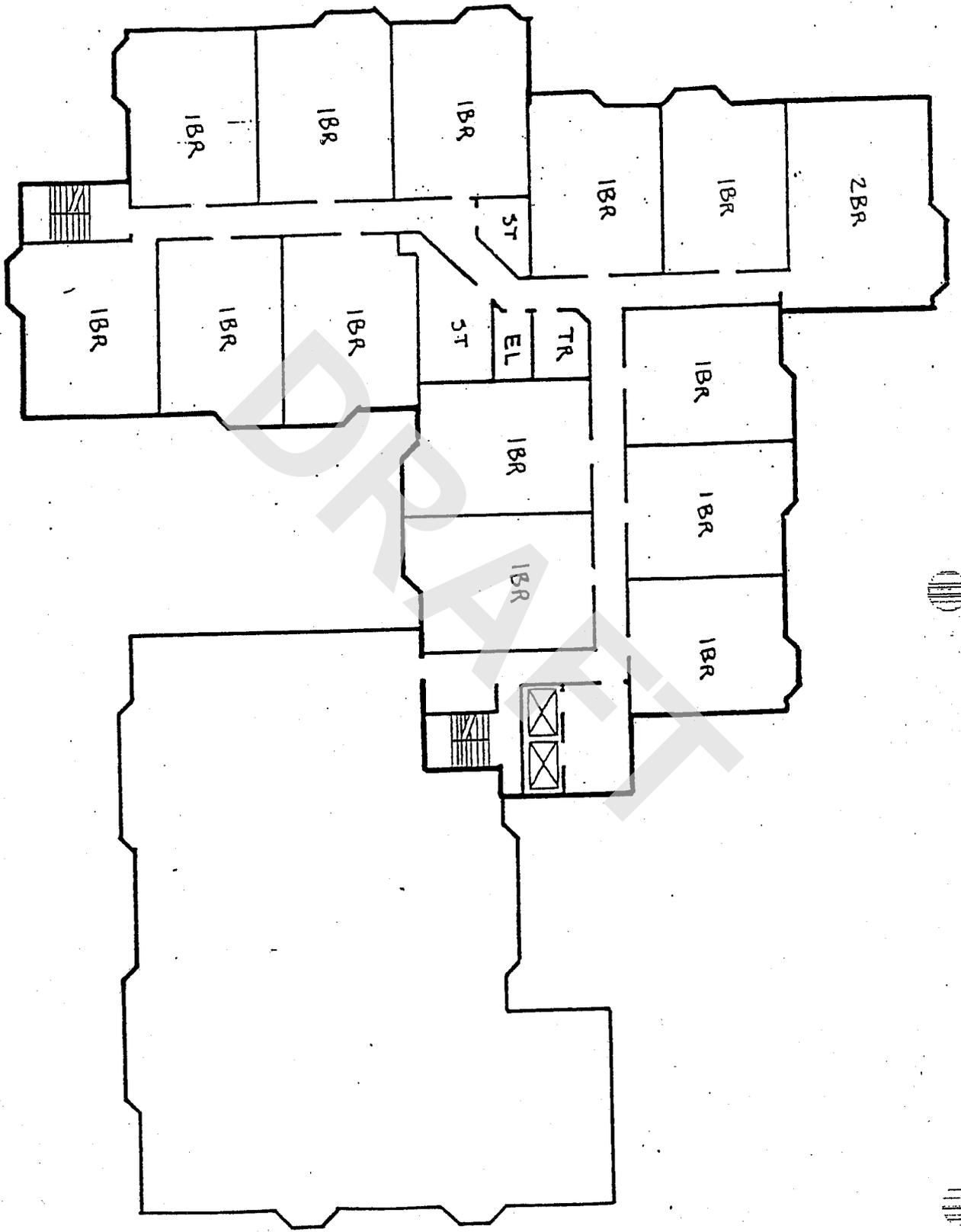


HOUSING DEVELOPMENT
PEABODY
 2ND-4TH FLR.

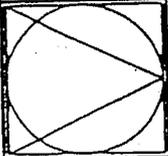
KEY	
E	EFFICIENCY APARTMENT
IBR	ONE BEDROOM APARTMENT
ZBR	TWO BEDROOM APARTMENT
CR	COMMUNITY ROOM
LD	LAUNDRY ROOM
L	LOBBY
K	KITCHEN
B	BATHROOM
MO	MEN'S ROOM
TR	TRASH ROOM
CO	CONFERENCE ROOM
D	DINING ROOM
BO	BOILER ROOM
ST	STAIR
FP	FIRE PROTECTION ROOM
HOCP	HOUSING OFFICE
LB	LAUNDRY
H	NURSES OFFICE
EG	EMERGENCY GENERATOR
SR	STORAGE ROOM
FR	FIRE PROTECTION ROOM
LD	LAUNDRY
LO	LOBBY
NO	NURSES OFFICE



HOUSING DEVELOPMENT
PEABODY
 5TH-6TH FLR.



KEY	
E	EFFICIENCY APARTMENT
1BR	ONE BEDROOM APARTMENT
2BR	TWO BEDROOM APARTMENT
CB	COMMUNITY ROOM
LD	LAUNDRY ROOM
T	BATHROOM
L	LIVING ROOM
K	KITCHEN
B	BECHROOM
MD	MICROFILM ROOM / BOILER ROOM
TR	TECHNICAL ROOM
EL	ELECTRICAL ROOM
IR	IRUSH ROOM
CD	CONFERENCE ROOM
D	DINING ROOM
EG	EMERGENCY GENERATOR
ST	STORAGE ROOM
FP	FIRE PROTECTION ROOM
HCAP	HANDCAP
LB	LOBBY
N	NURSES OFFICE



**SPRINKLER TEST
AND
INSPECTION REPORT**

Report of Inspection/Test

Annual Sprinkler

09/09/2021

Property

BHA - 20 Elderly - Peabody
Englewood
1875 Dorchester Avenue
Boston, MA



132 Brookside Avenue
Boston, MA 02130

Ph: 617-522-6650
Fax: 617-522-9021

Conducted by: Steve Verlicco

Inspection Ref: 200000013097

Print Date: 9/30/2021

Signatures

Inspector - Printed Steve Verlicco	Inspector - Signature <i>AV</i>	Date Completed 9/9/21	I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted.
---------------------------------------	------------------------------------	--------------------------	---

ATS on fire pump controller not wired to generator.

No guard on shaft on fire pump.

FIRE pump needs new packing, packing glands, packing bolts.

Test and drain on 6th floor leaking during test.

Jockey pump not working and very corroded. Price has been sent for new pump and controller.

Witness - Printed AETNA FIRE ALARM	Witness - Signature	Date Completed	I certify that I witnessed the inspection and test of the life safety system and all valves have been left in the open position.
---------------------------------------	---------------------	----------------	--

Notifications

To Be Notified	Testing Time		Phone Test	Contact / Operator
	Start Time:	End Time:		
Alarm Co	10/15/20	10/15/20		
	10/15/20	10/15/20		
Alarm Co	10/15/20	10/15/20		
	10/15/20	10/15/20		

Equipment Summary

Description	Site			Inspected		Unable to Inspect		Serviced Repaired		Failed	
	Qty	Qty	%	Qty	%	Qty	%	Qty	%		
Sprinkler Flow Test											
Main drain	1	1	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sprinkler Pump											
OS&Y	1	1	100.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%
Sprinkler Valve											
OS&Y	11	11	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Butterfly	7	7	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sprinkler WaterFlow											
Device	8	8	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Print Date: 9/30/2021

Report of Inspection/Test

Annual Sprinkler

09/09/2021

Property: BHA - 20 Elderly - Peabody Englewood



132 Brookside Avenue
Boston, MA 02130

Ph: 617-522-6650
Fax: 617-522-9021

Inspection Ref: 200000013097

Fire Pump Electric Maintenance Pump

NA	Changed pump bearing lubrication?	Yes	Shaft end play acceptable?
Yes	Pump coupling alignment acceptable?	NA	Transmission coupling, right angle gear drive and mechanical moving parts lubricated?
NA	Circuit breakers passed trip test?	Yes	Emergency manual starting means operated without power?
Yes	Electrical connections secure?	NA	Pressure switch settings calibrated?
NA	Motor bearings greased?	Yes	Control and power wirings tight?
Yes	Isolation switch and circuit breaker exercised?	NA	Circuit breakers appear clean?
Yes	Electrical system free of wire chafing?	Yes	Manual starting means on electrical systems operated?
NA	Boxes, panels and cabinets on electrical systems cleaned?	NA	Isolation switch and circuit breaker exercised?
NA	Circuit breakers appear clean?		

Fire Pump Electric Flow Test Pump

Yes	Pump test run by discharge of flow through hose streams. Flow readings were taken at each hose stream.	No	Pump test run by discharge through by-pass flow meter to drain or suction reservoir. Flow readings taken by flow meter.
No	Pump test run by discharge through by-pass flow meter directly returned to pump suction. Flow readings taken by flow meter.	Yes	Are the pressure readings acceptable?
Yes	No-flow (churn) test run for 30 min?	Yes	Circulation relief valve and pressure relief valve operated properly during all flow tests?
Yes	No alarm indicators or other visible abnormalities observed during no-flow test?	NA	Low suction throttling device test: Low suction pressure simulated?
Yes	Low suction throttling device test: Free from abnormalities in throttling action?	Yes	Low suction throttling device test: Free from abnormalities in return to full flow?
Yes	Automatic transfer switch test: Power failure simulated during peak flow?	No	Automatic transfer switch test: Connection made to alternate power source? Not wired to generator from panel
Yes	Automatic transfer switch test: After termination of simulated power failure did motor reconnect to the normal power source?	Yes	All alarm conditions simulated?
Yes	All alarms operated?		

