



# AEI Consultants

October 17, 2022

## HUD CAPITAL NEEDS ASSESSMENT

### Property Identification:

Commonwealth Family  
35 Fidelis Way  
Brighton, Massachusetts 02135

AEI Project No. 463346  
Site Inspection Date: July 20 and 21, 2022

### Prepared For:

Boston Housing Authority  
52 Chauncy Street  
Boston, Massachusetts 02111

### Prepared By:

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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 Family  
35 Fidelis Way, Brighton, Massachusetts 02135  
AEI Project No. 463346

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  
Executive 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 Family located at 35 Fidelis Way in Brighton, Massachusetts. The property features 278 dwelling units within 10 buildings, which were built in 1951 and are situated on 10.8 acres. The property was observed in fair physical condition.

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

Item	Description
Property Type	Multifamily
Number of Floors	3 to 6
Number of Apartment Units	278
Total Number of Buildings	10
Number of Apartment Buildings	9
Ancillary Buildings	1: Management office / maintenance building
Parking	136 total spaces 126 of Regular Spaces 10 of Accessible Spaces / # of Van Accessible Spaces Source: AEI estimate
Gross Floor Area	317,600 per AEI estimate
Net Rentable Floor Area	245,500 per AEI estimate
Site Area	10.8 acres per AEI estimate
Year of Construction	1951 per Client provided

## 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 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 Family property located at 35 Fidelis Way in Brighton, 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	90 degrees and sunny
Site Assessor	Kevin Damsma
Site Escorts	Yolanda Romero
Point of Contact	Joei Sanchez
Total Units Inspected	Forty two (42)

### *Dwelling Units Inspected*

<b>Building Identification</b>	<b>Unit Type</b>	<b>Unit Identification</b>	<b>Unit Status</b>
Building 4	3-bed/2-bath	414	Occupied
Building 4	3-bed/1.5-bath	412	Occupied
Building 4	3-bed/1.5-bath	418	Occupied
Building 4	3-bed/1.5-bath	422	Occupied
Building 4	1-bed/1-bath	433	Occupied
Building 4	1-bed/1-bath	453	Occupied
Building 4	1-bed/1-bath	454	Occupied
Building 4	2-bed/1-bath	451	Vacant
Building 4	2-bed/1-bath	444	Vacant
Building 4	4-bed/1.5 bath	432	Occupied
Building 4	2-bed/1-bath	431	Occupied
Building 4	3-bed/2-bath	415	Occupied
Building 4	3-bed/1.5 bath	427	Occupied
Building 4	4-bed/1.5-bath	437	Occupied
Building 4	3-bed/1.5-bath	417	Occupied
Building 4	3-bed/1.5-bath	416	Occupied
Building 5	3-bed/1.5-bath	513	Occupied
Building 5	1-bed/1-bath	563	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
Building 5	1-bed/1-bath	533	Occupied
Building 5	3-bed/1-bath	514	Vacant
Building 5	4-bed/2-bath	515	Occupied
Building 5	3-bed/1.5-bath	517	Occupied
Building 7	2-bed/1-bath	735	Occupied
Building 7	1-bed/1-bath	738	Occupied
Building 7	1-bed/1-bath	758	Occupied
Building 7	3-bed/1.5 bath	715	Occupied
Building 7	2-bed/1-bath	731	Occupied
Building 7	1-bed/1-bath	733	Occupied
Building 8	3-bed/1.5 bath	822	Occupied
Building 8	2-bed/1-bath	836	Occupied
Building 9	3-bed/1.5-bath	909	Vacant
Building 10	3-bed/1.5-bath	1014	Vacant
Building 10	2-bed/1-bath	1010	Occupied
Building 10	2-bed/1-bath	1007	Occupied
Building 11	4-bed/2-bath	1104	Occupied
Building 11	2-bed/1-bath	1110	Vacant
Building 12	3-bed/1.5-bath	1202	Vacant
Building 12	3-bed/1.5-bath	1203	Occupied
Building 12	4-bed/2-bath	1216	Vacant
Building 12	4-bed/2-bath	1220	Occupied
Building 12	5-bed/2-bath	1224	Occupied
Building 13	4-bed/2-bath	1313	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	36	25,200
2-bed/1-bath	800	109	87,200
3-bed/1.5-bath	950	46	43,700
3-bed/2-bath	1,000	46	46,000
4-bed/2-bath	1,100	32	35,200
5-bed/2-bath	1,200	5	6,000
4-bed/1.5 bath	1,100	2	2,200
		Total NSF:	245,500

#### Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Apartment Building 4	6	48,400
Apartment Building 5	6	43,600
Apartment Building 7	6	45,900
Apartment Building 8	2	42,350
Apartment Building 9	3	37,550
Apartment Building 10	3	19,600
Apartment Building 11	3	19,600
Apartment Building 12	3	29,600
Apartment Building 13	3	22,800
Community Building	1	8,200
	Total GSF:	317,600

### 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

Item	Description	Action	Condition
Retaining Walls	Not applicable	NA	Not applicable
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



Building 4 - retention wall power washing  
(Non-Critical Repair)



Building 7 - drainage



Overlook park



Building 10 and 11 - plaza access

### 3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by one (1) entrance / exit from Commonwealth Avenue and one (1) entrance / exit Washington Street using 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	Not applicable	NA	Not applicable

### Photographs



Building 11 - property entrance

### 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	IM/RR	Good/Fair
Seal Coating	Worn and considered at the end of its useful life	IM/RR	Fair
Striping	Painted parking striping faded and worn	RR	Good/Fair
Total Number of Parking Spaces	136 spaces in open lots	RR	Good/Fair
Number of ADA Spaces	10	RR	Good/Fair

**Photographs**



Building 4 - curb damage trip hazard (Critical Repair))



Building 4 - handicap parking



Building 4 - handicap parking



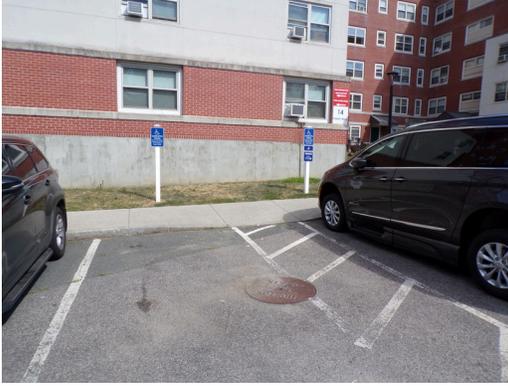
Building 4 - handicap parking



Building 4 - handicap parking



Building 4 - handicap parking



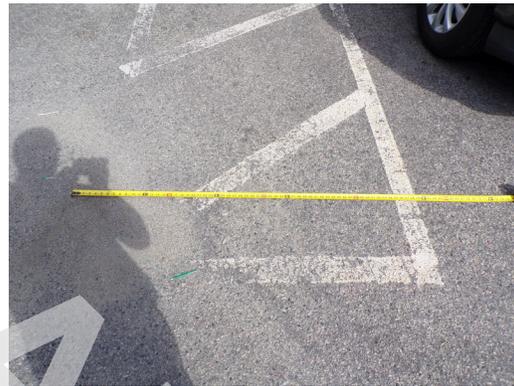
Building 4 - handicap parking



Building 4 - handicap parking



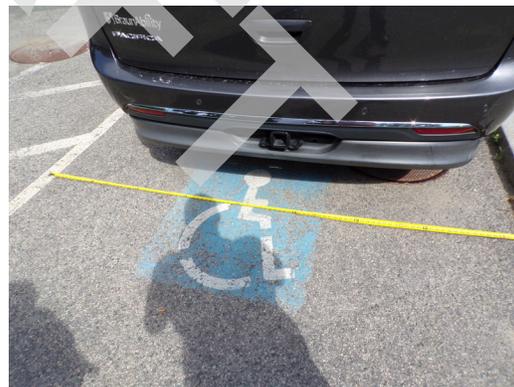
Building 4 - handicap parking



Building 4 - handicap parking



Building 4 - handicap parking



Building 4 - handicap parking



Building 4 - handicap parking



Building 4 - parking lot condition (Non-Critical Repair)



Building 4 - dumpsters



Building 5 - hash marks (Critical Repair)



Building 5 - parking lot (Non-Critical Repair)



Building 5 - parking lot (Non-Critical Repair)



