



# AEI Consultants

September 30, 2022

## HUD CAPITAL NEEDS ASSESSMENT

### Property Identification:

Commonwealth Elderly  
35 Fidelis Way  
Boston, Massachusetts 02135

AEI Project No. 463345  
Site Inspection Date: July 20 and 21, 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**  
Commonwealth Elderly  
35 Fidelis Way, Boston, Massachusetts 02135  
AEI Project No. 463345

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](mailto:jbonnett@aeiconsultants.com).

Sincerely,

DRAFT  
Karla King  
Senior Vice President  
AEI Consultants

DRAFT  
Jeb Bonnett  
Vice President - HUD Building Assessments  
AEI Consultants

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DRAFT

## 1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Boston Housing Authority on May 18, 2022 to conduct a Capital Needs Assessment (CNA) at Commonwealth Elderly located at 35 Fidelis Way in Boston, Massachusetts. The property features 116 dwelling units within 2 buildings, which were built in 1951 and are situated on 1.65 acres. The property was observed in good to fair physical condition.

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

Item	Description
Property Type	Senior apartments
Number of Floors	6
Number of Apartment Units	116
Total Number of Buildings	2
Number of Apartment Buildings	2
Ancillary Buildings	Not Applicable
Parking	24 total spaces 19 of Regular Spaces 5 of Accessible Spaces / 4 Van Accessible Spaces Source: Site Count
Gross Floor Area	109,368 per AEI estimate
Net Rentable Floor Area	82,400 per AEI estimate
Site Area	1.65 acres per Assessor
Year of Construction	1951 per Assessor

## 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

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### 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 18, 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 Commonwealth Elderly property located at 35 Fidelis Way in Boston, 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 20 and 21, 2022
Time of Site Visit	9:00 am
Weather Conditions	97 degrees and sunny
Site Assessor	Kevin Damsma
Site Escorts	Yolanda Romero
Point of Contact	Joei Sanchez
Total Units Inspected	Twenty one (21)

### *Dwelling Units Inspected*

<b>Building Identification</b>	<b>Unit Type</b>	<b>Unit Identification</b>	<b>Unit Status</b>
Building 1	1-Bed/1-Bath	166	Occupied
Building 1	2-Bed/1-Bath	155	Occupied
Building 1	1-Bed/1-Bath	154	Occupied
Building 1	1-Bed/1-Bath	145	Vacant
Building 1	2-Bed/1-Bath	135	Occupied
Building 1	2-Bed/1-Bath	125	Occupied
Building 1	1-Bed/1-Bath	118	Occupied
Building 1	2-Bed/1-Bath	114	Occupied
Building 1	1-Bed/1-Bath	111	Occupied
Building 2	1-Bed/1-Bath	212	Occupied
Building 2	2-Bed/1-Bath	265	Occupied
Building 2	1-Bed/1-Bath	258	Occupied
Building 2	1-Bed/1-Bath	249	Occupied
Building 2	2-Bed/1-Bath	245	Vacant
Building 2	1-Bed/1-Bath	232	Occupied
Building 2	1-Bed/1-Bath	230	Vacant
Building 2	1-Bed/1-Bath	217	Vacant
Building 2	1-Bed/1-Bath	234	Vacant

<b>Building Identification</b>	<b>Unit Type</b>	<b>Unit Identification</b>	<b>Unit Status</b>
Building 2	2-Bed/1-Bath	214	Occupied
Building 2	1-Bed/1-Bath	213	Occupied
Building 2	1-Bed/1-Bath	211	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 18, 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	700	104	72,800
2-bed/1-bath	800	12	9,600
		Total NSF:	82,400

##### Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Apartment Building 1	6	54,684
Apartment Building 2	6	54,684
	Total GSF:	109,368

#### 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 wall	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	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Landscaping slopes away from the foundation.	R&M	Good

**ASSESSMENT / RECOMMENDATION**

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

**Photographs**



Apartment building 1 Fire Department Connection



Apartment buildings 1 and 2 main ingress/egress handicap ramp



Apartment building 2 picnic area



Apartment building 2



Apartment building 1 brick façade



Apartment building 2 exterior sedentary



Apartment building 2 exterior sedentary retaining wall and railing

### 3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by one (1) entrances / exits from Commonwealth Avenue and one (1) from Fidelis Way	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	Entrance / exit drive from Commonwealth Avenue is part of shared easement with 91-95 Washington Street	NA	Not applicable

### Photographs



Property signage



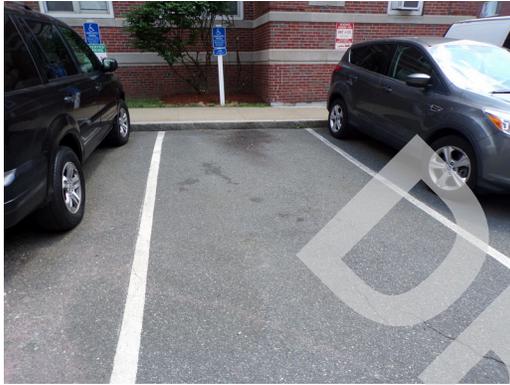
Apartment building 1 parking lot

### 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	Dumpster Pad	RR	Good/Fair
Curbing	Concrete	RR	Good/Fair

Items	Description	Action	Condition
Seal Coating	Worn with grayish appearance but functional	IM/RR	Good/Fair
Striping	Painted parking striping faded and worn	IM/RR	Good/Fair
Total Number of Parking Spaces	24 spaces in open lots	IM/RR	Fair
Number of ADA Spaces	5	IM	Fair/Poor

## Photographs



Apartment building 1 handicap parking no pavement markings or access aisle (Critical Repair)



Apartment building 1 handicap parking signage less than 60 inches above ground (Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



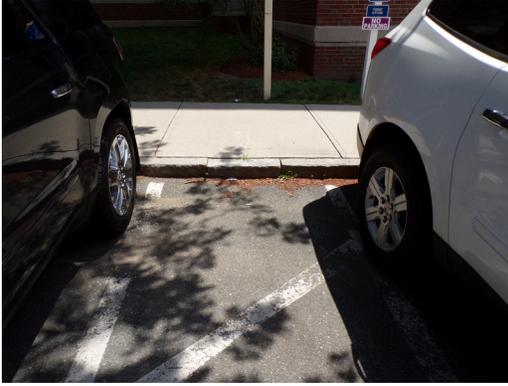
Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



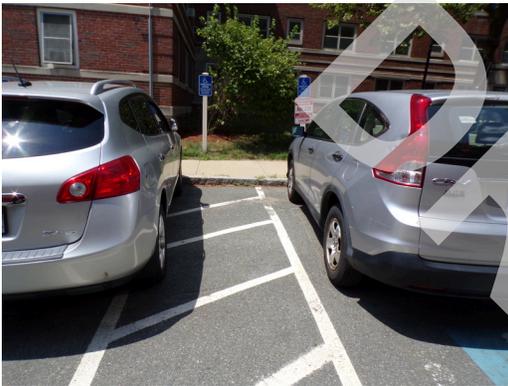
Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking missing curb cutout (Critical Repair)



Apartment building 1 handicap parking



Apartment building 1 handicap parking signage and missing curb cutout (Critical Repair)



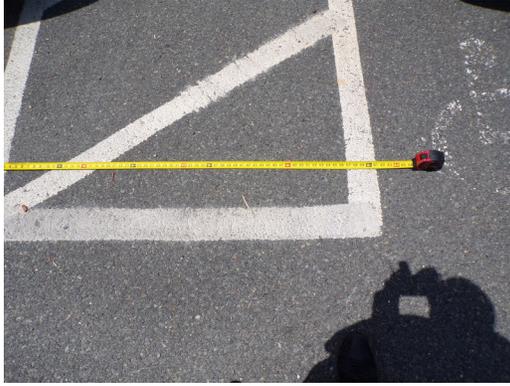
Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 dumpsters



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)

### 3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Item	Description	Action	Condition
Sidewalks	Concrete	RR	Good
Ramps	Poured in place concrete	RR	Good
Exterior Steps	Concrete steps located along pedestrian walkways due to changes in topography and Concrete steps and landing(s) at building entrance(s)	RR	Good
Handrails	Steel handrails protect exterior steps and ramps.	RR	Good
Loading Docks	Not applicable	NA	Not applicable

### Photographs



Apartment building 1



Community area between buildings 1 and 2



Apartment building 2



Apartment building 1 brick façade



Apartment building 1 concrete basement ingress/egress exterior stairs



Apartment Building 1 basement ramp ingress/egress



Apartment buildings 1 and 2 main ingress/egress handicap ramp



Apartment buildings 1 and 2 patio area



Apartment building 2 exterior sedentary



Apartment building 2 exterior sedentary retaining wall and railing

### 3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	R&M	Good
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Chain link	RR	Good
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Concrete Masonry Unit (CMU) wall	RR	Good
Site/Building Lighting	Exterior building mounted high intensity lights	R&M	Good
Parking Area Lighting	Pole-mounted fixtures	R&M	Good
Signage	Monument sign	RR	Good
Water Features	Not applicable	NA	Not applicable

### Photographs



Property Signage



Property signage



Apartment building 1 dumpsters



Apartment building 2 cultivate area



Apartment building 2 park area bare ground  
(Non-Critical Repair)



Apartment building 2 bare ground  
(Non-Critical Repair)

### 3.2.7 RECREATIONAL FACILITIES

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not applicable	NA	Not applicable
Barbecue	Not applicable	NA	Not applicable
Picnic Areas	One (1) picnic area on the west elevation of building 2	NA	Not applicable
Sport Courts	Not Applicable	NA	Not applicable
Tennis Courts	Not Applicable	NA	Not applicable
Patio Area	A patio area is connected to the resident community room on the first (1) floor of the building.	RR	Good

## Photographs



Apartment buildings 1 and 2 patio area



Apartment building 2 picnic area



Apartment building 2 exterior sedentary

### Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carpools	Not applicable	NA	Not applicable
Maintenance Shed	Not applicable	RR	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	National Grid
Electricity	Eversource
Potable Water	Boston Water and Sewer
Sanitary Sewerage	Boston Water and Sewer
Storm Sewer	Municipal
Fuel Oil	Global oil

## Photographs



Apartment building 2 electrical meters

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	RR	Good
Waste Service Lines	PVC and cast iron	RR	Good
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	Natural gas	RR	Good
Transformers	Utility-owned, pad-mounted electrical transformer(s)	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

## Photographs



Pad mounted transformer



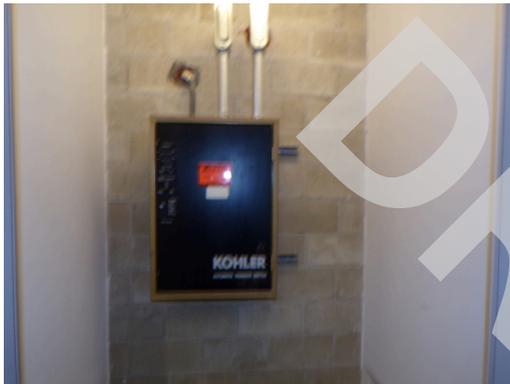
Apartment building 2 PVC pipes



Apartment building 1 basement



Apartment building 1 hot water storage tanks



Apartment buildings 1 and 2 emergency generator box

### 3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

#### 3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Basement	R&M	Good
Foundation Walls	Concrete and concrete masonry unit (CMU) stem walls	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Landscaping slopes away from the foundation.	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	R&M	Good

#### ASSESSMENT / RECOMMENDATION

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

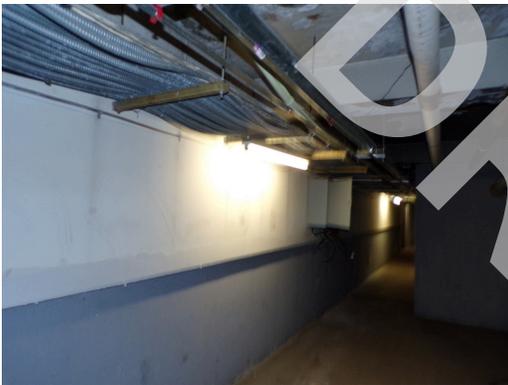
## Photographs



Apartment building 2 basement light fixture



Apartment building 2 hot water storage tanks



Apartment building 2 basement



Apartment building 1 basement



Apartment building 1 Fire Department Connection

### 3.3.2 FRAMING

### 3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Item	Description	Action	Condition
Wall Structure	Concrete Frame	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

There are no crawl spaces at the apartment buildings.

### 3.3.2.3 ROOF FRAME & SHEATHING

Item	Description	Action	Condition
Roof Design	Low-slope with no attic space in buildings 1 and 2. Vaulted metal roof without enclosed attic in the buildings common area.	R&M	Good
Roof Framing	Wood rafters	R&M	Good
Roof Deck or Sheathing	Plywood decking	R&M	Good
FRT Plywood	FRT plywood was not observed in the attic area.	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

### Photographs



Community area between buildings 1 and 2

### 3.3.2.4 FLASHING & MOISTURE PROTECTION

AEI was unable to gain access to the roof area.

### 3.3.2.5 ATTICS & EAVES

AEI was unable to gain access to the roof area. The buildings were observed without attic space.

### 3.3.2.6 INSULATION

AEI was unable to gain access to the roof area. The buildings were observed without insulation.

### 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	Not applicable	NA	Not applicable
Patio Construction	Not applicable	NA	Not applicable
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Concrete stairs	RR	Good

### Photographs



Apartment building 1 concrete basement ingress/egress exterior stairs



Apartment buildings 1 and 2 main ingress/egress sidewalks trip hazard (Critical Repair)



Apartment buildings 1 and 2 patio area

### 3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

Item	Description	Action	Condition
Unit Entry Doors	Metal clad	RR	Good
Service Doors	Not applicable	NA	Not applicable
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Aluminum storefront	RR	Good

### Photographs



Apartment buildings 1 and 2 main ingress/egress doorway



Apartment buildings 1 and 2 main ingress/egress doorway

### 3.3.3 SIDEWALL SYSTEM

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Brick	RR	Good
Trim Finishes	Metal	RR	Good

Item	Description	Action	Condition
Soffits/Eaves	Exposed	RR	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Last painted 10 + year ago.	RR	Good

## Photographs



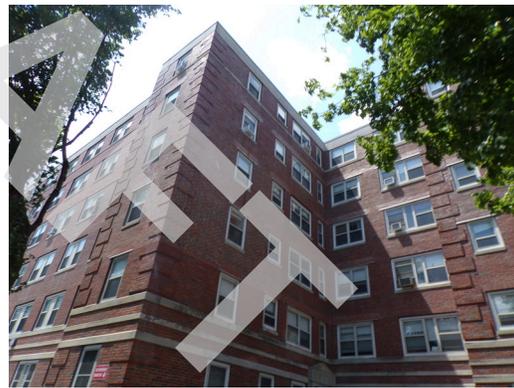
Apartment building 1



Apartment building 2



Apartment building 1 brick façade



Apartment building 1 brick façade



Apartment building 1 Fire Department Connection



Apartment buildings 1 and 2 main ingress/egress

### 3.3.3.1 WINDOWS

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



Apartment building 1 - Apartment 145 - 2-bed/1-bath - window



Apartment building 1 - Apartment 135 - 2-bed/1-bath - UFAS unit - window mounted air conditioner



Apartment building 1 brick façade

### 3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Apartment Buildings	Low slope - Built-up roof with gravel	19,280 SF	18 years	2 years	Unknown	RR	Fair
Building lobby area	Pitched with metal	1,150	27 years	50 years	Unknown	RR	Good/Fair

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
All	Internal drains	Not applicable	Not applicable	RR	Good

### Photographs



Community area between buildings 1 and 2

### 3.4 MECHANICAL & ELECTRICAL SYSTEMS

### 3.4.1 PLUMBING

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 and cast iron pipe	RR	Good/Fair
Domestic Water Circulation Pumps	Hot and cold water circulation pumps located in the basement	RR	Good
Domestic Water Heaters	Central natural gas-fired boiler	RR	Good
Domestic Water Boilers	Central high-efficiency boiler with four (4) separate storage tanks	RR	Good
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

#### Photographs



Apartment building 2 hot water storage tanks



Apartment building 2 PVC pipes



Apartment building 2 hot water circulation pumps



Apartment building 2 hot water heater boilers



Apartment building 2 heating boilers



Apartment building 2 heating boilers



Apartment building 1 hot water storage tanks



Apartment building 1 hot water circulation pumps



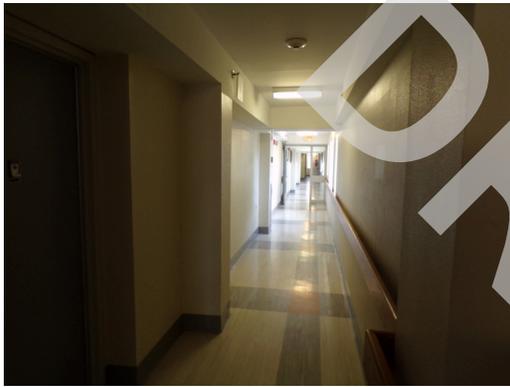
Apartment building 1 hot water boilers

### 3.4.2 HVAC SYSTEMS

Item	Description	Action	Condition
Cooling Equipment	Individual Window-mounted Air-Conditioners	RR	Good
Heating Equipment	Central Hydronic Boiler with cabinet fan coils	RR	Good/Fair
Cooling Tower	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Terminal Units	Cabinet fan coil units	RR	Good/Fair
Tonnage of Cooling Equipment	Vaires	RR	Good/Fair
Distribution System	Individual units with no distribution system required	R&M	Good
Controls	Individual controls on each mechanical unit	R&M	Good
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Central core supply and exhaust fans with windows located throughout common hallways	RR	Good
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

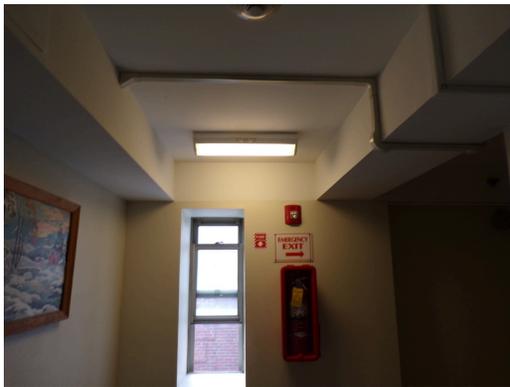
### Photographs



Apartment building 1 typical common hallway



Apartment building 1 typical common hallway light



Apartment building 1 emergency signage and fire alarm strobe light



Apartment building 1 - Apartment 135 - 2-bed/1-bath - UFAS unit - Vinyl tile



Apartment building 2 typical common hallway



Apartment building 1 - Apartment 135 - 2-bed/1-bath - UFAS unit - window mounted air conditioner



Apartment building 1 - Apartment 111 - 1-bed/1-bath - UFAS unit - window mounted air conditioner



Apartment building 2 - Apartment 265 - 2-bed/1-bath - bathroom ventilation fan



Apartment building 1 typical common area hallway fire door



Apartment buildings 1 and 2 women's public restroom toilet



Apartment buildings 1 and 2 common area radiator



Apartment buildings 1 and 2 community room air conditioning window mounted units

### 3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	120/240-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	110 Ampere breaker panel	R&M	Good
Panel Manufacturer	General Electric (GE)	RR	Fair
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	IM/RR	Good/Fair

### Photographs



Apartment building 1 - Apartment 166 - 1-bed/1-bath - bathroom GFCI



Apartment building 1 - Apartment 154 - 1-bed/1-bath - kitchen GFCI



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit - bathroom GFCI



Apartment building 1 - Apartment 125 -  
2-bed/1-bath - UFAS unit - circuit breaker box



Apartment building 1 - Apartment 111 -  
1-bed/1-bath - UFAS unit - bathroom GFCI



Apartment building 2 - Apartment 212 -  
1-bed/1-bath - UFAS unit - bathroom GFCI



Apartment building 2 - Apartment 258 -  
1-bed/1-bath - bathroom GFCI



Apartment building 2 - Apartment 258 -  
1-bed/1-bath - circuit breaker box



Apartment building 2 - Apartment 225 -  
2-bed/1-bath - UFAS unit - kitchen GFCI



Pad mounted transformer



Apartment buildings 1 and 2 community room  
kitchen missing GFCI (Critical Repair)

### ASSESSMENT / RECOMMENDATION

The power to the property was reportedly sufficient and no visible areas of concern were identified with the following exception:

- The common area kitchen was observed without a GFCI by the kitchen sink (Critical Repair)

### 3.5 ELEVATORS

#### *Elevator Summary*

<b>Elevator/ Escalator ID</b>	<b>Type</b>	<b>Brand</b>	<b>Capacity</b>	<b>Floors/ Stops</b>	<b>Install/ Modernize Date</b>	<b>Action</b>	<b>Condition</b>
Building One (1) Elevator	One hydraulic elevator	Leroy Somers	2,500	6	estimated 1995	IM/RR	Fair

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
Building Two (2) Elevator	One hydraulic elevator	Leroy Somers	1,500	6	estimated 1995	IM/RR	Fair

#### *Elevator Inspection*

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Building One (1) Elevator	Annual	03/09/22	The Commonwealth of Massachusetts	RR	Good/Fair
Building Two (2) Elevator	Temporary	03/09/22	The Commonwealth of Massachusetts	IM	Fair/Poor

#### **ASSESSMENT / RECOMMENDATION**

The dimensions of the elevators do not meet UFAS for wheelchair maneuvering. Inasmuch as the elevator was installed prior to the implementation of the ADA and increasing the floor area in the elevator would entail structural modifications. The cost of modifying the elevator size is considered to be an undue financial burden for management by the ADA guidelines, unless significant structural renovations to the facility are undertaken.

Based on the observed condition and age of the equipment, it is expected that modernization of the elevators may be necessary during the evaluation term. An opinion of cost for this work is included in the Tables. The equipment is located in the elevator room in the basement.

#### **Photographs**



Apartment building 2 elevator information



Apartment building 2 elevator cab size



Apartment building 2 elevator cab control buttons



Apartment building 2 elevator cab control buttons



Apartment building 2 elevator cab support bar

### 3.6 LIFE & FIRE SAFETY

Item	Description	Condition	Action
Fire Suppression Systems	Partial coverage, Wet pipe system sprinkler system	Good	RR
Fire Suppression System Inspection Date	June 21, 2022	Good	RR
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures HUD COMPLIANT hard-wired smoke detectors with battery back-up in units and common areas. There are emergency pull-cords in the bedrooms and bathrooms	Good	R&M
Fire Extinguishers	Mounted on exterior walls	Good	R&M

Item	Description	Condition	Action
	Last inspection completed on June 2022		
Fire Alarms	Hard-wired alarm panel each building	Good	RR
Fire Alarm Inspection Date	May 25, 2022	Good/Fair	IM/RR
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	The building features interior staircase towers	Good/Fair	IM/RR

## Photographs



Fire hydrant



Apartment building 1 common hallway fire extinguisher



Apartment building 2 fire pump

## 3.7 INTERIOR ELEMENTS

### 3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Community Room	A community room with tables and chairs is located in the common area between buildings one (1) and two (2). Finishes include ceramic tile and carpeted flooring with painted drywall and wood finished walls and painted drywall ceilings.	RR	Good
Library	Located in building two (2) on the first (1) floor.	RR	Good
Common Area Kitchen	Located next to the community room in the common area of buildings one (1) and two (2).	RR	Good
Common Area Laundry	Leased equipment inclusive of three (3) washers of residential grade, one (1) front end load washer. Three (3) dryers. Located in building two on the first (1) floor.	RR	Good

### Photographs



Apartment buildings 1 and 2 community room



Apartment buildings 1 and 2 community room kitchen



Apartment buildings 1 and 2 community room kitchen range and oven



Apartment buildings 1 and 2 community room range



Apartment buildings 1 and 2 community room kitchen missing GFCI (Critical Repair)



Apartment building 2 laundry room



Apartment building 2 laundry room



Apartment building 2 library

### 3.7.2 DWELLING UNIT INTERIOR ELEMENTS

#### Unit Finishes

Item	Description	Action	Condition
Carpet	Residential grade carpet	RR	Good/Fair
Resilient Flooring (vinyl)	Vinyl tile	RR	Good/Fair
Other	Laminate and ceramic tile	RR	Good/Fair
Walls	Gypsum board with painted finish	R&M	Good
Ceilings	Gypsum board with painted finish	R&M	Good
Window Coverings	Window blinds are provided	R&M	Good

## Photographs



Apartment building 1 - Apartment 154 -  
1-bed/1-bath - fire alarm strobe light



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit - bathroom toilet



Apartment building 1 - Apartment 125 -  
2-bed/1-bath - UFAS unit - kitchen vinyl floor



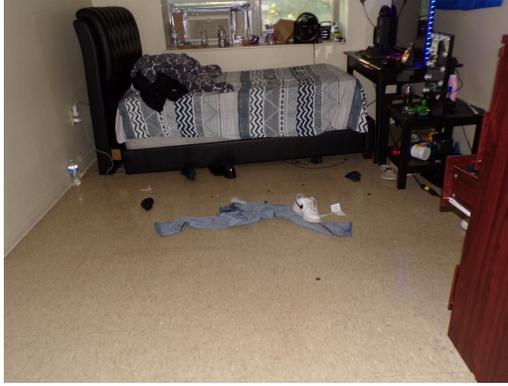
Apartment building 1 - Apartment 111 -  
1-bed/1-bath - UFAS unit - main ingress/  
egress threshold



Apartment building 2 - Apartment 265 -  
2-bed/1-bath - bedroom



Apartment building 2 - Apartment 225 -  
2-bed/1-bath - UFAS unit - range



Apartment building 2 - Apartment 225 -  
2-bed/1-bath - UFAS unit - bedroom



Apartment building 2 - Apartment 225 -  
2-bed/1-bath - UFAS unit - bedroom



Apartment building 2 - Apartment 213 -  
1-bed/1-bath - kitchen

*Appliances*

<b>Item</b>	<b>Description</b>	<b>Action</b>	<b>Condition</b>
Refrigerators	Units vary in age and condition	IM/RR	Good/Fair
Ranges	Units vary in age and condition	RR	Good/Fair
Range hoods	Not applicable	NA	Not applicable
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

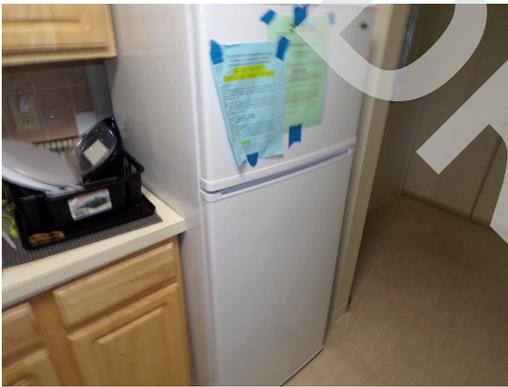
## Photographs



Apartment building 1 - Apartment 166 -  
1-bed/1-bath - kitchen



Apartment building 1 - Apartment 155 -  
2-bed/1-bath - range/stove



Apartment building 1 - Apartment 154 -  
1-bed/1-bath - refrigerator



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit - range



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit - Range hood not  
front end controls and upper cabinets over 48  
inches (Critical Repair)



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit



Apartment building 1 - Apartment 118 -  
1-bed/1-bath - range/oven



Apartment building 2 - Apartment 265 -  
2-bed/1-bath - range/oven



Apartment building 2 - Apartment 258 -  
1-bed/1-bath - range/oven



Apartment building 2 - Apartment 232 -  
1-bed/1-bath - range/oven



Apartment building 2 - Apartment 230 -  
1-bed/1-bath - kitchen



Apartment building 2 - Apartment 225 -  
2-bed/1-bath - UFAS unit - range



Apartment building 2 - Apartment 225 -  
2-bed/1-bath - UFAS unit - refrigerator

*Cabinets & Fixtures*

<b>Item</b>	<b>Description</b>	<b>Action</b>	<b>Condition</b>
Kitchen Sink & Countertop	Varies with majority plastic laminated particle board	IM/RR	Good/Fair
Bathroom Sink and Countertop	Varies with majority vanity unit with cultured marble counter with integral sink. Some pedestal sinks and wall mounted sinks.	RR	Good/Fair
Kitchen Cabinetry	Wood frame with solid wood doors	IM/RR	Good/Fair
Bathroom Cabinetry	Varies with majority wood frame with solid wood doors	RR	Good/Fair
Bathtub/Shower and Enclosure	Varies with enamel over steel bathtub with fiberglass/ceramic tile tub surround	RR	Fair
Toilet	Tank top toilet with large capacity tank	RR	Fair
Accessories	Medicine cabinet  Towel bars  Wall mounted mirror	RR	Fair

## Photographs



Apartment building 1 - Apartment 166 -  
1-bed/1-bath - kitchen sink



Apartment building 1 - Apartment 155 -  
2-bed/1-bath - kitchen cabinets



Apartment building 1 - Apartment 154 -  
1-bed/1-bath - bathroom



Apartment building 1 - Apartment 154 -  
1-bed/1-bath - kitchen cabinet door damaged  
(Non-Critical Repair)



Apartment building 1 - Apartment 145 -  
2-bed/1-bath - bathroom (Non-Critical Repair)



Apartment building 1 - Apartment 125 -  
2-bed/1-bath - UFAS unit - kitchen vinyl floor



Apartment building 2 - Apartment 258 -  
1-bed/1-bath - kitchen



Apartment building 2 - Apartment 245 -  
2-bed/1-bath - kitchen light and ventilation  
fan



Apartment building 2 - Apartment 245 -  
2-bed/1-bath - bathroom



Apartment building 2 - Apartment 232 -  
1-bed/1-bath - kitchen cabinets



Apartment building 2 - Apartment 230 -  
1-bed/1-bath - kitchen



Apartment building 2 - Apartment 230 -  
1-bed/1-bath - bathroom vanity



Apartment building 1 - Apartment 155 -  
2-bed/1-bath - bathtub



Apartment building 2 - Apartment 212 -  
1-bed/1-bath - UFAS unit - bathroom tub



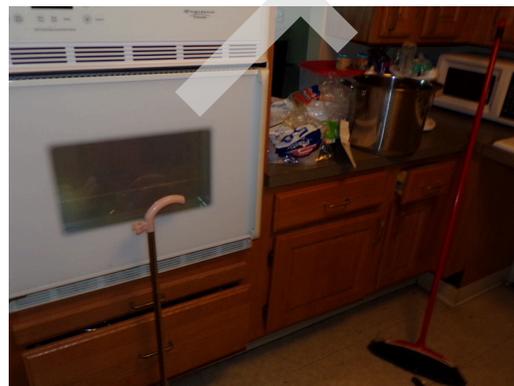
Apartment building 2 - Apartment 258 -  
1-bed/1-bath - bathroom



Apartment building 2 - Apartment 249 -  
1-bed/1-bath - bathtub hardware



Apartment building 2 - Apartment 245 -  
2-bed/1-bath - bathtub hardware (Non-Critical  
Repair)



Apartment building 2 - Apartment 225 -  
2-bed/1-bath - UFAS unit



Apartment building 2 - Apartment 213 -  
1-bed/1-bath - kitchen



Apartment building 2 - Apartment 213 -  
1-bed/1-bath - bathroom

DRAFT

## 4.0 ADDITIONAL CONSIDERATIONS

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### 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.

Joel Sanchez reported that he 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. Joel Sanchez 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.

Joel Sanchez 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. 25025C0057G, dated 09/25/2009, 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)	Yes	Routine Maintenance
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
Construction Drawings	Property Management	July 20, 2022
ALTA Survey	Property Management	July 20, 2022
Rent Roll	Property Management	July 5, 2022

### 5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Joel Sanchez	Maintenance Supervisor	617.593.0936	Provided interview and conducted the site visit
Yolanda Romero	Project Coordinator	617.756.3506	Provided interview and conducted the site visit

### 5.3 BUILDING CODE COMPLIANCE

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.

No open violations were reported for the Property at the time of the assessment.

### 5.5 ZONING COMPLIANCE

The property is zoned MFR-1 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 June 13, 2022, during the site visit.

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

Non-Life Threatening Projected Counts: **34**

Life Threatening Projected Counts: **0**

Smoke Detector Projected Counts: **0**

Final Score: **64b**

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 is ongoing as of the date of this report. Accordingly, Non-Critical Repairs are recommended for the completion of the outstanding Non-EH&S deficiencies.

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## 6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

### 6.1 ACCESSIBILITY

#### *Determination of ADA, UFAS, FHA Applicability*

<b>Application</b>	<b>Yes/No</b>	<b>Definition</b>
<b>Age:</b> 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.
<b>Use:</b> Does the property feature areas of public accommodation? (ADAAG Question)	Yes	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.
<b>Use:</b> 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.
<b>Use:</b> 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.
<b>Use:</b> 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.
<b>Use:</b> 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.
<b>Age:</b> 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.
<b>Age:</b> 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.
<b>Age:</b> 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?		✓		
<b>Parking</b>					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			24 total spaces 5 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✓		There are four (4) van accessible parking spaces
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		✓		

<b>Building History</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
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?	✓			
<b>Ramps</b>					
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?	✓			
<b>Entrances/Exits</b>					
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)?	✓			
<b>Paths of Travel</b>					
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
<b>Elevators</b>					
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?	✓			
<b>Toilet Rooms</b>					
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?		✓		Both the men's and women's public restrooms were observed with sink hardware involving twisting the knobs to operate the sink (Critical Repair)
9.	Are exposed pipes under sink sufficiently insulated against contact?		✓		The women's restroom sink was observed without scald and abrasion protection (Critical Repair)
<b>Pools</b>					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	

	<b>Building History</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

*Abbreviated Screening Checklist for UFAS Compliance*

	<b>Building History</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
<b>Common Area Paths of Travel</b>					
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?	✓			
<b>Play Area</b>					
1.	Are the common area playgrounds accessible by wheelchair?			✓	
<b>Designated Handicapped Dwelling Units</b>					
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 are UFAS units: 111, 112, 114, 125, 135, 211, 212, 214 and 225.  There are also numerous units with 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"?	✓			
8.	Accessible Bathrooms: Do the bathrooms feature adequate clear floor space to each of the fixtures?	✓			

	<b>Building History</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
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*

	<b>Building History</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
<b>Fair Housing Act Accessibility Review</b>					
1.	<b>Requirement 1. Are there accessible building entrances on an accessible route?</b> 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.	<b>Requirement 2. Are the public and common use areas accessible?</b> 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.	<b>Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)?</b> 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.	<b>Requirement 4. Is there an accessible route into and through the dwelling unit?</b> There must be an accessible route into and through each covered unit.			✓	
5.	<b>Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations?</b> Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.			✓	

	Building History	Yes	No	N/A	Comments
6.	<b>Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars?</b> 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.			✓	
7.	<b>Requirement 7. Are the kitchens and bathrooms "Usable"?</b> Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.			✓	

AEI was not provided information to when the common area between buildings one (1) and two (2) were constructed. Therefore, the determination was made the area was constructed prior to March 1991.

#### RECOMMENDATIONS

##### ADAAG Concerns:

- The property has four (4) accessible parking spaces without proper signage and curb cutouts. The Accessible signage is also located below 60 inches (Critical Repair).

##### UFAS/State Code Concerns:

- The bathrooms in UFAS units 111 and 114 were missing rear grab bars for the toilets (Critical Repair).
- The designated UFAS dwelling units were observed without scald and abrasion protection in select units in bathrooms and kitchens (Critical Repair).