Flow Test

System	Connection Flowed	Outlet Size	Pressure (psi)			Time To Restore	Results comparable to prior test
			Static	Resid	Static		
Sprinkler Room	Main drain	2"	80	75	80	0	Yes

Valve Inspection List

Location	Valve Type	Size	Secured	Inspection				Maint.	
				Leakage	Open	Accessible	Signs	Exercised	# of Turns

Pump

Pump Room	OS&Y	6"							
Pump Room	OS&Y	6"							
Pump Room	OS&Y	6"							

Print Date: 9/30/2021

Page 3 of 9

Report of Inspection/Test

Annual Sprinkler

09/09/2021

Property: BHA - 20 Elderly - Peabody Englewood



132 Brookside Avenue
Boston, MA 02130

Ph: 617-522-6650
Fax: 617-522-9021

Inspection Ref: 200000013097

Valve Inspection List

Location	Valve Type	Size	Secured	Inspection				Maint.			
				Leakage	Open	Accessible	Signs	Exercised	# of Turns	Lubricated	

Riser Control

Stair 3	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
Stair 2	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	12	Ok
Stair 1	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	12	Ok

1st Floor

	OS&Y	3"	Supervised	Ok	Ok	Ok	Ok	Ok	18	Ok
--	------	----	------------	----	----	----	----	----	----	----

Ground Floor

	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	12	Ok
--	------	----	------------	----	----	----	----	----	----	----

Ok - Passes Inspection S - Serviced on site X - Requires Service NA - Not Applicable

Waterflow Device List

Device Type	Zone/ Address	Location/Description	Manufacturer Model Equip ID	Time To Alarm (Secs)	Physical Condition	Functional Test
Main Flow						
Device		Sprinkler Room		Pass	Ok	Ok
6th Floor						
Device		Trash Room		Pass	Ok	Ok
5th Floor						
Device		Trash Room		Pass	Ok	Ok
4th Floor						
Device		Trash Room		Pass	Ok	Ok
3rd Floor						
Device		Trash Room		Pass	Ok	Ok
2nd Floor						
Device		Trash Room		Pass	Ok	Ok
1st Floor						
Device				Pass	Ok	Ok
Ground Floor						
Device				Pass	Ok	Ok

Print Date: 9/30/2021

Page 5 of 9

Report of Inspection/Test

Annual Sprinkler

09/09/2021

Property: BHA - 20 Elderly - Peabody Englewood



132 Brookside Avenue
Boston, MA 02130

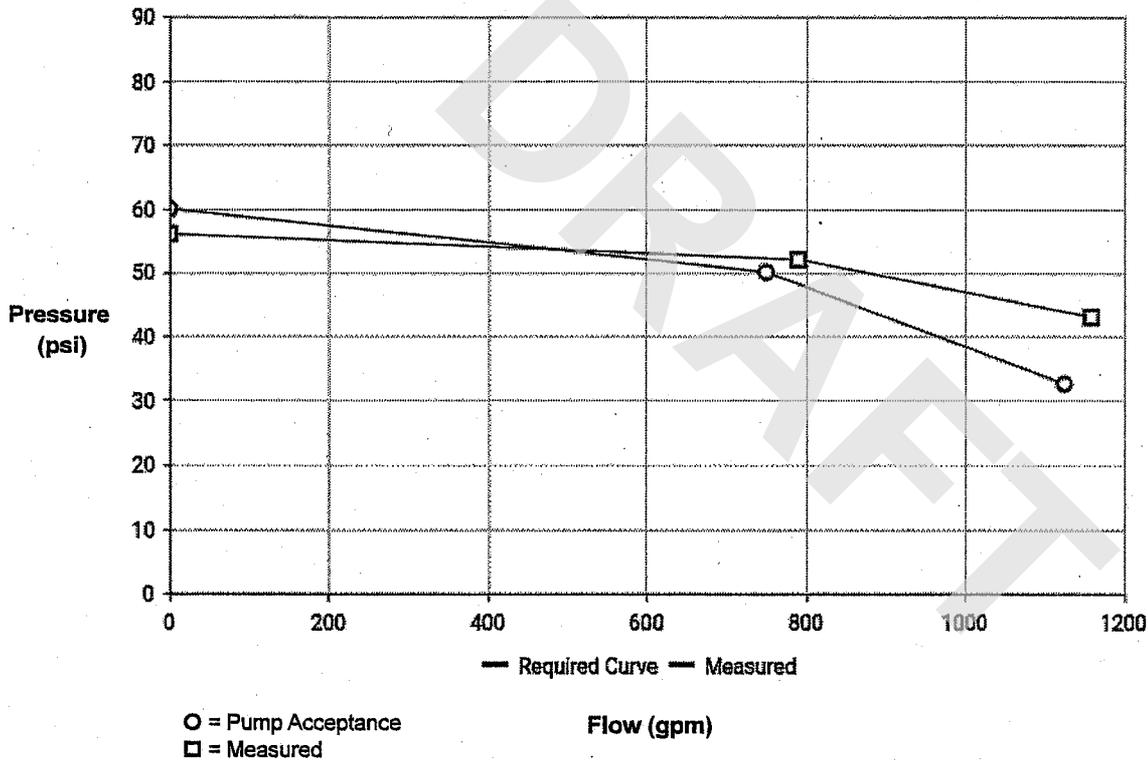
Ph: 617-522-6650
Fax: 617-522-9021

Inspection Ref: 200000013097

PUMPED Test Point with Stream Detail

Flow (measured)		Pressure (measured)			Speed (rpm)
% Rated	Flow	Net	Suction	Discharge	
Chum	0	56	80	136	1,795
105%	790	52	78	130	1,773
155%	1,159	43	77	120	1,780

Performance Graph



Report of Inspection/Test

Annual Sprinkler

09/09/2021

Property: BHA - 20 Elderly - Peabody Englewood



132 Brookside Avenue
Boston, MA 02130

Ph: 617-522-6650
Fax: 617-522-9021

Inspection Ref: 200000013097

Deficiency / Recommendations Summary

These items were deficient and do not meet the requirements of the applicable code at the time of the inspection. Items marked *Recommendation* are not required by the applicable code but are opportunities to improve the Life Safety of the property.

Signatures Inspection

Inspection:

Steve Verlicco

I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted.

ATS on fire pump controller not wired to generator.

No guard on shaft on fire pump.

FIRE pump needs new packing, packing glands, packing bolts.

Test and drain on 6th floor leaking during test.

Jockey pump not working and very corroded. Price has been sent for new pump and controller.

Pipe Inspection

Inspection:

No Free of mechanical damage and not leaking ?

6th floor drain leaks when testing.

NFPA 25-2002 5.2.2.1 *Pipe and fittings shall be in good condition and free of mechanical damage, leakage, corrosion, and misalignment.*

Fire Pump Electric Flow Test Pump Room

Patterson Pump QSA Y81 PT 5414 U.G. Pump Room

No Automatic transfer switch test: Connection made to alternate power source?

Not wired to generator from panel

NFPA 25-2002 8.3.3.4(1,2,3,4) *For installations having an automatic transfer switch, the following test shall be performed to ensure that the overcurrent protective devices (i.e., fuses or circuit breakers) do not open. Normal power failure shall be simulated while the pump is delivering peak power output to cause connection of the pump motor to the alternate power source. The pump's peak power output shall be restored (if necessary). The simulated normal power failure condition then shall be removed, which, after a time delay, shall cause the reconnection of the pump motor to the normal power source.*

FIRE ALARM REPORT

System Corrective Actions

Presented To

Boston Housing Authority

For

Peabody Apartments

1875 Dorchester Ave
Dorchester, Massachusetts 02124
United States

This site has been inspected and tested in compliance with applicable standards.

Completed

Wednesday, March 09, 2022

Test Session :1st Quarter Fire Test 3/9/22

ACCEPTED BY

Boston Housing Authority
125A Amory Street
Boston, Massachusetts 02119
United States

TESTED BY

Patrick Naughton Jr
Aetna Fire Alarm Service Co Inc
13 Clover Street
Dorchester, MA 02122
United States



Inspection Summary

Building Information

PROPERTY	Peabody Apartments	CONTACT
ADDRESS	1875 Dorchester Ave	PHONE
CITY/STATE/ZIP	Dorchester, Massachusetts 02124	MOBILE
COUNTRY	United States	EMAIL

Inspector Information

COMPANY	Aetna Fire Alarm Service Co Inc	CONTACT	Patrick Naughton Jr
ADDRESS	13 Clover Street Dorchester, MA 02122	LICENSE NUMBER	
COUNTRY	United States	PHONE	+1 508-686-0514
		EMAIL	patrickwnaughton@gmail.com

Certification

ACCEPTED BY 03/09/2022
Building Representative

TESTED BY 03/09/2022
Patrick Naughton Jr
Technician

DRAFT

Open Corrective Action & Solution Summary

The following 7 corrective action(s) remain open following the system inspection, testing or maintenance activities

EQUIPMENT TYPE	ADDRESS	DESCRIPTION
Heat Detector	105	HALLWAY APRTMNT 512
	Created By:	Clarence Bates
	Creation Date:	09/15/2021
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector	464	HALLWAY APRTMNT 512
	Created By:	Clarence Bates
	Creation Date:	09/15/2021
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector	465	BEDROOM APRTMNT 512
	Created By:	Clarence Bates
	Creation Date:	09/15/2021
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Heat Detector	89	HALLWAY APRTMNT 405
	Created By:	Clarence Bates
	Creation Date:	09/15/2021
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector	432	HALLWAY APRTMNT 405
	Created By:	Clarence Bates
	Creation Date:	09/15/2021
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector	433	BEDROOM APRTMNT 405
	Created By:	Clarence Bates
	Creation Date:	09/15/2021
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Heat Detector	37	HALLWAY APARTMENT 213
	Created By:	Patrick Naughton Jr
	Creation Date:	03/09/2022
	Corrective Action:	heat detector painted
	Proposed Solution:	
	Manufacturer:	
	Model:	

Resolved Corrective Action & Solution Summary

The following 3 corrective action(s) were resolved during the system inspection, testing or maintenance activities

EQUIPMENT TYPE	ADDRESS	DESCRIPTION
Smoke Detector	331	HALLWAY APARTMENT 210

Created By: Sean Baril
Creation Date: 06/09/2021
Corrective Action: Smoke 210
Resolution: replaced
Resolved By: Patrick Naughton Jr
Resolved On: 03/09/2022
Manufacturer:
Model:

Smoke Detector	332	BEDROOM APARTMENT 210
----------------	-----	-----------------------

Created By: Sean Baril
Creation Date: 06/09/2021
Corrective Action: Smoke 210
Resolution: replaced
Resolved By: Patrick Naughton Jr
Resolved On: 03/09/2022
Manufacturer:
Model:

Heat Detector	339	HALLWAY APARTMENT 210
---------------	-----	-----------------------

Created By: Sean Baril
Creation Date: 06/09/2021
Corrective Action: Heat 210
Resolution: replaced
Resolved By: Patrick Naughton Jr
Resolved On: 03/09/2022
Manufacturer:
Model:

AETNA FIRE ALARM SERVICE CO., INC.