Building 7 - handicap parking spaces



Building 7 - handicap parking spaces



Building 8 - asphalt condition (Non-Critical Repair)

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

Item	Description	Action	Condition
Sidewalks	Concrete	IM/RR	Good/Fair
Ramps	Poured in place concrete	NA	Not applicable
Exterior Steps	Concrete steps located along pedestrian walkways due to changes in topography and Concrete steps and landing(s) at building entrance(s)	IM/RR	Good/Fair
Handrails	Steel handrails protect exterior steps and ramps.	IM/RR	Good/Fair
Loading Docks	A loading dock area is located at the Management & Community Building maintenance area	RR	Good

**Photographs**



Building 4 - sidewalk trip hazard (Critical Repair)



Building 4 - sidewalk trip hazard (Critical Repair)



Building 4 - concrete trip hazard (Critical Repair)



Building 4 - concrete trip hazard (Critical Repair)



Building 5 - stair railings



Building 5 - exterior stairs



Building 5 - sidewalk trip hazard (Critical Repair)



Building 5 - sidewalk trip hazard (Critical Repair)



Building 5 - sidewalk trip hazard (Critical Repair)



Building 7 - stairs missing railing (Critical Repair)



Building 8 - sidewalk trip hazard (Critical Repair)



Building 8 - sidewalk trip hazard (Critical Repair)



Building 9 - sidewalk trip hazard (Critical Repair)



Building 9 - sidewalk trip hazard (Critical Repair)



Building 9 - sidewalk trip hazard (Critical Repair)



Building 9 - sidewalk trip hazard (Critical Repair)



Building 9 - sidewalk trip hazard (Critical Repair)



Building 9 - sidewalk trip hazard (Critical Repair)



Building 9 - sidewalk trip hazard (Critical Repair)



Building 9 - parking lot condition (Non-Critical Repair)



Building 10 - sidewalk trip hazard (Critical Repair)



Building 10 - concrete stair damage (Critical Repair)



Building 10 - sidewalk trip hazard (Critical Repair)



Building 10 and 11 - concrete step trip hazard (Critical Repair)



Building 12 - sidewalk trip hazard (Critical Repair)



Building 12 - concrete steps trip hazard (Critical Repair)



Building 12 - concrete steps trip hazard (Critical Repair)



Building 12 - concrete stair trip hazard (Critical Repair)



Building 12 - power wash concrete stairway (Non-Critical Repair)



Building 13 - concrete stair trip hazard and missing railing (Critical Repair)



Building 13 - concrete stairs trip hazard  
(Critical Repair)



Building 13 - sidewalk trip hazard (Critical Repair)



Building 13 - concrete stairs trip hazard  
(Critical Repair)



Building 13 - concrete stairs damaged (Critical Repair)



Building 13 - concrete stairs trip hazard  
(Critical Repair)

### 3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	IM	Good/Fair

Item	Description	Action	Condition
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Not applicable	NA	Not applicable
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Chain link	RR	Fair
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



Building 4 - dumpsters missing concrete pad (Non-Critical Repair)



Building 4 - dumpsters



Building 4 - dumpsters concrete enclosure



Building 4 - damaged pole light (Non-Critical Repair)



Building 5 - overgrown vegetation and retaining wall (Non-Critical Repair)



Building 7 - parking lot pole light



Building 7 - drainage



Building 7 - overgrown vegetation



Building 7 - overgrown vegetation



Building 8 - chain link fence



Building 12 - pole lights

### 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	Not applicable	NA	Not applicable
Sport Courts	Not Applicable	NA	Not applicable
Tennis Courts	Not Applicable	NA	Not applicable
Playground	One (1) children's playground area	RR	Fair

## Photographs



Building 8 - playground with bare ground  
(Non-Critical Repair)



Site map

## Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	Two (2) maintenance storage containers are located on the property near the maintenance shop.	RR	Good
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

## Photographs



Community building - dumpster and storage containers



Community building - storage containers

### 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



Building 11 - electric meters



Building 12 - electric meters

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	RR	Good/Fair
Waste Service Lines	PVC and cast iron	RR	Good/Fair
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Two (2) 100 KW Diesel	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