##### FHA Design Concerns:

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

**Photographs**



Apartment building 1 handicap parking no pavement markings or access aisle (Critical Repair)



Apartment building 1 handicap parking signage less than 60 inches above ground (Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



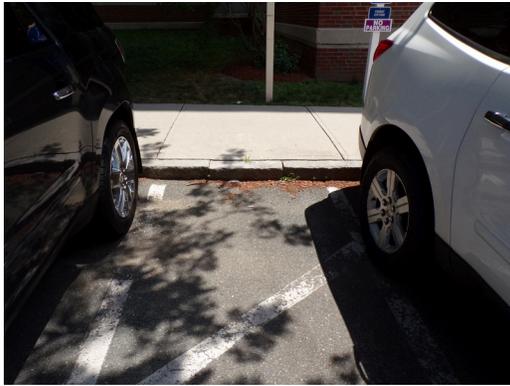
Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



Apartment building 1 handicap parking missing curb cutout (Critical Repair)



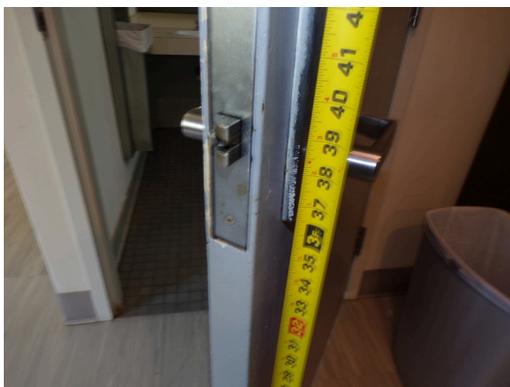
Apartment building 1 handicap parking



Apartment building 1 handicap parking signage and missing curb cutout (Critical Repair)



Apartment buildings 1 and 2 women's public restroom signage



Apartment buildings 1 and 2 women's public restroom main ingress/egress door hardware



Apartment buildings 1 and 2 women's public restroom restroom sink missing scald and abrasion protection (Critical Repair)



Apartment buildings 1 and 2 women's public restroom sink hardware (Critical Repair)



Apartment buildings 1 and 2 women's public restroom toilet



Apartment buildings 1 and 2 men's public restroom signage



Apartment buildings 1 and 2 men's public restroom sink hardware (Critical Repair)



Apartment building 1 - Apartment 145 - 2-bed/1-bath - main ingress/egress door hardware and door condition (Non-Critical Repair)



Apartment buildings 1 and 2 men's public restroom toilet



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit - range



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit - range



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit - Range hood not  
front end controls and upper cabinets over 48  
inches (Critical Repair)



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit - kitchen sink



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit



Apartment building 1 - Apartment 135 -  
2-bed/1-bath - UFAS unit - bathroom sink



Apartment building 1 - Apartment 135 - 2-bed/1-bath - UFAS unit - bathroom toilet



Apartment building 1 - Apartment 135 - 2-bed/1-bath - UFAS unit - bathroom grab bar



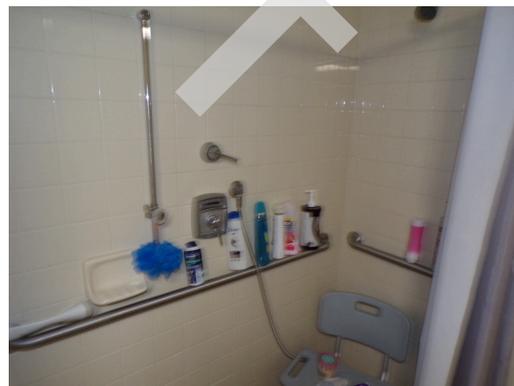
Apartment building 1 - Apartment 135 - 2-bed/1-bath - UFAS unit - shower hardware



Apartment building 1 - Apartment 125 - 2-bed/1-bath - UFAS unit - range



Apartment building 1 - Apartment 125 - 2-bed/1-bath - UFAS unit



Apartment building 1 - Apartment 125 - 2-bed/1-bath - UFAS unit - roll-in shower



Apartment building 1 - Apartment 125 - 2-bed/1-bath - UFAS unit - roll-in shower bench



Apartment building 1 - Apartment 114 - 2-bed/1-bath - UFAS unit - range



Apartment building 1 - Apartment 114 - 2-bed/1-bath - UFAS unit - range



Apartment building 1 - Apartment 114 - 2-bed/1-bath - UFAS unit - bathroom sink missing scald and abrasion protection (Critical Repair)



Apartment building 1 - Apartment 111 - 1-bed/1-bath - UFAS unit - kitchen sink missing scald and abrasion protection (Critical Repair)



Apartment building 1 - Apartment 111 - 1-bed/1-bath - UFAS unit - heat control thermostat over 48 inches (Critical Repair)



Apartment building 1 - Apartment 111 - 1-bed/1-bath - UFAS unit - bathroom missing rear grab bar (Critical Repair)



Apartment building 1 - Apartment 111 - 1-bed/1-bath - UFAS unit - bathroom missing rear grab bar (Critical Repair)



Apartment building 2 - Apartment 212 - 1-bed/1-bath - UFAS unit - bathroom sink missing scald and abrasion protection (Critical Repair)



Apartment building 2 - Apartment 214 - 2-bed/1-bath - UFAS unit - Range hood missing front end controls and over 48 inches (Critical Repair)



Apartment building 2 - Apartment 214 - 2-bed/1-bath - UFAS unit - range



Apartment building 2 - Apartment 211 - 1-bed/1-bath - range



Apartment building 2 - Apartment 211 -  
1-bed/1-bath - heat control thermostat

## **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.

## 7.0 OPINIONS OF PROBABLE COST

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### 7.1 FINANCIAL RECAP

*Replacement Reserve Summary Table*

<b>Replacement Reserve Schedule Term/Inflation Status</b>	<b>Replacement Reserve Schedule Summary Costs</b>	<b>Replacement Reserve Schedule Summary Costs/Per Unit Per Annum</b>
1-10 Year Un-Inflated Costs	\$4,039,736	\$3,483
1-10 Year Inflated Costs	\$4,545,843	\$3,919
11-20 Year Un-Inflated Costs	\$1,495,589	\$1,289
11-20 Year Inflated Costs	\$2,213,662	\$1,908
1-20 Year Un-Inflated Costs	\$5,535,325	\$2,386
1-20 Year Inflated Costs	\$6,759,504	\$2,914

### 7.2 CRITICAL REPAIRS

CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
<b>CRITICAL REPAIRS (ACCESSIBILITY)</b>								
Striping and Marking	Reconfigure Handicapped Parking (Critical Repair)	Designated handicapped parking	Repair	1	Each	\$ 175.00	\$ 175.00	Based upon the twenty four (24) standard uncovered parking spaces available at the site, two (2) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space are required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features five (5) designated handicapped spaces; however the existing spaces were observed without vertical signs of 60 inches above the ground and none of the spaces are van accessible. In order for the existing designated handicapped parking space to comply with ADAAG, the installation of vertical signs and conversion of one (1) space to van accessible is required. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle. (IBC Level 1 Alteration)
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Women's public restroom, and UFAS HDCP units	Repair	19	Each	\$ 80.00	\$ 1,520.00	The designated handicapped unit sinks and the common area women's restroom sinks were observed without scald and abrasion protection at the roll under sink. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Compliant Grab Bars (Critical Repair)	Dwelling units 111 and 114	Repair	2	Each	\$ 250.00	\$ 500.00	The bathroom in units 111 and 114 were observed missing rear grab bars behind the toilet. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of compliant grab bars is required.
Dwelling/common area thermostat	Lower Thermostats (Critical Repair)	Select UFAS dwelling units	Repair	2	Each	\$ 125.00	\$ 250.00	Select thermostats in the UFAS dwelling units were measured over 48 inches above the finished floor (AFF). In order to comply with the Uniformed Federal Accessibility Standards (UFAS), lowering the thermostats to maximum height of 48-inches AFF is required.
Faucets & valves	Public Restroom Faucet Hardware (Critical Repair)	Public men's and women's restroom	Repair	2	Each	\$ 125.00	\$ 250.00	AEI observed the faucet hardware in the public men's and women's restroom without levered faucet hardware. Installing levered faucet hardware is required.
<b>CRITICAL REPAIRS (LIFE SAFETY)</b>								
Concrete	Correct Concrete Sidewalk Trip Hazards (Critical Repair)	Throughout site	Repair	4	Each	\$ 750.00	\$ 3,000.00	Select sections throughout property of concrete sidewalk were observed with abrupt elevation changes, resulting in tripping hazards. In order to prevent injury to a resident, repair of trip hazards is required.
Emergency Generator	Emergency Generator Fire Sprinklers (Critical Repair)	Basement	Level 1 Alteration	1	Each	\$ 55,000.00	\$ 55,000.00	AEI observed an inoperable emergency generator in the basement of building two (2). After carefully reviewing the Commonwealth Elderly Development Profile provided by Property Management, the generator appears to be a fire sprinkler generator inoperable since 2007. Replacing the fire sprinkler generator is recommended if that is required per the fire department.
Unit/building wiring	Install GFCI Outlets (Critical Repair)	Common area kitchen	Repair	1	Each	\$ 75.00	\$ 75.00	The outlets servicing the common area kitchen countertops were observed without Ground Fault Circuit Interrupter (GFCI) protection. In order to comply with the National Electric Code (NEC), the installation of GFCI protected outlets is required.

Accessibility Subtotal:	\$ 2,695.00
Life Safety Subtotal:	\$ 58,075.00
<b>Total:</b>	<b>\$ 60,770.00</b>

### 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
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	Parking Area	Level 1 Alteration	7080	SF	\$ 0.40	\$ 2,832.00	The asphalt driveway and parking area sealcoat was observed deteriorated with select areas of damage and past Estimated Use Life (EUL). In order to maintain the driveways and parking areas and improve the condition of the property, the repair, sealcoat, and restriping of the asphalt driveways and parking areas is recommended.
Drywall	Repair Damaged Ceiling (Non-Critical Repair)	The ceilings in the kitchens of dwelling units 118 and 232	Repair	2	Each	\$ 300.00	\$ 600.00	The ceiling in the kitchen of dwelling units 118 and 232 were observed damaged. In order to prevent further damage, the repair of the ceilings is recommended.
Drywall	Repair Damaged Drywall (Non-Critical Repair)	Men's public restroom	Repair	1	Each	\$ 300.00	\$ 300.00	The drywall in the men's public restroom was observed damaged. In order to prevent further damage, the repair of the drywall is recommended.
Earthwork, swales, drainways, erosion controls	Bare ground (Non-Critical Repair)	Throughout site	Repair	3	Each	\$ 500.00	\$ 1,500.00	Areas of bare ground were observed throughout the property. In order to prevent further erosion and to improve the condition of the property, reseeding of the areas of bare ground is recommended.
Bath/kitchen vent/exhaust fans	Bathroom Ventilation (Non-Critical Repair)	Unit 166	Repair	1	Each	\$ 125.00	\$ 125.00	AEI observed the bathroom ventilation fan missing in dwelling unit 166. Replacing the bathroom ventilation fan is recommended.
Tenant buzzer / intercom /secured entry system	Intercom System (Non-Critical Repair)	Apartment buildings	Level 1 Alteration	116	Each	\$ 300.00	\$ 34,800.00	AEI observed the intercom system throughout the building past the estimated useful life (EUL). Replacing the intercom system is recommended.
Interior doors, solid core, wood, metal clad	Unit Entrance Doors (Non-Critical Repair)	Dwelling unit 217	Level 1 Alteration	1	Each	\$ 600.00	\$ 600.00	AEI observed the entry door to dwelling unit 217 damaged. In order to prevent further damage, the repair of the entry door is recommended.
Elevator, machinery	Elevator Machinery Upgrades (Non-Critical Repair)	Building two (2) elevator	Level 1 Alteration	1	Each	\$ 1,000.00	\$ 1,000.00	AEI observed the temporary inspection certificate for the elevator in building two (2) has expired in June 2022. Receiving a new certificate is recommended.
Fire extinguishers	Expired Fire Extinguishers (Critical Repair)	Elevator rooms	Repair	2	Each	\$ 100.00	\$ 200.00	AEI observed both fire extinguishers in the elevator machine rooms with expired inspection tags. Replacing the fire extinguishers with updated inspection tags is required.
Smoke and fire detection system, central panel	Fire Alarm Inspection (Critical Repair)	Fire alarm system	Level 1 Alteration	7	Each	\$ 500.00	\$ 3,500.00	A copy of the fire alarm inspection conducted on May 25, 2022 was carefully reviewed. AEI observed seven (7) power supply failures noted in the inspection results. Repairing the power supply failures is required.
Cabinets & vanities	Replace Cabinets/Tops (Non-Critical Repair)	Dwelling unit 154 and 230	Repair	2	Each	\$ 2,000.00	\$ 4,000.00	AEI observed a damaged kitchen cabinet door in dwelling unit 154 and kitchen countertop damage in dwelling unit 230. Repairing the damaged kitchen cabinet door and kitchen countertop is recommended.
Interior doors, solid core, wood, metal clad	Interior Door (Non-Critical Repair)	Dwelling unit 211	Repair	1	Each	\$ 300.00	\$ 300.00	AEI observed the bathroom door to dwelling unit 211 damaged. Replacing the door is recommended.
Exterior Stairs, Concrete	Interior Stairs (Critical Repair)	Building 1 stairwell B on second (2) floor	Repair	1	Each	\$ 750.00	\$ 750.00	AEI observed stair damage in building one (1), stairwell B on the second floor creating a trip hazard. Repairing the damaged stair is required.
Cabinets & vanities	Repair Vacant Dwelling Units (Non-Critical Repair)	Dwelling unit 145, 245, 230, 217 and 234	Repair	5	Each	\$ 3,000.00	\$ 15,000.00	AEI observed all vacant dwelling units, 145, 245, 230, 217 and 234 in disrepair. Repairing the dwelling units to rentable conditions is recommended.

**Total: \$ 65,507.00**

## 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	7080	SF	\$ 3	\$ 21,169	25	22	3	\$ -	\$ -	\$ 7,056	\$ 7,056	\$ 7,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	7080	SF	\$ 0	\$ 2,832	5	3	0	\$ 2,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete	Replace Concrete Sidewalks	7450	SF	\$ 6	\$ 41,348	50	27	23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete	Brick Paver Patio	860	SF	\$ 20	\$ 17,200	50	4	46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing, chain-link	Chain-Link Fencing	500	LF	\$ 32	\$ 15,800	40	4	36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage, Entrance/Monument	Property Signage	2	Each	\$ 5,688	\$ 11,377	25	4	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Walls, reinforced concrete masonry unit (CMU)	Concrete Retaining Wall	1500	SF	\$ 37	\$ 55,005	40	22	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emergency Generator	Emergency Generator	1	Each	\$ 125,000	\$ 125,000	25	14	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emergency Generator	Emergency Generator Fire Sprinklers (Critical Repair)	1	Each	\$ 55,000	\$ 55,000	25	32	0	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Compactors (exterior, commercial grade)	Trash Compactors	2	Each	\$ 15,000	\$ 30,000	20	12	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Slab, reinforced concrete	Concrete Foundation	21000	SF	\$ 10	\$ 210,000	100	71	29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stairs, Concrete	Exterior Concrete Framed Steps	2	Each	\$ 1,200	\$ 2,400	50	4	46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Automatic Entry Doors	Automatic Entry Door	2	Each	\$ 7,933	\$ 15,866	30	12	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Entry Systems	Commercial Entry Door Systems	6	Each	\$ 1,982	\$ 11,892	50	12	38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paints and stains, exterior	Exterior Painting	8000	SF	\$ 1	\$ 6,400	8	4	4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Insulation Finishing System (EIFS)	Exterior Insulation Finishing System (EIFS)	5000	SF	\$ 5	\$ 22,500	30	14	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brick/block veneer	Brick Veneer - Restoration	75000	SF	\$ 7	\$ 487,500	60	37	23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aluminum	Aluminum Windows	644	Each	\$ 667	\$ 429,548	40	22	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low slope-Built-up Roof, with gravel finish	Built-Up Roof W/ Gravel (Mid-Rise)	21000	SF	\$ 11	\$ 225,750	20	18	2	\$ -	\$ -	\$ 225,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soffits, Wood, Vinyl, Metal	Soffits and Fascia	705	SF	\$ 20	\$ 14,100	20	18	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Hatch	Roof Hatch	2	Each	\$ 1,200	\$ 2,400	30	12	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cast iron sanitary waste	Sewer Main	2	Each	\$ 54,750	\$ 109,500	75	41	34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Domestic Cold Water Pumps	Water Circulation Pumps	4	Each	\$ 1,750	\$ 7,000	20	4	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DHW storage tanks	Water Storage Tank	4	Each	\$ 2,052	\$ 8,208	15	4	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boilers, Oil/ Gas/ Dual Fuel, Low MBH	Gas-Fired Boiler (Domestic) 324,000 Btu	4	Each	\$ 22,000	\$ 88,000	30	7	23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boilers, Oil/ Gas/ Dual Fuel, High MBH - Centralized	Gas-Fired Boiler (HVAC) 1,320,000 Btu	4	Each	\$ 112,500	\$ 450,000	40	7	33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Window or thru-wall air conditioners	Window A/C Units	2	Each	\$ 600	\$ 1,200	10	6	4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator, machinery	Elevator Machinery Upgrades	2	Each	\$ 135,000	\$ 270,000	30	27	3	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator cab, interior finish	Elevator Cab Finish	2	Each	\$ 9,175	\$ 18,350	20	17	3	\$ -	\$ -	\$ -	\$ 6,117	\$ 6,117	\$ 6,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building fire suppression sprinklers, standpipes	Refurbish Fire Sprinkler System	80000	SF	\$ 2	\$ 120,000	50	22	28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Smoke and fire detection system, central panel	Central Fire Panel	2	Each	\$ 13,077	\$ 26,154	15	7	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant space alarm systems	Emergency Call System	116	Each	\$ 300	\$ 34,800	15	6	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Floor tile, ceramic, natural stone - Common	Ceramic Tile - Common Flooring	150	SF	\$ 8	\$ 1,200	50	12	38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor	4000	SF	\$ 7	\$ 27,520	20	3	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Acoustic tile/drop ceiling - Common	Acoustical Tile Ceiling - Common Area	500	SF	\$ 8	\$ 3,945	20	8	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior doors, solid core, wood, metal clad, fire rated	Solid Interior Doors - Common Area	40	Each	\$ 600	\$ 24,000	35	4	31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cabinets & vanities - Common	Cabinet Upgrades - Common Area	1	Each	\$ 6,500	\$ 6,500	25	12	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Common/Public Restroom Accessories	2	Each	\$ 2,875	\$ 5,750	12	7	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior doors, solid core, wood, metal clad	Unit Entrance Doors	116	Each	\$ 600	\$ 69,600	35	14	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - (Dwelling Units) (Older)	70	Each	\$ 1,800	\$ 126,000	20	16	4	\$ -	\$ -	\$ -	\$ 42,000	\$ 42,000	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - (Dwelling Units) (Newer)	46	Each	\$ 1,800	\$ 82,800	20	6	14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)	70	Each	\$ 5,062	\$ 354,321	25	20	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Newer)	46	Each	\$ 5,062	\$ 232,840	25	6	19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units) (Older)	70	Each	\$ 580	\$ 40,600	25	20	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units) (Newer)	56	Each	\$ 580	\$ 32,480	25	6	19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Older)	46	Each	\$ 650	\$ 29,900	15	12	3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Newer)	70	Each	\$ 650	\$ 45,500	15	6	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Older)	70	Each	\$ 869	\$ 60,830	25	18	7	\$ -	\$																			

## 7.5 INSURABLE VALUE - REPLACEMENT COST

### *Replacement Cost Per Building*

<b>Building Identifier</b>	<b>Replacement Cost of Building Per SF</b>	<b>Source of Replacement Cost</b>	<b>Replacement Cost of Building</b>
Apartment Building 1	\$207	Marshall & Swift	\$11,319,588
Apartment Building 2	\$207	Marshall & Swift	\$11,319,588
		<b>TOTAL:</b>	<b>\$ 22,639,176.00</b>

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## 8.0 ASSESSOR QUALIFICATIONS

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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 20 and 21, 2022

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

DRAFT

Kevin Damsma, 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

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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.

Limitations to AEI's standard site assessment protocol were encountered. Full access to the property was not made available to the following areas:

- AEI was not provided access to the building roofs. The site escort did not have the key to unlock the access area.
- AEI was not provided access to all elevator equipment areas. The site escort did not have the correct key.
- AEI was not provided access to UFAS unit 112. The site escorts key did not work.

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# **APPENDIX A**

## **Dwelling Unit Photo Documentation**

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1. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - main ingress/egress threshold



2. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - intercom (Non-Critical Repair)



3. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - hallway smoke detector



4. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - kitchen



5. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - kitchen sink



6. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - window mounted air conditioner



7. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - heating thermostat



8. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - bathroom



9. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - bathroom vent fan missing (Non-Critical  
Repair)



10. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - bathtub



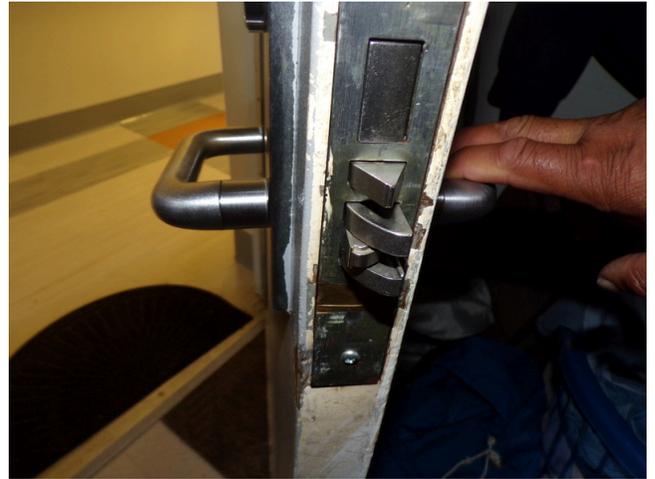
11. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - bathroom sink pipe



12. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - bathroom wall



13. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - bathroom GFCI



14. Apartment building 1 - Apartment 166 - 1-bed/  
1-bath - main ingress/egress door hardware



15. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - kitchen



16. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - range/stove



17. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - kitchen cabinets



18. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - refrigerator



19. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - dining area



20. Apartment building 1 - Apartment 155 - 2bed/  
1-bath - living room area



21. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - bathtub



22. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - bathroom sink



23. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - bathroom light



24. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - bathroom wall



25. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - bathroom emergency call



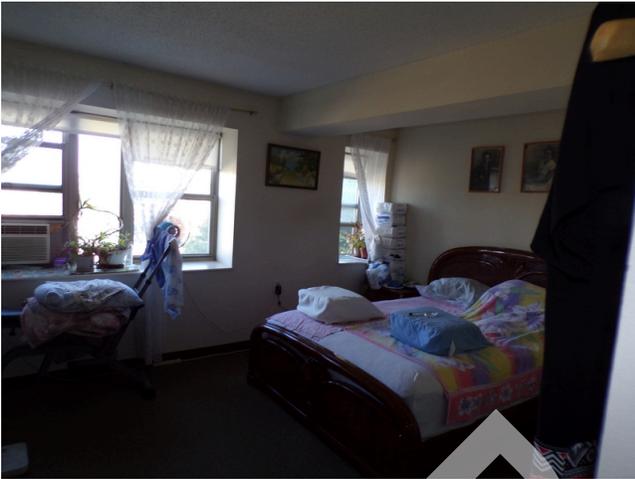
26. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - bathroom sink pipe



27. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - bedroom smoke detector



28. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - fire alarm strobe light



29. Apartment building 1 - Apartment 155 - 2-bed/  
1-bath - bedroom



30. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - vinyl tile floor



31. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - smoke detector



32. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - fire alarm strobe light



33. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - living room area



34. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - bedroom smoke detector



35. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - bedroom



36. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - bedroom emergency call



37. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - bathroom



38. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - intercom (Non-Critical Repair)



39. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - kitchen cabinet door damaged (Non-Critical  
Repair)



40. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - refrigerator



41. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - kitchen fan ventilation



42. Apartment building 1 - Apartment 154 - 1-bed/  
1-bath - kitchen GFCI



43. Apartment building 1 - Apartment 145 - 2-bed/  
1-bath - kitchen (Non-Critical Repair)



44. Apartment building 1 - Apartment 145 - 2-bed/  
1-bath - living room area (Non-Critical Repair)



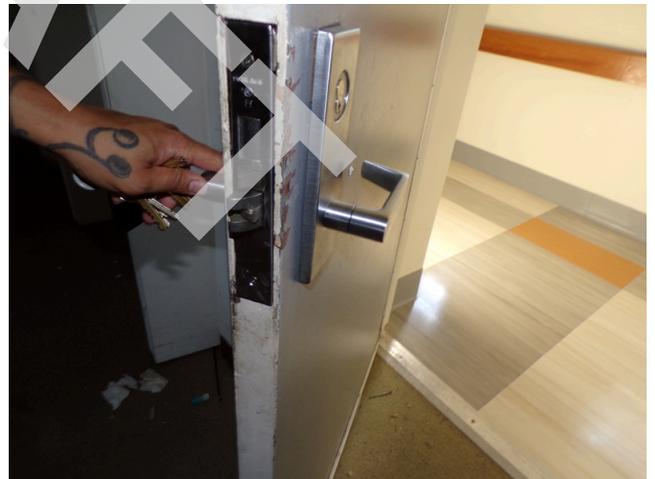
45. Apartment building 1 - Apartment 145 - 2-bed/  
1-bath - living room area (Non-Critical Repair)



46. Apartment building 1 - Apartment 145 - 2-bed/  
1-bath - window



47. Apartment building 1 - Apartment 145 - 2-bed/  
1-bath - bathroom (Non-Critical Repair)



48. Apartment building 1 - Apartment 145 - 2-bed/  
1-bath - main ingress/egress door hardware and  
door condition (Non-Critical Repair)



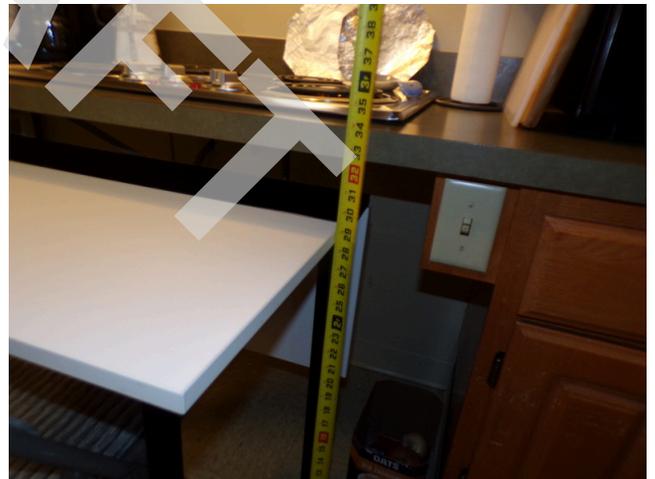
49. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - Vinyl tile



50. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - Intercom (Non-Critical Repair)



51. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - range



52. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - range



53. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - Range hood not front end  
controls and upper cabinets over 48 inches (Critical  
Repair)



54. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - kitchen sink



55. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit



56. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - window mounted air  
conditioner



57. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - heat control thermostat



58. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - fire alarm strobe light



59. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - door hardware



60. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - bathroom



61. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - bathroom sink



62. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - bathroom toilet



63. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - bathroom grab bar



64. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - roll-in shower



65. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - shower hardware



66. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - light switch



67. Apartment building 1 - Apartment 135 - 2-bed/  
1-bath - UFAS unit - bathroom GFCI



68. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - main ingress/egress peep hole



69. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - smoke detector



70. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - dining area



71. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - kitchen vinyl floor



72. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - range





77. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - heat thermostat



78. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - light switch



79. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - roll-in shower



80. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - roll-in shower bench



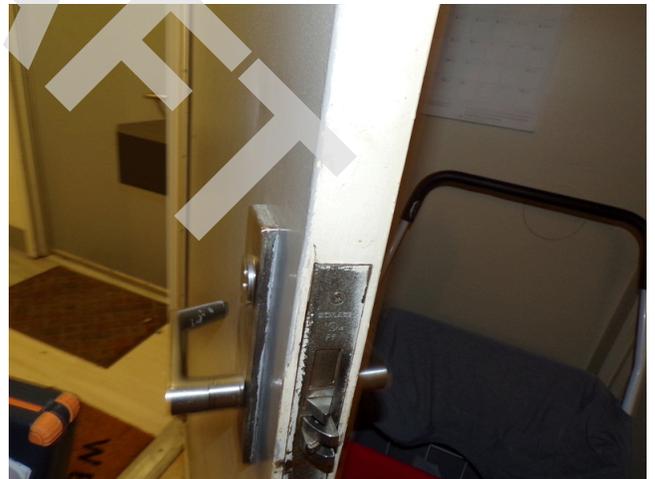
81. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - bedroom



82. Apartment building 1 - Apartment 125 - 2-bed/  
1-bath - UFAS unit - bedroom smoke detector



83. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - intercom (Non-Critical Repair)



84. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - main ingress/egress door hardware



85. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - kitchen



86. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - range/oven



87. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - kitchen cabinets



88. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - ceiling damage (Non-Critical Repair)



89. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - hallway smoke detector



90. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - bathroom



91. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - bathtub grab bars



92. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - bathroom wall



93. Apartment building 1 - Apartment 118 - 1-bed/  
1-bath - bedroom closet



94. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - hallway smoke detector



95. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - living room area



96. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - kitchen GFCI



97. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit



98. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - range



99. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - range



100. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - bathroom sink missing scald  
and abrasion protection (Critical Repair)



101. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - bathroom



102. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - bathroom toilet missing rear  
toilet grab bar (Critical Repair)



103. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - bedroom



104. Apartment building 1 - Apartment 114 - 2-bed/  
1-bath - UFAS unit - bedroom smoke detector



105. Apartment building 1 - Apartment 111 - 1-bed/1-bath - UFAS unit - main ingress/egress threshold



106. Apartment building 1 - Apartment 111 - 1-bed/1-bath - UFAS unit - intercom (Non-Critical Repair)



107. Apartment building 1 - Apartment 111 - 1-bed/1-bath - UFAS unit - main ingress/egress floor space



108. Apartment building 1 - Apartment 111 - 1-bed/1-bath - UFAS unit - window mounted air conditioner



109. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - hallway smoke detector and fire  
alarm strobe light



110. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - kitchen sink missing scald and  
abrasion protection (Critical Repair)



111. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - range



112. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - light switch



113. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - heat control thermostat over 48  
inches (Critical Repair)



114. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - refrigerator



115. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - bathroom missing rear grab bar  
(Critical Repair)



116. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - bathroom missing rear grab bar  
(Critical Repair)



117. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - bathroom sink missing scald  
and abrasion protection (Critical Repair)



118. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - bathroom GFCI



119. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - bathroom emergency call



120. Apartment building 1 - Apartment 111 - 1-bed/  
1-bath - UFAS unit - bathroom medicine cabinet



121. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - main ingress/egress door  
hardware



122. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - kitchen sink missing scald and  
abrasion protection (Critical Repair)



123. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - heat control thermostat



124. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - light switch



125. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - range



126. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - bedroom smoke detector



127. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - bedroom



128. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - bathroom toilet



129. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - bathroom tub



130. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - bathroom sink missing scald  
and abrasion protection (Critical Repair)



131. Apartment building 2 - Apartment 212 - 1-bed/  
1-bath - UFAS unit - bathroom GFCI



132. Apartment building 2 - Apartment 265 - 2-bed/  
1-bath - range/oven



133. Apartment building 2 - Apartment 265 - 2-bed/  
1-bath - kitchen sink



134. Apartment building 2 - Apartment 265 - 2-bed/  
1-bath - bedroom smoke detector



135. Apartment building 2 - Apartment 265 - 2-bed/  
1-bath - bedroom



136. Apartment building 2 - Apartment 265 - 2-bed/  
1-bath - bathroom



137. Apartment building 2 - Apartment 265 - 2-bed/  
1-bath - bathroom ventilation fan



138. Apartment building 2 - Apartment 265 - 2-bed/  
1-bath - emergency call



139. Apartment building 2 - Apartment 258 - 1-bed/  
1-bath - emergency call light



140. Apartment building 2 - Apartment 258 - 1-bed/  
1-bath - living room area



141. Apartment building 2 - Apartment 258 - 1-bed/  
1-bath - kitchen



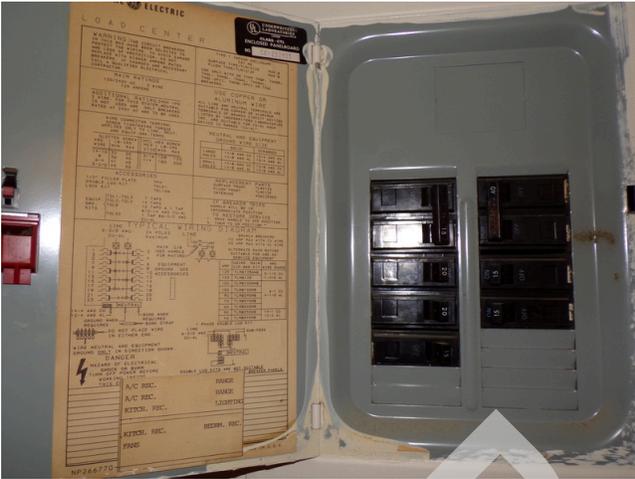
142. Apartment building 2 - Apartment 258 - 1-bed/  
1-bath - range/oven



143. Apartment building 2 - Apartment 258 - 1-bed/  
1-bath - bathroom



144. Apartment building 2 - Apartment 258 - 1-bed/  
1-bath - bathroom GFCI



145. Apartment building 2 - Apartment 258 - 1-bed/  
1-bath - circuit breaker box



146. Apartment building 2 - Apartment 249 - 1-bed/  
1-bath - hallway smoke detector



147. Apartment building 2 - Apartment 249 - 1-bed/  
1-bath - intercom (Non-Critical Repair)



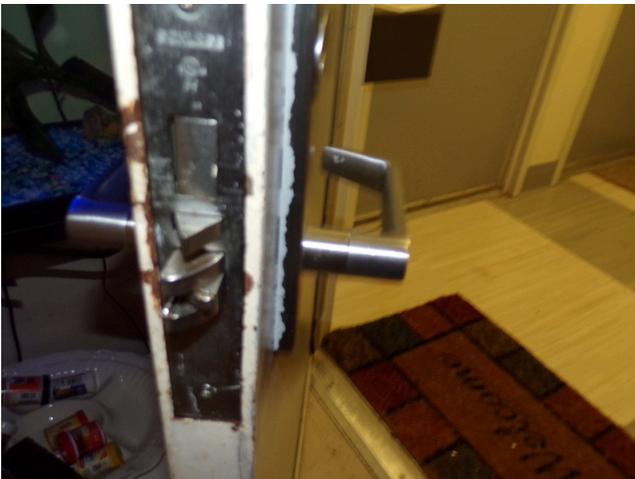
148. Apartment building 2 - Apartment 249 - 1-bed/  
1-bath - bathtub hardware