Device	ADDRESS	Component or Location of Device	Date of Inspection:	1stQ	2ndQ	3rdQ	4thQ	Sprinkler	Elevator	testing qtr	ADDRESS
Property:		BHA - Peabody Apt - Englewood									
Address:		1875 Dorchester Ave									
City:		Boston									
System:		Notifier 3030									
				State: MA		Box No.: 13-344 (In lobby)					
				Panel Location: MAIN LOBBY		patriot # 5404					
								617-318-1157, 617-318-1158			
Heat	L3D20	HALLWAY APARTMENT 306		P							20
Sup T(Photo)	L3D21	HALLWAY APARTMENT 306		P							21
Sup T(Photo)	L3D22	BEDROOM APARTMENT 306		P							22
Smoke(Photo)	L3D23	3rd FL ELECTRIC ROOM BY TRASH ROOM			P						23
Smoke(Photo)	L3D24	3rd FL TRASH ROOM BY APARTMENT 307			P						24
Smoke(Photo)	L2D25	3rd FL HALLWAY BY APARTMENT 307			P						25
Heat	L3D26	HALLWAY APARTMENT 307		P							26
Sup T(Photo)	L3D27	HALLWAY APARTMENT 307		P							27
Sup T(Photo)	L3D28	BEDROOM APARTMENT 307		P							28
Smoke(Photo)	L3D29	3rd FL HALLWAY BY APARTMENT 309			P						29
Heat	L3D30	HALLWAY APARTMENT 308		P							30
Sup T(Photo)	L3D31	HALLWAY APARTMENT 308		P							31
Sup T(Photo)	L3D32	BEDROOM APARTMENT 308		P							32
Sup T(Photo)	L3D33	SMALL BEDROOM APARTMENT 309		P							33
Sup T(Photo)	L3D34	HALLWAY APARTMENT 309		P							34
Sup T(Photo)	L3D35	BEDROOM APARTMENT 309		P							35
Heat	L3D36	HALLWAY APARTMENT 309		P							36
Sup T(Photo)	L3D37	BEDROOM APARTMENT 310		P							37
Sup T(Photo)	L3D38	HALLWAY APARTMENT 310		P							38
Heat	L3D39	HALLWAY APARTMENT 310		P							39
Smoke(Photo)	L3D40	3rd FL HALLWAY BY APARTMENT 312			P						40
Heat	L3D41	HALLWAY APARTMENT 311		P							41
Sup T(Photo)	L3D42	HALLWAY APARTMENT 311		P							42
Sup T(Photo)	L3D43	BEDROOM APARTMENT 311		P							43
Heat	L3D44	HALLWAY APARTMENT 312		P							44
Sup T(Photo)	L3D45	HALLWAY APARTMENT 312		P							45
Sup T(Photo)	L3D46	BEDROOM APARTMENT 312		P							46
Sup T(Photo)		BEDROOM APARTMENT 422			P						47
Sup T(Photo)		HALLWAY APARTMENT 422			P						48
Heat		HALLWAY APARTMENT 422			P						49
Smoke(Photo)		HALLWAY BY APARTMENT 422			P						50
Sup T(Photo)		BEDROOM APARTMENT 421			P						51
Sup T(Photo)		HALLWAY APARTMENT 421			P						52
Heat		HALLWAY APARTMENT 421			P						53
Sup T(Photo)		HALLWAY APARTMENT 420			P						54

AETNA FIRE ALARM SERVICE CO., INC.

Property:	Address:	City:	System:	Notifier:	State:	Box No.:	13-344 (in lobby)	617-318-1157, 617-318-1158	testing qtr	ADDRESS	
BHA - Peabody Apt - Englewood	1875 Dorchester Ave	Boston			MA	5404					
					Panel Location: MAIN LOBBY						
Device	ADDRESS	Component or Location of Device	Date Of Inspection:	1stQ	2ndQ	3rdQ	4thQ	Sprinkler	Elevator	testing qtr	ADDRESS
Sup T(Photo)		BEDROOM APRTMNT 408				P					3 93
Sup T(Photo)		HALLWAY APRTMNT 408				P					3 94
Heat		HALLWAY APRTMNT 408				P					3 95
Smoke(Photo)		HALLWAY BY APARTMENT 409				P					4 96
Heat		HALLWAY BY APRTMNT 407				P					4 97
Sup T(Photo)		HALLWAY APRTMNT 407				P					3 98
Sup T(Photo)		HALLWAY APRTMNT 407				P					3 99
Sup T(Photo)		BEDROOM APRTMNT 407				P					3 100
Smoke(Photo)		TRASH ROOM BY APRTMNT 407				P					4 101
Heat		HALLWAY APRTMNT 413				P					3 104
Sup T(Photo)		HALLWAY APRTMNT 413				P					3 105
Sup T(Photo)		BEDROOM APRTMNT 413				P					3 106
Sup T(Photo)		BEDROOM APRTMNT 418				P					3 108
Sup T(Photo)		HALLWAY APRTMNT 418				P					3 109
Heat		HALLWAY APRTMNT 418				P					3 110
Smoke(Photo)		HALLWAY APRTMNT 415				P					3 111
Smoke(Photo)		3rd FL HALLWAY BY APT 301				P					4 113
Smoke(Photo)		HALLWAY BY APRTMNT 405				P					4 1
Heat		HALLWAY APRTMNT 405				P					3 2
Sup T(Photo)		HALLWAY APRTMNT 405				P					3 3
Sup T(Photo)		BEDROOM APRTMNT 405				P					3 4
Heat		HALLWAY APRTMNT 403				P					3 5
Sup T(Photo)		HALLWAY APRTMNT 403				P					3 6
Sup T(Photo)		BEDROOM APRTMNT 403				P					3 7
Sup T(Photo)		HALLWAY APRTMNT 401				P					3 8
Sup T(Photo)		HALLWAY APRTMNT 401				P					3 9
Heat		HALLWAY BY APRTMNT 402				P					4 10
Smoke(Photo)		HALLWAY APRTMNT 402				P					3 12
Heat		HALLWAY APRTMNT 402				P					3 13
Sup T(Photo)		HALLWAY APRTMNT 402				P					3 14
Sup T(Photo)		BEDROOM APRTMNT 402				P					3 14
Sup T(Photo)		BEDROOM APRTMNT 404				P					3 15
Sup T(Photo)		HALLWAY APRTMNT 404				P					3 16
Heat		HALLWAY APRTMNT 404				P					3 17
Smoke(Photo)		ELECTRIC RM BY APRTMNT 507				P					4 18
Smoke(Photo)		JANITOR MAINT RM BY APRTMNT506				P					4 19

AETNA FIRE ALARM SERVICE CO., INC.

Property:	Address:	City:	System:	Notifier	Box No.:	13-344 (in lobby)	617-318-1157, 617-318-1158	State:	MA	Panel Location:	MAIN LOBBY	3rdQ	4thQ	Sprinkler	Elevator	testing qtr	ADDRESS
BHA - Peabody Apt - Englewood	1875 Dorchester Ave	Boston	3030		patriot # 5404												
Device	ADDRESS	Component or Location of Device	Date Of Inspection:	1stQ	2ndQ	3rdQ	4thQ	Sprinkler	Elevator	testing qtr	ADDRESS						
Sup T(Photo)		HALLWAY APARTMENT 601	3/1/120			P					3	4	133				
Sup T(Photo)		BEDROOM APARTMENT 601				P					3	4	134				
Sup T(Photo)		HALLWAY APARTMENT 406				P					3	4	137				
Heat		HALLWAY APARTMENT 406				P					3	4	138				
Smoke(Photo)		HALLWAY BY APARTMENT 406				P					4	4	139				
Smoke(Photo)		JANITOR/MAINT BY APARTMENT 406				P					4	4	140				
Sup T(Photo)		BEDROOM APARTMENT 401				P					3	4	141				
Sup L(Duct P)		STORAGE CLOSET SUPPLY AIR				P					4	4	145				
Pull Station		1st FL HALLWAY IN FRONT OF STAIR #3									2	1	1				
TS		RISER/ABOVE CEILING STAIR #3 1ST FLR TS									4	1	2				
Strobe Ckt		C.O. STROBE MECH ROOM									4	1	3				
Strobe Ckt		C.O. STROBE GENERATOR ROOM									4	1	4				
Pull Station		1st FL BY OUTSIDE DOOR GENERATOR ROOM									4	1	5				
Control NAC		STORAGE NAC MECH ROOM									4	1	6				
Relay		DOOR HOLDERS MECH ROOM									4	1	7				
TS		1st FL TAMPER SWITCH TRASH ROOM									4	1	8				
WF		1st FL FLOW SWITCH TRASH ROOM									4	1	9				
Strobe Ckt		C.O DETECTOR STROBE LAUNDRY									4	1	10				
Pull Station		UPPER LOBBY IN FRONT STAIR #2									2	1	11				
Pull Station		FRONT OF STAIR#1 HALLWAY 1ST FLOOR									4	1	12				
Pull Station		BY DOOR OUTSIDE COMPACTOR ROOM GARAGE AREA									4	1	13				
Pull Station		MAIN ENTRANCE LOBBY									2	1	14				
Pull Station		ELEVATOR LOBBY BY SIDE EXIT									4	1	15				
TS		By FACP INSIDE STAIR #2									2	1	16				
WF		TAMPER LOBBY LEVEL STAIR #2									4	1	17				
TS		FLOW SWITCH LOBBY LEVEL STAIR #2									4	1	18				
TS		MAIN TAMPER FIRE PUMP ROOM									4	1	20				
TS		BACK FLOW SYS SIDE FIRE PUMP ROOM									4	1	21				
TS		LOW CITY PRESSURE FIRE PUMP ROOM									4	1	22				
WF		MAIN FLOW FIRE PUMP RM GROUND FL									4	1	23				
Relay		TO PRIMARY ELEV RECALL									4	1	24				
Relay		TO ALT ELEV RECALL									4	1	25				
Relay		FIRE HAT									4	1	26				
TS		GENERATOR RUNNING GEN ROOM									4	1	27				
TS		BACK FLOW CITY SIDE FIRE PUMP ROOM									4	1	28				