Building 4 - emergency generator



Building 4 - emergency generator



Building 4 - PVC pipes



Building 4 - PVC pipes



Building 7 - emergency generator



Building 10 - pad mounted transformer

### 3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

#### 3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Basement	R&M	Good
Foundation Walls	Masonry basement 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.	NA	Not applicable

#### ASSESSMENT / RECOMMENDATION

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

#### Photographs



Building 4 - basement



Building 9 - basement structure



Building 12 - stone retaining wall and peeling paint on hand railings (Non-Critical Repair)



Building 13 - signage and façade

### 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

#### Photographs



Building 8 - power wash foundation (Non-Critical Repair)



Building 8 - masonry condition



Building 8 - chain link fence



Building 8 - façade



Building 8 - power wash retaining wall  
(Non-Critical Repair)



Building 9 - stairs missing railings (Critical Repair)



Building 9 - signage



Building 13 - façade



Building 13 - door overhang

### 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	R&M	Good
Roof Framing	Wood rafters	R&M	Good
Roof Deck or Sheathing	Four ply Tremco roof system with stone ballast	R&M	Good
FRT Plywood	FRT plywood was not observed	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

### 3.3.2.4 FLASHING & MOISTURE PROTECTION

AEI was unable to gain access to the roof area. flashing appeared to be in overall good// fair// poor condition.

### 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

Item	Description	Action	Condition
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	Concrete patio	RR	Good
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Concrete stairs	IM/RR	Fair/Poor

### Photographs



Building 4 - concrete stairs missing railing (Critical Repair)



Building 4 - concrete trip hazard (Critical Repair)



Building 7 - stairs missing railing (Critical Repair)



Building 10 - concrete stair damage (Critical Repair)



Building 10 - chain link fence damage  
(Non-Critical Repair)



Building 10 and 11 - concrete step trip hazard  
(Critical Repair)



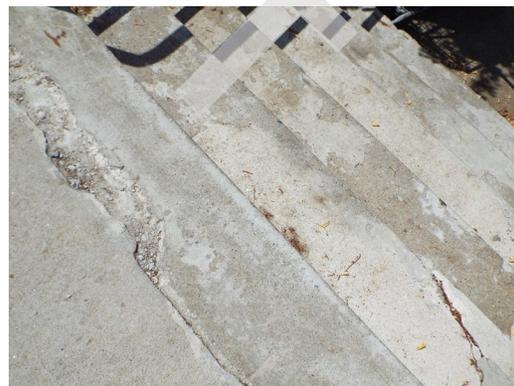
Building 12 - concrete steps trip hazard  
(Critical Repair)



Building 12 - concrete stair trip hazard  
(Critical Repair)



Building 13 - concrete stair trip hazard and  
missing railing (Critical Repair)



Building 13 - concrete stairs trip hazard  
(Critical Repair)



Building 13 - hand rail paint peeling  
(Non-Critical Repair)



Building 13 - concrete stairs damaged (Critical Repair)



Building 13 - plaza area no ADA access  
(Critical Repair)

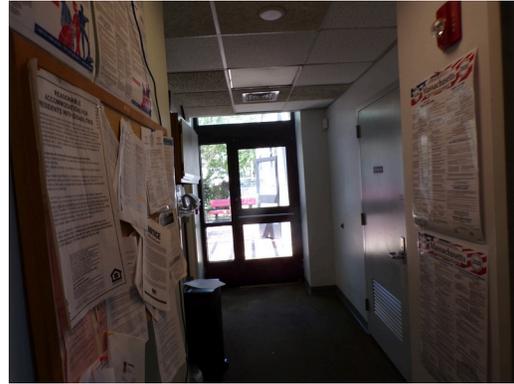
### 3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

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	Roll-up, commercial grade door at loading dock	RR	Good
Common Entrance Doors	Aluminum storefront	RR	Good

## Photographs



Building 4 - main ingress/ egress hardware



Community building - office - rear ingress/ egress



Community building - main ingress/egress



Community building - kitchen



Community building - maintenance storage and shop overhead door



Building 13 - typical main ingress/egress door

### 3.3.3 SIDEWALL SYSTEM

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Brick for the apartment buildings and Exterior Insulation Finish System (EIFS)	RR	Good
Trim Finishes	Metal	RR	Good
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



Building 4 - parking lot pole light



Building 4 - façade



Community building - Exterior Insulation and Finishing (EIFS)