149. Apartment building 2 - Apartment 249 - 1-bed/  
1-bath - bedroom smoke detector



150. Apartment building 2 - Apartment 249 - 1-bed/  
1-bath - bedroom



151. Apartment building 2 - Apartment 249 - 1-bed/  
1-bath - main ingress/egress door hardware



152. Apartment building 2 - Apartment 245 - 2-bed/  
1-bath - kitchen light and ventilation fan



153. Apartment building 2 - Apartment 245 - 2-bed/  
1-bath - living room area (Non-Critical Repair)



154. Apartment building 2 - Apartment 245 - 2-bed/  
1-bath - bathtub hardware (Non-Critical Repair)



155. Apartment building 2 - Apartment 245 - 2-bed/  
1-bath - bathroom



156. Apartment building 2 - Apartment 232 - 1-bed/  
1-bath - hallway smoke detector



157. Apartment building 2 - Apartment 232 - 1-bed/  
1-bath - kitchen cabinets



158. Apartment building 2 - Apartment 232 - 1-bed/  
1-bath - range/oven



159. Apartment building 2 - Apartment 232 - 1-bed/  
1-bath - kitchen ceiling damage (Non-Critical Repair)



160. Apartment building 2 - Apartment 232 - 1-bed/  
1-bath - residential grade carpet



161. Apartment building 2 - Apartment 232 - 1-bed/  
1-bath - bathroom threshold



162. Apartment building 2 - Apartment 230 - 1-bed/  
1-bath - kitchen



163. Apartment building 2 - Apartment 230 - 1-bed/  
1-bath - kitchen countertop damage (Non-Critical  
Repair)



164. Apartment building 2 - Apartment 230 - 1-bed/  
1-bath - bathroom vanity



165. Apartment building 2 - Apartment 230 - 1-bed/  
1-bath - bathroom emergency call



166. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - main ingress/egress door  
hardware



167. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit



168. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - range



169. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - kitchen GFCI



170. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - refrigerator



171. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - light switches



172. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - heat thermostat



173. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - automatic door ingress/egress  
opener



174. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - interior door hardware



175. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - bedroom



176. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - bedroom smoke detector



177. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - bathroom



178. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - bedroom smoke detector



179. Apartment building 2 - Apartment 225 - 2-bed/  
1-bath - UFAS unit - bedroom



180. Apartment building 2 - Apartment 217 - 1-bed/  
1-bath - bathroom toilet



181. Apartment building 2 - Apartment 217 - 1-bed/  
1-bath - bathroom light (Non-Critical Repair)



182. Apartment building 2 - Apartment 217 - 1-bed/  
1-bath - bathroom light (Non-Critical Repair)



183. Apartment building 2 - Apartment 234 - 1-bed/  
1-bath - living room area



184. Apartment building 2 - Apartment 234 - 1-bed/  
1-bath - bedroom



185. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - main ingress/egress door  
damage (Non-Critical Repair)



186. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - main ingress/egress door  
hardware



187. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - kitchen sink



188. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - Range hood missing front end  
controls and over 48 inches (Critical Repair)



189. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - range



190. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - oven



191. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - intercom and heat thermostat



192. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - bathroom ventilation fan, sink  
and mirror



193. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - toilet



194. Apartment building 2 - Apartment 214 - 2-bed/  
1-bath - UFAS unit - bedroom smoke detector



195. Apartment building 2 - Apartment 213 - 1-bed/  
1-bath - hallway smoke detector



196. Apartment building 2 - Apartment 213 - 1-bed/  
1-bath - intercom (Non-Critical Repair)



197. Apartment building 2 - Apartment 213 - 1-bed/  
1-bath - kitchen



198. Apartment building 2 - Apartment 213 - 1-bed/  
1-bath - bathroom



199. Apartment building 2 - Apartment 213 - 1-bed/  
1-bath - bathroom GFCI



200. Apartment building 2 - Apartment 213 - 1-bed/  
1-bath - toilet



201. Apartment building 2 - Apartment 211 - 1-bed/  
1-bath - living room area



202. Apartment building 2 - Apartment 211 - 1-bed/  
1-bath - range



203. Apartment building 2 - Apartment 211 - 1-bed/  
1-bath - heat control thermostat



204. Apartment building 2 - Apartment 211 - 1-bed/  
1-bath - bedroom smoke detector



205. Apartment building 2 - Apartment 211 - 1-bed/  
1-bath - bedroom



206. Apartment building 2 - Apartment 211 - 1-bed/  
1-bath - bathroom toilet



207. Apartment building 2 - Apartment 211 - 1-bed/  
1-bath - bathroom door damage (Non-Critical  
Repair)

# **APPENDIX B**

## **General Photo Documentation**

DRAFT



1. Property Signage



2. Apartment building 1



3. Community area between buildings 1 and 2



4. Apartment building 2



5. Fire hydrant



6. Property street signage



7. Apartment building 1 brick façade



8. Apartment building 1 brick façade



9. Pad mounted transformer



10. Apartment building 1 Fire Department Connection



11. Apartment building 1 concrete basement ingress/egress exterior stairs



12. Apartment building 1 concrete basement ingress/egress exterior stairs



13. Property signage



14. Apartment building 1 parking lot



15. Apartment building 1 dumpsters



16. Apartment building 1 parking lot handicap parking missing curb cutout (Critical Repair)



17. Apartment Building 1 basement ramp ingress/egress



18. Apartment building 1 handicap parking no pavement markings or access aisle (Critical Repair)



19. Apartment building 1 handicap parking signage less than 60 inches above ground (Critical Repair)



20. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



21. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



22. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



23. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



24. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



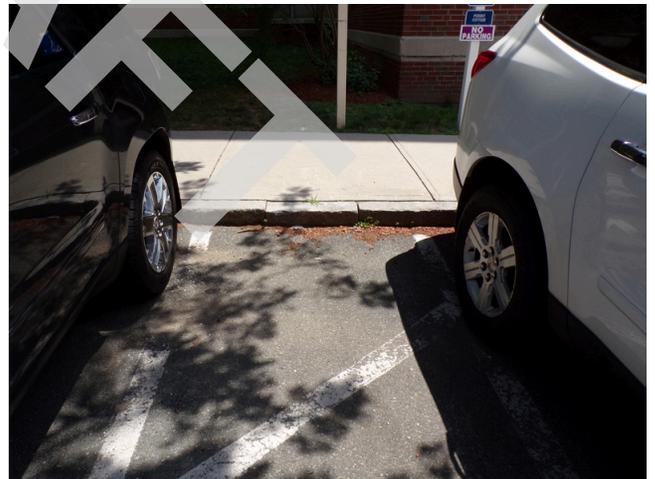
25. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



26. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



27. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



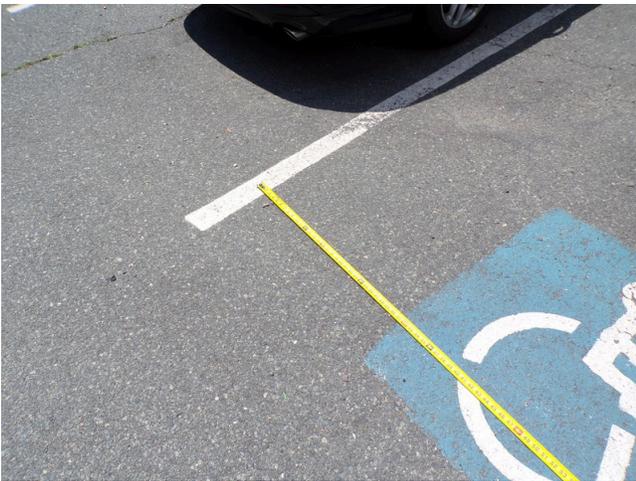
28. Apartment building 1 handicap parking missing curb cutout (Critical Repair)



29. Apartment building 1 handicap parking



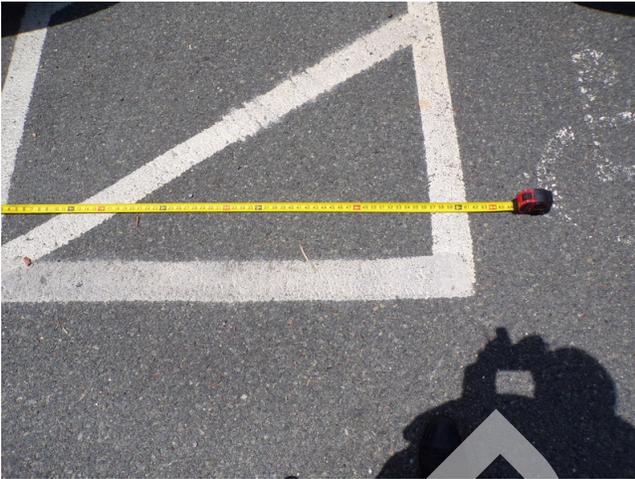
30. Apartment building 1 handicap parking signage and missing curb cutout (Critical Repair)



31. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



32. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



33. Apartment building 1 handicap parking seal coat asphalt (Non-Critical Repair)



34. Apartment buildings 1 and 2 main ingress/egress handicap ramp



35. Apartment buildings 1 and 2 main ingress/egress sidewalks trip hazard (Critical Repair)



36. Apartment buildings 1 and 2 main ingress/egress



37. Apartment buildings 1 and 2 patio area



38. Apartment buildings 1 and 2 generator emergency lights



39. Apartment building 2 bare ground (Non-Critical Repair)



40. Apartment building 2 cultivate area



41. Apartment building 2 picnic area



42. Apartment building 2 park area bare ground  
(Non-Critical Repair)



43. Apartment building 2 exterior sedentary



44. Apartment building 2 exterior sedentary  
retaining wall and railing



45. Pad mounted transformer



46. Apartment building 1 elevator call button



47. Apartment building 1 typical common hallway



48. Apartment building 1 common hallway fire extinguisher



49. Apartment building 1 elevator control buttons



50. Apartment building 1 elevator support handle



51. Apartment building 1 elevator cab floor (Non-Critical Repair)



52. Apartment building 1 typical common hallway light



53. Apartment building 1 emergency signage and fire alarm strobe light



54. Apartment building 1 common area hallway fire extinguisher



55. Apartment building 1 typical common area hallway fire door



56. Apartment building 1 community laundry room



57. Apartment building 1 common area BHA (Boston Housing Authority) storage area



58. Apartment building 1 common area BHA (Boston Housing Authority) storage area



59. Apartment building 1 common area utility closet



60. Apartment buildings 1 and 2 mailboxes



61. Apartment buildings 1 and 2 mailboxes



62. Apartment buildings 1 and 2 mailboxes



63. Apartment buildings 1 and 2 rent drop box



64. Apartment buildings 1 and 2 rent drop box



65. Apartment buildings 1 and 2 women's public restroom signage



66. Apartment buildings 1 and 2 women's public restroom main ingress/egress door hardware



67. Apartment buildings 1 and 2 women's public restroom door hardware



68. Apartment buildings 1 and 2 women's public restroom main ingress/egress door hardware



69. Apartment buildings 1 and 2 women's public restroom doorway floorspace



70. Apartment buildings 1 and 2 women's public restroom doorway floorspace



71. Apartment buildings 1 and 2 women's public restroom restroom sink missing scald and abrasion protection (Critical Repair)



72. Apartment buildings 1 and 2 women's public restroom sink hardware (Critical Repair)



73. Apartment buildings 1 and 2 women's public restroom light switch



74. Apartment buildings 1 and 2 women's public restroom toilet



75. Apartment buildings 1 and 2 women's public restroom toilet



76. Apartment buildings 1 and 2 women's public restroom toilet



77. Apartment buildings 1 and 2 women's public restroom toilet



78. Apartment buildings 1 and 2 women's public restroom mirror



79. Apartment buildings 1 and 2 men's public restroom signage



80. Apartment buildings 1 and 2 men's public restroom



81. Apartment buildings 1 and 2 men's public restroom main ingress/egress door hardware



82. Apartment buildings 1 and 2 men's public restroom main ingress/egress doorway floorspace



83. Apartment buildings 1 and 2 men's public restroom sink hardware (Critical Repair)



84. Apartment buildings 1 and 2 men's public restroom wall damage (Non-Critical Repair)



85. Apartment buildings 1 and 2 men's public restroom toilet



86. Apartment buildings 1 and 2 men's public restroom toilet



87. Apartment buildings 1 and 2 men's public restroom sink and countertop



88. Apartment buildings 1 and 2 men's public restroom light switch



89. Apartment buildings 1 and 2 common area radiator



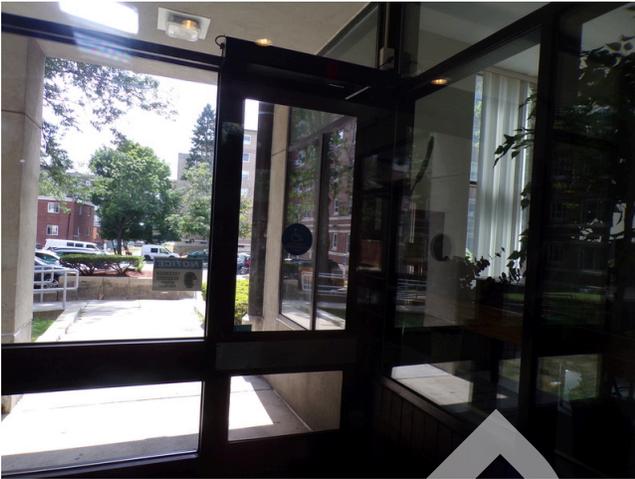
90. Apartment buildings 1 and 2 interior sedentary



91. Apartment buildings 1 and 2 interior sedentary stairs



92. Apartment buildings 1 and 2 fire panel



93. Apartment buildings 1 and 2 main ingress/egress doorway



94. Apartment buildings 1 and 2 main ingress/egress doorway



95. Apartment buildings 1 and 2 community room



96. Apartment buildings 1 and 2 community room air conditioning window mounted units



97. Apartment buildings 1 and 2 community room kitchen



98. Apartment buildings 1 and 2 community room kitchen range and oven



99. Apartment buildings 1 and 2 community room range



100. Apartment buildings 1 and 2 community room kitchen missing GFCI (Critical Repair)



101. Apartment building 2 laundry room



102. Apartment building 2 laundry room



103. Apartment building 2 library



104. Apartment building 2 elevator cab control buttons



105. Apartment building 2 elevator cab control buttons



106. Apartment building 2 elevator cab support bar



107. Apartment building 2 typical common hallway



108. Apartment building 2 basement light fixture



109. Apartment buildings 1 and 2 inoperable fire sprinkler system generator (Critical Repair)



110. Apartment buildings 1 and 2 emergency generator box



111. Apartment building 2 hot water storage tanks



112. Apartment building 2 PVC pipes



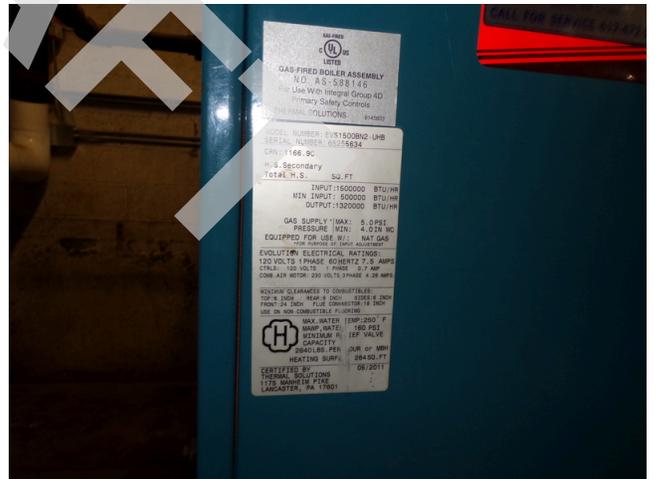
113. Apartment building 2 hot water circulation pumps



114. Apartment building 2 hot water heater boilers



115. Apartment building 2 heating boilers



116. Apartment building 2 heating boilers



117. Apartment building 2 boiler room utility sink



118. Apartment building 2 fire pump



119. Apartment building 2 electrical meters



120. Apartment building 2 basement



121. Apartment building 1 basement



122. Apartment building 1 hot water storage tanks



123. Apartment building 1 basement fire extinguisher



124. Apartment building 1 hot water circulation pumps



125. Apartment building 1 boiler room utility sink



126. Apartment building 1 hot water boilers



127. Apartment building 1 trash chute door 2nd floor



128. Apartment building 1 trash chute door 3rd floor



129. Apartment building 2 trash chute door 2nd floor



130. Apartment building 2 trash chute door 3rd floor



131. Apartment building 1 stairwell B 2nd floor stairs damage trip hazard (Critical Repair)



132. Apartment building 2 elevator information



133. Apartment building 2 controls



134. Apartment building 2 elevator cab size

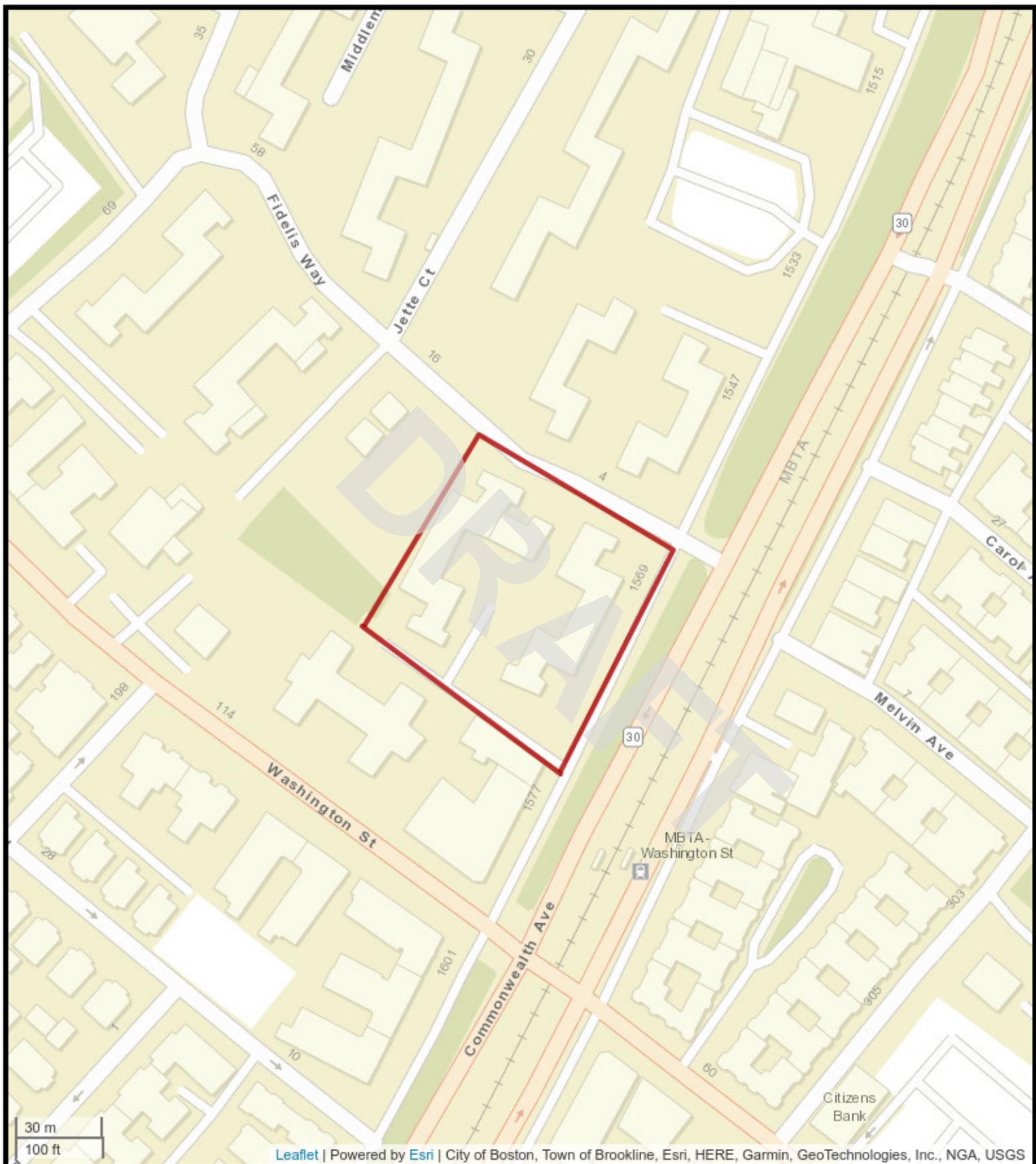


135. 103 5044

# **APPENDIX C**

## **Street Map and Aerial Photo**

DRAFT

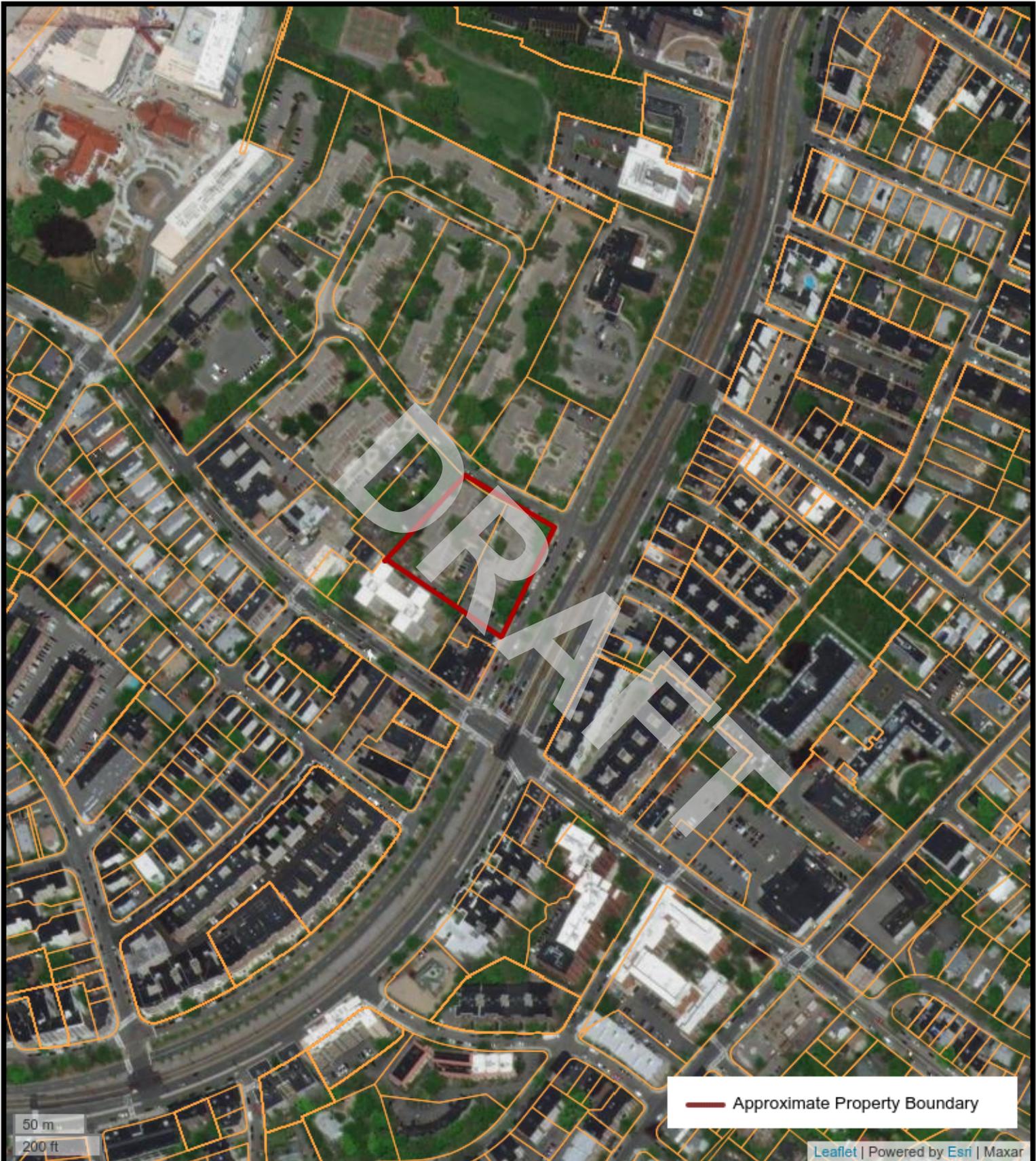


Leaflet | Powered by Esri | City of Boston, Town of Brookline, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



# STREET MAP





50 m  
200 ft

— Approximate Property Boundary

Leaflet | Powered by Esri | Maxar



### AERIAL PHOTO

35 Fidelis Way, Boston, Massachusetts 02135  
AEI Project Number: 463345



# **APPENDIX D**

## **USGS Seismic Design Map**

DRAFT



### 35 Fidelis Way, Boston, MA 02135, USA

Latitude, Longitude: 42.34660299999999, -71.1447124



<b>Date</b>	7/29/2022, 1:54:21 PM
<b>Design Code Reference Document</b>	ASCE41-13
<b>Custom Probability</b>	
<b>Site Class</b>	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S <sub>s</sub>	spectral response (0.2 s)	0.212
S <sub>1</sub>	spectral response (1.0 s)	0.069
S <sub>XS</sub>	site-modified spectral response (0.2 s)	0.339
S <sub>X1</sub>	site-modified spectral response (1.0 s)	0.165
F <sub>a</sub>	site amplification factor (0.2 s)	1.6
F <sub>v</sub>	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.237
crs	coefficient of risk (0.2 s)	0.893
ssrt	risk-targeted hazard (0.2 s)	0.212
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.076
cr1	coefficient of risk (1.0 s)	0.899
s1rt	risk-targeted hazard (1.0 s)	0.069
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S <sub>XS</sub>	site-modified spectral response (0.2 s)	0.226
S <sub>X1</sub>	site-modified spectral response (1.0 s)	0.11

Type	Description	Value
Hazard Level		BSE-2E
$S_S$	spectral response (0.2 s)	0.128
$S_1$	spectral response (1.0 s)	0.044
$S_{XS}$	site-modified spectral response (0.2 s)	0.206
$S_{X1}$	site-modified spectral response (1.0 s)	0.106
$f_a$	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)	0.044
$S_1$	spectral response (1.0 s)	0.016
$S_{XS}$	site-modified spectral response (0.2 s)	0.07
$S_{X1}$	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

#### DISCLAIMER

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# **APPENDIX E**

## **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 Hugesnot Road, Suite 202  
 Midlothian VA, 23113

e. [mcastelli@aeiconsultants.com](mailto:mcastelli@aeiconsultants.com)  
[www.aeiconsultants.com](http://www.aeiconsultants.com)





## Gregory Banks

---

**From:** City of Boston <CityofBoston@govqa.us>  
**Sent:** Wednesday, June 15, 2022 8:57 AM  
**To:** Gregory Banks  
**Subject:** City of Boston Public Records Office City Public Records Request :: R001763-061422

--- Please respond above this line ---

Hi Gregory, At this time there are no records on file with BFD for this location.

Thanks  
Lori Donovan  
06/15/2022

Gregory Banks  
4009 Fitzhugh Avenue, Suite 200  
Richmond, 23230

RE: Public Records Request R001763-061422 submitted to City of Boston on June 14, 2022

Dear Gregory Banks,

The City of Boston (City) has received your request for public records from the Boston Fire Department Inspectional Services - Public Records Public Records . This response applies only to records that exist and are in the custody of the City. See *A Guide to the Massachusetts Public Records Law* , p. 32, n.115. It is expected that a custodian of records must use her superior knowledge of her records with respect to responses to public records requests. 950 CMR 32.04(5). Specifically, you stated:

*Hello,*

*AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Commonwealth Elderly, located at: 35 Fidelis way, Brighton, MA, 02135 . Is this property 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; and*
- 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,*

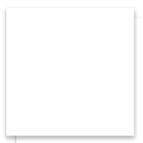
**Response :** Assigned

The City will review your request and will provide a response once the review of your request is complete.  
Yours truly,



**Shawn A. Williams, Esq.**  
[Director of Public Records](#)  
Records Access Officer  
City of Boston  
One City Hall Square  
Boston, MA 02201  
[publicrecords@boston.gov](mailto:publicrecords@boston.gov)

DRAFT



DRAFT

2101831100

 Regulations may apply! Please contact us for more detail. 

 See Street View by StreetSmart 

 Assessing 

**Parcel ID** 2101831100

**Address** 1 3 FIDELIS WY , 02135

**Owner** BOSTON HOUSING AUTH

[Assessor's Report](#) 

[Property Viewer](#) 

 Zoning 

**Zoning District** Allston/Brighton Neighborhood

**Zoning SubDistrict** MFR-1

**Subdistrict Type** 

Multifamily Residential

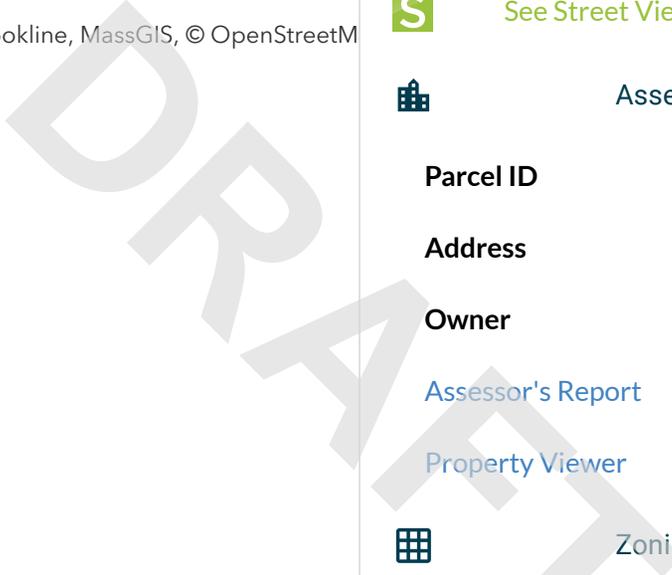
**Zoning Overlays** 

Greenbelt Protection Overlay District

**Map No.** [7A-7D](#) 



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**Article** 51 ( Table ) ( Appendix )

2101831100

 Regulations may apply! Please contact us for more detail. 

 See Street View by StreetSmart 

 Assessing 

**Parcel ID** 2101831100

**Address** 1 3 FIDELIS WY , 02135

**Owner** BOSTON HOUSING AUTH

[Assessor's Report](#) 

[Property Viewer](#) 

 Zoning 

**Zoning District** Allston/Brighton Neighborhood

**Zoning SubDistrict** MFR-1

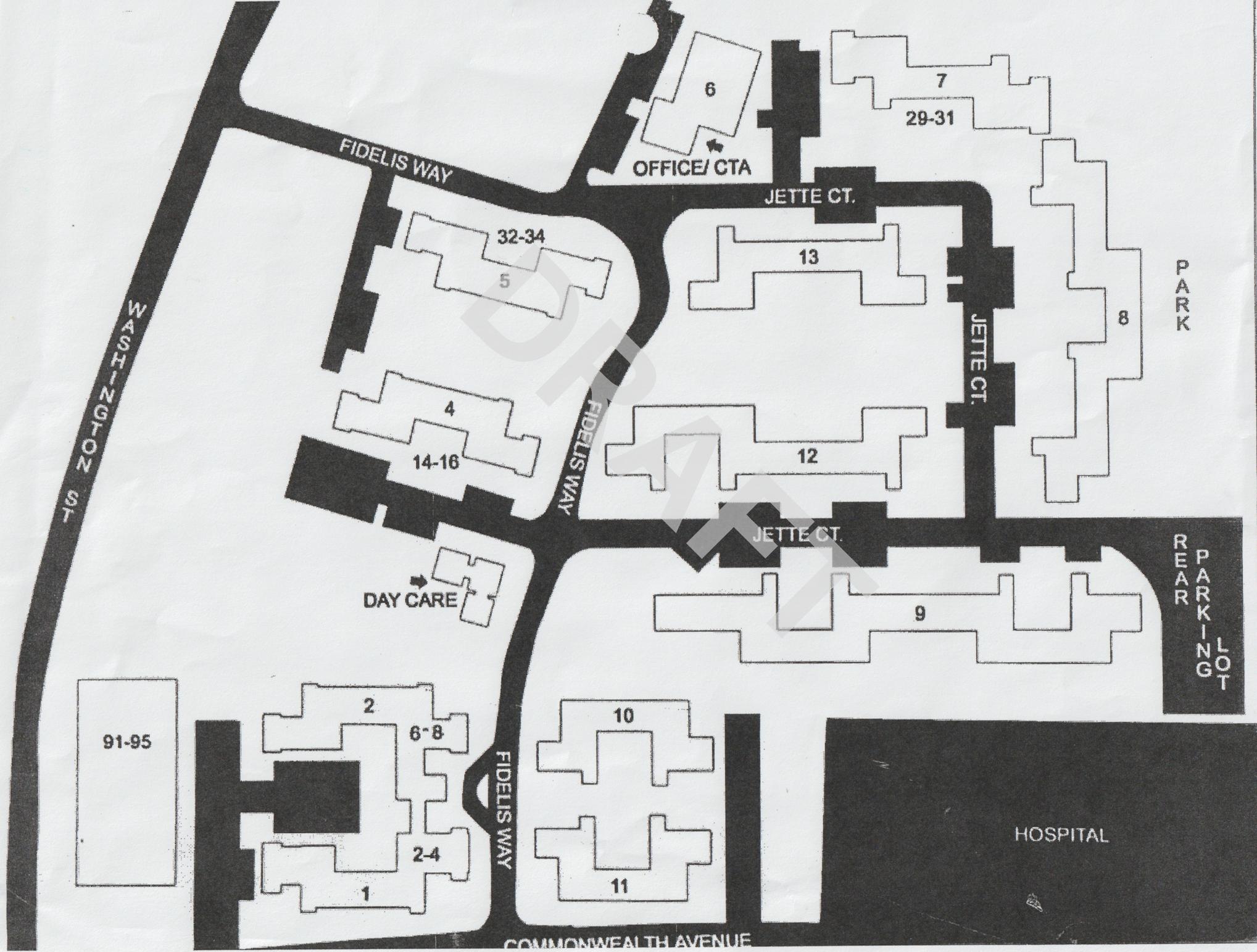
**Subdistrict Type** 

Multifamily Residential

**Zoning Overlays** 

Greenbelt Protection Overlay District

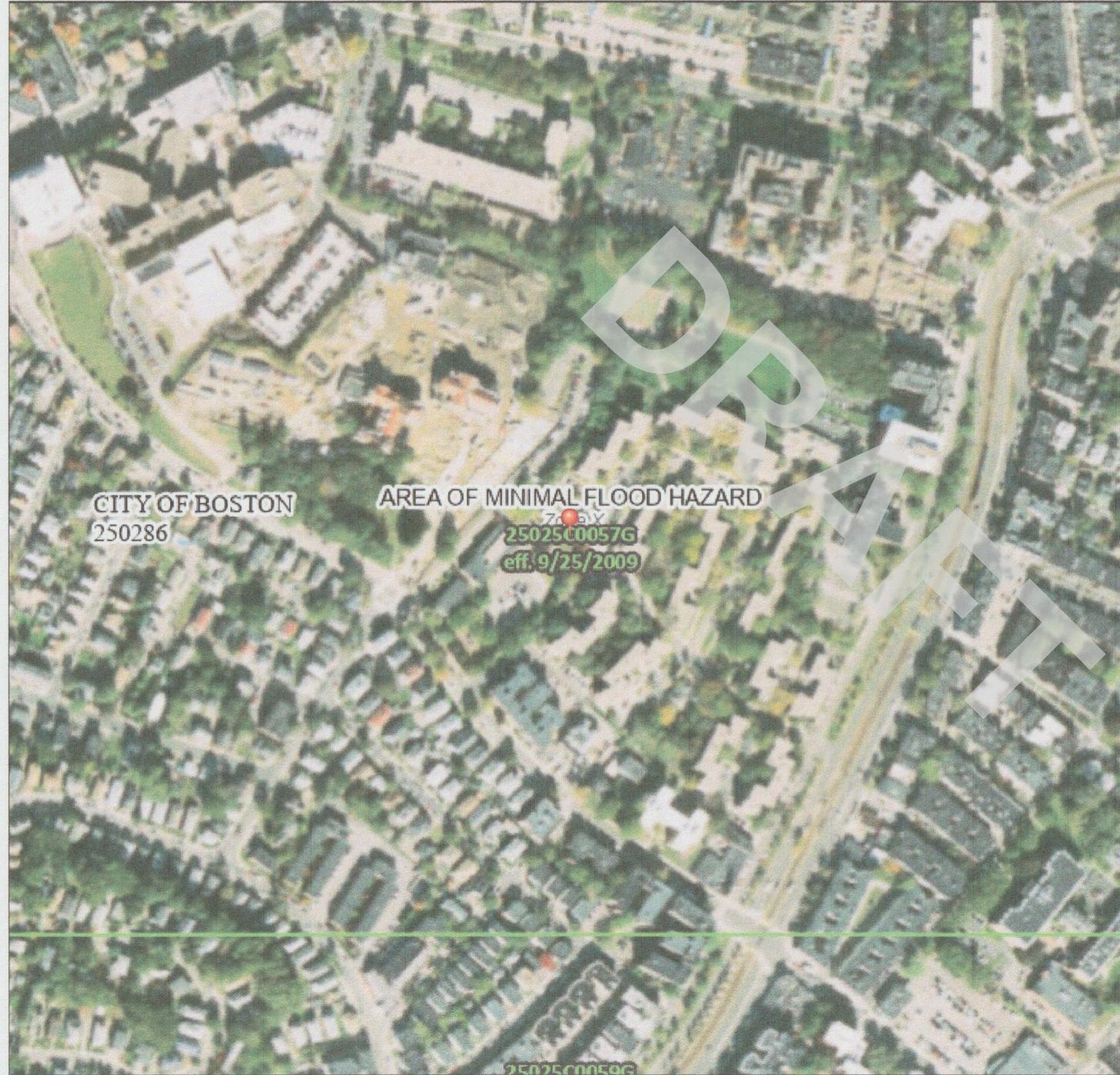
**Map No.** [7A-7D](#) 