Inspection Summary Report (POA) for Inspection #694198

Inspection Snapshot

Inspection ID:	694198	Inspection Time:	08:00 AM - 12:04 PM
Inspection Start Date:	05/13/2022	Inspection End Date:	05/13/2022
Property ID:	MA002000283	Property Type:	Public Housing
Property Name:	PEABODY SQUARE		
Inspection State:	Successful	Score:	95b

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Inspection Summary Report (POA) for Inspection #694198

Property Profile

Property Name: PEABODY SQUARE
Scattered Site? Yes **Multiple Site?** Yes
Address Line 1: 1875 DORCHESTER Avenue
Address Line 2:
City: DORCHESTER **State:** MA
ZIP: 02124 **Extension:** _____
Phone: (617) 988-5322 **Extension:** _____
Fax: _____ **Email:** lakesha.eagle@bostonhousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	103	102	22
Common	0			-	-	-
Total	1	1	1	103	102	22

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
99	97	No

Bed Bugs Information			
Bed Bugs Reported	# of Buildings with Bed Bugs	# of Units with Bed Bugs	Bed Bug Comments
No	0	0	N/A

Comments Public Housing Elderly & Disabled. Active Hud loan. 504 Units. Flat roof roof access. Fossil fuel gas boiler. PROFILE CHANGE agency unit to office 1/102 Covid unit 317. Generator NOD

Inspection Summary Report (POA) for Inspection #694198

Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Victor Williams
Organization:
Address Line 1: 52 Chauncy St
Address Line 2:
City: Boston **State:** MA
ZIP: 02111 **Extension:**
Phone: (617) 988-4015 **Extension:**
Fax: **Email:** victor.williams@bostonhousing.org

Executive Director [Not Present During Inspection]

Name (F, MI, L): Kathryn Bennett
Organization: Boston Housing Authority
Address Line 1: 52 Chauncy Street
Address Line 2:
City: Boston **State:** MA
ZIP: 02111 **Extension:**
Phone: (617) 988-4108 **Extension:**
Fax: **Email:** kathy.bennett@bostonhousing.org

Management Agent [Present During Inspection]

Name (F, MI, L): Bob MacGregor
Organization:
Address Line 1: 81 Orton Marotta Way
Address Line 2:
City: South Boston **State:** MA
ZIP: 02127 **Extension:**
Phone: (617) 988-3421 **Extension:**
Fax: **Email:** bob.macgregor@bostonhousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): Lakesha Eagle
Organization:
Address Line 1: 1875 Dorchester Ave
Address Line 2:
City: Dorchester **State:** MA
ZIP: 02124 **Extension:**
Phone: (617) 988-5322 **Extension:**
Fax: **Email:** Lakisha.eagle@bostonhousing.org

Inspection Summary Report (POA) for Inspection #694198

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	13.88	0.00	13.88	0.00	13.88
Building Exterior	15.86	0.00	15.86	0.00	15.86
Building Systems	21.14	0.00	21.14	0.00	21.14
Common Area	14.27	0.10	14.17	0.00	14.17
Unit	34.85	3.63	31.22	1.15	30.07
Total	100.00	3.73	96.27	1.15	95.12

Score Version: 1

Score Date: 05/13/2022

Final Score: 95b

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Inspection Summary Report (POA) for Inspection #694198

Health & Safety Summary

	Site	Buildings	Units	Total	Health and Safety Narrative 1 site, 1 buildings and 22 units were inspected. 6 health and safety deficiencies(HSD) were observed. Percentage Inspected: Site (PIS): 100% Building (PIB): 100% Unit (PIU): 22% Projected HSD: Site = (Actual HSDS) / PIS Building = (Actual HSDB) / PIB Unit = (Actual HSDU) / PIU If all buildings and units were inspected, it is projected that a total of 28 health and safety deficiencies would apply to the property.
Non-Life Threatening (NLT)					
Actual	0	0	6	6	
Projected	0	0	28	28	
Life Threatening (LT)					
Actual	0	0	0	0	
Projected	0	0	0	0	
Smoke Detectors (SD)					
Actual	0	0	0	0	
Projected	0	0	0	0	
Overall					
Actual	0	0	6	6	
Projected	0	0	28	28	

Inspection Summary Report (POA) for Inspection #694198

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	CA	Floors	CA - Peeling/Needs Paint (Floors)	1	1	100
Ordinary	Unit	Windows	Unit - Damaged/Missing Screens (Windows)	8	22	36

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances)

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)

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Inspection Summary Report (POA) for Inspection #694198

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	1	1	1	0
Unit	103	102	22	1

Building 1 - TBD [Sample , Inspected]

Address Line 1: 1875 DORCHESTER AVE
Address Line 2:
City: Dorchester **State:** MA
Zip: 02124 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1981	6	103	102

Flat Roof	Roof Access	Building has Carbon Monoxide source
Yes	Yes	Yes

Comments: fossil fuel gas boiler

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
106	2 Bedrooms	Yes		Yes	Missing
202	1 Bedroom	Yes		Yes	Missing
206	1 Bedroom	Yes		Yes	Missing
211	1 Bedroom	Yes		Yes	Missing
216	1 Bedroom	Yes		Yes	Missing
218	1 Bedroom	Yes		Yes	Missing
220	1 Bedroom	Yes		Yes	Missing
302	1 Bedroom	Yes		Yes	Missing
309	1 Bedroom	Yes		Yes	Missing
313	2 Bedrooms	Yes		Yes	Missing
318	1 Bedroom	Yes		Yes	Missing
322	1 Bedroom	Yes		Yes	Missing
405	1 Bedroom	Yes		Yes	Missing
410	2 Bedrooms	Yes		Yes	Missing
414	1 Bedroom	Yes		Yes	Missing

Inspection Summary Report (POA) for Inspection #694198

419	2 Bedrooms	Yes		Yes	Missing
502	1 Bedroom	Yes		Yes	Missing
506	1 Bedroom	Yes		Yes	Working
511	1 Bedroom	Yes		Yes	Missing
602	1 Bedroom	Yes		Yes	Missing
606	1 Bedroom	Yes		Yes	Missing
612	1 Bedroom	Yes		Yes	Missing
613	1 Bedroom	Yes	No Access	Yes	

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Inspection Summary Report (POA) for Inspection #694198



Certificate Item	Certificate State
Boilers	No - This certificate cannot be provided or is expired
Elevators	Yes - This certificate is provided or is not expired
Fire Alarms	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	Yes - This certificate is provided or is not expired

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Inspection Summary Report (POA) for Inspection #694198

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example; "**Site - Spalling (Walkway / Steps) (4)**" indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the **Deficiency Details** section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
------	------------	----------	-----------------	-----------------

Building 1 - TBD - Common Areas [Possible Points : 14.27]

Non-Health And Safety Deficiencies				
Floors	CA - Peeling/Needs Paint (Floors)	Level 1	0.10	
			0.10	14.17

Building 1 - TBD - Unit 106 [Possible Points : 1.61]

Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.38	
			0.40	1.21

Building 1 - TBD - Unit 206 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				
Doors	Unit - Missing Door (Doors)	Level 1	0.09	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.04	
			0.20	1.38

Building 1 - TBD - Unit 211 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.02	1.56

Building 1 - TBD - Unit 216 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	
			0.17	1.41

Inspection Summary Report (POA) for Inspection #694198

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - TBD - Unit 218 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.17	1.45

Building 1 - TBD - Unit 220 [Possible Points : 1.58]				
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.09	
			0.09	1.49

Building 1 - TBD - Unit 302 [Possible Points : 1.58]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.17	1.42

Building 1 - TBD - Unit 309 [Possible Points : 1.58]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Walls	Unit - Peeling/Needs Paint (Walls) (2)	Level 2	0.02	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.50	1.08

Building 1 - TBD - Unit 318 [Possible Points : 1.58]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	

Inspection Summary Report (POA) for Inspection #694198

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.20	1.38

Building 1 - TBD - Unit 322 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Doors	Unit - Missing Door (Doors)	Level 1	0.09	
HVAC System	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) (3)	Level 3	0.32	
Walls	Unit - Damaged/Deteriorated Trim (Walls) (3)	Level 3	0.03	
Health And Safety Deficiencies				
Hazards	HS - Sharp Edges (Hazards) (3) (NLT)	Level 3	0.57	
			1.15	0.43

Building 1 - TBD - Unit 405 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.16	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.17	
			0.35	1.23

Building 1 - TBD - Unit 410 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
			0.14	1.44

Building 1 - TBD - Unit 419 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
			0.14	1.44

Building 1 - TBD - Unit 502 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #694198

Item	Deficiency	Severity	Points Deducted	Points Received
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors)	Level 2	0.05	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.38	
			0.57	1.01

Building 1 - TBD - Unit 506 [Possible Points : 1.58]

Health And Safety Deficiencies

Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.08	1.51

Building 1 - TBD - Unit 511 [Possible Points : 1.58]

Non-Health And Safety Deficiencies

Walls	Unit - Damaged (Walls)	Level 1	0.04	
			0.04	1.54

Building 1 - TBD - Unit 602 [Possible Points : 1.58]

Health And Safety Deficiencies

Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.08	1.51

Building 1 - TBD - Unit 606 [Possible Points : 1.58]

Non-Health And Safety Deficiencies

Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
			0.14	1.44

Building 1 - TBD - Unit 612 [Possible Points : 1.58]

Health And Safety Deficiencies

Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.17	
			0.17	1.41

Inspection Summary Report (POA) for Inspection #694198

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
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Site - PEABODY SQUARE - Site(0)

None

Building 1 - TBD[Sample,Inspected] - Building Exterior

None

Building 1 - TBD[Sample,Inspected] - Building Systems

None

Building 1 - TBD[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 1 Peeling paint boiler room	CA - Peeling/Needs Paint (Floors) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Greater than 1 to 4 square feet
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Building 1 - TBD[Sample,Inspected] - Unit 106

Non-Health And Safety Deficiencies

Windows	Living Area damaged seal	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> - Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
Windows	Living Area missing	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Inspection Summary Report (POA) for Inspection #694198

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - TBD[Sample,Inspected] - Unit 202			
None			

Building 1 - TBD[Sample,Inspected] - Unit 206

Non-Health And Safety Deficiencies			
Doors	Hallway missing	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Walls	Hallway hole	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Windows	Living Area missing	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Living Area wont open	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.