# National Flood Hazard Layer FIRMette



71°8'59"W 42°21'1"N



## Legend

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

- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                                    |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 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>  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    |  | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard <i>Zone I</i>  |
|                                    |  | Channel, Culvert, or Storm Sewer   |
|                                    |  | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              |  | Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                                    |  |  |
|                                    |  | Coastal Transect   |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
|                                    |  | Jurisdiction Boundary  |
| <b>MAP PANELS</b>                  |  | Coastal Transect Baseline  |
|                                    |  | Profile Baseline   |
|                                    |  | Hydrographic Feature   |
| <b>MAP PANELS</b>                  |  | 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 **7/29/2022 at 12:57 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.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

71°8'22"W 42°20'34"N

## Inspection Summary Report (POA) for Inspection #694188

---

### Inspection Snapshot

<b>Inspection ID:</b>	694188	<b>Inspection Time:</b>	08:51 AM - 12:58 PM
<b>Inspection Start Date:</b>	06/13/2022	<b>Inspection End Date:</b>	06/13/2022
<b>Property ID:</b>	MA002000295	<b>Property Type:</b>	Public Housing
<b>Property Name:</b>	COMMONWEALTH ELDERLY-FIDELIS WAY		
<b>Inspection State:</b>	Successful	<b>Score:</b>	64b

DRAFT

## Inspection Summary Report (POA) for Inspection #694188

### Property Profile

**Property Name:** COMMONWEALTH ELDERLY-FIDELIS WAY  
**Scattered Site?** No **Multiple Site?** No  
**Address Line 1:** 35 FIDELIS Way  
**Address Line 2:**  
**City:** BRIGHTON **State:** MA  
**ZIP:** 02135 **Extension:** \_\_\_\_\_  
**Phone:** (617) 988-5084 **Extension:**  
**Fax:** **Email:**

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	4	2	2	116	116	22
Common	0			-	-	-
Total	4	2	2	116	116	22

### Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
109	94	No

### Bed Bugs Information

Bed Bugs Reported	# of Buildings with Bed Bugs	# of Units with Bed Bugs	Bed Bug Comments
Yes	2	2	bl 1 unit 137, bldg 2 unit 264

**Comments** covid bldg 1 units 132 and 150, bldg 2 unit 223, TAC#3176364. Smoke/co detectors are off site monitored.

## Inspection Summary Report (POA) for Inspection #694188

### Participant Profile

#### Management Agent [Primary Contact / Not Present During Inspection]

**Name (F, MI, L):** Victor Williams  
**Organization:** Boston Housing Authority  
**Address Line 1:** 52 Chauncy St  
**Address Line 2:**  
**City:** Boston **State:** MA  
**ZIP:** 02118 **Extension:**  
**Phone:** (617) 988-4395 **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 St  
**Address Line 2:**  
**City:** Boston **State:** MA  
**ZIP:** 02118 **Extension:**  
**Phone:** (617) 988-4108 **Extension:**  
**Fax:** **Email:** BHAdmin@bostonhousing.org

#### Site Manager [Present During Inspection]

**Name (F, MI, L):** Joey Sanchez  
**Organization:** Boston Housing Authority  
**Address Line 1:** 35 Fidelis Way  
**Address Line 2:**  
**City:** Brighton **State:** MA  
**ZIP:** 02135 **Extension:**  
**Phone:** (617) 988-5084 **Extension:**  
**Fax:** **Email:** joey.sanchez@bostonhousing.org

## Inspection Summary Report (POA) for Inspection #694188

### Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	15.10	0.00	15.10	4.85	10.25
Building Exterior	17.26	7.41	9.84	0.00	9.84
Building Systems	19.44	0.00	19.44	8.92	10.53
Common Area	10.35	7.09	3.26	0.00	3.26
Unit	37.85	4.05	33.80	3.25	30.54
Total	100.00	18.56	81.44	17.02	64.42

Score Version: 1

Score Date: 06/13/2022

Final Score: 64b

## Inspection Summary Report (POA) for Inspection #694188

### Health & Safety Summary

	Site	Buildings	Units	Total
<b>Non-Life Threatening (NLT)</b>				
Actual	1	1	32	34
Projected	1	1	169	171
<b>Life Threatening (LT)</b>				
Actual	0	0	0	0
Projected	0	0	0	0
<b>Smoke Detectors (SD)</b>				
Actual	0	0	0	0
Projected	0	0	0	0
<b>Overall</b>				
Actual	1	1	32	34
Projected	1	1	169	171

#### Health and Safety Narrative

1 site, 2 buildings and 22 units were inspected.

34 health and safety deficiencies(HSD) were observed.

#### Percentage Inspected:

Site (PIS): 100%

Building (PIB): 100%

Unit (PIU): 19%

#### 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 171 health and safety deficiencies would apply to the property.

## Inspection Summary Report (POA) for Inspection #694188

### Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Hazards	HS - Tripping (Hazards)	1	1	100
Ordinary	BE	Walls	BE- Stained/Peeling/Needs Paint (Walls)	1	2	50
Ordinary	BE	Walls	BE- Missing Pieces/Holes/Spalling (Walls)	1	2	50
Ordinary	BE	Doors	BE - Deteriorated/Missing Caulking/ Seals (Doors)	1	2	50
Ordinary	BS	Sanitary System	BS- Broken/Leaking/Clogged Pipes or Drains (Sanitary System)	1	2	50
Ordinary	CA	Windows	CA - Missing/Deteriorated Caulking/ Seals/Glazing Compound (Windows)	1	2	50
Ordinary	CA	Windows	CA - Missing/Deteriorated Caulking/ Seals/Glazing Compound (Windows)	1	2	50
Ordinary	CA	Windows	CA - Damaged/Missing Screens (Windows)	1	2	50
Ordinary	CA	Ceiling	CA - Peeling/Needs Paint (Ceiling)	1	2	50
Ordinary	CA	Windows	CA - Inoperable/Not Lockable (Windows)	1	2	50
Ordinary	CA	Ceiling	CA - Peeling/Needs Paint (Ceiling)	1	2	50
Ordinary	CA	Windows	CA - Damaged/Missing Screens (Windows)	1	2	50
Ordinary	CA	Chutes	CA - Damaged/Missing Components (Chutes)	1	2	50
Ordinary	Unit	Doors	Unit - Damaged Hardware/Locks (Doors)	14	22	64
Ordinary	Unit	Call-for-Aid	Unit - Inoperable (Call-for-Aid)	17	22	77

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)

# Inspection Summary Report (POA) for Inspection #694188

## Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	4	2	2	0
Unit	116	116	22	7

## Building 1 - 2 Fidelis Way [ Sample , Inspected ]

Address Line 1: 2-4 FIDELIS WAY

Address Line 2:

City: Brighton

State: MA

Zip: 02135

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1950	6	58	58

Flat Roof	Roof Access	Building has Carbon Monoxide source
Yes	No	Yes

Comments: renovated in 2008. Center common area is inspected with this bldg

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
115	1 Bedroom	Yes		Yes	Working
121	1 Bedroom	Yes		Yes	Working
122	1 Bedroom	Yes		Yes	Working
127	1 Bedroom	Yes		Yes	Working
131	1 Bedroom	Yes		Yes	Working
132	1 Bedroom	Yes	Other Hazard	Yes	
137	1 Bedroom	Yes	Resident Refusal	Yes	
142	1 Bedroom	Yes		Yes	Working
143	1 Bedroom	Yes	Resident Refusal	Yes	
148	1 Bedroom	Yes		Yes	Working
151	1 Bedroom	Yes	No Access	Yes	
153	1 Bedroom	Yes	No Access	Yes	
158	1 Bedroom	Yes		Yes	Working
162	1 Bedroom	Yes		Yes	Working
166	1 Bedroom	Yes		Yes	Working

## Inspection Summary Report (POA) for Inspection #694188

169	1 Bedroom	Yes		Yes	Working
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### Building 2 - 6 Fidelis Way [ Sample , Inspected ]

Address Line 1: 6-8 FIDELIS WAY

Address Line 2:

City: Brighton

State: MA

Zip: 02135

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1950	6	58	58

Flat Roof	Roof Access	Building has Carbon Monoxide source
Yes	No	Yes

Comments: renovated in 2008

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
215	1 Bedroom	Yes		Yes	Working
222	1 Bedroom	Yes	No Access	Yes	
227	1 Bedroom	Yes		Yes	Working
232	1 Bedroom	Yes		Yes	Working
233	1 Bedroom	Yes		Yes	Working
237	1 Bedroom	Yes		Yes	Working
243	1 Bedroom	Yes		Yes	Working
248	1 Bedroom	Yes		Yes	Working
253	1 Bedroom	Yes		Yes	Working
258	1 Bedroom	Yes		Yes	Working
264	1 Bedroom	Yes	Other Hazard	Yes	
266	1 Bedroom	Yes		Yes	Working
269	1 Bedroom	Yes		Yes	Working

## Inspection Summary Report (POA) for Inspection #694188

Certificates	
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	No - This certificate cannot be provided or is expired
Lead-Based Paint Inspection Reports	No - This certificate cannot be provided or is expired
Sprinkler Systems	No - This certificate cannot be provided or is expired

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## Inspection Summary Report (POA) for Inspection #694188

### 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
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### Site - COMMONWEALTH ELDERLY-FIDELIS WAY - Site(0) [Possible Points : 15.10]

#### Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	4.85	
			<b>4.85</b>	<b>10.25</b>

### Building 1 - 2 Fidelis Way - Building Exterior [Possible Points : 8.63]

#### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	BE - Deteriorated/Missing Caulking/Seals (Doors)	Level 3	4.76	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	1.93	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.72	
			<b>7.41</b>	<b>1.21</b>

### Building 1 - 2 Fidelis Way - Common Areas\* [Possible Points : 6.90]

#### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.05	
Chutes	CA - Damaged/Missing Components (Chutes)	Level 2	0.49	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.13	
Windows	CA - Inoperable/Not Lockable (Windows)	Level 3	0.97	
Windows	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	2.16	
Windows	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	4.31	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>8.12</b>	<b>0.00</b>

### Building 1 - 2 Fidelis Way - Unit 115 [Possible Points : 1.72]

#### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT )	Level 3	0.08	

## Inspection Summary Report (POA) for Inspection #694188

Item	Deficiency	Severity	Points Deducted	Points Received
			0.13	1.59

### Building 1 - 2 Fidelis Way - Unit 121 [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT )	Level 3	0.08	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
			0.17	1.55

### Building 1 - 2 Fidelis Way - Unit 122 [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.09	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.19	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.09	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (2) (NLT )	Level 3	0.62	
			1.03	0.69

### Building 1 - 2 Fidelis Way - Unit 127 [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 3	0.19	
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT )	Level 3	0.08	
			0.29	1.43

### Building 1 - 2 Fidelis Way - Unit 131 [Possible Points : 1.72]

Non-Health And Safety Deficiencies				

## Inspection Summary Report (POA) for Inspection #694188

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Doors	Unit - Missing Door (Doors)	Level 1	0.10	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT )	Level 3	0.08	
			<b>0.23</b>	<b>1.49</b>

<b>Building 1 - 2 Fidelis Way - Unit 142 [Possible Points : 1.72]</b>				
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT )	Level 3	0.08	
			<b>0.08</b>	<b>1.64</b>

<b>Building 1 - 2 Fidelis Way - Unit 148 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.21	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT )	Level 3	0.08	
			<b>0.29</b>	<b>1.43</b>

<b>Building 1 - 2 Fidelis Way - Unit 158 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT )	Level 3	0.08	
			<b>0.17</b>	<b>1.55</b>

<b>Building 1 - 2 Fidelis Way - Unit 162 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Windows	Unit - Peeling/Needs Paint (Windows)	Level 1	0.01	
			<b>0.05</b>	<b>1.67</b>

<b>Building 1 - 2 Fidelis Way - Unit 166 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	

## Inspection Summary Report (POA) for Inspection #694188

Item	Deficiency	Severity	Points Deducted	Points Received
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.04	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT )	Level 3	0.08	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
			<b>0.17</b>	<b>1.55</b>

<b>Building 1 - 2 Fidelis Way - Unit 169 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.15	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.21	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
			<b>0.41</b>	<b>1.31</b>

<b>Building 2 - 6 Fidelis Way - Building Systems [Possible Points : 9.72]</b>				
<b>Health And Safety Deficiencies</b>				
Sanitary System	BS- Broken/Leaking/Clogged Pipes or Drains (Sanitary System) (NLT )	Level 3	8.92	
			<b>8.92</b>	<b>0.81</b>

<b>Building 2 - 6 Fidelis Way - Common Areas [Possible Points : 3.45]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.05	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.13	
			<b>0.19</b>	<b>3.26</b>

<b>Building 2 - 6 Fidelis Way - Unit 215 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.62	
			<b>0.67</b>	<b>1.05</b>

<b>Building 2 - 6 Fidelis Way - Unit 227 [Possible Points : 1.72]</b>				
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## Inspection Summary Report (POA) for Inspection #694188

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Non-Health And Safety Deficiencies</b>				
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT )	Level 3	0.08	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
			<b>0.13</b>	<b>1.59</b>

<b>Building 2 - 6 Fidelis Way - Unit 232 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT )	Level 3	0.08	
			<b>0.28</b>	<b>1.44</b>

<b>Building 2 - 6 Fidelis Way - Unit 233 [Possible Points : 1.72]</b>				
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT )	Level 3	0.08	
			<b>0.08</b>	<b>1.64</b>

<b>Building 2 - 6 Fidelis Way - Unit 237 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	Unit - Damaged (Walls)	Level 1	0.04	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT )	Level 3	0.08	
			<b>0.12</b>	<b>1.60</b>

<b>Building 2 - 6 Fidelis Way - Unit 243 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.09	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.41	

## Inspection Summary Report (POA) for Inspection #694188

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.62	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
			<b>1.17</b>	<b>0.55</b>

<b>Building 2 - 6 Fidelis Way - Unit 248 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.41	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT )	Level 3	0.08	
			<b>0.69</b>	<b>1.03</b>

<b>Building 2 - 6 Fidelis Way - Unit 253 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.15	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.21	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
Walls	Unit - Damaged/Deteriorated Trim (Walls)	Level 3	0.04	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT )	Level 3	0.08	
			<b>0.63</b>	<b>1.09</b>

<b>Building 2 - 6 Fidelis Way - Unit 258 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT )	Level 3	0.08	
			<b>0.13</b>	<b>1.59</b>

## Inspection Summary Report (POA) for Inspection #694188

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Building 2 - 6 Fidelis Way - Unit 266 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT )	Level 3	0.08	
			<b>0.24</b>	<b>1.48</b>

<b>Building 2 - 6 Fidelis Way - Unit 269 [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT )	Level 3	0.08	
			<b>0.13</b>	<b>1.59</b>

## Inspection Summary Report (POA) for Inspection #694188

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
<b>Site - COMMONWEALTH ELDERLY-FIDELIS WAY - Site(0)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Parking Lots/Driveways/Roads	2 Fidelis Way damaged asphalt in parking lot	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	<ul style="list-style-type: none"> <li>- Damaged paving</li> <li>- Cracks greater than or equal to 3/4"</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
<b>Health And Safety Deficiencies</b>			
Hazards	curb and sidewalk has abrupt change in elevation rear of bldg causing a trip hazard	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>
<b>Building 1 - 2 Fidelis Way[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	main entry seal damaged	BE - Deteriorated/Missing Caulking/Seals (Doors) - L3	<ul style="list-style-type: none"> <li>- Entry Door (leads to the outside of the building)</li> <li>- Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)</li> </ul>
Walls	wall damage by main entry on metal wall panels	BE- Missing Pieces/Holes/Spalling (Walls) - L2	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Greater than 1/2" in diameter, but smaller than a sheet of paper</li> </ul>
Walls	wall is stained in rear of community area	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> <li>- Stains or Peeling Paint or Needs Paint</li> <li>- Less than 50% of a single wall is affected</li> </ul>
<b>Building 1 - 2 Fidelis Way[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 1 - 2 Fidelis Way[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Basement/Garage/	Basement	CA - Inoperable/Not	- Lock/Operability

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
Carport	basement window by boiler room cannot be locked	Lockable (Windows) - L3	<ul style="list-style-type: none"> <li>- Lock is missing or damaged (only if the window was designed to lock)</li> <li>- Window IS accessible from outside (for example, ground level or by means of exterior stairway)</li> <li>- Window can be opened from outside.</li> </ul>
Basement/Garage/Carport	Basement several ceiling have peeling paint	CA - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- Peeling paint on 1 to 4 ceilings in common areas</li> </ul>
Halls/Corridors/Stairs	Floor 1 window has condensation by bathrooms	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- 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</li> </ul>
Restrooms	Floor 1 ladies room window has condensation	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- 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</li> </ul>
Storage	Floor 1 storage room screen missing	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- A second means of window egress exists</li> <li>- Window bars are actually</li> </ul>

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
			child safety bars
Trash Collection Areas	Floor 2 chute not latching on 2nd floor	CA - Damaged/Missing Components (Chutes) - L2	<ul style="list-style-type: none"> <li>- Chute door does not latch properly</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>

### Building 1 - 2 Fidelis Way[Sample,Inspected] - Unit 115

#### Non-Health And Safety Deficiencies

Doors	Hallway hall closet door not in top track	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
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#### Health And Safety Deficiencies

Call-for-Aid	Bedroom blocked cord	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> <li>- Alerts local entities (on-site)</li> <li>- Tested - Call-for-Aid as installed does NOT serve its intended function</li> </ul>
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### Building 1 - 2 Fidelis Way[Sample,Inspected] - Unit 121

#### Non-Health And Safety Deficiencies

Doors	Hallway hall closet door not in its track	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
Walls	Kitchen wall damaged	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>

#### Health And Safety Deficiencies

Call-for-Aid	Bedroom	Unit - Inoperable	- Alerts local entities (on-site)
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## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
	cord coiled up	(Call-for-Aid) (NLT) - L3	- Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bathroom cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Hazards	Hallway loose cable on floor	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

### Building 1 - 2 Fidelis Way[Sample,Inspected] - Unit 122

#### Non-Health And Safety Deficiencies

Ceiling	Bathroom mold on bath ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Doors	Hallway closet door edge needs paint	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Hallway by entry closet door not in top track	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Walls	Bathroom	Unit - Mold/Mildew/Water	- Mold or Mildew (for

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
	mold on wall by tub	Stains/Water Damage (Walls) - L3	example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) <ul style="list-style-type: none"> <li>- Greater than 1 square foot (wall surface may have failed)</li> <li>- This condition MAY RESULT in a Health AND Safety concern</li> </ul>
<b>Health And Safety Deficiencies</b>			
Air Quality	mold on bath ceiling	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> <li>- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul>
Air Quality	mold on wall by tub	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> <li>- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul>

### Building 1 - 2 Fidelis Way[Sample,Inspected] - Unit 127

<b>Non-Health And Safety Deficiencies</b>			
Doors	Bathroom door lock inop	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> <li>- Bathroom Door</li> <li>- Hardware is damaged or missing</li> <li>- Door cannot be locked (only if designed to lock).</li> </ul>
Doors	Bedroom bdrm door not latching, latch damaged	Unit - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Other interior door does not function as it should or</li> </ul>

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
			cannot be locked.
Windows	Living Area screen missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom screen missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
<b>Health And Safety Deficiencies</b>			
Call-for-Aid	Bedroom cord not to baseboard	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 - 2 Fidelis Way[Sample,Inspected] - Unit 131

#### Non-Health And Safety Deficiencies

Doors	Hallway hall closet top track guide missing/damaged	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Doors	Living Area living room closet door not in its tracks	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing

#### Health And Safety Deficiencies

Call-for-Aid	Bedroom cord blocked	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
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### Building 1 - 2 Fidelis Way[Sample,Inspected] - Unit 142

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Call-for-Aid	Bedroom cord blocked	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> <li>- Alerts local entities (on-site)</li> <li>- Tested - Call-for-Aid as installed does NOT serve its intended function</li> </ul>

### Building 1 - 2 Fidelis Way[Sample,Inspected] - Unit 148

<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom tub stopper missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> <li>- Shower or Tub (Unit)</li> <li>- A stopper is missing (only if there is no stopper in the visible area)</li> </ul>
<b>Health And Safety Deficiencies</b>			
Call-for-Aid	Bathroom cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> <li>- Alerts local entities (on-site)</li> <li>- Tested - Call-for-Aid as installed does NOT serve its intended function</li> </ul>
Call-for-Aid	Bedroom cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> <li>- Alerts local entities (on-site)</li> <li>- Tested - Call-for-Aid as installed does NOT serve its intended function</li> </ul>

### Building 1 - 2 Fidelis Way[Sample,Inspected] - Unit 158

<b>Non-Health And Safety Deficiencies</b>			
Doors	Hallway top track guide missing in hall closet door	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
Walls	Bathroom bath soap dish missing	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>
<b>Health And Safety Deficiencies</b>			

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
Call-for-Aid	Bathroom cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bedroom cord coiled up	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 - 2 Fidelis Way[Sample,Inspected] - Unit 162

#### Non-Health And Safety Deficiencies

Walls	Living Area wall damage covered with vinyl NIS	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Windows	Bedroom sill has peeling paint	Unit - Peeling/Needs Paint (Windows) - L1	- Sill - Peeling paint or needs paint

### Building 1 - 2 Fidelis Way[Sample,Inspected] - Unit 166

#### Non-Health And Safety Deficiencies

Doors	Hallway two closet doors have missing top track guide	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Outlets/Switches	Bathroom outlet plate cracked	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.

#### Health And Safety Deficiencies

Call-for-Aid	Bedroom cord blocked	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Hazards	Hallway	HS - Tripping (Hazards)	- Tripping (not related to

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
	loose permanent wire on floor	(NLT) - L3	elevators) - poses a tripping risk

### Building 1 - 2 Fidelis Way[Sample,Inspected] - Unit 169

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom sink stopper missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom tub stopper missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Hallway closet door top track guide missing	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

### Building 2 - 6 Fidelis Way[Sample,Inspected] - Building Exterior

None

### Building 2 - 6 Fidelis Way[Sample,Inspected] - Building Systems

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Sanitary System	Basement boiler room floor drain is clogged	BS- Broken/Leaking/ Clogged Pipes or Drains (Sanitary System) (NLT) - L3	- Drain/pipe is clogged or broken, or components are leaking (you see an active leak or evidence of standing water, puddles, or ponding)
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### Building 2 - 6 Fidelis Way[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Basement compactor room ceiling has peeling paint	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
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## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
Other Community Spaces	Floor 1 library screen damaged	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- A second means of window egress exists</li> <li>- Window bars are actually child safety bars</li> </ul>

### Building 2 - 6 Fidelis Way[Sample,Inspected] - Unit 215

#### Non-Health And Safety Deficiencies

Ceiling	Living Area peeling paint	Unit - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- Greater than 1 and less than 4 square feet</li> </ul>
Doors	Hallway closet door not in top track	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>

#### Health And Safety Deficiencies

Infestation	Kitchen dead roaches in kitchen cabinet	HS - Insects /roaches (Infestation) (NLT) - L3	<ul style="list-style-type: none"> <li>- Evidence of roaches</li> <li>- Multiple dead roaches observed</li> </ul>
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### Building 2 - 6 Fidelis Way[Sample,Inspected] - Unit 227

#### Non-Health And Safety Deficiencies

Windows	Bedroom bdrm one window will not stay open	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Window cannot be opened or will not stay open (If the window is designed to do so.)</li> <li>- Window is on 3rd floor or below</li> <li>- There IS another operable window in the same floor area.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
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#### Health And Safety Deficiencies

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
Call-for-Aid	Bathroom cord blocked	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Hazards	Bedroom loose cable on floor	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

### Building 2 - 6 Fidelis Way[Sample,Inspected] - Unit 232

#### Non-Health And Safety Deficiencies

Doors	Hallway closet door track guide is damaged	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Kitchen Items	Kitchen fridge gasket is damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

#### Health And Safety Deficiencies

Call-for-Aid	Bedroom cord blocked	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bathroom cord blocked	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 2 - 6 Fidelis Way[Sample,Inspected] - Unit 233

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Call-for-Aid	Bathroom cord too short	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bedroom	Unit - Inoperable	- Alerts local entities (on-site)

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
	cord not to baseboard	(Call-for-Aid) (NLT) - L3	- Tested - Call-for-Aid as installed does NOT serve its intended function

### Building 2 - 6 Fidelis Way[Sample,Inspected] - Unit 237

#### Non-Health And Safety Deficiencies

Walls	Bedroom wall is damaged behind door	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
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#### Health And Safety Deficiencies

Call-for-Aid	Bedroom cord blocked	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
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### Building 2 - 6 Fidelis Way[Sample,Inspected] - Unit 243

#### Non-Health And Safety Deficiencies

Ceiling	Bathroom mold on ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Doors	Bedroom bdrm closet door not in top track	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Windows	Living Area	Unit- Missing/Deteriorated	- Caulking, Seals, or Glazing

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
	window has condensation	Caulking/Seals/Glazing Compound (Windows) - L3	Compound (includes thermopane or insulated windows) <ul style="list-style-type: none"> <li>- Deteriorated or missing</li> <li>- 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</li> </ul>
<b>Health And Safety Deficiencies</b>			
Air Quality	mold on bathroom ceiling	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> <li>- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul>
Hazards	Living Area loose cable on floor	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>

### Building 2 - 6 Fidelis Way[Sample,Inspected] - Unit 248

<b>Non-Health And Safety Deficiencies</b>			
Doors	Hallway closet door not in top track	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
Kitchen Items	Kitchen fridge gasket is damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
Windows	Living Area condensation between panes near kitchen	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> </ul>

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> <li>- Deteriorated or missing</li> <li>- 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</li> </ul>
<b>Health And Safety Deficiencies</b>			
Call-for-Aid	Bedroom cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> <li>- Alerts local entities (on-site)</li> <li>- Tested - Call-for-Aid as installed does NOT serve its intended function</li> </ul>
Call-for-Aid	Bathroom cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> <li>- Alerts local entities (on-site)</li> <li>- Tested - Call-for-Aid as installed does NOT serve its intended function</li> </ul>

<b>Building 2 - 6 Fidelis Way[Sample,Inspected] - Unit 253</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom mechanical sink stopper missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> <li>- Bathroom Sink</li> <li>- A stopper is missing (only if there is no stopper in the visible area)</li> </ul>
Bathroom Items	Bathroom tub stopper missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> <li>- Shower or Tub (Unit)</li> <li>- A stopper is missing (only if there is no stopper in the visible area)</li> </ul>
Kitchen Items	Kitchen fridge gasket is damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
Walls	Hallway wall in hall has missing baseboard trim	Unit - Damaged/ Deteriorated Trim (Walls - L3	<ul style="list-style-type: none"> <li>- Trim is Damaged or Decayed</li> <li>- Greater than 50% of wall area</li> </ul>
<b>Health And Safety Deficiencies</b>			
Call-for-Aid	Bathroom cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> <li>- Alerts local entities (on-site)</li> <li>- Tested - Call-for-Aid as installed does NOT serve its</li> </ul>

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
			intended function
Call-for-Aid	Bedroom cord blocked in bdrm	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 2 - 6 Fidelis Way[Sample,Inspected] - Unit 258

#### Non-Health And Safety Deficiencies

Doors	Hallway entry closet door not in top track	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
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#### Health And Safety Deficiencies

Call-for-Aid	Bedroom coiled up cord	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bathroom coiled up cord	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 2 - 6 Fidelis Way[Sample,Inspected] - Unit 266

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen fridge gasket is damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
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#### Health And Safety Deficiencies

Call-for-Aid	Bedroom cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
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### Building 2 - 6 Fidelis Way[Sample,Inspected] - Unit 269

#### Non-Health And Safety Deficiencies

## Inspection Summary Report (POA) for Inspection #694188

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Hallway closet door not in top track	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
<b>Health And Safety Deficiencies</b>			
Call-for-Aid	Bathroom cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> <li>- Alerts local entities (on-site)</li> <li>- Tested - Call-for-Aid as installed does NOT serve its intended function</li> </ul>

## **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.

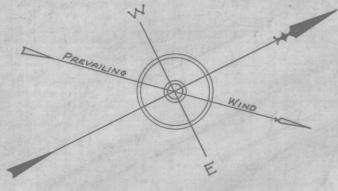
**Changes to Score Summary** - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to 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.

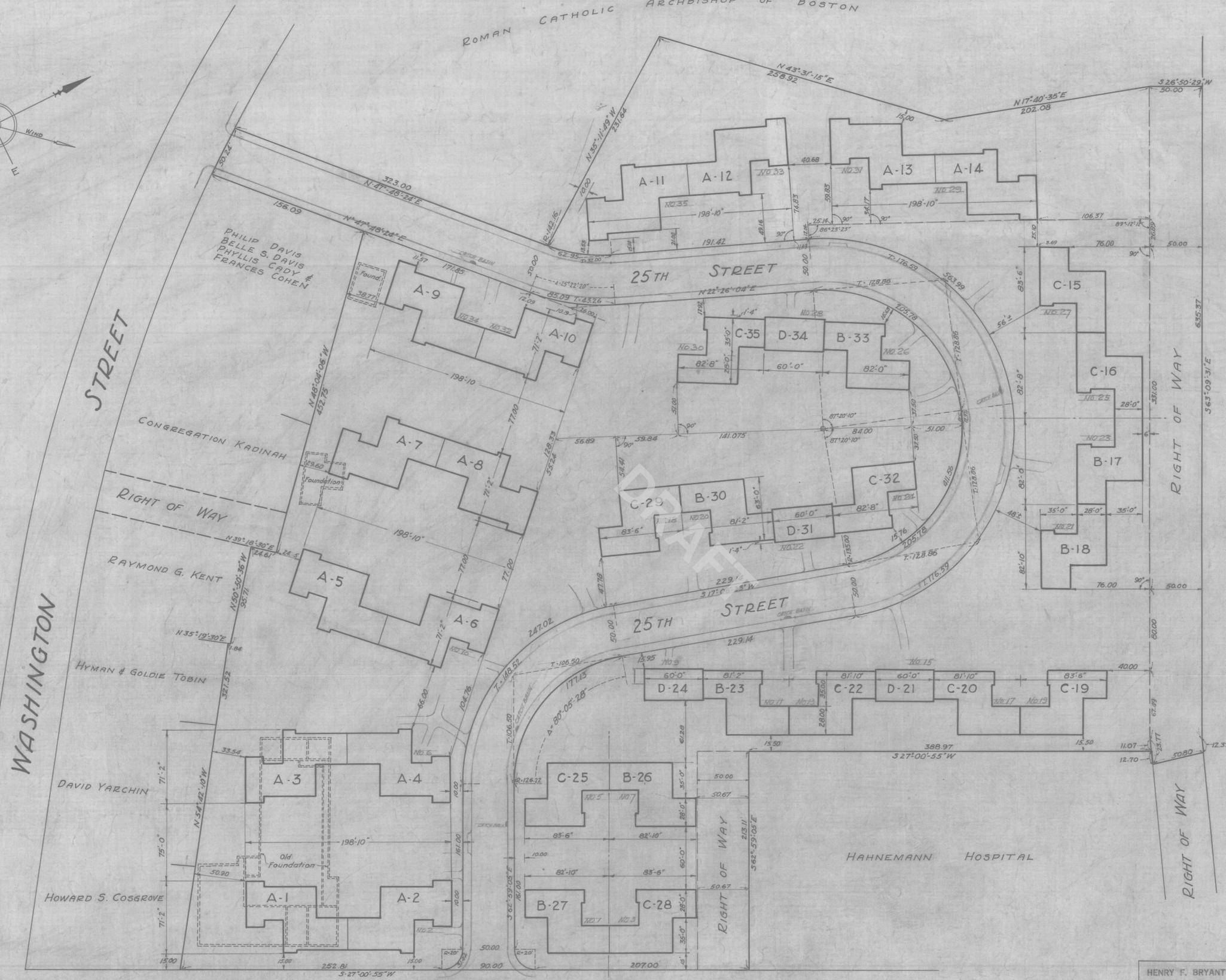
**Score Report** - a detailed account of only the scored deficiencies by sub-area.

**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>



ROMAN CATHOLIC ARCHBISHOP OF BOSTON



WASHINGTON STREET

RIGHT OF WAY

NOTES:  
 ALL STREET CURB IS PRECAST CONCRETE CURB.  
 ALL STREET SIDEWALK IS CONCRETE - LAID IN 2 COURSES, 1-1" WIDE.  
 ALL GUTTER MOUNTS ARE PRECAST CONCRETE.

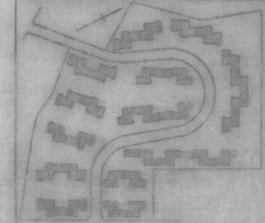
COMMONWEALTH AVENUE

We hereby Certify That The Property Lines  
 Are Accurately Shown On This Plan And That  
 They Agree With The Latest Records in  
 The Suffolk Registry Of Deeds.

Henry F. Bryant & Son, Inc.  
*Ralph H. Jones, Pres.*

HENRY F. BRYANT & SON, INC.  
 SITE ENGINEERS  
 46 WHITE PLACE - BROOKLINE, MASS.

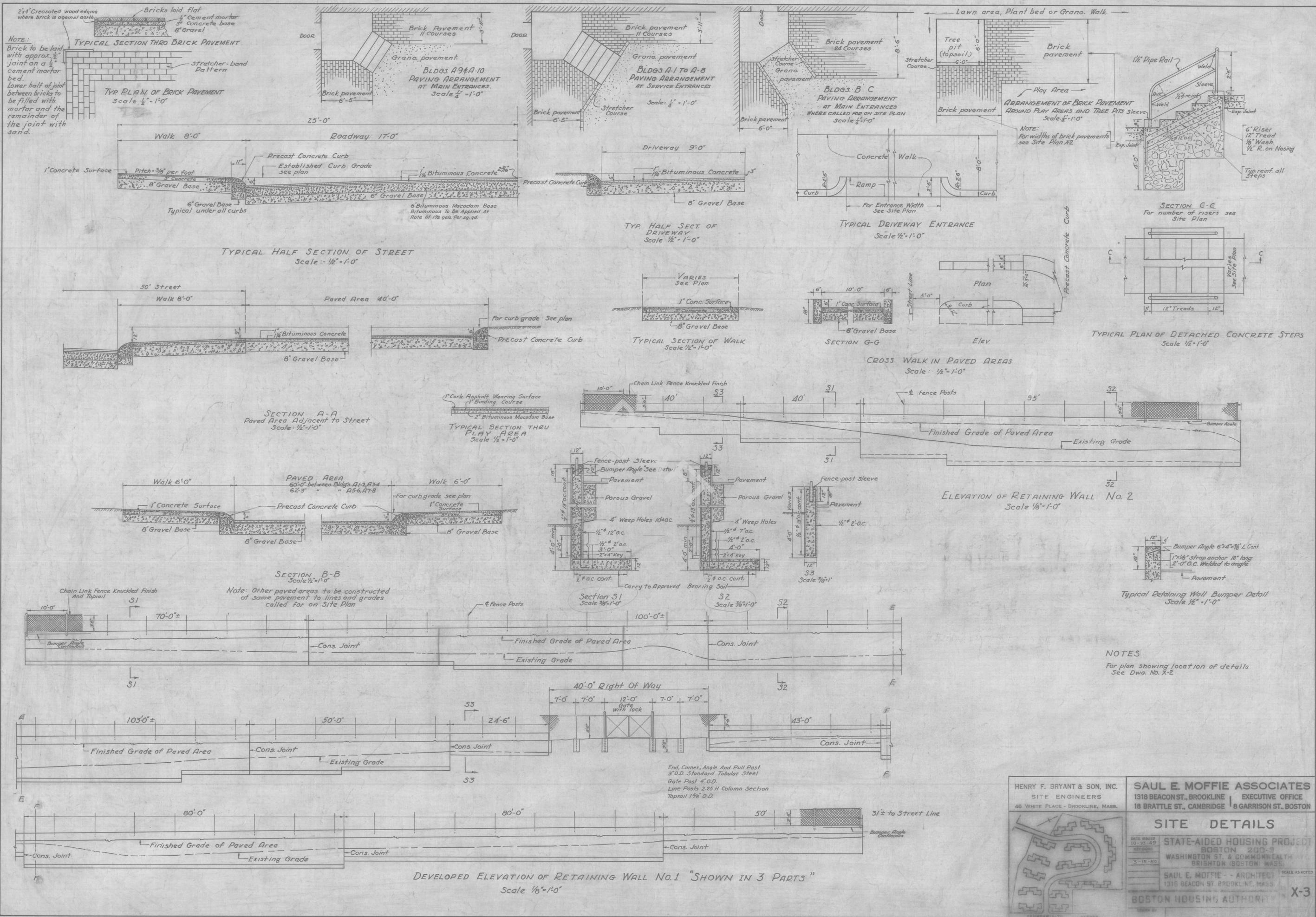
SAUL E. MOFFIE ASSOCIATES  
 1318 BEACON ST., BROOKLINE | EXECUTIVE OFFICE  
 18 BRATTLE ST., CAMBRIDGE | 8 GARRISON ST., BOSTON



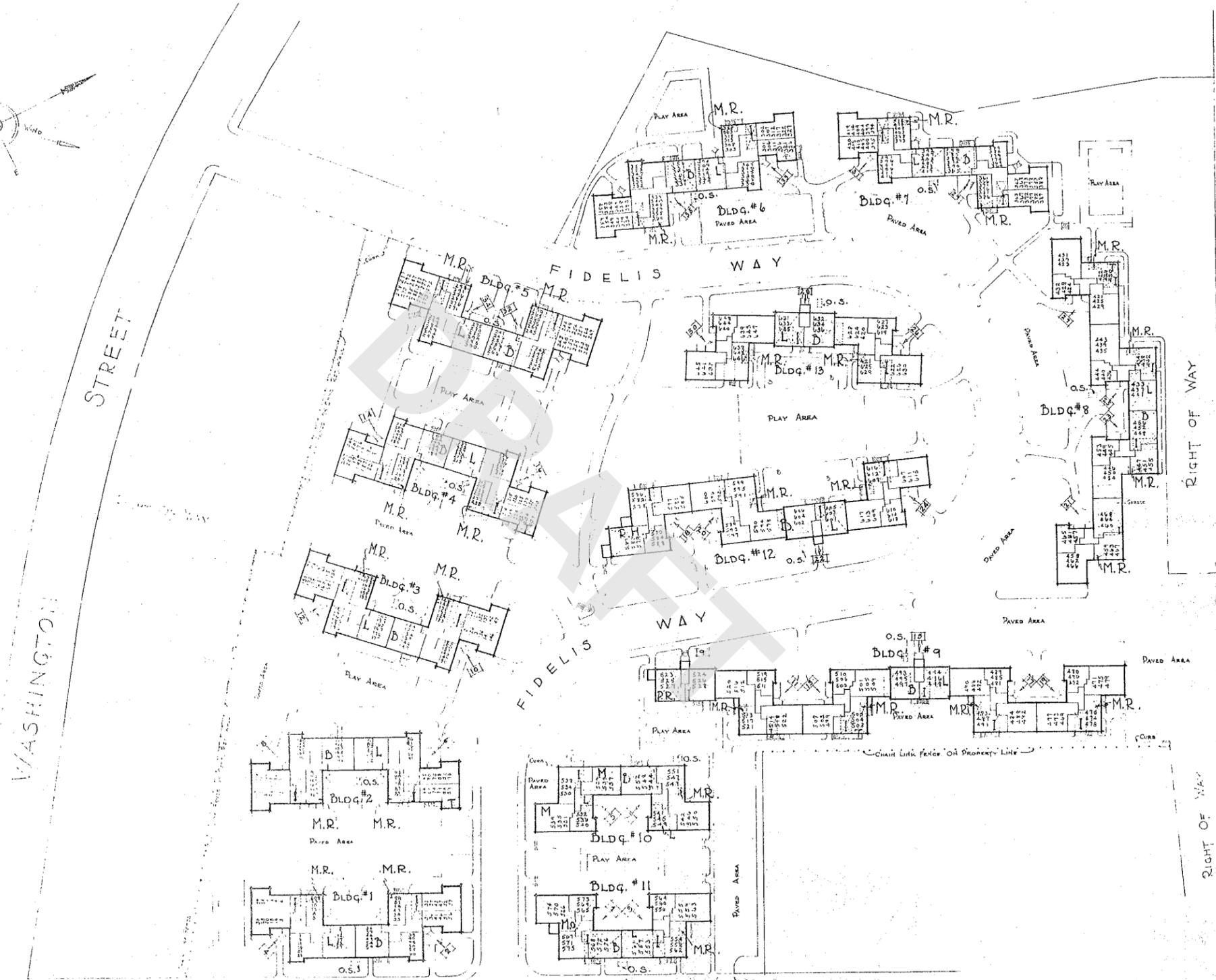
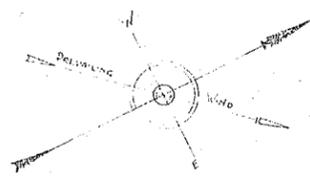
**PLOT PLAN**  
 STATE-AIDED HOUSING PROJECT  
 BOSTON 200-3  
 WASHINGTON ST. & COMMONWEALTH AVE.  
 BRIGHTON (BOSTON), MASS.  
 SAUL E. MOFFIE - ARCHITECT  
 1318 BEACON ST., BROOKLINE, MASS.  
 BOSTON HOUSING AUTHORITY

UNITED STATES OF AMERICA

X-1



<b>HENRY F. BRYANT &amp; SON, INC.</b> SITE ENGINEERS 46 WHITE PLACE - BROOKLINE, MASS.	<b>SAUL E. MOFFIE ASSOCIATES</b> 1318 BEACON ST., BROOKLINE   EXECUTIVE OFFICE 18 BRATTLE ST., CAMBRIDGE   8 GARRISON ST. BOSTON
<b>SITE DETAILS</b>	
DATE REVISED 10-10-49 REVISIONS 3-15-50	<b>STATE-AIDED HOUSING PROJECT</b> BOSTON 200-3 WASHINGTON ST. & COMMONWEALTH BRIGHTON (BOSTON) MASS.
SAUL E. MOFFIE - ARCHITECT 1318 BEACON ST. BROOKLINE, MASS.	BOSTON HOUSING AUTHORITY
SCALE AS NOTED <b>X-3</b>	



—LEGEND—

#13	BUILDING NUMBER
D.	BOILER ROOM
Q.	GARAGE
I.	INCINERATOR
L.	LAUNDRY
M.	MAINTENANCE SPACE
M.O.	MANAGEMENT OFFICE
M.R.	METER ROOM
O.S.	OIL STORAGE
	PLAY AREA
	PARKING AREA
P.R.	PLAY ROOM
R.H.	RECREATION HALL
ST	STREET NUMBER
T.	TRANSFORMER ROOM

BLDG. #	BLDG. TYPE	SUITE NUMBERS	SUITE TYPE	TOTAL
1	A	1 To 60	48 S	60
2	A	61 To 120	48 S	60
3	A	121 To 180	48 S	60
4	A	181 To 240	48 S	60
5	A	241 To 300	48 S	60
6	A	301 To 360	48 S	60
7	A	361 To 420	48 S	60
8	B, C, D	421 To 468	48 S	48
9	B, C, D	469 To 528	36 S	60
10	B, C, D	529 To 552	24 S	24
11	B, C, D	553 To 576	24 S	24
12	B, C, D	577 To 618	42 S	42
13	B, C, D	619 To 648	30 S	30
TOTAL				648

SUITE TYPE	TOTAL	No. OF RMS.	%	COLOR KEY
P	72	3 RM. 1 CH.	11.1	RED
R	336	4 " 2 "	51.8	YELLOW
S	198	5 " 3 "	30.6	GREEN
T	42	6 " 4 "	6.5	BLUE
TOTALS	648		100.0	

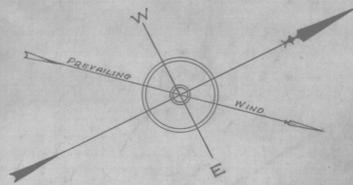
SCALE 1" = 40'-0"

COMMONWEALTH AVENUE

STREET & APARTMENT NUMBERING PLAN

REVISED	STATE-AIDED HOUSING PROJECT
	BOSTON, MASS. 200-3
	WASHINGTON ST. & COMMONWEALTH AVE.
	BRIGHTON (SECTION) MASS.
	SAUL E. MOFFIE - ARCHITECT
	1318 BEACON ST. BROOKLINE, MASS.
BOSTON HOUSING AUTHORITY	
DRAWN BY	CHECKED BY

COMMONWEALTH 200-3



BUILDING TYPE	NO. OF CHAMBERS				TOTAL
	1	2	3	4	
PLAN A - 14 BLDGS AREA BLDG 4,427 S.F. CUBE BLDG 277,910 C.F.		336	64		420
PLAN B - 7 BLDGS AREA BLDG 3,484 S.F. CUBE BLDG 130,000 C.F.	42				42
PLAN C 10 BLDGS AREA BLDG 3,503 S.F. CUBE BLDG 130,140 C.F.		30	90		120
PLAN D 4 BLDGS AREA BLDG 1,840 S.F. CUBE BLDG 70,450 C.F.			24		24
TOTAL NO OF SUITES	72	336	198	42	648
TOTAL NO OF ROOMS	216	1344	990	252	2802

TOTAL CUBAGE OF BUILDINGS - 6,383,840 c.f.  
 TOTAL AREA OF BUILDINGS 128,853 s.f.  
 TOTAL AREA OF LAND - 651,086 s.f.  
 % OF LAND OCCUPIED BY BLDGS - 19.8  
 DWELLING UNITS PER ACRE - 43.4  
 TOTAL FLOOR AREA - 572,202 s.f.  
 AVERAGE AREA PER SUITE - 883 s.f.  
 AREA OF THE STREET - 85,000 s.f.  
 OTHER PAVED AREAS 137,540 s.f.

- NOTES**
- Type A Building - 6 Stories
  - Type B, C, & D Bldgs - 3 Stories
  - For details not shown see Dwg No. X-3
  - All walks are Granolithic unless otherwise noted.
  - Paved Areas & Driveways surfaced with Bituminous Concrete, Play Areas with Cork Asphalt.
  - For location and details of Benches see Dwg No. PL 1, 2, & 3
  - Boiler Room floor elevation 13 ft. below first floor
  - For location of buildings see Dwg No. X-1
  - All curb to be precast concrete unless otherwise indicated on drawings

- LEGEND**
- +169.7 PROPOSED GRADE
  - 105.90 EXISTING GRADE
  - 170 EXISTING GRADE
  - 188 PROPOSED GRADE
  - P.A. PAVED AREA
  - B.R. BOILER ROOM
  - ⬆ MAIN ENTRANCE
  - BRICK PAVING
  - TREE PIT

HENRY F. BRYANT & SON, INC.  
 SITE ENGINEERS  
 46 WHITE PLACE - BROOKLINE, MASS.

SAUL E. MOFFIE ASSOCIATES  
 1318 BEACON ST., BROOKLINE EXECUTIVE OFFICE  
 18 BRATTLE ST., CAMBRIDGE 18 GARRISON ST., BOSTON

**SITE PLAN**

DATE ISSUED 10-10-49  
 REVISIONS 9-15-50

STATE-AIDED HOUSING PROJECT  
 BOSTON 200-3  
 WASHINGTON ST. & COMMONWEALTH AVE.  
 BRIGHTON BOSTON, MASS.

SAUL E. MOFFIE - ARCHITECT  
 1318 BEACON ST. BROOKLINE, MASS.

BOSTON HOUSING AUTHORITY

SCALE 1" = 40'

X-2

## Residential Building Footprint Square Feet

Bldg #	Dev Address	Sq. Ft. / Floor
CHB001	101 81, 89, 97 POLK ST	6,927
CHB002	101 65, 73 POLK ST	4,246
CHB003	101 41, 49, 57 POLK ST	6,681
CHB004	101 17, 25, 33 POLK ST	7,038
CHB005	101 2, 10, 18 CARNEY CT	7,038
CHB006	101 25, 33, 41 CARNEY CT	7,038
CHB007	101 76, 84, 92 MONUMENT ST	7,038
CHB008	101 9, 17 CARNEY CT	6,112
CHB009	101 50, 58 MONUMENT ST	6,148
CHB010	101 129 WALFORD WAY	6,844
CHB011	101 121 WALFORD WAY	6,844
CHB012	101 130 WALFORD WAY	6,844
CHB013	101 10, 18 OMEARA CT	6,844
CHB014	101 105 WALFORD WAY	6,844
CHB015	101 138 MEDFORD ST	6,844
CHB016	101 106 WALFORD WAY	6,844
CHB017	101 10, 18 MCNULTY CT	6,844
CHB018	101 118 MEDFORD ST	6,844
CHB019	101 110 MEDFORD ST	6,844
CHB020	101 9, 17 MCNULTY CT	8,567
CHB021	101 1 OREILLY WAY	6,844
CHB022	101 45, 53 TUFTS STREET	6,844
CHB023	101 40, 48 COREY ST	6,844
CHB024	101 50, 58 WALFORD WAY	4,801
CHB025	101 41, 49 COREY ST	6,112
CHB026	101 25 WALFORD WAY	6,844
CHB027	101 50, 58, 66 MEDFORD ST	7,074
CHB028	101 34 MEDFORD ST	6,844
CHB029	101 66 OBRIEN CT	-
CHB030	101 82, 90 DECATUR ST	8,975
CHB031	101 98 DECATUR ST	-
CHB032	101 25, 33 COREY ST	6,112
CHB033	101 25 SAMUEL MORSE WAY	6,112
CHB034	101 10 WALFORD WAY	6,844
CHB035	101 66, 74 DECATUR ST	6,112
CHB036	101 9, 17 COREY ST	6,112
CHB037	101 1, 9 STARR KING CT	4,801
CHB038	101 50, 58 DECATUR ST	6,112
CHB039	101 10 TUFTS STREET	-
CHB040	101 1 MCNULTY CT	-
CHB041	101 113, 121, 129 BUNKER HILL ST	7,038
CHB042	101 89, 97, 105 BUNKER HILL ST	7,038
CHB043	101 65, 73, 81 BUNKER HILL ST	7,038
CHB044	101 161, 169, 177 BUNKER HILL ST	7,038
CHB045	101 137, 145, 153 BUNKER HILL ST	7,038
LEB001	104 601, 609 SHAWMUT AVE	5,261
LEB002	104 2, 10 TROTTER CT	5,261
LEB003	104 1, 9 TROTTER CT	5,261
LEB004	104 2, 10 LATTIMORE CT	5,261
LEB005	104 1, 9 LATTIMORE CT	5,261
LEB006	104 2, 10, 18 DITMUS CT	6,620
LEB007	104 1, 9 DITMUS CT	5,261
LEB008	104 3 KENDALL ST	8,961
LEB009	104 18, 26, 34 TROTTER CT	7,611
LEB010	104 17, 25 TROTTER CT	5,142
LEB011	104 18, 26 LATTIMORE CT	3,969
LEB012	104 17 LATTIMORE CT	2,646

Estimated Site Costs

Dev	Acres	Density	Total Sq Ft Acres x 43560	Total Residential Sq Ft per Floor	Total Non-Residential Sq Ft per Floor	Total Non-Building sq ft	MEP Cost (2426496/GxCxG)	Site Landscape Cost	Hard Surface Cost	Total Site Costs
101	18.6	60.27	810,216	273,850	5,550	530,816	\$ 146,242,044	\$ 48,516,398	\$ 32,716,626	\$ 227,475,068
104	6.8	45.00	296,208	66,515	11,122	218,571	\$ 109,192,320	\$ 36,225,000	\$ 24,428,025	\$ 169,845,345
106	7.5	55.33	326,700	79,777	7,500	239,423	\$ 134,266,112	\$ 44,543,333	\$ 30,037,423	\$ 208,846,869
107	10.3	26.89	448,668	93,321	9,834	345,513	\$ 65,256,252	\$ 21,649,029	\$ 14,598,841	\$ 101,504,122
111	3.8	52.63	165,528	164,352	200	976	\$ 127,710,316	\$ 42,368,421	\$ 28,570,789	\$ 198,649,526
113	7.5	35.73	326,700	70,020	2,400	254,280	\$ 86,706,790	\$ 28,765,333	\$ 19,397,661	\$ 134,869,785
114	11.3	32.65	492,228	91,770	3,100	397,358	\$ 79,236,905	\$ 26,287,168	\$ 17,726,531	\$ 123,250,604
119	13.9	41.94	605,484	107,182	1,138	497,164	\$ 101,773,178	\$ 33,763,669	\$ 22,768,247	\$ 158,305,094
123	27.2	37.35	1,184,832	366,988	4,925	812,919	\$ 90,636,762	\$ 30,069,118	\$ 20,276,857	\$ 140,982,737
124	15.7	54.01	683,892	208,019	47,916	475,873	\$ 131,061,695	\$ 43,480,255	\$ 29,320,545	\$ 203,862,495
158	1.1	123.64	47,916	-	-	47,916	\$ 300,003,142	\$ 99,527,273	\$ 67,115,382	\$ 466,645,796
174	0.2	70.00	8,712	-	-	8,712	\$ 169,854,720	\$ 56,350,000	\$ 37,999,150	\$ 264,203,870
182	12.3	53.78	535,788	97,291	13,400	425,097	\$ 54,448,203	\$ 18,063,415	\$ 12,180,912	\$ 84,692,530
189	18.8	18.40	818,928	130,972	6,208	681,748	\$ 44,657,852	\$ 14,815,426	\$ 9,990,658	\$ 69,463,935
193	0.4	65.00	17,424	11,365	6,059	6,059	\$ 157,722,240	\$ 52,325,000	\$ 35,284,925	\$ 245,332,165
226	1.26	34.92	54,886	16,700	1,040	37,146	\$ 84,734,781	\$ 28,111,111	\$ 18,956,492	\$ 131,802,384
227	1.27	44.09	55,321	23,500	64	31,757	\$ 106,995,099	\$ 35,496,063	\$ 23,936,472	\$ 166,427,635
228	1.44	37.50	62,726	10,800	120	51,806	\$ 90,993,600	\$ 30,187,500	\$ 20,356,688	\$ 141,537,788
229	0.96	89.58	41,818	21,054	120	20,644	\$ 217,373,600	\$ 72,114,583	\$ 48,629,865	\$ 338,118,048
230	0.92	104.35	40,075	12,032	276	27,767	\$ 253,199,583	\$ 84,000,000	\$ 56,644,696	\$ 393,844,278
232	2.88	22.22	125,453	16,000	1,540	107,913	\$ 53,922,133	\$ 17,888,889	\$ 12,063,222	\$ 83,874,244
234	1.23	39.02	53,579	13,300	39,054	39,054	\$ 94,692,527	\$ 31,414,634	\$ 21,184,195	\$ 147,291,356
235	0.89	92.13	38,768	44,100	1,225	(5,332)	\$ 223,564,800	\$ 74,168,539	\$ 50,014,933	\$ 347,748,272
236	2.04	41.18	88,862	36,500	160	53,966	\$ 99,914,541	\$ 33,147,059	\$ 22,352,441	\$ 155,414,041
237	1.86	34.41	81,022	27,056	36,409	53,966	\$ 83,492,335	\$ 27,698,925	\$ 18,678,538	\$ 129,869,798
238	1.18	33.90	51,401	14,992	192	36,409	\$ 82,254,102	\$ 27,288,136	\$ 18,401,525	\$ 127,943,763
240	0.72	144.44	31,363	6,800	192	24,371	\$ 350,493,467	\$ 116,277,778	\$ 78,410,944	\$ 545,182,589
241	0.14	728.57	6,098	14,964	(8,866)	(8,866)	\$ 1,767,875,657	\$ 586,500,000	\$ 395,501,357	\$ 2,749,877,014
242	1.87	89.84	81,457	6,082	81,457	75,375	\$ 217,995,363	\$ 72,320,856	\$ 48,768,963	\$ 339,085,181
244	0.48	162.50	20,909	6,934	120	13,855	\$ 394,305,600	\$ 130,812,500	\$ 88,212,313	\$ 613,330,413
245	5.79	40.24	252,212	26,000	11,300	214,912	\$ 97,646,558	\$ 32,394,646	\$ 21,845,058	\$ 151,886,261
247	2.89	33.22	125,888	38,200	1,050	86,638	\$ 80,603,327	\$ 26,740,484	\$ 18,032,221	\$ 125,376,033
249	0.97	210.31	42,253	7,125	288	34,840	\$ 510,314,623	\$ 169,298,969	\$ 114,165,340	\$ 793,778,932
250	1.71	42.11	74,488	9,492	120	64,876	\$ 102,168,253	\$ 33,894,737	\$ 22,856,632	\$ 158,919,621
251	0.63	171.43	27,443	10,705	3,432	16,738	\$ 415,970,743	\$ 138,000,000	\$ 93,059,143	\$ 647,029,886
252	4.63	65.01	201,683	61,337	11,368	136,914	\$ 157,748,444	\$ 52,353,693	\$ 35,290,787	\$ 245,372,925
253	0.39	343.59	16,988	11,368	5,620	5,620	\$ 833,719,138	\$ 276,589,744	\$ 186,515,974	\$ 1,296,824,856
254	0.51	188.24	22,216	10,805	11,411	11,411	\$ 456,752,188	\$ 151,529,412	\$ 102,182,588	\$ 710,464,188
257	1.4	130.71	60,984	15,730	45,234	45,234	\$ 317,177,691	\$ 105,225,000	\$ 70,957,596	\$ 493,360,288
261	0.44	227.27	19,166	13,900	5,266	5,266	\$ 551,476,364	\$ 182,954,545	\$ 123,373,864	\$ 857,804,773
262	2.05	48.78	89,298	15,110	74,068	74,068	\$ 118,365,659	\$ 39,268,293	\$ 26,480,244	\$ 184,114,195
270	2.58	40.31	112,385	38,400	2,130	71,855	\$ 97,812,242	\$ 32,449,612	\$ 21,882,124	\$ 152,143,978
271	1.87	120.32	81,457	33,963	47,494	47,494	\$ 291,958,075	\$ 96,658,289	\$ 65,315,575	\$ 454,131,939
272	1	119.00	43,560	21,820	21,740	21,740	\$ 288,753,024	\$ 95,795,000	\$ 64,598,555	\$ 449,146,579
277	1.29	88.37	56,192	21,250	34,822	34,822	\$ 214,434,530	\$ 71,139,535	\$ 47,972,349	\$ 333,546,414
283	0.74	139.19	32,234	17,200	15,034	15,034	\$ 337,742,011	\$ 112,047,297	\$ 75,558,155	\$ 525,347,464
290	3.8	27.63	165,528	41,400	119,438	119,438	\$ 67,047,916	\$ 22,243,424	\$ 14,999,664	\$ 104,291,001
295	12.3	9.43	535,788	17,671	518,117	518,117	\$ 22,884,027	\$ 7,591,870	\$ 5,119,514	\$ 35,595,411
298	0.41	190.24	17,860	6,934	10,806	10,806	\$ 461,626,068	\$ 153,146,341	\$ 103,272,951	\$ 718,045,361
299	0.46	169.57	20,038	6,934	12,984	12,984	\$ 411,449,322	\$ 136,500,000	\$ 92,047,630	\$ 639,996,952
			2,457,580		93,724		\$ 11,756,226,320	\$ 3,900,176,298	\$ 2,630,051,184	\$ 18,286,453,802

Residential Building Footprint Square Feet

Bldg #	Dev Address	Sq. Ft. / Floor
SEB00A	106 2, 4, 6, 8, 10, 12 E BROOKLINE	11,983
SEB00B	106 18, 20, 22, 24, 26, 28 E BROOKLINE	14,036
SEB00C	106 27, 29, 31, 33, 35, 37 MSGR REYNOLDS	14,194
SEB00D	106 15, 15A, 17, 19, 21 MSGR REYNOLDS	7,567
SEB00E	106 1462, 1462A WASHINGTON ST	3,582
SEB00F	106 1486, 1486A WASHINGTON ST	3,582
SEB0G1	106 16 E BROOKLINE ST	7,442
SEB0G2	106 43, 45, 47, 49, 51 HARRISON	6,857
SEB0G3	106 23 MSGR REYNOLDS	2,777
SEB0G4	106 14 E BROOKLINE ST	2,777
SEB0G5	106 42 HARRISON ARCHWAY	4,980
HSB001	107 10 WALDEN ST	8,586
HSB002	107 154, 162 HEATH ST	6,055
HSB003	107 18, 26 WALDEN ST	8,586
HSB004	107 138, 146 HEATH ST	6,055
HSB005	107 49, 57 HORAN WAY	6,365
HSB006	107 122, 130 HEATH ST	6,055
HSB008	107 106, 110, 114 HEATH ST	6,372
HSB009	107 17, 25 HORAN WAY	6,480
HSB010	107 17 BICKFORD ST	8,910
HSB011	107 1, 9 HORAN WAY	5,856
HSB014	107 10, 18 PLANT CT	6,372
HSB015	107 9, 17 PLANT CT	5,401
HSB016	107 25, 33 PLANT CT	5,856
HSB017	107 42 WALDEN ST	6,372
WHB001	111 15, 25, 31 WHITTIER ST	34,496
WHB002	111 1158, 1170, 1176 TREMONT ST	38,082
WHB003	111 160, 180, 190 RUGGLES ST	34,613
WHB004	111 155, 159, 175, 185 CABOT ST	57,161
WBB001	113 4570, 4572, 4574, 4576 WASHINGTON ST	4,400
WBB002	113 4560, 4562, 4564, 4566 WASHINGTON	4,400
WBB003	113 15, 17, 19 BEECHLAND STREET	4,630
WBB004	113 12, 14, 16 BEECHLAND STREET	4,630
WBB005	113 2, 4, 6 BEECHLAND STREET	4,630
WBB006	113 25, 27, 29 BEECHLAND STREET	4,630
WBB007	113 32, 34, 36 BEECHLAND STREET	4,630
WBB008	113 22, 24, 26 BEECHLAND STREET	4,630
WBB009	113 45, 47, 49 BEECHLAND STREET	4,630
WBB010	113 42, 44, 46 BEECHLAND STREET	4,630
WBB011	113 65, 67, 69 BEECHLAND STREET	4,630
WBB012	113 62, 64 BEECHLAND STREET	3,480
WBB013	113 75, 77 BEECHLAND STREET	4,250
WBB014	113 3, 5 BEECHLAND STREET	3,480
WBB015	113 31, 33, 35, 37 BEECHLAND ST	4,170
WBB016	113 51, 53, 55, 57 BEECHLAND STR	4,170
MXB001	114 290, 300 RUGGLES ST	5,625
MXB002	114 20, 26 ANNUNCIATION RD	5,625
MXB003	114 260 RUGGLES ST	11,715
MXB004	114 30, 34, 38 ANNUNCIATION RD	10,374
MXB005	114 40 ANNUNCIATION RD	11,715
MXB006	114 50, 54, 58 ANNUNCIATION RD	10,374
MXB007	114 60 ANNUNCIATION RD	8,217
MXB008	114 31, 41 PRENTISS ST	5,625
MXB009	114 70, 76 ANNUNCIATION RD	5,625
MXB010	114 51, 61 PRENTISS ST	5,625
MXB011	114 80, 86 ANNUNCIATION RD	5,625
MXB012	114 71, 81 PRENTISS ST	5,625

Residential Building Footprint Square Feet

Bldg #	Dev Address	Sq. Ft. / Floor
BPB001	119 295, 297 CENTRE ST	4,945
BPB002	119 285, 287 CENTRE ST	6,934
BPB003	119 275, 277, 279 CENTRE ST	11,166
BPB004	119 265, 267 CENTRE ST	6,776
BPB005	119 950, 954 PARKER	6,993
BPB006	119 940, 944 PARKER	6,993
BPB007	119 930, 934 PARKER	6,993
BPB008	119 50, 60 BICKFORD ST	7,587
BPB009	119 30, 40 BICKFORD ST	8,385
BPB011	119 10, 12 BICKFORD ST	5,744
BPB012	119 921, 923, 925 PARKER	8,240
BPB013	119 926, 928 PARKER	6,221
BPB014	119 24, 34 HEATH ST	5,744
BPB015	119 50, 52 LAMARTINE ST	6,221
BPB016	119 960, 962, 964 PARKER	8,240
MCB001	123 4 OCALLAGHAN WAY	52,973
MCB002	123 10, 12, 14 OCALLAGHAN WAY	16,119
MCB003	123 16 - 30 OCALLAGHAN WAY	4,797
MCB004	123 32 - 62 OCALLAGHAN WAY	7,655
MCB005	123 64 - 70 OCALLAGHAN WAY	1,998
MCB006	123 72 - 106 OCALLAGHAN WAY	601
MCB007	123 108 - 142 OCALLAGHAN WAY	9,147
MCB008	123 144 - 150 OCALLAGHAN WAY	1,998
MCB009	123 152 - 186 OCALLAGHAN WAY	8,319
MCB011	123 16, 18, 20, 22 KEMP ST	9,213
MCB012	123 3, 11 OCALLAGHAN WAY	10,822
MCB013	123 21 OCALLAGHAN WAY	12,494
MCB014	123 28, 30 GAVIN WAY	2,514
MCB015	123 20, 22, 24, 26 GAVIN WAY	19,248
MCB016	123 391, 401, 403, 415 OLD COLON	21,978
MCB017	123 19, 21, 23, 25, 27, 29 GAVIN	30,791
MCB018	123 1, 3, 5 STERLING SQUARE	18,306
MCB019	123 2, 4, 6, 8 STERLING SQUARE	7,374
MCB020	123 1, 3, 5, 7, 9, 11, 15, 17 GA	14,052
MCB021	123 10, 12, 14, 16 STERLING SQUA	10,802
MCB022	123 10, 14, 16, 18, 20, 22, 24,26 Logan Way	14,052
MCB023	123 28, 30, 32, 34, 36, 38, 40,42 Logan Way	14,009
MCB024	123 251, 261 OCALLAGHAN WAY	4,132
MCB025	123 210, 212, 214, 216, 218, 220 ocallaghan W	3,007
MCB026	123 222, 224, 226, 228, 230, 232 ocallaghan w	2,745
MCB027	123 234, 236, 238, 240, 242, 244, 246, 248 oc	3,803
MCB028	123 250, 252, 254, 256, 258, 260, 262, 266, 26	5,238
MCB029	123 272 OCALLAGHAN WAY	5,238
MCB030	123 11, 15 LOGAN WAY	12,929
MCB031	123 19 MCDONOUGH WAY	11,660
MCB032	123 31, 33, 35, 37, 39, 41 LOGAN	7,727
MCB033	123 3, 7, 9, 11, 15, 17 MCDONOUG	12,366
MCB034	123 43, 45, 47, 49, 51 LOGAN WAY	3,199
MCB035	123 53 - 75 LOGAN WAY	5,682
OCB00A	124 229, 235, 241, 242, 247, 254 east 8th	11,381
OCB00B	124 259, 265, 266, 271, 278 EAST 8th	11,760
OCB00C	124 283, 289, 290 EAST 8TH STREE	10,269
OCB00D	124 266 DORCHESTER ST	5,381
OCB00E	124 20 BURKE STREET	5,672
OCB00F	124 253 EAST 9TH STREET	5,672
OCB00G	124 289 EAST 9TH STREET	5,672
OCB00H	124 103, 109 MERCER STREET	4,129

## Residential Building Footprint Square Feet

Bldg #	Dev Address	Sq. Ft. / Floor
OCB00J	124 7 BURKE STREET	5,108
OCB00K	124 19 BURKE STREET	5,960
OCB00L	124 31 BURKE STREET	5,960
OCB00M	124 43 BURKE STREET	5,960
OCB00N	124 49 BURKE STREET	5,960
OCB00O	124 55 BURKE STREET	5,960
OCB00P	124 121, 127, 133 MERCER STREET	4,129
OCB00Q	124 20, 26 DARIUS COURT	5,059
OCB00R	124 19 DARIUS COURT	5,718
OCB00S	124 20, 26 PATTERSON WAY	5,898
OCB00T	124 19, 25 PATTERSON WAY	5,898
OCB00U	124 20, 26 PILSUDSKI WAY	5,898
OCB00V	124 19, 25 PILSUDSKI WAY	5,718
OCB00W	124 32 PATTERSON WAY	2,915
OCB00X	124 278, 284 OLD COLONY AVE	7,589
OCB00Y	124 32, 38, 44 PILSUDSKI WAY	7,589
OCB00Z	124 1190, 1196, 1202 COLUMBIA RD	5,344
OCB0AA	124 301, 307 EAST 8TH STREET	10,269
OCB0BB	124 115 OLD HARBOR ST	7,774
OCB0CC	124 121 OLD HARBOR ST	5,974
OCB0DD	124 1262 COLUMBIA RD	5,672
OCB0EE	124 1244 COLUMBIA RD	9,225
OCB0FF	124 1226 COLUMBIA RD	5,974
OCB0GG	124 98, 104, 110 MERCER STREET	6,532
WNB001	158 54 - 102 WEST NEWTON ST	-
RUB001	174 34 EAST SPRINGFIELD ST	-
RUB002	174 62 RUTLAND ST	-
RUB003	174 64 RUTLAND ST	-
RUB004	174 79 RUTLAND ST	-
COB004	182 14, 16 FIDELIS WAY	8,795
COB005	182 32, 34 FIDELIS WAY	9,829
COB007	182 29, 31 JETTE CT	8,885
COB008	182 801 - 843 JETTE CT	14,074
COB009	182 901 - 934 JETTE CT	17,145
COB010	182 1001 - 1014 FIDELIS WAY	8,747
COB011	182 1101 - 1114 FIDELIS WAY	8,747
COB012	182 1201 - 1224 JETTE CT	12,218
COB013	182 1301 - 1317 JETTE CT	8,851
FFB001	189 228 - 242 WESTVIEW ST	7,200
FFB002	189 16 - 40F STRATTON STREET	1,986
FFB003	189 208 - 222 WESTVIEW ST	7,200
FFB004	189 1 - 17 AMES ST	7,200
FFB005	189 48 - 62 STRATTON STREET	7,200
FFB006	189 21A - 45 AMES WAY	1,986
FFB007	189 70A - 90F AMES WAY	9,500
FFB008	189 49 - 63 AMES ST	7,200
FFB009	189 69 - 81E AMES ST	7,200
FFB010	189 98 - 112 STRATTON STREET	7,200
FFB011	189 118 - 132 STRATTON STREET	7,200
FFB012	189 138 - 152 STRATTON EXT	7,200
FFB013	189 156 - 180F STRATTON EXT	9,500
FFB014	189 178 - 192 WESTVIEW ST	7,200
FFB015	189 158 - 172 WESTVIEW ST	7,200
FFB016	189 138 - 152 WESTVIEW WAY	7,200
FFB017	189 18 - 42 AMES ST	7,200
FFB018	189 50A - 70L AMES ST	7,200
FFB019	189 80A - 92 AMES ST	7,200