Building 1 - TBD[Sample,Inspected] - Unit 211

Non-Health And Safety Deficiencies			
Windows	Living Area missing	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or

Inspection Summary Report (POA) for Inspection #694198

Item	Location/Comments	Deficiency/Severity	Decisions
			missing

Building 1 - TBD[Sample,Inspected] - Unit 216

Non-Health And Safety Deficiencies

Doors	Hallway hoee	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Surface is damaged - Entry Door has holes. - This condition DOES NOT RESULT in a Health and Safety concern.
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Building 1 - TBD[Sample,Inspected] - Unit 218

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Windows	Bedroom missing	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1 - TBD[Sample,Inspected] - Unit 220

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Doors	Hallway not latching	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition MAY RESULT in a Health and Safety concern
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Building 1 - TBD[Sample,Inspected] - Unit 302

Inspection Summary Report (POA) for Inspection #694198

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom inop	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Windows	Bedroom missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1 - TBD[Sample,Inspected] - Unit 309			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Ceiling	Bathroom needs paint	Unit - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Greater than 1 and less than 4 square feet
Doors	Hallway hole in door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Entry Door has holes. - This condition DOES NOT RESULT in a Health and Safety concern.
Kitchen Items	Kitchen damaged fridge seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bedroom needs paint	Unit - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Walls	Hallway needs paint	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Windows	Living Area	Unit - Damaged/Missing	- Screens

Inspection Summary Report (POA) for Inspection #694198

Item	Location/Comments	Deficiency/Severity	Decisions
	missing	Screens (Windows) - L1	- One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1 - TBD[Sample,Inspected] - Unit 313
None

Building 1 - TBD[Sample,Inspected] - Unit 318

Non-Health And Safety Deficiencies			
Ceiling	Hallway peeling paint	Unit - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Greater than 1 and less than 4 square feet
Doors	Hallway hole	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Entry Door has holes. - This condition DOES NOT RESULT in a Health and Safety concern.
Windows	Living Area missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1 - TBD[Sample,Inspected] - Unit 322

Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Bedroom missing	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
HVAC System	Living Area sharp edges	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC)	- Convection/Radiant Heat System Cover Missing or Damaged

Inspection Summary Report (POA) for Inspection #694198

Item	Location/Comments	Deficiency/Severity	Decisions
		- L3	- This condition MAY RESULT in a Health and Safety concern
HVAC System	Bedroom missing cover	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) - L3	- Convection/Radiant Heat System Cover Missing or Damaged - This condition MAY RESULT in a Health and Safety concern
HVAC System	Bathroom missing cover	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) - L3	- Convection/Radiant Heat System Cover Missing or Damaged - This condition MAY RESULT in a Health and Safety concern
Walls	Bedroom missing cove base	Unit - Damaged/Deteriorated Trim (Walls - L3	- Trim is Damaged or Decayed - Greater than 50% of wall area
Walls	Living Area missing cove base	Unit - Damaged/Deteriorated Trim (Walls - L2	- Trim is Damaged or Decayed - Greater than 10% to 50% of wall area
Walls	Bathroom missing cove base	Unit - Damaged/Deteriorated Trim (Walls - L2	- Trim is Damaged or Decayed - Greater than 10% to 50% of wall area
Health And Safety Deficiencies			
Hazards		HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Hazards	missing cover	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Hazards	sharp edges radiator	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.

Building 1 - TBD[Sample,Inspected] - Unit 405

Inspection Summary Report (POA) for Inspection #694198

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen broken draw	Unit - Cabinets - Missing/Damaged (Kitchen) - L2	<ul style="list-style-type: none"> - Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing
Windows	Living Area missing 2 screens	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Health And Safety Deficiencies			
Windows	Bedroom damagerbalast not syaying open	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 4th floor or above - There is NOT another operable window in the same floor area.

Building 1 - TBD[Sample,Inspected] - Unit 410

Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen damaged seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated

Building 1 - TBD[Sample,Inspected] - Unit 414

None			
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Building 1 - TBD[Sample,Inspected] - Unit 419

Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)

Inspection Summary Report (POA) for Inspection #694198

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - TBD[Sample,Inspected] - Unit 502			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Bathroom door not latching	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Windows	Living Area damagedvseal	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

Building 1 - TBD[Sample,Inspected] - Unit 506			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Call-for-Aid	Bathroom not lighting at panel	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1 - TBD[Sample,Inspected] - Unit 511			
Non-Health And Safety Deficiencies			
Walls	Hallway hole in wall nis repair	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch

Inspection Summary Report (POA) for Inspection #694198

Item	Location/Comments	Deficiency/Severity	Decisions
	tape		and up to a sheet of paper, but, you cannot see through the hole

Building 1 - TBD[Sample,Inspected] - Unit 602

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Call-for-Aid	Bathroom not lighting in lobby	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
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Building 1 - TBD[Sample,Inspected] - Unit 606

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom inop	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
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Building 1 - TBD[Sample,Inspected] - Unit 612

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Windows	Bedroom not stayin open	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 4th floor or above - There is NOT another operable window in the same floor area.
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Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0), PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

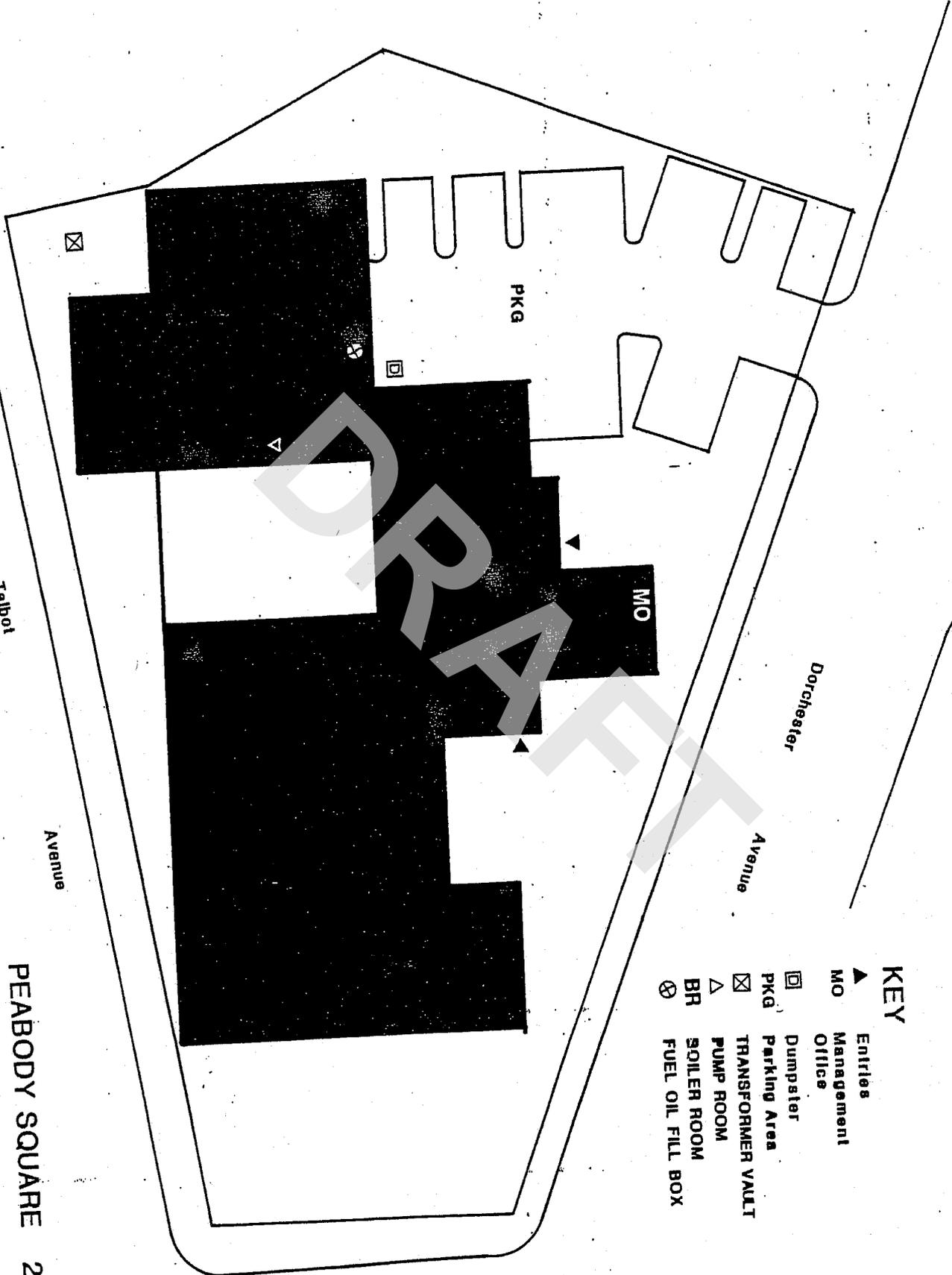
Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at <http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm>