Residential Building Footprint Square Feet

Bldg #	Dev Address	Sq. Ft. / Floor
HPB001	193 52 - 68 HIGHLAND	11,365
CLB00A	226 19, 21, 23, 25, 27 POND ST	6,500
CLB00B	226 35A, 35B POND ST	5,200
CLB00C	226 33A, 33B POND ST	2,500
CLB00D	226 31A, 31B POND ST	2,500
ANB001	227 2, 4 ANNAPOLIS ST	7,100
ANB002	227 14, 16 ANNAPOLIS ST	7,100
ANB003	227 6, 8, 10, 12 ANNAPOLIS ST	9,300
ASB001	228 342 - 356 ASHMONT ST	5,400
ASB002	228 358 - 374 ASHMONT ST	5,400
HOB001	229 125 ELM HILL AVE	10,527
HOB002	229 129 ELM HILL AVE	10,527
FOB001	230 199 H STREET	12,032
GRB001	232 5, 7 MM BEATTY CIR	4,000
GRB002	232 9, 11 MM BEATTY CIR	4,000
GRB003	232 17, 19 MM BEATTY CIR	4,000
GRB004	232 21, 23 MM BEATTY CIR	4,000
DAB001	234 93, 95 DAVISON ST	4,000
DAB002	234 105, 109 DAVISON ST	4,000
DAB003	234 110, 112 PIERCE ST	5,300
WAB001	235 91, 95 WASHINGTON	44,100
NIB001	236 8, 10, 12 GUSTIN ST	12,700
NIB002	236 177 - 193 WEST 9TH STREET	14,300
NIB003	236 6, 8, 10 FREDERICK ST	9,500
CRB001	237 2, 4, 6, 8 LEDGEMERE RD	6,200
CRB002	237 10, 12, 14 LEDGEMERE RD	5,250
CRB003	237 16, 18, 20, 22 LEDGEMERE RD	7,800
CRB004	237 1, 3, 15, 17, 23 LEDGEMERE R	7,806
MEB001	238 5A, 7, 7A, 9, 9A MELVILLE AV	6,976
MEB002	238 11, 11A, 13, 13A, 15, 15A Melville	8,016
WTB001	240 280 M L K BLVD	6,800
EWB001	241 440 TREMONT ST	7,482
EWB002	241 450 TREMONT ST	7,482
WPB001	242 1990 COLUMBUS AVE	6,082
FDB001	244 755 TREMONT ST	6,934
AMB001	245 125 AMORY ST	26,000
GWB00A	247 26 UNION STREET	4,700
GWB00B	247 110, 114 RUTHERFORD AVE	3,700
GWB00D	247 43, 47 WASHINGTON ST	3,200
GWB00E	247 54, 58, 62, 66 WASHINGTON ST	5,600
GWB00G	247 384, 390 MAIN STREET	3,200
GWB00H	247 21, 25 LYNDEBORO ST	3,200
GWB00I	247 402 MAIN STREET	5,200
GWB00J	247 385, 391 MAIN STREET	3,300
GWB00K	247 375, 381 MAIN STREET	2,800
GWB00M	247 4, 10 MEAD STREET	3,300
TUB001	249 80 W DEDHAM ST	7,125
ROB001	250 5300 WASHINGTON ST	9,492
CNB001	251 784 WASHINGTON ST	10,705
HEB00A	252 30 S BREMEN ST	8,800
HEB00B	252 2 FR JACOBEE RD	12,650
HEB00D	252 2, 4, 6, 8, 10 S BREMEN ST	4,200
HEB00E	252 26, 28 S BREMEN ST	1,625
HEB00F	252 22, 24 S BREMEN ST	1,625
HEB00G	252 16, 18, 20 S BREMEN ST	2,600
HEB00H	252 12, 14 S BREMEN ST	1,625
HEB00J	252 18, 20, 22, 24, 26 MARGINAL	4,200

Residential Building Footprint Square Feet

Bldg #	Dev Address	Sq. Ft. / Floor
HEB00K	252 28, 30 MARGINAL ST	1,625
HEB00L	252 2, 4, 6 MARGINAL ST	2,390
HEB00M	252 8, 10, 12 MARGINAL ST	2,692
HEB00N	252 14, 16 MARGINAL ST	1,625
HEB00O	252 125, 127, 129, 131 SUMNER ST	3,200
HEB00P	252 2 - 14 CLIPPER SHIP	5,440
HEB00Q	252 16 - 24 CLIPPER SHIP	4,000
HEB00R	252 26, - 32 CLIPPER SHIP	3,040
SBB001	253 70 ST BOTOLPH ST	11,368
PAB001	254 330 BOWDOIN ST	10,805
LMB001	257 2262 DORCHESTER AVE	15,730
AUB001	261 185 FULTON ST	13,900
HAB001	262 705 RIVER STREET	15,110
SPB001	270 31, 33, 35 SPRING STREET	8,600
SPB002	270 38, 40 TEMPLE STREET	6,300
SPB003	270 25, 27, 29 SPRING STREET	8,600
SPB004	270 34, 36 TEMPLE STREET	6,300
SPB005	270 30, 32 TEMPLE STREET	8,600
PWB001	271 20 WASHINGTON ST	33,963
RSB001	272 1 CLIFFMONT ST	21,820
BEB001	277 24 BELLFLOWER ST	21,250
PEB001	283 1875 DORCHESTER AVE	17,200
SUB00A	290 3, 5 SUMMER ST	3,500
SUB00B	290 7, 9 SUMMER ST	3,500
SUB00C	290 11 SUMMER ST	1,900
SUB00D	290 15, 17 SUMMER ST	3,500
SUB00E	290 19, 21 SUMMER ST	3,500
SUB00F	290 23, 25 SUMMER ST	3,500
SUB00G	290 15 GORDON AVE	5,000
SUB00H	290 11 GORDON AVE	3,500
SUB00J	290 61, 63 SUMMER ST	3,500
SUB00K	290 65, 67, 69 SUMMER ST	5,000
SUB00L	290 71, 73, 75 SUMMER ST	5,000
CEB001	295 2, 4 FIDELIS WAY	8,836
CEB002	295 6, 8 FIDELIS WAY	8,835
HHB001	298 155 NORTHAMPTON ST	6,934
WMB001	299 1701 WASHINGTON ST	6,934
		2,457,580

Temp files - CC  
 Categories for (N)

Non-Residential Building Footprint Square Feet

St John Smith  
 for non-resi  
 bldgs

Raw  
 Can add

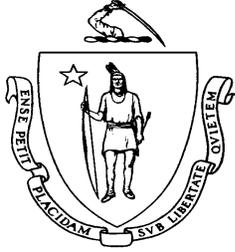
Bldg #	Dev Description	Square Feet
CHBN01	101 MANAGEMENT BUILDING	5,300
CHBN02	101 STORAGE STRUCTURE	250
LEBN01	104 MAINTENANCE AND BOILER PLANT	10,850
LEBN02	104 STORAGE STRUCTURE - HAZ MAT	192
LEBN03	104 STORAGE	80
SEBN01	106 MANAGEMENT BUILDING	7,000
SEBN02	106 STORAGE	250
SEBN03	106 STORAGE	250
HSBN01	107 BOILER PLANT - ABANDONED UNDER ESCO	5,747
HSBN02	107 COMMUNITY SPACE	4,087
WHBN01	111 STORAGE - HAZ MAT	120
WHBN02	111 STORAGE ASBESTOS	80
WBBN01	113 BOILER PLANT - ABANDONED 2004	1,400
WBBN02	113 GENERAL STORAGE	1,000
MXBN01	114 COMMUNITY CENTER	3,100
BPBN01	119 BOLIER PLANT - ABANDONED UNDER ESCO	758
BPBN02	119 COMMUNITY CENTER	380
MCBN01	123 MANAGEMENT AND MAINTENANCE OFFICE	2,900
MCBN02	123 TASK FORCE AND SENIOR CENTER	2,025
MCBN03	123 USED BOILER PLANT	
COBN01	182 MANAGEMENT BUILDING	7,000
COBN02	182 DAY CARE CENTER	3,200
COBN03	182 COMMUNITY SPACE	3,200
FFBN01	189 MANAGEMENT BUILDING	2,301
FFBN02	189 BOILER PLANT	3,907
CLBN01	226 MANAGEMENT BUILDING	1,040
ANBN01	227 BRICK UTILITY SHED	64
ASBN01	228 BRICK UTILITY SHED	120
HOBNO1	229 BRICK UTILITY SHED	120
FOBN01	230 BRICK UTILITY SHED	276
GRBN01	232 MANAGEMENT BUILDING	1,540
DABN01	234 MANAGEMENT BUILDING	1,225
NIBN01	236 BRICK UTILITY SHED	160
WTBN01	240 BRICK UTILITY SHED	192
FDBN01	244 BRICK UTILITY SHED	120
AMBN01	245 SCHOOL BUILDING	2,400
AMBN02	245 POLICE STATION	4,300
AMBN03	245 GARAGE	2,300
AMBN04	245 STORAGE	1,150
AMBN05	245 STORAGE	1,150
GWBN01	247 COMMUNITY BUILDING	525
GWBN02	247 GULDEN AVE BLDG	525
TUBN01	249 BRICK UTILITY SHED	288
ROBN01	250 BRICK UTILITY SHED	120
HEBN01	252 COMMUNITY BUILDING	3,432
HABN01	262 BRICK UTILITY SHED	120
SPBN01	270 COMMUNITY BUILDING	2,130
BEBN01	277 BRICK UTILITY SHED	120
SUBN01	290 COMMUNITY BUILDING	2,670
SUBN02	290 CONGREGATE UNIT	1,900
SUBN03	290 BRICK UTILITY SHED	120
HHBN01	298 BRICK UTILITY SHED	120
WMBN01	299 BRICK UTILITY SHED	120
		93,724

<b>Development Name &amp; Number</b>	<b>295 Commonwealth Elderly</b>
<b>Management Office Address</b>	35 Fidelis Way Brighton, MA 02135
<b># of Buildings</b>	2
<b>Building Description</b>	6 Story mid-rise buildings with a common first floor corridor.
<b>Building # 1 Address</b>	2-4 Fidelis Way
<b>Building # 2 Address</b>	6-8 Fidelis Way
<b># of Units</b>	116
<b># of 1-Bdrm</b>	104
<b># of 2-Bdrm</b>	12
<b># of 3 Bdrm</b>	
<b># of 4 Bdrm</b>	
<b>Maintenance office Address</b>	35 Fidelis Way Brighton, MA 02135
<b>Teen Center Address</b>	35 Fidelis Way Brighton, MA 02135
<b>Heating System</b>	
<b>Type of Boilers</b>	2 oil fired boilers are located in the basement of each building. The heat is forced hot water and the boilers were replaced between 1997-2000.
<b>Number of Boilers</b>	4
<b>Estimated Age</b>	10 years
<b>Fuel</b>	oil
<b>Gas Tanks Size</b>	10,000 gal
<b>Fire Alarm System</b>	
<b>Description</b>	Local smokes in each apartment and master alarms in hallways.
<b>Location</b>	Panel in the basement.
<b>Age</b>	
<b>Elevators</b>	
<b># of Elevators</b>	2
<b>Type</b>	Hydraulic
<b>Last Upgrade</b>	Elevator recall upgraded but no additional upgrades.
<b>Sprinklers</b>	
<b>Description, Location &amp; Age</b>	There are sprinklers in the common areas of the midrise buildings which are run by a panel, generator, and pump located in the basement of 35 Fidelis Way. The panel was replaced in 2006, the jockey pump in 2007, but the generator has been inoperative since 2007. The generator is obsolete and cannot be repaired. Waiting approval for a replacement.
<b>Generator</b>	
<b>Description, Location, Age, What It Operates</b>	New in 2006, a diesel Olympian located behind 6-8 Fidelis way.
<b>Hot water</b>	
<b>Description</b>	Hot Water Tank in each basement fed by the oil burners.
<b>Location</b>	Each basement
<b>Age</b>	Approx 10 yrs old.
<b>Roof</b>	
<b>Type</b>	Tremco 4-ply with stone ballast.
<b>Age</b>	2001
<b>Ventilation &amp; Air Conditioning Equipment</b>	
<b>System 1: Description, location &amp; age</b>	A/C units in the community room. No building a/c and ventilation is provided by whirlybird vent on the roofs.
<b>Other Significant Equipment &amp; Systems</b>	
<b>List &amp; Describe</b>	

Dev#	Development Unit#	Address	Apt#	BR's	Floor	Bldg#	Ent#	Unit Status	UFAS	RIS
295	Commonweal CE0111	2 Fidelis Way	111	1	1	1	1	V-Vacant - R€	Yes	
295	Commonweal CE0112	2 Fidelis Way	112	1	1	1	1	V-Vacant - R€	Yes	
295	Commonweal CE0113	2 Fidelis Way	113	1	1	1	1	Occupied		
295	Commonweal CE0114	4 Fidelis Way	114	2	1	1	2	Q-Work Pend	Yes	
295	Commonweal CE0115	4 Fidelis Way	115	1	1	1	2	Occupied		
295	Commonweal CE0116	4 Fidelis Way	116	1	1	1	2	Occupied		
295	Commonweal CE0117	4 Fidelis Way	117	1	1	1	2	E-Employee Occupied		
295	Commonweal CE0118	4 Fidelis Way	118	1	1	1	2	Occupied		
295	Commonweal CE0120	2 Fidelis Way	120	1	2	1	1	Occupied		
295	Commonweal CE0121	2 Fidelis Way	121	1	2	1	1	Occupied		
295	Commonweal CE0122	2 Fidelis Way	122	1	2	1	1	Occupied		
295	Commonweal CE0123	2 Fidelis Way	123	1	2	1	1	Occupied		
295	Commonweal CE0124	2 Fidelis Way	124	1	2	1	1	Occupied		
295	Commonweal CE0125	4 Fidelis Way	125	2	2	1	2	Occupied	Yes	Yes
295	Commonweal CE0126	4 Fidelis Way	126	1	2	1	2	Occupied		
295	Commonweal CE0127	4 Fidelis Way	127	1	2	1	2	Occupied		
295	Commonweal CE0128	4 Fidelis Way	128	1	2	1	2	Occupied		
295	Commonweal CE0129	4 Fidelis Way	129	1	2	1	2	Occupied		
295	Commonweal CE0130	2 Fidelis Way	130	1	3	1	1	Occupied		
295	Commonweal CE0131	2 Fidelis Way	131	1	3	1	1	Occupied		
295	Commonweal CE0132	2 Fidelis Way	132	1	3	1	1	Occupied		
295	Commonweal CE0133	2 Fidelis Way	133	1	3	1	1	Occupied		
295	Commonweal CE0134	2 Fidelis Way	134	1	3	1	1	Occupied		
295	Commonweal CE0135	4 Fidelis Way	135	2	3	1	2	Occupied	Yes	Yes
295	Commonweal CE0136	4 Fidelis Way	136	1	3	1	2	Occupied		
295	Commonweal CE0137	4 Fidelis Way	137	1	3	1	2	Occupied		
295	Commonweal CE0138	4 Fidelis Way	138	1	3	1	2	Occupied		
295	Commonweal CE0139	4 Fidelis Way	139	1	3	1	2	Occupied		
295	Commonweal CE0140	2 Fidelis Way	140	1	4	1	1	Offer Accepted - Movein Pending		
295	Commonweal CE0141	2 Fidelis Way	141	1	4	1	1	Occupied		
295	Commonweal CE0142	2 Fidelis Way	142	1	4	1	1	Occupied		
295	Commonweal CE0143	2 Fidelis Way	143	1	4	1	1	Occupied		
295	Commonweal CE0144	2 Fidelis Way	144	1	4	1	1	Occupied		
295	Commonweal CE0145	4 Fidelis Way	145	2	4	1	2	Occupied		
295	Commonweal CE0146	4 Fidelis Way	146	1	4	1	2	Occupied		
295	Commonweal CE0147	4 Fidelis Way	147	1	4	1	2	Occupied		
295	Commonweal CE0148	4 Fidelis Way	148	1	4	1	2	Occupied		
295	Commonweal CE0149	4 Fidelis Way	149	1	4	1	2	Occupied		
295	Commonweal CE0150	2 Fidelis Way	150	1	5	1	1	Occupied		

295	Commonweal CE0151	2 Fidelis Way	151	1	5	1	1	Occupied		
295	Commonweal CE0152	2 Fidelis Way	152	1	5	1	1	Occupied		
295	Commonweal CE0153	2 Fidelis Way	153	1	5	1	1	Occupied		
295	Commonweal CE0154	2 Fidelis Way	154	1	5	1	1	Occupied		
295	Commonweal CE0155	4 Fidelis Way	155	2	5	1	2	Occupied		
295	Commonweal CE0156	4 Fidelis Way	156	1	5	1	2	Occupied		
295	Commonweal CE0157	4 Fidelis Way	157	1	5	1	2	Occupied		
295	Commonweal CE0158	4 Fidelis Way	158	1	5	1	2	Occupied		
295	Commonweal CE0159	4 Fidelis Way	159	1	5	1	2	Occupied		
295	Commonweal CE0160	2 Fidelis Way	160	1	6	1	1	Occupied		
295	Commonweal CE0161	2 Fidelis Way	161	1	6	1	1	Occupied		
295	Commonweal CE0162	2 Fidelis Way	162	1	6	1	1	Occupied		
295	Commonweal CE0163	2 Fidelis Way	163	1	6	1	1	Occupied		
295	Commonweal CE0164	2 Fidelis Way	164	1	6	1	1	Occupied		
295	Commonweal CE0165	4 Fidelis Way	165	2	6	1	2	Occupied		
295	Commonweal CE0166	4 Fidelis Way	166	1	6	1	2	Occupied		
295	Commonweal CE0167	4 Fidelis Way	167	1	6	1	2	Occupied		
295	Commonweal CE0168	4 Fidelis Way	168	1	6	1	2	Occupied		
295	Commonweal CE0169	4 Fidelis Way	169	1	6	1	2	Occupied		
295	Commonweal CE0211	6 Fidelis Way	211	1	1	2	1	Occupied	Yes	
295	Commonweal CE0212	6 Fidelis Way	212	1	1	2	1	Occupied	Yes	
295	Commonweal CE0213	6 Fidelis Way	213	1	1	2	1	Occupied		
295	Commonweal CE0214	8 Fidelis Way	214	2	1	2	2	Occupied	Yes	Yes
295	Commonweal CE0215	8 Fidelis Way	215	1	1	2	2	Occupied		
295	Commonweal CE0216	8 Fidelis Way	216	1	1	2	2	Occupied		
295	Commonweal CE0217	8 Fidelis Way	217	1	1	2	2	Occupied		
295	Commonweal CE0218	8 Fidelis Way	218	1	2	2	2	Occupied		
295	Commonweal CE0220	6 Fidelis Way	220	1	2	2	1	Occupied		
295	Commonweal CE0221	6 Fidelis Way	221	1	2	2	1	Occupied		
295	Commonweal CE0222	6 Fidelis Way	222	1	2	2	1	Occupied		
295	Commonweal CE0223	6 Fidelis Way	223	1	2	2	1	Occupied		
295	Commonweal CE0224	6 Fidelis Way	224	1	2	2	1	Occupied		
295	Commonweal CE0225	8 Fidelis Way	225	2	2	2	2	Occupied	Yes	Yes
295	Commonweal CE0226	8 Fidelis Way	226	1	2	2	2	Occupied		
295	Commonweal CE0227	8 Fidelis Way	227	1	2	2	2	Occupied		
295	Commonweal CE0228	8 Fidelis Way	228	1	2	2	2	Occupied		
295	Commonweal CE0229	8 Fidelis Way	229	1	2	2	2	Occupied		
295	Commonweal CE0230	6 Fidelis Way	230	1	3	2	1	Occupied		
295	Commonweal CE0231	6 Fidelis Way	231	1	3	2	1	Occupied		
295	Commonweal CE0232	6 Fidelis Way	232	1	6	2	1	Occupied		

295	Commonweal CE0233	6 Fidelis Way	233	1	3	2	1	V-Vacant - Ready to Offer
295	Commonweal CE0234	6 Fidelis Way	234	1	3	2	1	Occupied
295	Commonweal CE0235	8 Fidelis Way	235	2	3	2	2	Occupied
295	Commonweal CE0236	8 Fidelis Way	236	1	3	2	2	Occupied
295	Commonweal CE0237	8 Fidelis Way	237	1	3	2	2	Occupied
295	Commonweal CE0238	8 Fidelis Way	238	1	3	2	2	U-Uninhabitable
295	Commonweal CE0239	8 Fidelis Way	239	1	3	2	2	Occupied
295	Commonweal CE0240	6 Fidelis Way	240	1	4	2	1	Occupied
295	Commonweal CE0241	6 Fidelis Way	241	1	4	2	1	Occupied
295	Commonweal CE0242	6 Fidelis Way	242	1	4	2	1	Occupied
295	Commonweal CE0243	6 Fidelis Way	243	1	4	2	1	Occupied
295	Commonweal CE0244	6 Fidelis Way	244	1	4	2	1	Occupied
295	Commonweal CE0245	8 Fidelis Way	245	2	4	2	2	Occupied
295	Commonweal CE0246	8 Fidelis Way	246	1	4	2	2	Occupied
295	Commonweal CE0247	8 Fidelis Way	247	1	4	2	2	Occupied
295	Commonweal CE0248	8 Fidelis Way	248	1	4	2	2	Occupied
295	Commonweal CE0249	8 Fidelis Way	249	1	4	2	2	Occupied
295	Commonweal CE0250	6 Fidelis Way	250	1	5	2	1	Occupied
295	Commonweal CE0251	6 Fidelis Way	251	1	5	2	1	Occupied
295	Commonweal CE0252	6 Fidelis Way	252	1	5	2	1	Occupied
295	Commonweal CE0253	6 Fidelis Way	253	1	5	2	1	Occupied
295	Commonweal CE0254	6 Fidelis Way	254	1	5	2	1	Occupied
295	Commonweal CE0255	8 Fidelis Way	255	2	5	2	2	Occupied
295	Commonweal CE0256	8 Fidelis Way	256	1	5	2	2	Occupied
295	Commonweal CE0257	8 Fidelis Way	257	1	5	2	2	Occupied
295	Commonweal CE0258	8 Fidelis Way	258	1	5	2	2	Occupied
295	Commonweal CE0259	8 Fidelis Way	259	1	5	2	2	Occupied
295	Commonweal CE0260	6 Fidelis Way	260	1	6	2	1	Occupied
295	Commonweal CE0261	6 Fidelis Way	261	1	6	2	1	Occupied
295	Commonweal CE0262	6 Fidelis Way	262	1	6	2	1	Occupied
295	Commonweal CE0263	6 Fidelis Way	263	1	6	2	1	Occupied
295	Commonweal CE0264	6 Fidelis Way	264	1	6	2	1	Occupied
295	Commonweal CE0265	8 Fidelis Way	265	2	6	2	2	Occupied
295	Commonweal CE0266	8 Fidelis Way	266	1	6	2	2	Occupied
295	Commonweal CE0267	8 Fidelis Way	267	1	6	2	2	V-Vacant - Ready to Offer
295	Commonweal CE0268	8 Fidelis Way	268	1	6	2	2	Occupied
295	Commonweal CE0269	8 Fidelis Way	269	1	6	2	2	Occupied



**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**  
Chapter 143 General Laws, as amended

**Location:**

**2 FIDELIS WAY, BOSTON, 02135**

**Issued On: March 9, 2022**

**Expires: February 28, 2023**

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): 150**

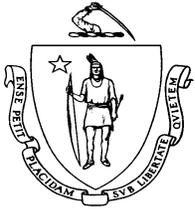
**State ID#: 1-P-3743**

**Inspection #: INS-482756**

*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:

3 FIDELIS WAY, BOSTON

02135

90 Days From: 3/ 9/ 2022

Capacity (lbs): 1500

Speed (fpm): 150

State ID#: 1-P-3744

Inspection #: INS-482755

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.

A handwritten signature in cursive script, reading "Layla R. D'Emilia", written over a horizontal line.

**Layla R. D'Emilia**  
**Commissioner**

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

# Inspection and Testing Certificate

Presented To

**BOSTON HOUSING - COMM.**

For

**2-4 Fidelis Way Building #1**

Fidelis Way  
Brighton, Massachusetts 02135  
United States

Completed

Wednesday, May 25, 2022

Test Session :2-4 Fidelis Quarterly Fire Test 1/27/22

ACCEPTED BY

BOSTON HOUSING - COMM.  
35 Fidelis Way  
Brighton, Massachusetts 02135  
United States

TESTED BY

Robert Boudreau  
Pine Ridge Technologies  
217 R Main Street  
N. Reading  
United States

INSPECTION STATUS

**Acceptable**

Inspection of this site has been completed and is in compliance with Industry Standards.



PINE RIDGE TECHNOLOGIES, INC.  
PNERIDGETECH.COM

ph. 781-248-5555 fax 781-248-5554

# Inspection Summary

## Building Information

PROPERTY	2-4 Fidelis Way Building #1	CONTACT
ADDRESS	Fidelis Way	PHONE
CITY/STATE/ZIP	Brighton, Massachusetts 02135	MOBILE
COUNTRY	United States	EMAIL

## Inspector Information

COMPANY	Pine Ridge Technologies	CONTACT	Robert Boudreau
ADDRESS	217 R Main Street N. Reading	LICENSE NUMBER	52531-B
COUNTRY	United States	PHONE	+1 781-799-2721
		EMAIL	rboudreau@pineridgetech.com

## Testing Summary

EQUIPMENT TYPE	TOTAL	TESTED	PASSED	FAILED
Alarm Notification Appliance	1	0(0%)	0(0%)	0(0%)
Emergency Control Equipment	17	0(0%)	0(0%)	0(0%)
Fire Control Panel	1	1(100%)	1(100%)	0(0%)
Initiating Device	313	36(12%)	36(12%)	0(0%)
Power Supplies	7	7(100%)	0(0%)	7(100%)

## Certification

The equipment specified herein was inspected and tested according to the NFPA 72 standard for fire alarm and signaling systems, with the inspection completed on Wednesday, May 25, 2022

ACCEPTED BY \_\_\_\_\_  
05/25/2022  
Building Representative

TESTED BY   
05/25/2022  
Robert Boudreau  
Technician

## System Details

### Control Units

MANUFACTURER	DESCRIPTION	PANEL
MODEL	SW VERSION	
SERIAL NUMBER	LAST UPDATE	
INSTALL DATE	SW LOCATION	

### Secondary Power

TYPE	Battery - Sealed Lead-acid	DESCRIPTION	2-100AH Model PS-121000U new 12-2018
NOMINAL VOLTAGE		LOAD VOLTAGE	
AMP HOURS		STANDBY HOURS	
ALARM MINUTES		BATTERY LOCATION	
CHARGER VOLTAGE			

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# 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
Battery - Sealed Lead-acid	0000003	2-100AH Model PS-121000U new 12-2018
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000004	1ST 2X7AH NEW 5-15-15
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000005	2ND 2X7AH NEW 11-9-17
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000006	3RD 2X7AH NEW 8-4-16
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000007	4TH 2X7AH NEW 2-12-19
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000008	5TH 2X7AH NEW 4-1-19
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000009	6TH 2X7AH NEW 8-2-17
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	

# Testing Details

## Fire Control Panel

Passed

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
Fire Alarm Panel	0000001	PANEL	Manual	5/2/2022 9:35:17 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	

## Initiating Device

Passed

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
Heat Detector - Non-restorable Spot	0000047	Base Basement	Manual	5/2/2022 8:37:21 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Spot	0000048	Base Basement	Manual	5/2/2022 8:37:24 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Spot	0000049	Base Basement	Manual	5/2/2022 8:37:26 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Spot	0000051	Base Basement	Manual	5/2/2022 8:37:28 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Spot	0000052	Base Basement	Manual	5/2/2022 8:37:35 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Spot	0000053	Base Basement	Manual	5/2/2022 8:37:38 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Spot	0000054	Base Basement	Manual	5/2/2022 8:37:40 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000185	Base Electric rm	Manual	5/2/2022 8:38:06 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Manual Pull Station	0000108	Base Boiler Rm	Manual	5/2/2022 8:38:10 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Spot	0000050	Base Trash Rm	Manual	5/2/2022 8:38:12 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - CO	0000012	Base BOILER RM	Manual	5/2/2022 8:38:15 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Manual Pull Station	0000107	Base At Ramp	Manual	5/2/2022 8:38:18 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000184	Base Elevator machine rm	Manual	5/2/2022 8:38:21 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
Smoke Detector - CO	000010	Basment Boiler rm	Manual	5/2/2022 9:37:21 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - CO	000011	1ST FL LAUNDRY RM	Manual	5/2/2022 9:39:26 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Spot	000028	1st Laundry Rm	Manual	5/2/2022 9:39:28 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Manual Pull Station	0000103	1st O/S Laundry Rm	Manual	5/2/2022 9:39:31 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000123	1st office	Manual	5/2/2022 9:39:34 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000124	1st Storage Rm	Manual	5/2/2022 9:39:39 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000125	1st Hall by apt 111	Manual	5/2/2022 9:39:43 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000122	1st cust office	Manual	5/2/2022 9:39:45 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000121	1st By cust office	Manual	5/2/2022 9:39:47 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000120	1st Outside MOP closet	Manual	5/2/2022 9:39:49 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Manual Pull Station	0000104	1st Stair #2	Manual	5/2/2022 9:39:51 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000128	1st Hall by 112	Manual	5/2/2022 9:39:56 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000134	1st by trash room	Manual	5/2/2022 9:39:59 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000135	1st Hall by apt 117	Manual	5/2/2022 9:40:01 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000133	1st Hall by apt 114	Manual	5/2/2022 9:40:03 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000132	1st Hall by apt 114	Manual	5/2/2022 9:40:05 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000131	1st Hall by apt 113	Manual	5/2/2022 9:40:07 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000130	1st At elevator	Manual	5/2/2022 9:40:10 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000129	1st BHA Office	Manual	5/2/2022 9:40:12 AM

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000127	1ST By Elevator 1st flr.	Manual	5/2/2022 9:40:16 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000126	1st Stair #1	Manual	5/2/2022 9:40:18 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000136	1st Stair #2	Manual	5/2/2022 9:40:25 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000186	1st Trash Rm	Manual	5/2/2022 9:40:30 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	

**Power Supplies**

**Failed**

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
Battery - Sealed Lead-acid	0000003	2-100AH Model PS-121000U new 12-2018	Manual	5/2/2022 9:34:25 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000004	1ST 2X7AH NEW 5-15-15	Manual	5/2/2022 9:34:47 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000005	2ND 2X7AH NEW 11-9-17	Manual	5/2/2022 9:35:02 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000006	3RD 2X7AH NEW 8-4-16	Manual	5/2/2022 9:35:34 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000007	4TH 2X7AH NEW 2-12-19	Manual	5/2/2022 9:36:31 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000008	5TH 2X7AH NEW 4-1-19	Manual	5/2/2022 9:36:50 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000009	6TH 2X7AH NEW 8-2-17	Manual	5/2/2022 9:37:06 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	

## Device/Equipment Details

### Alarm Notification Appliance

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
Audible And Visible					
0000002	HORN STROBE				

### Emergency Control Equipment

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
[Other]					
0000013	Laundry Rm				
0000014	Booster in trash rm				
0000016	Apt #111				
0000017	Apt #112				
0000018	Apt #114				
0000019	Apt #125				
0000020	Apt #128				
0000021	fl #2- Booster in trash rm/NEW 11/9/17				
0000022	Apt #135				
0000023	fl #3- Booster in trash rm				
0000024	fl #4- Booster in trash rm				
0000025	Apt #165				
0000026	fl #5- Booster in trash rm				
0000027	fl #6- Booster in trash rm				
0000117	Relay - Primary				
0000118	Relay - Flashing Hat				
0000119	Relay - fl#2- Dr Holders trash rm				

### Fire Control Panel

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
Fire Alarm Panel					
0000001	PANEL				

### Initiating Device

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
Smoke Detector - CO					
0000010	Basment Boiler rm				
0000011	1ST FL LAUNDRY RM				
0000012	Base BOILER RM				
Heat Detector - Non-restorable Spot					
0000028	1st Laundry Rm				
0000029	Apt #118				
0000030	Apt #117				
0000031	Apt #116				
0000032	Apt #115				
0000033	Apt #114				
0000034	Apt #113				
0000035	Apt #112				
0000036	Apt #111				
0000037	Apt #129				
0000038	Apt #128				
0000039	Apt #127				
0000040	Apt #126				
0000041	Apt #125				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000042	Apt #124				
0000043	Apt #123				
0000044	Apt #122				
0000045	Apt #121				
0000046	Apt #120				
0000047	Base Basement				
0000048	Base Basement				
0000049	Base Basement				
0000050	Base Trash Rm				
0000051	Base Basement				
0000052	Base Basement				
0000053	Base Basement				
0000054	Base Basement				
0000055	Apt #139				
0000056	Apt #138				
0000057	Apt #137				
0000058	Apt #136				
0000059	Apt #135				
0000060	Apt# 134				
0000061	Apt #133				
0000062	Apt #132				
0000063	Apt #131				
0000064	Apt #130				
0000065	Apt # 149				
0000066	Apt # 148				
0000067	Apt# 147				
0000068	Apt # 146				
0000069	Apt # 145				
0000070	Apt# 144				
0000071	Apt # 143				
0000072	Apt # 142				
0000073	Apt # 141				
0000074	Apt # 140				
0000075	Apt #159				
0000076	Apt #158				
0000077	Apt #157				
0000078	Apt #156				
0000079	Apt #155				
0000080	Apt #154				
0000081	Apt #153				
0000082	Apt #152				
0000083	Apt #151				
0000084	Apt #150				
0000085	Apt #169				
0000086	Apt #168				
0000087	Apt #167				
0000088	Apt #166				
0000089	Apt #165				
0000090	Apt #164				
0000091	Apt #163				
0000092	Apt #162				
0000093	Apt #161				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000094	Apt #160				
0000095	Boliler Rm				
<b>Supervisory</b>					
0000096	Monitor Module - Apt #111				
0000097	Monitor Module - Apt #120				
0000098	Monitor Module - stair 2 riser Boiler Rm				
0000099	Monitor Module - fl #1-Laundry rm				
0000100	Monitor Module - Apt #130				
0000101	Monitor Module - Apt #140				
0000102	Monitor Module - Apt #160				
<b>Manual Pull Station</b>					
0000103	1st O/S Laundry Rm				
0000104	1st Stair #2				
0000105	2nd Stair #1				
0000106	2nd Stair #2				
0000107	Base At Ramp				
0000108	Base Boiler Rm				
0000109	3rd Stair #1				
0000110	3rd Stair #2				
0000111	4th Stair #1				
0000112	4th Stair #2				
0000113	5th Stair #1				
0000114	5th Stair #2				
0000115	6th Stair #1				
0000116	6th Stair #2				
<b>Smoke Detector</b>					
0000120	1st Outside MOP closet				
0000121	1st By cust office				
0000122	1st cust office				
0000123	1st office				
0000124	1st Storage Rm				
0000125	1st Hall by apt 111				
0000126	1st Stair #1				
0000127	1ST By Elevator 1st flr.				
0000128	1st Hall by 112				
0000129	1st BHA Office				
0000130	1st At elevator				
0000131	1st Hall by apt 113				
0000132	1st Hall by apt 114				
0000133	1st Hall by apt 114				
0000134	1st by trash room				
0000135	1st Hall by apt 117				
0000136	1st Stair #2				
0000154	2nd Hall by apt 122				
0000155	2nd At elevator				
0000156	2nd Hall by apt 123				
0000157	2nd Hall by apt 124				
0000158	2nd Hall by apt 125				
0000159	2nd Hall by apt 125				
0000160	2nd Hall by trash rm				
0000161	2nd Hall by apt 128				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000162	2nd Trash Rm				
0000184	Base Elevator machine rm				
0000185	Base Electric rm				
0000186	1st Trash Rm				
0000187	3rd By stair #1				
0000188	3rd At elevator				
0000189	3rd Hall by apt 133				
0000190	3rd Hall by apt 134				
0000191	3rd Hall by apt 135				
0000192	3rd Hall by apt 135				
0000193	3rd Hall by trash rm				
0000194	3rd Hall by apt 138				
0000195	3rd Trash Rm				
0000217	4th Hall by stair #1				
0000218	4th At elevator				
0000219	4th Hall by apt 143				
0000220	4th Hall by apt 144				
0000221	4th Hall by apt 145				
0000222	4th Hall by apt 145				
0000223	4th Hall by trash rm				
0000224	4th Hall by apt 148				
0000225	4th Trash Rm				
0000247	5th Hall by apt 152				
0000248	5th At elevator				
0000249	5th Hall by apt 153				
0000250	5th Hall by apt 154				
0000251	5th Hall by apt 155				
0000252	5th Hall by apt 155				
0000253	5th Hall by trash rm				
0000254	5th Hall by apt 157				
0000255	5th Trash Rm				
0000277	6th Hall by 162				
0000278	6th At elevator				
0000279	6th Hall by 163				
0000280	6th Hall by 164				
0000281	6th Hall by 165				
0000282	6th hall by 165				
0000283	6th O/S Trash Rm				
0000284	6th Hall by 168				
0000285	6th Trash Rm				
0000307	6th Stair #1				
0000308	6th Stair #2				
Smoke Detector - Supervisory					
0000137	Apt #118				
0000138	Apt #118				
0000139	Apt #117				
0000140	Apt #117				
0000141	Apt #116				
0000142	Apt #116				
0000143	Apt# 115				
0000144	Apt #115				
0000145	Apt #114				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000146	Apt #114				
0000147	Apt #114				
0000148	Apt #113				
0000149	Apt #113				
0000150	Apt #112				
0000151	Apt #112				
0000152	Apt #111				
0000153	Apt #111				
0000163	Apt #129				
0000164	Apt #129				
0000165	Apt #128				
0000166	Apt #128				
0000167	Apt #127				
0000168	Apt #127				
0000169	Apt #126				
0000170	Apt #126				
0000171	Apt #125				
0000172	Apt #125				
0000173	Apt #125				
0000174	Apt #124				
0000175	Apt #124				
0000176	Apt #123				
0000177	Apt #123				
0000178	Apt #122				
0000179	Apt #122				
0000180	Apt#121				
0000181	Apt #121				
0000182	Apt #120				
0000183	Apt #120				
0000196	Apt #139				
0000197	Apt #139				
0000198	Apt #138				
0000199	Apt #138				
0000200	Apt #137				
0000201	Apt #137				
0000202	Apt #136				
0000203	Apt #136				
0000204	Apt #135				
0000205	Apt #135				
0000206	Apt #135				
0000207	Apt #134				
0000208	Apt #134				
0000209	Apt #133				
0000210	Apt #133				
0000211	Apt #132				
0000212	Apt #132				
0000213	Apt #131				
0000214	Apt #131				
0000215	Apt #130				
0000216	Apt #130				
0000226	Apt # 149				
0000227	Apt # 149				

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ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000228	Apt # 148				
0000229	Apt # 148				
0000230	Apt # 147				
0000231	Apt # 147				
0000232	Apt # 146				
0000233	Apt # 146				
0000234	Apt # 145				
0000235	Apt # 145				
0000236	Apt # 145				
0000237	Apt # 144				
0000238	Apt # 144				
0000239	Apt # 143				
0000240	Apt # 143				
0000241	Apt # 142				
0000242	Apt # 142				
0000243	Apt # 141				
0000244	Apt # 141				
0000245	Apt # 140				
0000246	Apt # 140				
0000256	Apt #159				
0000257	Apt #159				
0000258	Apt #158				
0000259	Apt #158				
0000260	Apt #157				
0000261	Apt #157				
0000262	Apt #156				
0000263	Apt #156				
0000264	Apt #155				
0000265	Apt #155				
0000266	Apt #155				
0000267	Apt #154				
0000268	Apt #154				
0000269	Apt #153				
0000270	Apt #153				
0000271	Apt #152				
0000272	Apt #152				
0000273	Apt #151				
0000274	Apt #151				
0000275	Apt #150				
0000276	Apt #150				
0000286	Apt #169				
0000287	Apt #169				
0000288	Apt #168				
0000289	Apt #168				
0000290	Apt #167				
0000291	Apt #167				
0000292	Apt #166				
0000293	Apt #166				
0000294	Apt #165				
0000295	Apt #165				
0000296	Apt #165				
0000297	Apt #164				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000298	Apt #164				
0000299	Apt #163				
0000300	Apt #163				
0000301	Apt #162				
0000302	Apt #162				
0000303	Apt #161				
0000304	Apt #161				
0000305	Apt #160				
0000306	Apt #160				
<b>Tamper</b>					
0000309	Stair #2 FL 1				
0000310	Stair #1 FL 1				
0000311	Stair #2 FL 2				
0000312	Stair #1 FL 2				
0000313	basement Trash Rm				
0000314	Basement bldg 1				
0000315	Main Tamper				
0000316	Main Pressure SW				
0000317	bldg 1 stair 1 riser				
0000318	Stair #2 FL 3				
0000319	Stair #1 FL 3				
0000320	Stair #2 FL 4				
0000321	Stair #1 FL 4				
0000322	Stair #2 FL 5				
0000323	Stair #1 FL 5				
0000324	Stair #2 FL 6				
0000325	Stair #1 FL 6				
<b>Waterflow</b>					
0000326	Stair #2 FL1				
0000327	Stair #1 FL 1				
0000328	Stair #2 FL 2				
0000329	Stair #1 FL 2				
0000330	basement Trash Rm				
0000331	Basement flow switch				
0000332	Main Flow				
0000333	Stair #2 FL 3				
0000334	Stair #1 FL 3				
0000335	Stair #2 FL 4				
0000336	Stair #1 FL 4				
0000337	Stair #2 FL 5				
0000338	Stair #1 FL 5				
0000339	Stair #2 FL 6				
0000340	Stair #1 FL 6				
<b>Power Supplies</b>					
ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
Battery - Sealed Lead-acid					
0000003	2-100AH Model PS-121000U new 12-2018				
BPS - Booster Power Supply					
0000004	1ST 2X7AH NEW 5-15-15				
0000005	2ND 2X7AH NEW 11-9-17				
0000006	3RD 2X7AH NEW 8-4-16				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000007	4TH 2X7AH NEW 2-12-19				
0000008	5TH 2X7AH NEW 4-1-19				
0000009	6TH 2X7AH NEW 8-2-17				

DRAFT

# Inspection and Testing Certificate

Presented To

**BOSTON HOUSING - COMM.**

For

**6-8 Fidelis Way - Building #2**

6-8 Fidelis Way  
Brighton, Massachusetts 02135  
United States

Completed

Wednesday, May 25, 2022

Test Session :6-8 Fidelis Quarterly Fire Test 1/27/22

ACCEPTED BY

BOSTON HOUSING - COMM.  
35 Fidelis Way  
Brighton, Massachusetts 02135  
United States

TESTED BY

Robert Boudreau  
Pine Ridge Technologies  
217 R Main Street  
N. Reading  
United States



PINE RIDGE TECHNOLOGIES, INC.  
PINE RIDGE TECH.COM

PH 781-246-5555 FAX 781-246-5554

# Inspection Summary

## Building Information

PROPERTY	6-8 Fidelis Way - Building #2	CONTACT
ADDRESS	6-8 Fidelis Way	PHONE
CITY/STATE/ZIP	Brighton, Massachusetts 02135	MOBILE
COUNTRY	United States	EMAIL

## Inspector Information

COMPANY	Pine Ridge Technologies	CONTACT	Robert Boudreau
ADDRESS	217 R Main Street N. Reading	LICENSE NUMBER	52531-B
COUNTRY	United States	PHONE	+1 781-799-2721
		EMAIL	rboudreau@pineridgetech.com

## Testing Summary

EQUIPMENT TYPE	TOTAL	TESTED	PASSED	FAILED
Alarm Notification Appliance	1	0(0%)	0(0%)	0(0%)
Emergency Control Equipment	16	0(0%)	0(0%)	0(0%)
Fire Control Panel	1	1(100%)	1(100%)	0(0%)
Initiating Device	321	14(4%)	14(4%)	0(0%)
Power Supplies	6	5(83%)	0(0%)	5(83%)
Water-Based Fire Protection Systems	4	0(0%)	0(0%)	0(0%)

## Certification

The equipment specified herein was inspected and tested according to the NFPA 72 standard for fire alarm and signaling systems, with the inspection completed on Wednesday, May 25, 2022

ACCEPTED BY \_\_\_\_\_  
05/25/2022  
Building Representative

TESTED BY   
05/25/2022  
Robert Boudreau  
Technician

DRAFT

# Open Corrective Action & Solution Summary

The following 5 corrective action(s) remain open following the system inspection, testing or maintenance activities

EQUIPMENT TYPE	ADDRESS	DESCRIPTION
BPS - Booster Power Supply	0000003	1ST FLOOR BOOSTER - 2X7AH BATTERIES NEW 1-2016
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000004	2ND FLOOR BOOSTER - 2X7AH BATTERIES NEW 3-15-18
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000005	3RD FLOOR BOOSTER - 2X7AH BATTERIES NEW 10-23-14
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000006	4TH FLOOR BOOSTER - 2X7AH BATTERIES NEW 4-11-14
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	
BPS - Booster Power Supply	0000007	5TH FLOOR BOOSTER - 2X7AH BATTERIES NEW 1-8-18
	Created By:	Scott Johnson
	Creation Date:	05/02/2022
	Corrective Action:	Date Expired
	Proposed Solution:	
	Manufacturer:	
	Model:	

# Testing Details

## Fire Control Panel

Passed

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
Fire Alarm Control Panel	0000001	Same Panel as Building #1 - FACP	Manual	5/2/2022 9:44:50 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	

## Initiating Device

Passed

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
Smoke Detector - CO	0000010	CO DETECTOR - BOILER ROOM BASEMENT	Manual	5/2/2022 9:57:36 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Line	0000045	BASE Basement	Manual	5/2/2022 9:58:09 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Line	0000044	BASE Basement	Manual	5/2/2022 9:58:13 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Line	0000046	BASE Basement	Manual	5/2/2022 9:58:15 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Line	0000047	BASE Basement	Manual	5/2/2022 9:58:18 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Line	0000048	BASE Basement	Manual	5/2/2022 9:58:20 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Line	0000049	BASE Basement	Manual	5/2/2022 9:58:24 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Line	0000050	BASE Basement	Manual	5/2/2022 9:58:26 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Line	0000051	BASE Basement	Manual	5/2/2022 9:58:30 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Heat Detector - Non-restorable Line	0000052	BASE Basement	Manual	5/2/2022 9:58:33 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Manual Fire Box	0000104	BASE Back Door	Manual	5/2/2022 9:59:02 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Manual Fire Box	0000105	BASE Boiler rm	Manual	5/2/2022 9:59:04 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	0000191	BASE Electric Rm	Manual	5/2/2022 9:59:44 AM
		Visual Inspection	Passed (Manual)	

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
		Functional Inspection	Passed	
Smoke Detector	0000192	BASE Electric Rm	Manual	5/2/2022 9:59:48 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	

### Power Supplies

#### Failed

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
BPS - Booster Power Supply	0000003	1ST FLOOR BOOSTER - 2X7AH BATTERIES NEW 1-2016	Manual	5/2/2022 9:45:00 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000004	2ND FLOOR BOOSTER - 2X7AH BATTERIES NEW 3-15-18	Manual	5/2/2022 9:45:16 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000005	3RD FLOOR BOOSTER - 2X7AH BATTERIES NEW 10-23-14	Manual	5/2/2022 9:45:56 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000006	4TH FLOOR BOOSTER - 2X7AH BATTERIES NEW 4-11-14	Manual	5/2/2022 9:46:21 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	
BPS - Booster Power Supply	0000007	5TH FLOOR BOOSTER - 2X7AH BATTERIES NEW 1-8-18	Manual	5/2/2022 9:46:42 AM
		Visual Inspection	Failed (Manual)	
		Functional Inspection	Failed	

## Device/Equipment Details

### Alarm Notification Appliance

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
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Horn / Strobe

0000002	HORN STROBE				
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### Emergency Control Equipment

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
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[Other]

0000011	Control Relay Apt #211				
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0000012	Control Relay Apt #212				
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0000013	Control Relay Apt #213				
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0000014	Control Relay Apt #214				
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0000015	Control Relay Apt #225				
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0000017	Control Relay fl #1- Booster in Trash rm				
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0000018	Control Relay fl #2- Booster in Trash rm				
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0000019	Control Relay fl #3- Booster in Trash rm				
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0000020	Control Relay fl #4- Booster in Trash rm				
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0000021	Control Relay fl #5- Booster in Trash rm				
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0000022	Control Relay fl #6- Booster in Trash rm				
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0000023	Control Relay Master Slave				
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0000118	DR holders in trash room				
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0000119	Primary				
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0000120	Alternate				
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0000121	Flashing hat				
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### Fire Control Panel

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
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Fire Alarm Control Panel

0000001	Same Panel as Building #1 - FACP				
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### Initiating Device

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
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Smoke Detector - CO

0000009	CO DETECTOR - LAUNDRY ROOM CO AV -1ST FLOOR				
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0000010	CO DETECTOR - BOILER ROOM BASEMENT				
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Heat Detector - Non-restorable Line

0000024	1st Kitchen				
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0000025	1st Laundry room				
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0000026	1st Apt #211				
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0000027	1st Apt #212				
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0000028	1st Apt #213				
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0000029	1st Apt #214				
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0000030	1st Apt #215				
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0000031	1st Apt #216				
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0000032	1st Apt #217				
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0000033	1st Apt #218				
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0000034	2nd floor Apt #220				
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0000035	2nd floor Apt #221				
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0000036	2nd floor Apt #222				
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ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000037	2nd floor Apt #223				
0000038	2nd floor Apt #224				
0000039	2nd floor Apt #225				
0000040	2nd floor Apt #226				
0000041	2nd floor Apt #227				
0000042	2nd floor Apt #228				
0000043	2nd floor Apt #229				
0000044	BASE Basement				
0000045	BASE Basement				
0000046	BASE Basement				
0000047	BASE Basement				
0000048	BASE Basement				
0000049	BASE Basement				
0000050	BASE Basement				
0000051	BASE Basement				
0000052	BASE Basement				
0000053	3rd floor Apt #231				
0000054	3rd floor Apt #232				
0000055	3rd floor Apt #233				
0000056	3rd floor Apt #234				
0000057	3rd floor Apt #235				
0000058	3rd floor Apt #236				
0000059	3rd floor Apt #237				
0000060	3rd floor Apt #238				
0000061	3rd floor Apt #239				
0000062	3rd floor Apt #230				
0000063	4th floor Apt # 241				
0000064	4th floor Apt # 242				
0000065	4th floor Apt # 243				
0000066	4th floor Apt # 244				
0000067	4th floor Apt #245				
0000068	4th floor Apt # 246				
0000069	4th floor Apt # 247				
0000070	4th floor Apt #248				
0000071	4th floor Apt # 249				
0000072	4th floor Apt # 240				
0000073	5th floor Apt #251				
0000074	5th floor Apt #252				
0000075	5th floor Apt #253				
0000076	5th floor Apt #254				
0000077	5th floor Apt #255				
0000078	5th floor Apt #256				
0000079	5th floor Apt #257				
0000080	5th floor Apt #258				
0000081	5th floor Apt #259				
0000082	5th floor Apt #250				
0000083	6th floor Apt #261				
0000084	6th floor Apt #262				
0000085	6th floor Apt #263				
0000086	6th floor Apt #264				
0000087	6th floor Apt#265				
0000088	6th floor Apt #266				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000089	6th floor Apt #267				
0000090	6th floor Apt #268				
0000091	6th floor Apt #269				
0000092	6th floor Apt #260				
<b>Supervisory</b>					
0000093	Monitor Module Boiler Room				
0000094	Monitor Module Apt. #230				
0000095	Monitor Module Apt. #240				
0000096	Monitor Module Apt. #260				
<b>Manual Fire Box</b>					
0000097	1st at FACP/back door				
0000098	1st Front Door				
0000099	1st Kitchen				
0000100	1st O/S Laundry rm				
0000101	1st Stair #2				
0000102	2nd Stair #1				
0000103	2nd Stair #2				
0000104	BASE Back Door				
0000105	BASE Boiler rm				
0000106	3rd Stair #1				
0000107	3rd Stair #2				
0000108	4th Stair #1				
0000109	4th Stair #2				
0000110	5th Stair #1				
0000111	5th Stair #2				
0000112	6th Stair #1				
0000113	6th Stair #2				
<b>Smoke Detector</b>					
0000122	1st Back Vestibule				
0000123	1st at FACP				
0000124	1st Waiting Area				
0000125	1st Front vestibule				
0000126	1st Lobby Ramp				
0000127	1st Lobby Ramp				
0000128	1st Community Rm				
0000129	1st Community Rm				
0000130	1st Kitchen Storage				
0000131	1st Kitchen Storage				
0000132	1st Hall by kitchen storage				
0000133	1st Hall by apt 211				
0000134	1st Stair #1				
0000135	1st Hall by Laundry rm				
0000136	1st At Elevator				
0000137	1st Hall By apt 213				
0000138	1st Hall By apt 214				
0000139	1st Hall By apt 214				
0000140	1st Hall by Trash rm				
0000141	1st Hall b y apt 126				
0000142	1st Stair #2				
0000143	1st Lounge				
0000161	2nd Hall by Apt 221				
0000162	2nd At Elevator				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000163	2nd Hall by Apt 223				
0000164	2nd Hall by Apt 224				
0000165	2nd Hall by Apt 225				
0000166	2nd Hall by Apt 225				
0000167	2nd Hall by Trash rm				
0000168	2nd Hall by Apt 227				
0000169	Trash rm				
0000191	BASE Electric Rm				
0000192	BASE Electric Rm				
0000193	Elevator for mach Rm				
0000194	1st At Mailboxes first floor				
0000195	1st Trash rm				
0000196	3rd Hall by Apt 232				
0000197	3rd At Elevator				
0000198	3rd Hall by Apt 233				
0000199	3rd Hall by Apt 234				
0000200	3rd Hall by Apt 235				
0000201	3rd Hall by Apt 235				
0000202	3rd Hall by Trash rm				
0000203	3rd Hall by Apt 237				
0000204	3rd Trash rm				
0000228	4th At Elevator				
0000229	4th Hall by Apt 244				
0000230	4th Hall by Apt 245				
0000231	4th Hall by Apt 245				
0000232	4th Hall by Trash rm				
0000233	4th Hall by Apt 247				
0000234	4th Trash rm				
0000256	5th Hall by Apt 252				
0000257	5th At Elevator				
0000258	5th In hall by unit 253				
0000259	5th Hall by unit 254				
0000260	5th Hall by unit 255				
0000261	5th Hall by unit 255				
0000262	5th Hall by Trash rm				
0000263	5th Hall by 257				
0000264	5th Trash rm				
0000286	6th Hall by Apt 262				
0000287	6th At Elevator				
0000288	6th Hall by Apt 263				
0000289	6th Hall by Apt 264				
0000290	6th Hall by Apt 265				
0000291	6th Hall by Apt 265				
0000292	6th Hall by Trash rm				
0000293	6th Hall by Apt 267				
0000294	6th Trash rm				
0000316	6th Stair #1				
0000317	6th Stair #2				
Smoke Detector - Supervisory					
0000144	1st Apt #211				
0000145	1st Apt #211				
0000146	1st Apt #212				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000147	1st Apt #212				
0000148	1st Apt #213				
0000149	1st Apt #213				
0000150	1st Apt #214				
0000151	1st Apt #214				
0000152	1st Apt #214				
0000153	1st Apt #215				
0000154	1st Apt #215				
0000155	1st Apt #216				
0000156	1st Apt #216				
0000157	1st Apt #217				
0000158	1st Apt #217				
0000159	1st Apt #218				
0000160	1st Apt #218				
0000170	2nd floor Apt #220				
0000171	2nd floor Apt #220				
0000172	2nd floor Apt #221				
0000173	2nd floor Apt #221				
0000174	2nd floor Apt #222				
0000175	2nd floor Apt #222				
0000176	2nd floor Apt #223				
0000177	2nd floor Apt #223				
0000178	2nd floor Apt #224				
0000179	2nd floor Apt #224				
0000180	2nd floor Apt #225				
0000181	2nd floor Apt #225				
0000182	2nd floor Apt #225				
0000183	2nd floor Apt #226				
0000184	2nd floor Apt #226				
0000185	2nd floor Apt #227				
0000186	2nd floor Apt #227				
0000187	2nd floor Apt #228				
0000188	2nd floor Apt #228				
0000189	2nd floor Apt #229				
0000190	2nd floor Apt #229				
0000205	3rd floor Apt #231				
0000206	3rd floor Apt #231				
0000207	3rd floor Apt #232				
0000208	3rd floor Apt #232				
0000209	3rd floor Apt #233				
0000210	3rd floor Apt #233				
0000211	3rd floor Apt #234				
0000212	3rd floor Apt #234				
0000213	3rd floor Apt #235				
0000214	3rd floor Apt #235				
0000215	3rd floor Apt #235				
0000216	3rd floor Apt #236				
0000217	3rd floor Apt #236				
0000218	3rd floor Apt #237				
0000219	3rd floor Apt #237				
0000220	3rd floor Apt #238				
0000221	3rd floor Apt #238				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000222	3rd floor Apt #239				
0000223	3rd floor Apt #239				
0000224	3rd floor Apt #230				
0000225	3rd floor Apt #230				
0000226	4th Hall by Apt 242				
0000227	4th Hall by Apt 243				
0000235	4th floor Apt # 241				
0000236	4th floor Apt #241				
0000237	4th floor Apt # 242				
0000238	4th floor Apt # 242				
0000239	4th floor Apt # 243				
0000240	4th floor Apt # 243				
0000241	4th floor Apt # 244				
0000242	4th floor Apt # 244				
0000243	4th floor Apt # 245				
0000244	4th floor Apt # 245				
0000245	4th floor Apt # 245				
0000246	4th floor Apt # 246				
0000247	4th floor Apt # 246				
0000248	4th floor Apt # 247				
0000249	4th floor Apt # 247				
0000250	4th floor Apt # 248				
0000251	4th floor Apt # 248				
0000252	4th floor Apt # 249				
0000253	4th floor Apt # 249				
0000254	4th floor Apt # 240				
0000255	4th floor Apt # 240				
0000265	5th floor Apt #251				
0000266	5th floor Apt #251				
0000267	5th floor Apt #252				
0000268	5th floor Apt #252				
0000269	5th floor Apt #253				
0000270	5th floor Apt #253				
0000271	5th floor Apt #254				
0000272	5th floor Apt #254				
0000273	5th floor Apt #255				
0000274	5th floor Apt #255				
0000275	5th floor Apt #255				
0000276	5th floor Apt #256				
0000277	5th floor Apt #256				
0000278	5th floor Apt #257				
0000279	5th floor Apt #257				
0000280	5th floor Apt #258				
0000281	5th floor Apt #258				
0000282	5th floor Apt #259				
0000283	5th floor Apt #259				
0000284	5th floor Apt #250				
0000285	5th floor Apt #250				
0000295	6th floor Apt #261				
0000296	6th floor Apt #261				
0000297	6th floor Apt #262				
0000298	6th floor Apt #262				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
0000299	6th floor Apt #263				
0000300	6th floor Apt #263				
0000301	6th floor Apt #264				
0000302	6th floor Apt #264				
0000303	6th floor Apt #265				
0000304	6th floor Apt #265				
0000305	6th floor Apt #265				
0000306	6th floor Apt #266				
0000307	6th floor Apt #266				
0000308	6th floor Apt #267				
0000309	6th floor Apt #267				
0000310	6th floor Apt #268				
0000311	6th floor Apt #268				
0000312	6th floor Apt #269				
0000313	6th floor Apt #269				
0000314	6th floor Apt #260				
0000315	6th floor Apt #260				
Valve Tamper Switch					
0000318	Tamper Switch Stair #1 FL 1				
0000319	Tamper Switch Stair #2 FL 1				
0000320	Tamper Switch Stair #1 FL 2				
0000321	Tamper Switch Stair #2 FL 2				
0000322	Tamper Switch STAIR 2 FL 2				
0000323	Tamper Switch By Elevator Machine rm				
0000324	Tamper Switch Basement				
0000325	Tamper Switch By electric rm stir 1 riser				
0000326	Tamper Switch Basement				
0000327	Tamper Switch Basement				
0000328	Tamper Switch Pressure Switch bld 2				
0000329	Tamper Switch Stair #1 FL 3				
0000330	Tamper Switch Stair #2 FL3				
0000331	Tamper Switch Stair #1 FL 4				
0000332	Tamper Switch Stair 2 FL 4				
0000333	Tamper Switch Stair #1 FL 5				
0000334	Tamper Switch Stair #2 FL 5				
0000335	Tamper Switch Stair #1 FL 6				
0000336	Tamper Switch Stair #2 FL 6				
Waterflow Sw					
0000337	WF Stair #1 FL1				
0000338	WF Stair #2 FL 1				
0000339	WF Stair #1 FL 2				
0000340	WF Apt #220				
0000341	WF Basement				
0000342	WF Basement Main bld 2				
0000343	WF Stair #1 FL3				
0000344	WF Stair #2 FL 3				
0000345	WF Stair FL 4				
0000346	WF Stair #2 FL 4				
0000347	WF Stair #1 FL 5				
0000348	WF Stair #2 FL 5				
0000349	WF Stair #1 FL 6				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
---------	-------------	--------------	-------	--------	--------------

0000350	WF Stair #2 FL6				
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### Power Supplies

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
---------	-------------	--------------	-------	--------	--------------

#### BPS - Booster Power Supply

0000003	1ST FLOOR BOOSTER - 2X7AH BATTERIES NEW 1-2016				
0000004	2ND FLOOR BOOSTER - 2X7AH BATTERIES NEW 3-15-18				
0000005	3RD FLOOR BOOSTER - 2X7AH BATTERIES NEW 10-23-14				
0000006	4TH FLOOR BOOSTER - 2X7AH BATTERIES NEW 4-11-14				
0000007	5TH FLOOR BOOSTER - 2X7AH BATTERIES NEW 1-8-18				
0000008	6TH FLOOR BOOSTER - 2X7AH BATTERIES NEW 2-12-19				

### Water-Based Fire Protection Systems

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
---------	-------------	--------------	-------	--------	--------------

#### Pressure Switch

0000114	PS MON L06M155				
0000115	PS MON L06M156				
0000116	PS MON L06M157				
0000117	PS MON L06M158				

**CERTIFICATE OF INSPECTION**  
**BOILER or PRESSURE VESSEL**

Type            Tag Number  
HW              MA156174

THE COMMONWEALTH OF  
MASSACHUSETTS  
DEPARTMENT OF FIRE SERVICES



Located at:

Pressure not to exceed  
160              lbs/sq. in.

BPV  
One State Rd.  
Stow, MA 01775-1025  
*This is to certify that the boiler or pressure vessel herein has  
been inspected and approved for use in accordance with the  
provisions of M.G.L. Chapter 146.*

Boston Housing Authority - Commonwealth, Bldg. 1  
2-4 Fidelis Way, Bldg. 1  
Brighton, MA 02135-4403

NB#              Manufacturer  
166402          Lochinvar

Expiration Date : Sep-2022

*Notify this department at once if any defect is discovered.*  
**POST UNDER GLASS IN CONSPICUOUS PLACE IN ENGINE  
OR BOILER ROOM OR NEXT TO PRESSURE VESSEL.**

Owner or User:

Plant Loc: BLD - 1 2-4 FIDELIS

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

Richard Gillis

Liberty Mutual Insurance Co

Peter J. Ostroskey  
State Fire Marshal

**CERTIFICATE OF INSPECTION**  
**BOILER or PRESSURE VESSEL**

Type            Tag Number  
HW              MA156175

THE COMMONWEALTH OF  
MASSACHUSETTS  
DEPARTMENT OF FIRE SERVICES



Located at:

Pressure not to exceed  
160              lbs/sq. in.

BPV  
One State Rd.  
Stow, MA 01775-1025  
*This is to certify that the boiler or pressure vessel herein has  
been inspected and approved for use in accordance with the  
provisions of M.G.L. Chapter 146.*

Boston Housing Authority - Commonwealth, Bldg. 1  
2-4 Fidelis Way, Bldg. 1  
Brighton, MA 02135-4403

NB#              Manufacturer  
166399          Lochinvar

Expiration Date : Sep-2022

*Notify this department at once if any defect is discovered.*  
**POST UNDER GLASS IN CONSPICUOUS PLACE IN ENGINE  
OR BOILER ROOM OR NEXT TO PRESSURE VESSEL.**

Owner or User:

Plant Loc: BLD - 1 2-4 FIDELIS

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

Richard Gillis

Liberty Mutual Insurance Co

Peter J. Ostroskey  
State Fire Marshal

**CERTIFICATE OF INSPECTION**  
**BOILER or PRESSURE VESSEL**

Type            Tag Number  
HW              MA165890

THE COMMONWEALTH OF  
MASSACHUSETTS  
DEPARTMENT OF FIRE SERVICES



Located at:

Pressure not to exceed  
160              lbs/sq. in.

BPV  
One State Rd.  
Stow, MA 01775-1025  
*This is to certify that the boiler or pressure vessel herein has  
been inspected and approved for use in accordance with the  
provisions of M.G.L. Chapter 146.*

Boston Housing Authority - Commonwealth, Bldg. 1  
2-4 Fidelis Way, Bldg. 1  
Brighton, MA 02135-4403

NB#              Manufacturer  
N/A              THERMO  
SOLUTIONS

Expiration Date : Sep-2022

*Notify this department at once if any defect is discovered.*  
**POST UNDER GLASS IN CONSPICUOUS PLACE IN ENGINE  
OR BOILER ROOM OR NEXT TO PRESSURE VESSEL.**

Owner or User:

Plant Loc: BLD - 1 2-4 FIDELIS

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

Richard Gillis

Liberty Mutual Insurance Co

Peter J. Ostroskey  
State Fire Marshal

**CERTIFICATE OF INSPECTION**  
**BOILER or PRESSURE VESSEL**

Type Tag Number  
HW MA165906

THE COMMONWEALTH OF  
MASSACHUSETTS  
DEPARTMENT OF FIRE SERVICES  
BPV



Located at:

Boston Housing Authority - Commonwealth, Bldg. 1  
2-4 Fidelis Way, Bldg. 1  
Brighton, MA 02135-4403

Pressure not to exceed  
160 lbs/sq. in.

NB# Manufacturer  
N/A THERMO  
SOLUTIONS

Expiration Date : Sep-2022

One State Rd.  
Stow, MA 01775-1025

*This is to certify that the boiler or pressure vessel herein has been inspected and approved for use in accordance with the provisions of M.G.L. Chapter 146.*

*Notify this department at once if any defect is discovered.*  
**POST UNDER GLASS IN CONSPICUOUS PLACE IN ENGINE OR BOILER ROOM OR NEXT TO PRESSURE VESSEL.**

Owner or User:

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

Plant Loc: BLD - 1 2-4 FIDELIS

Richard Gillis

Liberty Mutual Insurance Co

Peter J. Ostroskey  
State Fire Marshal

**CERTIFICATE OF INSPECTION**  
**BOILER or PRESSURE VESSEL**

Type Tag Number  
HW MA156172

THE COMMONWEALTH OF  
MASSACHUSETTS  
DEPARTMENT OF FIRE SERVICES  
BPV



Located at:

Boston Housing Authority - Commonwealth, Bldg. 2  
6-8 Fidelis Way, Bldg. 2  
Brighton, MA 02135-4404

Pressure not to exceed  
160 lbs/sq. in.

NB# Manufacturer  
166423 Lochinvar

Expiration Date : Sep-2022

One State Rd.  
Stow, MA 01775-1025

*This is to certify that the boiler or pressure vessel herein has been inspected and approved for use in accordance with the provisions of M.G.L. Chapter 146.*

*Notify this department at once if any defect is discovered.*  
**POST UNDER GLASS IN CONSPICUOUS PLACE IN ENGINE OR BOILER ROOM OR NEXT TO PRESSURE VESSEL.**

Owner or User:

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

Plant Loc: BLD - 2 6-8 FIDELIS

Richard Gillis

Liberty Mutual Insurance Co

Peter J. Ostroskey  
State Fire Marshal

**CERTIFICATE OF INSPECTION**  
**BOILER or PRESSURE VESSEL**

Type Tag Number  
HW MA156173

THE COMMONWEALTH OF  
MASSACHUSETTS  
DEPARTMENT OF FIRE SERVICES  
BPV



Located at:

Boston Housing Authority - Commonwealth, Bldg. 2  
6-8 Fidelis Way, Bldg. 2  
Brighton, MA 02135-4404

Pressure not to exceed  
160 lbs/sq. in.

NB# Manufacturer  
167397 Lochinvar

Expiration Date : Sep-2022

One State Rd.  
Stow, MA 01775-1025

*This is to certify that the boiler or pressure vessel herein has been inspected and approved for use in accordance with the provisions of M.G.L. Chapter 146.*

*Notify this department at once if any defect is discovered.*  
**POST UNDER GLASS IN CONSPICUOUS PLACE IN ENGINE OR BOILER ROOM OR NEXT TO PRESSURE VESSEL.**

Owner or User:

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

Plant Loc: BLD - 2 6-8 FIDELIS

Richard Gillis

Liberty Mutual Insurance Co

Peter J. Ostroskey  
State Fire Marshal

**CERTIFICATE OF INSPECTION  
BOILER or PRESSURE VESSEL**

Type Tag Number  
HW MA165919

Pressure not to exceed  
160 lbs/sq. in.

NB# Manufacturer  
N/A THERMO

Expiration Date : Sep-2022

Plant Loc: BLD 2 6-8 FIDELIS

**Located at:**

Boston Housing Authority - Commonwealth, Bldg. 2  
6-8 Fidelis Way, Bldg. 2  
Brighton, MA 02135-4404

**Owner or User:**

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

THE COMMONWEALTH OF  
MASSACHUSETTS  
DEPARTMENT OF FIRE SERVICES  
BPV



One State Rd.  
Stow, MA 01775-1025

*This is to certify that the boiler or pressure vessel herein has been inspected and approved for use in accordance with the provisions of M.G.L. Chapter 146.*

*Notify this department at once if any defect is discovered.  
POST UNDER GLASS IN CONSPICUOUS PLACE IN ENGINE  
OR BOILER ROOM OR NEXT TO PRESSURE VESSEL.*

Richard Gillis

Liberty Mutual Insurance Co

Peter J. Ostroskey  
State Fire Marshal

**CERTIFICATE OF INSPECTION  
BOILER or PRESSURE VESSEL**

Type Tag Number  
HW MA165905

Pressure not to exceed  
160 lbs/sq. in.