- KEY**
- ▲ Entries
 - MO Management Office
 - ▣ Dumpster
 - PKG Parking Area
 - ⊠ TRANSFORMER VULT
 - △ PUMP ROOM
 - BR SOILER ROOM
 - ⊗ FUEL OIL FILL BOX

PEABODY SQUARE 2-83
 SITE/UTILITY PLAN

N

Peabody Square

Talbot Avenue

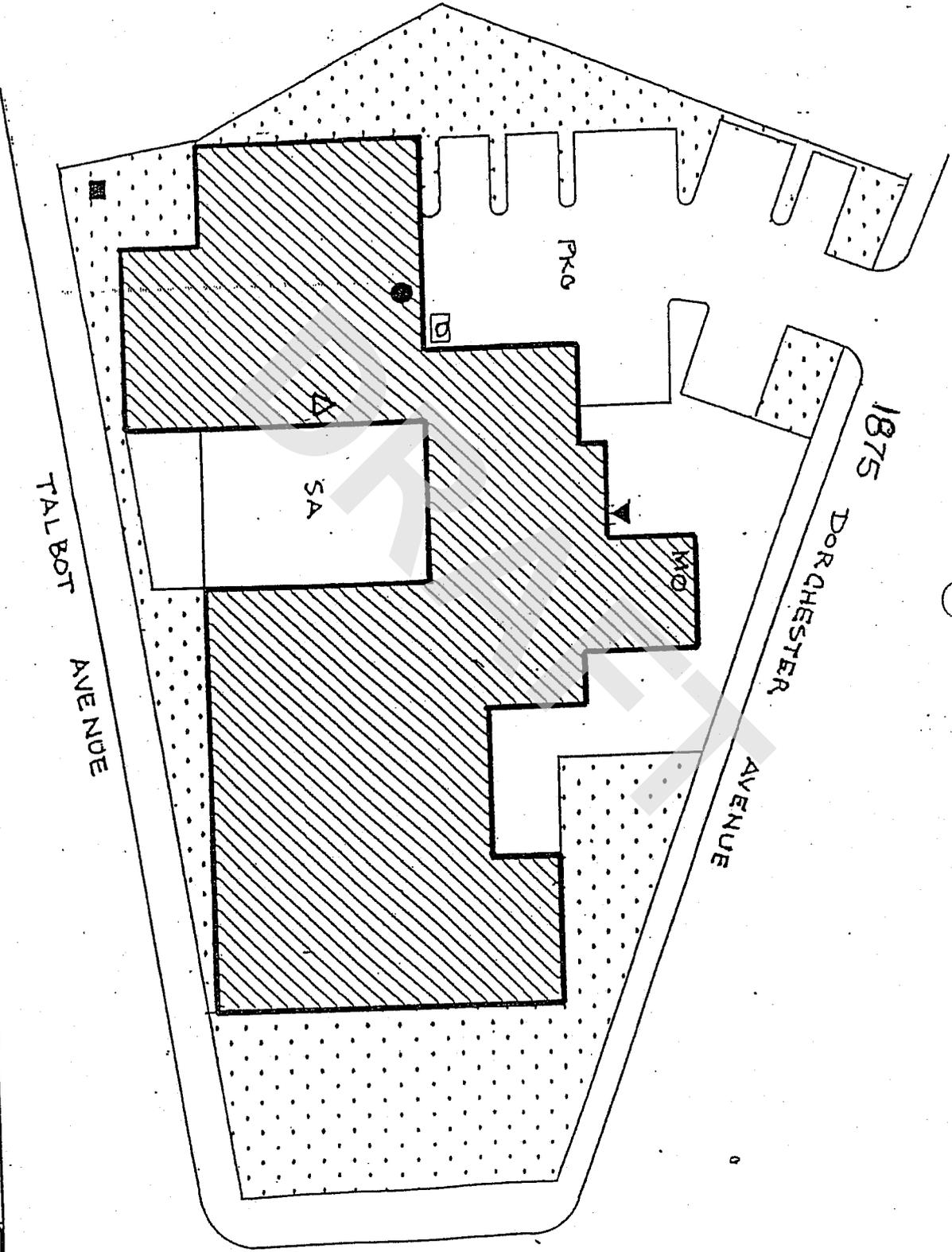
Dorchester Avenue

PKG

MO

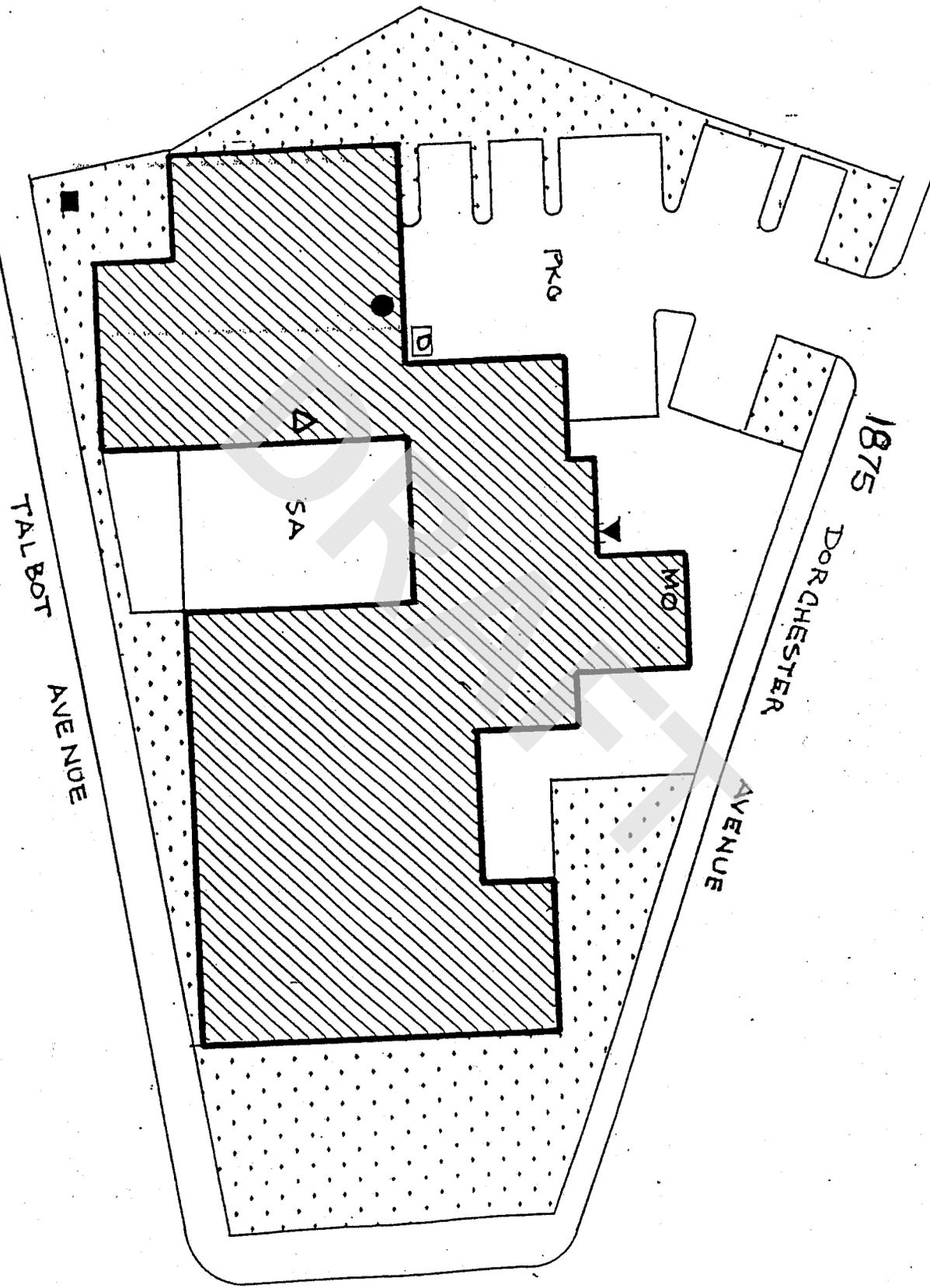
HOUSING DEVELOPMENT
PEABODY
 DRWG. TITLE
SITE / UTILITY PLAN

	HARD AREAS		ENTRIES		DY	DRYING YARD
	SOFT AREAS		PUMP ROOM		SA	SITTING AREA
	HOUSING DEVELOPMENT SURROUNDING BLDGS.		TRANSFORMER VAULT		BR	BOILER ROOM
			DUMPSTER		COLM	COMMUNITY BLDG.
			FUEL OIL FILL ROOM		PKG	PARKING AREA
					MO	MANAGEMENT OFFICE



HOUSING DEVELOPMENT
PEABODY
 DRAWG. TITLE
SITE / UTILITY PLAN

	SURROUNDING BLDGS.		HOUSING DEVELOPMENT		SOFT AREAS		HARD AREAS		KEY
	ENTRIES		FUEL OIL FILL ROOM		DUMPSTER		PUMP ROOM		TRANSFORMER VAULT
	DRIVING YARD		BOILER ROOM		COMMUNITY BLDG.		PARKING AREA		MANAGEMENT OFFICE
	SITTING AREA		COMM		PKG		MO		DY
	SA		BR		COM		SA		SA



MP

APPENDIX G

Property Evaluator Qualifications

DRAFT



KEITH HOFFSES

ASSOCIATE CONSULTANT

EDUCATION

- Certificate, Franklin Institute of Boston (1980)
- Bachelor of Architecture, Boston Architectural College (1986)
- Certificate, Theater Design, Harvard University (1996)

CERTIFICATIONS

- Registered Architect, MA 6933
- Registered Architect, ME 3973
- National Council of Architectural Registration Boards, 58035

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Hoffses has been active in the construction industry since 1980. His experience includes Property Condition Assessments (PCAs), Equity Property Condition Assessments (PCEs), HUD MAP, RAD and LEAN property condition assessments, feasibility studies, architectural design, construction supervision and construction.

PROJECT EXPERIENCE

Project experience for Mr. Hoffses includes:

- **Various Locations throughout the United States and Puerto Rico, Property Condition Assessments for debt, equity and HUD** - Mr. Hoffses has performed Property Condition Assessments on various property types including retail, multi-family, healthcare, hotel and industrial properties.
- **Various Locations, FL, Roof Inspection** - Mr. Hoffses served as project manager for the roof inspections and report for several hospitality properties.
- **State of FL, Project Manager** - Mr. Hoffses performed a comprehensive wind mitigation inspection of approximately 700 state owned buildings.
- **Norfolk County, MA, Courthouse Study** - Mr. Hoffses served as project manager and performed a comprehensive analysis for potential capital improvements to the Norfolk County courthouses.
- **MA, Public Facilities Department Study** - Mr. Hoffses performed cost estimating and reports for improvements to several city-owned buildings, including the police department, library and courthouse.
- **Milwaukie, WI, Federal Plaza Study** - As project manager Mr. Hoffses performed a code and condition analysis on an existing downtown office building.
- **Boston, MA, Student Housing** - Mr. Hoffses performed a feasibility study including schematic designs and reports for alterations to several Greater Boston buildings to house special needs students.
- **New York, NY, High Rise Office** - Mr. Hoffses served as project manager for an analysis for potential buyers of a new high rise office building in mid-town Manhattan.
- **Northampton, MA, State Hospital** - As project manager Mr. Hoffses prepared a study regarding the adaptive reuse of 5000 SF of ward space into offices.



Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

- B.B.A - Finance, James Madison University
- Principles of Real Estate Program, James Madison University

CERTIFICATIONS

- HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar - New York City
- HUD Multi-Family Accelerated Processing (MAP) PCNA Workshop - Columbus
- Virginia Housing Development Authority - Universal Design Training
- Fair Housing Act Accessibility Training Course- Phillip Zook
- Fair Housing Act Accessibility Training Seminar- Fair Housing Act First
- Elevator Training Courses - Sanjay Kamani, QEI, KP Property Advisors LLC
- Building Performance Institute - Training Services
- Building Specs Training Institute, Building/Design Inspection Courses

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Bonnett has worked exclusively in the niche HUD real estate due diligence consulting industry since 2005. He has performed and directed thousands of building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He has expert knowledge of HUD's Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As Director of Building Assessments - HUD, Mr. Bonnett is responsible for providing direction for the development of HUD Building Assessment services throughout AEI. Day to day responsibilities include, creating organizational process assets, training internal and external stakeholders, identifying and understanding industry guidelines for HUD Building Assessment services, senior reviewing, project oversight, business development and client management.

PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, Fannie Mae and HUD execution.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.

William David Taylor – National Client Manager - HUD

Training/Licenses/Registrations:

International Code Council Certified Building Inspector
International Code Council Certified Commercial Building Inspector
International Code Council Certified Residential Building Inspector
International Code Council Certified Accessibility Inspector / Plan Examiner
Commonwealth of Virginia Certified Commercial Building Inspector
Commonwealth of Virginia Certified Residential Building Inspector
Integrated Pest Management in Multifamily Housing (Training)
International Code Council Accessibility & Usability for Residential Buildings (Training)
Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
Property Maintenance Inspection, Electrical Inspection & Understanding Braced Walls Training by Virginia
Building Code Academy
Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
VHDA Universal Design Course

Education:

J. Sargent Reynolds Community College – Courses in Architectural Design

Experience:

Mr. Taylor has extensive experience with regards to commercial and residential construction, design, and inspection issues. Mr. Taylor has greater than fifteen (15) years' experience in the construction field. He was in the Building Inspections for the City of Richmond and did construction design for Virginia based construction and engineering firms. During his former employment he was responsible for design, review, and inspection for code compliance on multiple projects throughout the Commonwealth of Virginia. Mr. Taylor has attended specialized building classes and has in depth understanding regarding building construction and inspection. He has performed and multiple building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He is knowledgeable of HUD's Capital Needs Assessment guidelines and software. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As a Project Manager - HUD, Mr. Taylor is responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout AEI.

Mr. Taylor's HUD's industry experience includes:

- Performing RAD Physical Condition Assessments at more than 50 Public Housing Authority's
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, HUD, and Fannie Mae execution
- Performing over 200 HUD MAP 223(f) assessments.
- Performing HUD Map 202 assessments in multiple states.
- Performing over 100 HUD LEAN assessments.
- Performing HUD MAP 223(a)(7) assessments.
- Performing Tax Credit assessments in multiple states.
- Performing HUD (SPRAC), HUD OAHP, Standard and Poor, ASTM, and Freddie Mac assessments.





INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

Certificate No. 8076685

Handwritten signature of Cindy Davis in black ink.

Cindy Davis, CBO
President, Board of Directors

Handwritten signature of Dominic Sims in black ink.

Dominic Sims, CBO
Chief Executive Officer



Roy Anderson PE – Seismic Services Manager, Building Assessments

University of California, San Diego; BS Structural Engineering 1990

Professional Engineer, California, Civil 82059

California Licensed General Contractor, B641049, Inactive

ATC First Responder Training, California OES Volunteer

Redwood Empire Remodelers Association, Board Member, Past President

Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman

Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios

American Society of Civil Engineers (ASCE)

Structural Engineers Association of Northern California (SEAONC)

Earthquake Engineering Research Institute (EERI)

Mr. Anderson has over 39 years of construction, construction management, structural design, seismic retrofit, structural assessment, and commercial due diligence experience. He owned and operated a successful structural design consulting firm for over 14 years. His project experience includes public infrastructure, public works, and private developments including both residential and commercial projects. He has acted as a regional manager for a national consulting services firm overseeing property and casualty and seismic risk assessment operations in the western states, performing over 2000 Seismic Risk Assessment (Probable Maximum Loss) assessments and reports in the seismically active United States, Europe, and Mexico, over 100 Property Condition Assessments, and over 400 Property Damage Assessments for the insurance industry in 38 states. He has investigated and assessed damage in the 2014 Napa 6.0, Virginia 5.8, Oklahoma 5.7, and Northridge 6.7 earthquakes.

Mr. Anderson currently oversees and manages the Seismic Services Division of AEI's Building Assessments Department. Responsibilities include Senior Assessment of Seismic Risk Assessment Reports, Conducting Peer Reviews, scheduling, Seismic Retrofit Design, interfacing with Clients, providing outreach and education to Clients and Building Owners.

Some of his specific areas of expertise include: forensic analysis of architectural and structural damage, seismic assessments of buildings, structural remediation and rehabilitation of properties (URM, Historic, seismic, tornado, hurricane, flood, and fire), and structural design of swimming pools, wood and timber framed structures, structural steel structures, reinforced concrete structures, reinforced masonry structures, and pre-manufactured light gage steel structures.

Key experience for Mr. Anderson includes:

- Structural Design since 1991
- Seismic Retrofit Design since 1991
- Seismic Risk Assessments since 1994
- Forensic Assessments since 2007

Publications: 2016 ASTM Seismic Standards Update, California Mortgage Finance News, Fall 2016



Karla King, P.E., Esq., LEED AP

Executive Vice President

EDUCATION

- JD - Law, Concentration in Environmental Law, Massachusetts School of Law, Andover, MA
- MS - Engineering Management, Certificate in Environmental Management, Tufts University, Medford, MA
- BS - Civil/Environmental Engineering, Minor in Business Management, Northeastern University, Boston, MA

CERTIFICATIONS

- Professional Engineer, Licensed in MA, CT, RI, VT, NH, ME, NY, NC
- LEED AP BD+C (Leadership in Energy and Environmental Design Accredited Professional Building Design and Construction)
- State Bar of Massachusetts, Admitted June 2017
- Massachusetts Certified Public Purchasing Official (MCPPO) Program Certification for School Project Designers and Owner's Project Managers
- OSHA 10-Hour Construction Certificate
- Confined Space and First Aid Training

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. King is both an environmental engineer and an attorney specializing in navigating sustainability and regulatory compliance to ensure business continuity and operational objectives. Ms. King works across multiple markets including retail, healthcare, life science, industrial, aerospace, municipal, water, telecommunications, and education through the investigate, plan, design, construct, and operate stages of a project's life cycle. Ms. King holds a BS in Civil/Environmental Engineering from Northeastern, a MS in Engineering Management from Tufts, and a JD from Massachusetts School of Law. She is a Professional Engineer licensed in MA, CT, RI, VT, NH, ME, NY, and NC.

As Executive Vice President at AEI, Ms. King will leverage AEI's existing building assessment, capital planning, construction risk management, energy efficiency, industrial hygiene, environmental health & safety, zoning and permitting, and resilience consulting expertise to provide full-service sustainability services to our clients.

In her previous role, Ms. King managed the Environmental, Social, & Governance (ESG) business unit which consisted of four practices:

- Environmental, Social & Governance Services: Supporting clients with ESG initiatives and goals including ESG benchmarking, reporting, and supporting services to improve ESG scores.

- Energy & Sustainability Services: Energy Audits (ASHRAE Level 1-3), Retro-Commissioning, Commissioning, Mechanical Electrical Plumbing (MEP) assessments, ESG consulting, Carbon Footprint Evaluations, Energy & Water Benchmarking
- Building Sciences: Asbestos Management, Lead-based Paint Management, Mold and Radon Investigation and Remediation, Indoor air quality services, Safety services, Building Construction and Demolition Environmental services
- Environmental, Health & Safety Services: Environmental Health & Safety (EHS) on-site support services, industrial hygiene, environmental permitting and compliance, Stormwater Pollution Prevention Plans (SWPPP), Spill Prevention Control & Countermeasure Plans (SPCC), air permitting, tank registration, wastewater permitting, wastewater operations support.
- Owner's Project Management Services: Owner's Project Management/Representation services supporting clients through the full project life cycle including pre-deal approval, due diligence, entitlements and permitting, design, and construction.