NB# Manufacturer  
N/A THERMO

Expiration Date : Sep-2022

Plant Loc: BLD 2 6-8 FIDELIS

**Located at:**

Boston Housing Authority - Commonwealth, Bldg. 2  
6-8 Fidelis Way, Bldg. 2  
Brighton, MA 02135-4404

**Owner or User:**

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

THE COMMONWEALTH OF  
MASSACHUSETTS  
DEPARTMENT OF FIRE SERVICES  
BPV



One State Rd.  
Stow, MA 01775-1025

*This is to certify that the boiler or pressure vessel herein has been inspected and approved for use in accordance with the provisions of M.G.L. Chapter 146.*

*Notify this department at once if any defect is discovered.  
POST UNDER GLASS IN CONSPICUOUS PLACE IN ENGINE  
OR BOILER ROOM OR NEXT TO PRESSURE VESSEL.*

Richard Gillis

Liberty Mutual Insurance Co

Peter J. Ostroskey  
State Fire Marshal

**CERTIFICATE OF INSPECTION  
BOILER or PRESSURE VESSEL**

Type Tag Number  
HW MA156176

Pressure not to exceed  
160 lbs/sq. in.

NB# Manufacturer  
167320 Lochinvar

Expiration Date : Sep-2022

Plant Loc: BLD 4 14-16 FIDELIS

**Located at:**

Boston Housing Authority - Commonwealth, Bldg. 4  
14-16 Fidelis Way, Bldg. 4  
Brighton, MA 02135

**Owner or User:**

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

THE COMMONWEALTH OF  
MASSACHUSETTS  
DEPARTMENT OF FIRE SERVICES  
BPV



One State Rd.  
Stow, MA 01775-1025

*This is to certify that the boiler or pressure vessel herein has been inspected and approved for use in accordance with the provisions of M.G.L. Chapter 146.*

*Notify this department at once if any defect is discovered.  
POST UNDER GLASS IN CONSPICUOUS PLACE IN ENGINE  
OR BOILER ROOM OR NEXT TO PRESSURE VESSEL.*

Richard Gillis

Liberty Mutual Insurance Co

Peter J. Ostroskey  
State Fire Marshal

AF 4/9 TH #2

WO Id: 214331

H 1



Orig. Caller: JOEI SANCHEZ

Scheduled: 06/06/2022

P.O.#

Work Address

BOSTON HOUSING/COMMONWEALTH DEVELOPMENT  
2 FIDELIS WAY  
BRIGHTON MA 02135

Site Information

Site Id: BHA18-A  
Contact: JOEI SANCHEZ  
Phone #: (617)593-0936  
Job Id: SG007718  
NTE: Total Est. Hours:

Workorder Type:

Work Requested:  
PERFORM MINOR INSPECTION & run up

See Attached  
w.o.!

Equipment Id:	Description	Manufacturer	Serial Number:
GEN2-184925/01	BUILDINGS 2/4/6/8	OLYMPIAN Model D200P3	OLY00000LNNS02016

HOUR METER READING 256 05/04/2021

DIAGNOSIS:

*low water level*  
- unit out on High Engine temp on arrival. - coolant is full  
- cleared fault - Ran up for 40 min while waiting for Elecon  
Company - unit shut down on High Engine temp/low water level.  
- Ran for 30 min or so monitoring low water level sensor -  
works ok.

CORRECTIVE ACTION: *need to replace low water level sensor and  
High Engine temp switch - (two most probable causes)*

*Note: Engine temp is ok*

*Note: left in auto - may ~~not~~ splash down on HET*

ENGINE FAIL CODES

*OK* BATTERY COND  
*OK* AGE  
*OK* VOLTS

ENGINE DIAGNOSTICS

*OK* FLUID LEVELS  
*OK* BLOCK HEATER  
THERM. INOP

DIAGNOSTICS CONT.

*OK* COOLANT COND. *30*  
*OK* ANTI-F PROT. *30*  
*OK* BELTS/HOSES R & R  
TUNE UP & SERVICE  
FUEL SUP. LOW  
LEAKS  
METERS OPER.

GENERAL CONDITIONS

ROOM TEMP/AIR FLOW *32.7.9*  
FLOOR DRAINS  
FIRE EXT AVAIL  
ROOM CLUTTER  
JUNKON UNIT  
FIRE DANGER  
EXHAUST PIPING

OPERATING STATS

HOUR METER  
EXERCISER CLOCK  
TO  
FREQUENCY  
*60* HERTZ  
*308* VOLTAGE  
*208* VOLTS  
OVERLOADED

**LEFT IN AUTO/OFF**

FURTHER REPAIRS NECESSARY:

*Replace low HET sensor / switch*

*- Search for code -*

IN: <i>10:30</i>	AM	<i>120</i>	AM	<i>AF</i>	CUSTOMER		DATE: <i>6/9/22</i>
	PM OUT:		PM TECH:		SIGNATURE:		

H2



ORDER#: 214331

DATE: \_\_\_\_\_

PH #: \_\_\_\_\_

ACCT#: BH18-A (gen2)  
DLC#: \_\_\_\_\_

CALLED IN BY: \_\_\_\_\_

JOBSITE CONTACT: \_\_\_\_\_ PO#: \_\_\_\_\_

OT? Y/N

COMPLAINT: Minor maintenance + Run up

MFG.:	MOD#:	SPEC#:	SN#:
GEN:			
ENG:			
ATS:			

DIAGNOSIS: - Performed minor maintenance  
- checked fluids - All ok  
- Run up to temp  
- load tested (Building load test) - ok - Bldg 2 ATS #1 - ok  
- Bldg 2 ATS #2 - ok  
- All done w/ low water level sensor disabled

CORRECTIVE ACTION: Note: left low water level sensor disabled  
Customer is aware of issue. Needs to replace

fuel - 5/8 Full    Oil PSI: 60    Engine temp: 185°F    327.9

ENGINE FAIL CODES	DIAGNOSTICS CONT.	GENERAL CONDITIONS	OPERATING STATS
<input type="checkbox"/> BATTERY COND	<input type="checkbox"/> COOLANT COND.	<input type="checkbox"/> ROOM TEMP/AIR FLOW	<input type="checkbox"/> HOUR METER
<input type="checkbox"/> AGE	<input type="checkbox"/> ANTI-F PROT. _____	<input type="checkbox"/> FLOOR DRAINS	<input type="checkbox"/> EXERCISER CLOCK
<input type="checkbox"/> VOLTS	<input type="checkbox"/> BELTS/HOSES ___ R & R	<input type="checkbox"/> FIRE EXT AVAIL	<input type="checkbox"/> TO _____
<input type="checkbox"/> ENGINE DIAGNOSTICS	<input type="checkbox"/> TUNE UP & SERVICE	<input type="checkbox"/> ROOM CLUTTER	<input type="checkbox"/> FREQUENCY
<input type="checkbox"/> FLUID LEVELS	<input type="checkbox"/> FUEL SUP. LOW	<input type="checkbox"/> JUNKON UNIT	<input type="checkbox"/> HERTZ
<input type="checkbox"/> BLOCK HEATER	<input type="checkbox"/> LEAKS	<input type="checkbox"/> FIRE DANGER	<input type="checkbox"/> VOLTAGE
<input type="checkbox"/> THERM. INOP	<input type="checkbox"/> METERS OPER.	<input type="checkbox"/> EXHAUST PIPING	<input type="checkbox"/> VOLTS
			<input type="checkbox"/> OVERLOADED

LEFT IN AUTO/OFF

FURTHER REPAIRS NECESSARY: Replace ~~to~~ failed low water level sensor - sent  
In Rec for quote

IN: 1030 AM    PM OUT: 120 AM    PM TECH: A.F    CUSTOMER SIGNATURE: \_\_\_\_\_    DATE: 6/19/22

# Report of Inspection/Test

Annual Sprinkler

06/21/2022

**Property**

Commonwealth Development

35 Fidelis Way  
Boston, MA 02135



132 Brookside Avenue  
Boston, MA 02130

Ph: 617-522-6650  
Fax: 617-522-9021

Conducted by: Jeff Meehan

Inspection Ref: 200000014318

Print Date: 6/29/2022

*Signatures*

Inspector - Printed Matt Pace	Inspector - Signature 	Date Completed 6/29/22	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.
Owner's Representative - Print Boston Housing Authority	Owner's Representative - Signatur	Date Completed 6/29/22	Except as noted, the building is occupied with the same occupancy classification and hazard of contents as last inspection. Also, the system has remained in service without modification and been free of actuation of devices or alarms.

*Equipment Summary*

Description	Site		Inspected		Unable to Inspect		Serviced Repaired		Failed	
	Qty		Qty	%	Qty	%	Qty	%	Qty	%
<b>Sprinkler Flow Test</b>										
Main Drain	2		2	100.0%	0	0.0%	0	0.0%	0	0.0%
<b>Sprinkler Valve</b>										
OS&Y	93		93	100.0%	0	0.0%	0	0.0%	0	0.0%
Butterfly	17		17	100.0%	0	0.0%	0	0.0%	0	0.0%
Butterball	6		6	100.0%	0	0.0%	0	0.0%	0	0.0%
<b>Sprinkler WaterFlow</b>										
Device	93		93	100.0%	0	0.0%	0	0.0%	0	0.0%

**Water Based System Inspection**

Yes	Gauges on wet pipe system in good condition and showing normal water supply pressure?	Yes	Is the water motor gong operating properly (if present)
Yes	Alarm devices free from physical damage?	Yes	Hydraulic nameplate, if provided, securely attached to riser and legible?
Yes	Valve supervisory switches indicate movement?		

**Fire Department Connection**

Yes	Visible and accessible?	Yes	Couplings and swivels not damaged and rotate smoothly?
Yes	Plugs or caps in place and undamaged?	Yes	Gaskets in place and in good condition?
Yes	Identification sign(s) in place?	Yes	Check valve is not leaking?
Yes	Automatic drain valve in place and operating properly?	NA	Interior free of obstructions (if caps are not in place) ?
NA	Valve clapper operational over its full range (if caps are not in place) ?		

**Pipe**

Yes	In good condition ?	Yes	Free of mechanical damage and not leaking ?
Yes	No external corrosion ?	Yes	Properly aligned ?
Yes	No external loads ?	Yes	Visible pipe hangers and seismic braces not damaged or loose ?
No	Was an obstruction investigation conducted and the system flushed ?		

Print Date: 6/29/2022

Page 1 of 10

# Report of Inspection/Test

Annual Sprinkler

06/21/2022

Property: Commonwealth Development



132 Brookside Avenue  
Boston, MA 02130

Ph: 617-522-6650  
Fax: 617-522-9021

Inspection Ref: 200000014318

## Sprinklers

Yes	Extra high, very extra high and ultra high temperature sprinklers tested ?	Yes	Are sprinklers spaced properly to protect hazard ?
Yes	Proper number and type of spare sprinklers?	Yes	Free of corrosion?
Yes	Free of obstructions to spray patterns?	Yes	Free of foreign materials including paint?
Yes	Free of physical damage?	Yes	Are all sprinklers in service dated 1920 or later?
Yes	Fast Response sprinklers in service for less than 20 years? If "no" test sample now and every 10 years.	Yes	Standard sprinklers less than 50 years old ? If no test sample now and every 10 years.
Yes	If sprinklers have been replaced, were they proper replacements?		

## Flow Test

System	Connection Flowed	Outlet Size	Pressure (psi)			Results comparable to prior test
			Static	Resid	Static	
<b>Bldg 6</b>						
Basement	Main Drain	2"	40	35	40	Yes
<b>Bldg 8</b>						
Boiler Room	Main Drain	2"	40	35	40	Yes

## Valve Inspection List

Location	Valve Type	Size	Secured	Inspection				Maint.			
				Leakage	Open	Accessible	Signs	Exercised	# of Turns	Lubricated	
<b>Bldg 1</b>											
Main	OS&Y	6"	Supervised	Ok	Ok	Ok	Ok	Ok	18	Ok	
Basement	OS&Y	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok	
Stair 1 Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok	
Stair 2 Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok	
Trash Chute	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
5th Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
6th Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
3rd Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
2nd Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
1st Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
5th Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
6th Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
4th Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
3rd Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
2nd Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	

Print Date: 6/29/2022

Page 2 of 10

# Report of Inspection/Test

Annual Sprinkler

06/21/2022

Property: Commonwealth Development



132 Brookside Avenue  
Boston, MA 02130

Ph: 617-522-6650  
Fax: 617-522-9021

Inspection Ref: 200000014318

*Valve Inspection List*

Location	Valve Type	Size	Secured	Inspection				Maint.			
				Leakage	Open	Accessible	Signs	Exercised	# of Turns	Lubricated	
<b>Bldg 1</b>											
1st Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok		Ok
<b>Bldg 10</b>											
1005	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
Boiler Room	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
1010	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
<b>Bldg 11</b>											
1105	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
Boiler Room	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
1110	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
<b>Bldg 12</b>											
1205	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
1210	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
Boiler Room	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
1222	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
<b>Bldg 13</b>											
1315	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
Boiler Room	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
1303	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
<b>Bldg 2</b>											
Main	OS&Y	6"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	18	Ok
Basement	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	10	Ok
Stair 1 Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	10	Ok
Trash Chute	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
Stair 2 Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	10	Ok
5th Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
4th Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
6th Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
3rd Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok
2nd Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	Ok	8	Ok

# Report of Inspection/Test

Annual Sprinkler

06/21/2022

Property: Commonwealth Development



132 Brookside Avenue  
Boston, MA 02130

Ph: 617-522-6650  
Fax: 617-522-9021

Inspection Ref: 200000014318

## Valve Inspection List

Location	Valve Type	Size	Secured	Inspection				Maint.			
				Leakage	Open	Accessible	Signs	Exercised	# of Turns	Lubricated	
<b>Bldg 2</b>											
1st Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
6th Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
5th Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
4th Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
3rd Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
2nd Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
1st Floor Stair 2	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
<b>Bldg 4</b>											
16 Fidelis 6th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
Main	OS&Y	6"	Supervised	Ok	Ok	Ok	Ok	Ok	18	Ok	
Basement	OS&Y	4"	Supervised	Ok	Ok	Ok	Ok	Ok	14	Ok	
16 Fidelis Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok	
16 Fidelis 5th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
14 Fidelis Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok	
16 Fidelis 4th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
16 Fidelis 3rd Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
16 Fidelis 1st Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
14 Fidelis 6th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
14 Fidelis 4th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
14 Fidelis 3rd Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
14 Fidelis 5th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
16 Fidelis Trash Chute	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
14 Fidelis 1st Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
14 Fidelis Trash Chute	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok	
16 Fidelis Unit 412	Butterball	1-1/2"	Supervised	Ok	Ok	Ok	Ok	Ok	7	Ok	
16 Fidelis Unit 432	Butterball	1-1/2"	Supervised	Ok	Ok	Ok	Ok	Ok	7	Ok	
14 Fidelis Unit 417	Butterball	1-1/2"	Supervised	Ok	Ok	Ok	Ok	Ok	7	Ok	
16 Fidelis Unit 422	Butterball	1-1/2"	Supervised	Ok	Ok	Ok	Ok	Ok	7	Ok	
14 Fidelis Unit 437	Butterball	1-1/2"	Supervised	Ok	Ok	Ok	Ok	Ok	7	Ok	

# Report of Inspection/Test

Annual Sprinkler

06/21/2022

Property: Commonwealth Development



132 Brookside Avenue  
Boston, MA 02130

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Inspection Ref: 200000014318

## Waterflow Device List

Device Type	Zone/ Address	Location/Description	Manufacturer Model Equip ID	Time To Alarm (Secs)	Physical Condition	Functional Test
<b>Bldg 1</b>						
Device		3rd Floor Stair 1		Pass	Ok	Ok
Device		2nd Floor Stair 1		Pass	Ok	Ok
Device		1st Floor Stair 1		Pass	Ok	Ok
Device		Main Flow		Pass	Ok	Ok
Device		Basement		Pass	Ok	Ok
Device		Trash Chute		Pass	Ok	Ok
Device		6th Floor Stair 1		Pass	Ok	Ok
Device		5th Floor Stair 1		Pass	Ok	Ok
Device		4th Floor Stair 1		Pass	Ok	Ok
Device		6th Floor Stair 2		Pass	Ok	Ok
Device		5th Floor Stair 2		Pass	Ok	Ok
Device		4th Floor Stair 2		Pass	Ok	Ok
Device		3rd Floor Stair 2		Pass	Ok	Ok
Device		2nd Floor Stair 2		Pass	Ok	Ok
Device		1st Floor Stair 2		Pass	Ok	Ok
<b>Bldg 10</b>						
Device		1005		Pass	Ok	Ok
Device		1010		Pass	Ok	Ok
Device		Boiler Room		Pass	Ok	Ok
<b>Bldg 11</b>						
Device		1105		Pass	Ok	Ok
Device		1110		Pass	Ok	Ok
Device		Boiler Room		Pass	Ok	Ok
<b>Bldg 12</b>						
Device		1205		Pass	Ok	Ok
Device		1210		Pass	Ok	Ok
Device		1222		Pass	Ok	Ok
Device		Boiler Room		Pass	Ok	Ok
<b>Bldg 13</b>						
Device		1303		Pass	Ok	Ok
Device		1315		Pass	Ok	Ok
Device		Boiler Room		Pass	Ok	Ok

# Report of Inspection/Test

Annual Sprinkler

06/21/2022

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Inspection Ref: 200000014318

## Waterflow Device List

Device Type	Zone/ Address	Location/Description	Manufacturer Model Equip ID	Time To Alarm (Secs)	Physical Condition	Functional Test
<b>Bldg 2</b>						
Device		Main Flow		Pass	Ok	Ok
Device		Basement		Pass	Ok	Ok
Device		Trash Chute		Pass	Ok	Ok
Device		6th Floor Stair 1		Pass	Ok	Ok
Device		5th Floor Stair 1		Pass	Ok	Ok
Device		4th Floor Stair 1		Pass	Ok	Ok
Device		3rd Floor Stair 1		Pass	Ok	Ok
Device		2nd Floor Stair 1		Pass	Ok	Ok
Device		1st Floor Stair 1		Pass	Ok	Ok
Device		6th Floor Stair 2		Pass	Ok	Ok
Device		5th Floor Stair 2		Pass	Ok	Ok
Device		4th Floor Stair 2		Pass	Ok	Ok
Device		3rd Floor Stair 2		Pass	Ok	Ok
Device		2nd Floor Stair 2		Pass	Ok	Ok
Device		1st Floor Stair 2		Pass	Ok	Ok
<b>Bldg 4</b>						
Device		Main Flow		Pass	Ok	Ok
Device		Basement		Pass	Ok	Ok
Device		16 Fidelis Unit 412		Pass	Ok	Ok
Device		16 Fidelis Unit 422		Pass	Ok	Ok
Device		16 Fidelis Unit 432		Pass	Ok	Ok
Device		14 Fidelis 3rd Floor		Pass	Ok	Ok
Device		16 Fidelis 6th Floor		Pass	Ok	Ok
Device		16 Fidelis 5th Floor		Pass	Ok	Ok
Device		16 Fidelis 4th Floor		Pass	Ok	Ok
Device		16 Fidelis 3rd Floor		Pass	Ok	Ok
Device		16 Fidelis 1st Floor		Pass	Ok	Ok
Device		14 Fidelis Unit 417		Pass	Ok	Ok
Device		14 Fidelis Unit 427		Pass	Ok	Ok
Device		14 Fidelis Unit 437		Pass	Ok	Ok
Device		14 Fidelis 6th Floor		Pass	Ok	Ok
Device		14 Fidelis 5th Floor		Pass	Ok	Ok
Device		14 Fidelis 4th Floor		Pass	Ok	Ok

Residential Building Footprint Square Feet

Bldg #	Dev Address	Sq. Ft. / Floor
HEB00K	252 28, 30 MARGINAL ST	1,625
HEB00L	252 2, 4, 6 MARGINAL ST	2,390
HEB00M	252 8, 10, 12 MARGINAL ST	2,692
HEB00N	252 14, 16 MARGINAL ST	1,625
HEB00O	252 125, 127, 129, 131 SUMNER ST	3,200
HEB00P	252 2 - 14 CLIPPER SHIP	5,440
HEB00Q	252 16 - 24 CLIPPER SHIP	4,000
HEB00R	252 26, - 32 CLIPPER SHIP	3,040
SBB001	253 70 ST BOTOLPH ST	11,368
PAB001	254 330 BOWDOIN ST	10,805
LMB001	257 2262 DORCHESTER AVE	15,730
AUB001	261 185 FULTON ST	13,900
HAB001	262 705 RIVER STREET	15,110
SPB001	270 31, 33, 35 SPRING STREET	8,600
SPB002	270 38, 40 TEMPLE STREET	6,300
SPB003	270 25, 27, 29 SPRING STREET	8,600
SPB004	270 34, 36 TEMPLE STREET	6,300
SPB005	270 30, 32 TEMPLE STREET	8,600
PWB001	271 20 WASHINGTON ST	33,963
RSB001	272 1 CLIFFMONT ST	21,820
BEB001	277 24 BELLFLOWER ST	21,250
PEB001	283 1875 DORCHESTER AVE	17,200
SUB00A	290 3, 5 SUMMER ST	3,500
SUB00B	290 7, 9 SUMMER ST	3,500
SUB00C	290 11 SUMMER ST	1,900
SUB00D	290 15, 17 SUMMER ST	3,500
SUB00E	290 19, 21 SUMMER ST	3,500
SUB00F	290 23, 25 SUMMER ST	3,500
SUB00G	290 15 GORDON AVE	5,000
SUB00H	290 11 GORDON AVE	3,500
SUB00J	290 61, 63 SUMMER ST	3,500
SUB00K	290 65, 67, 69 SUMMER ST	5,000
SUB00L	290 71, 73, 75 SUMMER ST	5,000
CEB001	295 2, 4 FIDELIS WAY	8,836
CEB002	295 6, 8 FIDELIS WAY	8,835
HHB001	298 155 NORTHAMPTON ST	6,934
WMB001	299 1701 WASHINGTON ST	6,934
		2,457,580

Sq. Ft. / Floor

square feet per floor

Elderly

Estimated Site Costs

Dev	Acres	Density	Total Sq Ft Acres x 43560	Total Residential Sq Ft per Floor	Total Non-Residential Sq Ft per Floor	Total Non-Building sq ft	MEP Cost (2426496/GxCxG)	Site Landscape Cost	Hard Surface Cost	Total Site Costs
101	18.6	60.27	810,216	273,850	5,550	530,816	\$ 146,242,044	\$ 48,516,398	\$ 32,716,626	\$ 227,475,068
104	6.8	45.00	296,208	66,515	11,122	218,571	\$ 109,192,320	\$ 36,225,000	\$ 24,428,025	\$ 169,845,345
106	7.5	55.33	326,700	79,777	7,500	239,423	\$ 134,266,112	\$ 44,543,333	\$ 30,037,423	\$ 208,846,869
107	10.3	26.89	448,668	93,321	9,834	345,513	\$ 65,256,252	\$ 21,649,029	\$ 14,598,841	\$ 101,504,122
111	3.8	52.63	165,528	164,352	200	976	\$ 127,710,316	\$ 42,368,421	\$ 28,570,789	\$ 198,649,526
113	7.5	35.73	326,700	70,020	2,400	254,280	\$ 86,706,790	\$ 28,765,333	\$ 19,397,661	\$ 134,869,785
114	11.3	32.65	492,228	91,770	3,100	397,358	\$ 79,236,905	\$ 26,287,168	\$ 17,726,531	\$ 123,250,604
119	13.9	41.94	605,484	107,182	1,138	497,164	\$ 101,773,178	\$ 33,763,669	\$ 22,768,247	\$ 158,305,094
123	27.2	37.35	1,184,832	366,988	4,925	812,919	\$ 90,636,762	\$ 30,069,118	\$ 20,276,857	\$ 140,982,737
124	15.7	54.01	683,892	208,019		475,873	\$ 131,061,695	\$ 43,480,255	\$ 29,320,545	\$ 203,862,495
158	1.1	123.64	47,916			47,916	\$ 300,003,142	\$ 99,527,273	\$ 67,115,382	\$ 466,645,796
174	0.2	70.00	8,712			8,712	\$ 169,854,720	\$ 56,350,000	\$ 37,999,150	\$ 264,203,870
182	12.3	22.44	535,788	97,291	13,400	425,097	\$ 54,448,203	\$ 18,063,415	\$ 12,180,912	\$ 84,692,530
189	18.8	18.40	818,928	130,972	6,208	681,748	\$ 44,657,852	\$ 14,815,426	\$ 9,990,658	\$ 69,463,935
193	0.4	65.00	17,424	11,365		6,059	\$ 157,722,240	\$ 52,325,000	\$ 35,284,925	\$ 245,332,165
226	1.26	34.92	54,886	16,700	1,040	37,146	\$ 84,734,781	\$ 28,111,111	\$ 18,956,492	\$ 131,802,384
227	1.27	44.09	55,321	23,500	64	31,757	\$ 106,995,099	\$ 35,496,063	\$ 23,936,472	\$ 166,427,635
228	1.44	37.50	62,726	10,800	120	51,806	\$ 90,993,600	\$ 30,187,500	\$ 20,356,688	\$ 141,537,788
229	0.96	89.58	41,818	21,054	120	20,644	\$ 217,373,600	\$ 72,114,583	\$ 48,629,865	\$ 338,118,048
230	0.92	104.35	40,075	12,032	276	27,767	\$ 253,199,583	\$ 84,000,000	\$ 56,644,696	\$ 393,844,278
232	2.88	22.22	125,453	16,000	1,540	107,913	\$ 53,922,133	\$ 17,888,889	\$ 12,063,222	\$ 83,874,244
234	1.23	39.02	53,579	13,300	1,225	39,054	\$ 94,692,527	\$ 31,414,634	\$ 21,184,195	\$ 147,291,356
235	0.89	92.13	38,768	44,100		(5,332)	\$ 223,564,800	\$ 74,168,539	\$ 50,014,933	\$ 347,748,272
236	2.04	41.18	88,862	36,500	160	52,202	\$ 99,914,541	\$ 33,147,859	\$ 22,352,441	\$ 155,414,041
237	1.86	34.41	81,022	27,056		53,966	\$ 83,492,335	\$ 27,698,925	\$ 18,678,538	\$ 129,869,798
238	1.18	33.90	51,401	14,992		36,409	\$ 82,254,102	\$ 27,288,136	\$ 18,401,525	\$ 127,943,763
240	0.72	144.44	31,363	6,800	192	24,371	\$ 350,493,867	\$ 116,277,778	\$ 78,410,944	\$ 545,182,589
241	0.14	728.57	6,098	14,964		(8,866)	\$ 1,767,875,657	\$ 586,500,000	\$ 395,501,357	\$ 2,749,877,014
242	1.87	89.84	81,457	6,082		75,375	\$ 217,995,363	\$ 72,320,856	\$ 48,768,963	\$ 339,085,181
244	0.48	162.50	20,909	6,934	120	13,855	\$ 394,305,600	\$ 130,812,500	\$ 88,212,313	\$ 613,330,413
245	5.79	40.24	252,212	26,000	11,300	214,912	\$ 97,646,558	\$ 32,394,646	\$ 21,845,058	\$ 151,886,261
247	2.89	33.22	125,888	38,200	1,050	86,638	\$ 80,603,327	\$ 26,740,484	\$ 18,032,221	\$ 125,376,033
249	0.97	210.31	42,253	7,125	288	34,840	\$ 510,314,623	\$ 169,298,969	\$ 114,165,340	\$ 793,778,932
250	1.71	42.11	74,488	9,492	120	64,876	\$ 102,168,253	\$ 33,894,737	\$ 22,856,632	\$ 158,919,621
251	0.63	171.43	27,443	10,705		16,738	\$ 415,970,743	\$ 138,000,000	\$ 93,059,143	\$ 647,029,886
252	4.63	65.01	201,683	61,337	3,432	136,914	\$ 157,748,444	\$ 52,333,693	\$ 35,290,787	\$ 245,372,925
253	0.39	343.59	16,988	11,368		5,620	\$ 833,719,138	\$ 276,589,744	\$ 186,515,974	\$ 1,296,824,856
254	0.51	188.24	22,216	10,805		11,411	\$ 456,752,188	\$ 151,529,412	\$ 102,182,588	\$ 710,464,188
257	1.4	130.71	60,984	15,730		45,254	\$ 317,177,691	\$ 105,225,000	\$ 70,957,596	\$ 493,360,288
261	0.44	227.27	19,166	13,900		5,266	\$ 551,476,364	\$ 182,954,545	\$ 123,373,864	\$ 857,804,773
262	2.05	48.78	89,298	15,110	120	74,068	\$ 118,365,659	\$ 39,268,293	\$ 26,480,244	\$ 184,114,195
270	2.58	40.31	112,385	38,400	2,130	71,855	\$ 97,812,242	\$ 32,449,612	\$ 21,882,124	\$ 152,143,978
271	1.87	120.32	81,457	33,963		47,494	\$ 291,958,075	\$ 96,858,289	\$ 65,315,575	\$ 454,131,939
272	1	119.00	43,560	21,820		21,740	\$ 288,753,024	\$ 95,795,000	\$ 64,598,555	\$ 449,146,579
277	1.29	88.37	56,192	21,250	120	34,822	\$ 214,434,530	\$ 71,139,535	\$ 47,972,349	\$ 333,546,414
283	0.74	139.19	32,234	17,200		15,034	\$ 337,742,011	\$ 112,047,297	\$ 75,558,155	\$ 525,347,464
290	3.8	27.63	165,528	41,400	4,690	119,438	\$ 67,047,916	\$ 22,243,421	\$ 14,999,664	\$ 104,291,001
295	12.3	9.43	535,788	17,671		518,117	\$ 22,884,027	\$ 7,591,870	\$ 5,119,514	\$ 35,595,411
298	0.41	190.24	17,860	6,934	120	10,806	\$ 461,626,068	\$ 153,146,341	\$ 103,272,951	\$ 718,045,361
299	0.46	169.57	20,038	6,934	120	12,984	\$ 411,449,322	\$ 136,500,000	\$ 92,047,630	\$ 639,996,952
			2,457,580	93,724			\$ 11,756,226,320	\$ 3,900,176,298	\$ 2,630,051,184	\$ 18,286,453,802

Common Family

Elderly

# **APPENDIX F**

## **Property Evaluator Qualifications**

DRAFT

## **Jeb Bonnett – Director of Building Assessments - HUD**

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### **Education:**

B.B.A - Finance, James Madison University  
Principles of Real Estate Program, James Madison University

### **Training/Licenses/Registrations:**

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

### **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.

Mr. Bonnett's HUD's industry experience 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.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.

## **REPRESENTATIVE EXPERIENCE**

### **Physical Needs Assessments & Property Condition Assessments**

Richmond Redevelopment & Housing Authority, Richmond, VA – HUD RAD Physical Condition Assessments (RPCAs) and HUD Green Physical Needs Assessments (GPNA Tool) – Acted as the overall project lead organizing the field and report writing efforts of three different engineering teams and one team of energy auditors. This role required extensive collaboration with RRHA personnel to organize the PIC data, the addresses to be inspected, and the site documents to evaluate. The project efforts simultaneously created HUD compliant RAD and PHA GPNA Tool reports for the entire 4,000 unit RRHA housing portfolio. The simultaneous RAD/GPNA reporting process provided insight into the Immediate Repairs, deferred maintenance issues, and general capital needs for each address at the site. The reporting efforts created an RS MEANS based pricing library for nearly every construction component at the sites. The reports also fulfilled RRHAs mandatory 5-year capital planning requirement for HUD Public Housing, while providing flexibility and documentation for future RAD transactions and Choice Neighborhood Planning Grants applications.

Metropolitan Development & Housing Agency, Nashville, TN – HUD RAD Physical Condition Assessments (RPCAs) and ASHRAE Level Two Energy Audits – Acted as the overall project lead organizing the field and report writing efforts of three different engineering teams and one team of energy auditors. This role required extensive collaboration with MDHA personnel to organize the inspection logistics, the site documents to evaluate, and the presentation and acceptance of the final deliverable. The project efforts created HUD compliant RAD due diligence reporting for the majority of the 5,500 unit MDHA housing portfolio. The HUD RAD reporting assisted MDHAs application in earning the Choice Neighborhood Planning Grant award from HUD and provided MDHA the flexibility to convert its entire housing stock from public housing to Project Based Section 8 housing. The Section 8 housing conversion provided MDHA the financial flexibility to obtain much needed collateral to revitalize the housing assets.

Rockford Housing Authority, Rockford, IL – Data driven Physical Needs Assessments (PNAs) – Acted as the lead software project manager and overall project lead, developing a custom inspection application that was utilized to collect detailed field data from over 310 different residential sites that spanned the city of Rockford, Illinois. My responsibilities included coordinating the development of the field application, testing the application, training the engineering inspectors on use of the application, and inspecting the properties as an additional engineering inspector. Upon completion of the field survey I managed the efforts of the internal development team to create summary findings from the field data that were clear and meaningful to the leadership of the property management firm. The data reports provided insight into the Immediate Repairs, deferred maintenance issues, and general capital needs for each address at the site. The data reports grouped addresses with similar capital needs, which allowed the property management group to simulate different rehabilitation and preservation scenarios.

Prepared Project Capital Needs Assessments in compliance with the HUD Multifamily Accelerated Processing (MAP) Guide and the HUD LEAN Statement of Work on thousands of properties located throughout the United States. Representative Projects are listed below:

<b>Facility Name</b>	<b>HUD Program</b>	<b>City</b>	<b>State</b>
Arnold Gardens Apartments	HUD MAP Section 207/223(f)	Suitland	Maryland
Carmel Knoll	HUD MAP Section 207/223(f)	Indianapolis	Indiana
Ingleside Retirement Apartments	HUD MAP Section 207/223(f)	Wilmington	Delaware
Echo Ridge Apartments	HUD MAP Section 207/223(f)	Indianapolis	Indiana
Emerson Village Lakes	HUD MAP Section 207/223(f)	Indianapolis	Indiana
Northpoint Apartments	HUD MAP Section 207/223(f)	Spring Lake	North Carolina
Lake Broadway Townhomes	HUD MAP Section 207/223(f)	Columbia	Missouri
Bradley Royale Health Care Center	HUD LEAN Section 232/223(f)	Bradley	Illinois
Brentwood Place	HUD LEAN Section 232/223(f)	Denison	Texas
Cardinal Hill Healthcare	HUD LEAN Section 232/223(f)	Greenville	Illinois
Community's Hearth & Home	HUD LEAN Section 232/223(f)	Urbana	Ohio
Eden Heights of Olean	HUD LEAN Section 232/223(f)	Olean	New York
Colonial Manor	HUD LEAN Section 232/223(f)	York	Pennsylvania
Atlanta NAPFE Elderly Towers	HUD MAP Section 202/223(f)	Atlanta	Georgia
Casa Miguel Apartments	HUD MAP Section 202/223(f)	Clearwater	Florida
Columbia Hills Retirement Center	HUD MAP Section 202/223(f)	St. Helens	Oregon
Lindenwold Towers	HUD MAP Section 202/223(f)	Lindenwold	New Jersey
La Colonia	HUD MAP Section 202/223(f)	Topeka	Kansas

## **William David Taylor – National Client Manager - HUD**

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### **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**

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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

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# Jeb Bonnett

## Director of Building Assessments - HUD

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### 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.



# Karla King, P.E., Esq., LEED AP

## Executive Vice President

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### 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.