PROJECT EXPERIENCE

Project experience for Ms. King includes:

- Fox Rock Properties, Environmental Health & Safety and Energy & Sustainability Services: Services included indoor air quality assessments, Mechanical Electrical Plumbing (MEP) assessment, energy audits.
- Newton Pavilion, DCAMM, Boston, MA, Environmental Health & Safety/ COVID-19: Ms. King serviced as Principal-In-Charge for DCAMM for the Newton Pavilion Hospital with COVID-19 rapid response efforts by reviewing and approving cleaning protocols, including recommendations for the decontamination process and how the selected contractor should develop their work scope and plan. EBI also provided post-decommissioning assessment services, on-site coordination and facilitation of cleaning services, a mold assessment, and a review of the post-cleaning verification sampling plan and report.
- 7-11 Project Management Services, Nationwide: Ms. King served as Principal-In-Charge for 7-11 Stores in multiple states. Projects included portfolio management, ground-up with and without gas, tenant improvements, business conversion programs, and build-to-suit projects. 7-11 required a Program Manager to help manage their portfolio of projects from site due diligence through store turnover within the Northeast, Mid-Atlantic, and Florida regions. Services included Owner's Representation for projects in their portfolios throughout these regions.
- Novartis Institutes for BioMedical Research, Inc., Cambridge, MA: Compliance and Commissioning Services: Ms. King served as Principal-In-Charge for Novartis services from 2014-2020. She oversaw all permitting and environmental health and safety compliance efforts associated with Novartis' existing facilities as well as the \$600 Million Cambridge Campus Expansion Project. The Cambridge Campus Expansion project is a LEED Gold building consisting of two main biomedical buildings built upon a common below grade structure, vehicle parking garage, loading dock, building support spaces and central utilities trigeneration plant. Compliance and permitting services included stormwater, wastewater, health and safety, and laboratory safety. Services included full-time support throughout

the project to ensure compliance and health and safety program implementation with the new buildings as well as serving as the Commissioning Agent for the Cambridge Campus Expansion Project through Skanska.

- Steward Healthcare, Compliance and CMMS Services: Services included Joint Commission compliance mock surveys, indoor air quality assessments, mold remediation, asset management, and CMMS implementation and management services.
- EMD Serono, Compliance and Commissioning Services, Billerica, MA: Ms. King served as Principal-In-Charge for EMD Serono. She managed the teams supporting EMD Serono for environmental health and safety compliance for the existing facilities as well as for their Billerica Campus Expansion including the addition of the Sagamore building, a R&D facility that received both LEED Platinum certification from the U.S. Green Building Council as well as LEED Gold certification for New and Existing Buildings from the International WELL Building Institute. Services also included commissioning services and energy audits.
- Borrego Solar: Services included preparation of SPCCs and Tier II reports for several solar facilities.
- AT&T Environmental Compliance and Regulatory Services, Nationwide: Ms. King served as Client Manager for all Environmental, Health, and Safety (EHS) services. The entire portfolio consists of sites across 34 states, largely in the Midwest, for which EBI has been serving since 2016. EH&S Services to AT&T have included: Air assessment and permitting; tank assessment and permitting; industrial hygiene services; hazardous materials inventory forms; air emissions inventory and reporting; methane site assessment; Spill Prevention, Control, and Countermeasure (SPCC) planning, facilities' plans, and construction phase services; site-specific Health and Safety Plans (HASPs).
- McDonald's Restaurants, Multiple Locations, Multiple States: Ms. King served as Principal-In-Charge for McDonald's architectural and engineering services. Services included project and portfolio management to 273 locations across 14 states simultaneously. Additional tasks have included MEP, structural, ADA audits, asbestos surveys, permit plans, and existing conditions plans. This work is being done concurrently with other large portfolios. Services included both new construction as well as renovations, additions and modifications to existing restaurants.
- Interplex, Environmental Health & Safety Support: Services included EHS gap assessment, air permitting, SPCC planning, wastewater operations support.
- AJAX, Groundwater Discharge Permitting Services: Ms. King managed the review and provided consulting services to assist in the purchase of a MassDEP Groundwater Discharge Permit associated with real estate property.
- Emmanuel College, Wastewater and EHS Services: Services included EHS and wastewater operation and maintenance services for Industrial Wastewater Treatment System and prepared Tier II report for hazardous materials stored on-site.
- Good Start Genetics, Wastewater Operations & Maintenance: Services included wastewater operations and maintenance services for Industrial Wastewater Treatment System.
- GreenLight Biosciences: Services included preparation of MWRA Sewer User Discharge Permit Applications for Industrial Wastewater Treatment System (IWTS) for two new facilities in Medford, MA.

- Maverick Real Estate Partners LLC, Swansea Mall Wastewater Treatment Facility Assessment: As part of due diligence on retail mall property, Ms. King managed and prepared an assessment for a 90,000 gallon per day on-site wastewater treatment facility with groundwater discharge.
- Micron, Wastewater, SPCC, and SWPPP Services: Services included updates to Industrial Wastewater System Operations and Maintenance Manuals, Spill Prevention, Control and Countermeasure Plan and Stormwater Pollution Prevention Plan.
- Town of Milford, Site Development Water Peer Review: Services included peer review of the Water Distribution System Assessment for site development with significant water use.
- Belchertown NPDES Permitting Compliance: Services included management of the review of a draft National Pollutant Discharge Elimination System (NPDES) permit for the Belchertown Wastewater Treatment Facility.
- Marshfield Main Lift Station and Headworks Upgrade: Services included pump station upgrades and a headworks building for handling grit and screenings at a 2.1-mgd wastewater treatment facility in Marshfield, MA. Services included preparation of final design plans for the replacement of pumps at pump station, addition of building for the screenings and grit washing equipment, and addition of vortex grit removal system.
- Marshfield Avon Street and Central Street Pump Stations Upgrade: Services included design of a pump station upgrade for two pump stations in Marshfield, MA.
- Village Greens Wastewater Treatment Facility and Groundwater Discharge: Services included design and construction oversight of a 55,000 gallon per day on-site wastewater treatment facility system and on-site effluent disposal system in Littleton, MA. Services included preparation of a hydrogeologic report and corresponding permits for groundwater disposal and developed a set of permit plans for the design of a membrane bioreactor wastewater treatment facility.
- Madison Place Wastewater Treatment Facility and Groundwater Discharge: Services included design and oversight of the construction of a 22,000 gallon per day on-site wastewater treatment facility system and on-site effluent disposal system in Southborough, MA. Services included preparation of a hydrogeologic report and corresponding permits for groundwater disposal and developed a set of permit plans for the design of a membrane bioreactor wastewater treatment facility.
- Wayland Groundwater Discharge: Services included design of a wastewater effluent disposal area in Wayland, MA and completion of hydrogeologic reports and corresponding permits for groundwater disposal.
- Seabrook, NH MS4 and MSGP Stormwater Compliance Program : Services included coordination and completion of stormwater outfall mapping and investigations in Seabrook, NH as part of the Municipal Separate Storm Sewer Systems (MS4) permit program and the Multi-Sector General Permit (MSGP) at the Town's transfer station. MS4 permit program compliance included peer reviews of site developments and assessment for compliance with stormwater control measures.
- Westborough Wastewater Treatment Plant Upgrade: Services included design and management of upgrades to 7.68-mgd advanced treatment facility in Westborough, MA for phosphorus removal. As part of the preliminary design, coordinated pilot testing of four phosphorous treatment systems. Oversaw design and construction of the project including: tertiary treatment building for

- phosphorus removal utilizing Kruger ActiFlo®; modifications to the headworks, primary treatment facilities, and activated sludge process to achieve biological phosphorus reduction; addition of a third secondary clarifier; rehabilitation of filters; and upgrade to UV disinfection.
- Glen Ellen Country Club Wastewater Treatment Facility: Services included preparation of a Preliminary design report and designed wastewater collection system and wastewater treatment facility for a 341-unit housing development and 9-hole golf course at Glen Ellen Country Club in Millis, MA. Initiated design utilizing membrane bioreactor technology with potential for effluent wastewater reuse for use as golf course irrigation with the remaining effluent being discharged to subsurface disposal beds beneath the golf course.
 - Nantucket Downtown Sewer Replacement: Services included design and construction services for replacement of wastewater infrastructure in the downtown area of Nantucket, MA to eliminate surge charging, infiltration/inflow problems, and deteriorated structural integrity of the pipes. Designed and oversaw replacement of 2.4 miles of sewer using pipe bursting and open trench excavation due to numerous utilities, high tidal influenced groundwater conditions, narrow roadways, and difficult soil conditions.
 - North Weymouth/ Mill River Infiltration Rehabilitation: Services included oversight of the construction phase of this project, which consisted of pipe cleaning, inspection, testing, and sealing; manhole coating and repairs; chemical root treatment; cured-in-place pipe repairs using short liner technology; sealing and testing service connections; and other repairs and replacements.
 - Sea Quarters Sewer System : Services included design and construction oversight of gravity sewer, force mains, and pump stations in a new development in New Seabury, MA.
 - Bayview Sewer Extension Design: Services included the design of 13,000 linear feet of 8- and 10-inch gravity sewer, 1,000 linear feet of low-pressure sewer, 6,750 linear feet of force main, and two package suction lift pump stations to eliminate failing septic systems and provide service to properties within a coastal flood hazard area in Dartmouth, MA.
 - Logan International Airport BIF Sewer Lift Station Upgrade: Services included the design of the replacement of self-priming suction pumps with submersible pumps for Massachusetts Port Authority.

PRESENTATIONS:

CREW Coastal Virginia “February Luncheon: Due Diligence & Construction in 2021”, presentation on changes to the ASTM due diligence standard and the impacts of the pandemic on construction and transformation in the marketplace, February 2021.

Bisnow Boston “Health & Safety: What’s Next for Building Management”, a panel discussion on COVID-19 return to workplace, April 2020.