Building 5 - main ingress/egress



Building 8 - masonry condition



Building 8 - façade



Building 9 - signage



Building 11 - power wash siding (Non-Critical Repair)



Building 13 - power wash retaining wall (Non-Critical Repair)

### 3.3.3.1 WINDOWS

Item	Description	Action	Condition
Window Type	Single hung windows	RR	Good
Window Frame	Aluminum frame	RR	Good

Item	Description	Action	Condition
Window Panes	Double pane insulated	RR	Good

**Photographs**



Building 4 - hallway window



Community building - Exterior Insulation and Finishing (EIFS)



Building 5 - main ingress/egress

### 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	High Rise 28,452 SF	12 years	8 years	Unknown	RR	Good/Fair
Apartment buildings	Low slope - Built-up roof with gravel	Low Rise 67,916 SF	14 years	6 years	Unknown	RR	Good/Fair
Community building	Pitched with metal roofing	4,220 SF	15 years	50 years	Unknown	RR	Good

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

### 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 pipe 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 boilers with separate storage tanks	IM/RR	Good/Fair
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

## Photographs



Building 4 - hot water storage tanks



Building 4 - PVC pipes



Building 4 - water circulation pumps



Building 4 - water circulation pumps



Building 5 - hot water storage tanks



Building 5 - water pumps



Building 5 - copper pipes



Building 5 - hot water boiler



Building 7 - hot water storage tanks



Building 7 - boiler room



Building 7 - hot water boilers



Building 9 - hot water boiler



Building 9 - hot water boilers



Building 9 - hot water circulation pumps



Building 9 - hot water storage tanks



Building 10 - hot water storage tanks



Building 10 - hot water boilers



Building 11 - hot water storage tank corrosion  
(Non-Critical Repair)



Building 11 - boiler room



Building 12 - hot water storage tanks



Building 12 - hot water boilers

### 3.4.2 HVAC SYSTEMS

Item	Description	Action	Condition
Cooling Equipment	Individual, Tenant-owned, Window-mounted Air-Conditioners	RR	Good
Heating Equipment	Central Hydronic Boiler with Baseboard distribution	RR	Good
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Cabinet fan coil units	RR	Good/Fair
Tonnage of Cooling Equipment	Varies	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 in common hallways	RR	Good
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

## Photographs



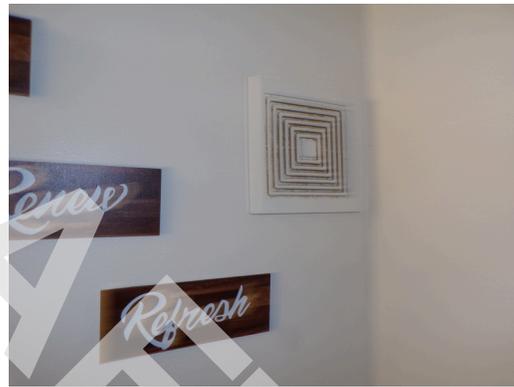
Building 4 - unit 444 - 2-bed/1-bath - heat



Building 4 - unit 444 - 2-bed/1-bath - thermostat for heat



Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - thermostat



Building 5 - unit 517 - 3-bed/1.5-bath - TH - half bath ventilation

### 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	Good/Fair
Overload Protection	Circuit breaker switches	RR	Good/Fair
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	Good/Fair

**Photographs**



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - bathroom GFCI



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - bathroom GFCI



Building 4 - unit 451 - 2-bed/1-bath - wiring



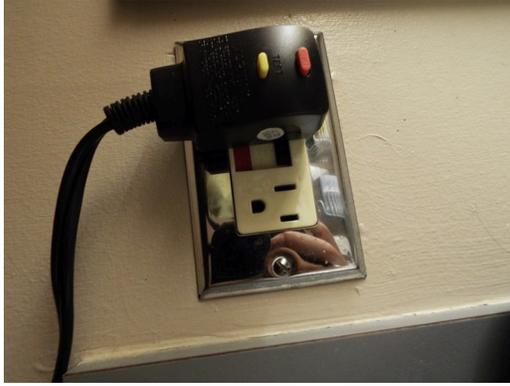
Building 4 - unit 431 - 2-bed/1-bath - bathroom GFCI



Building 7 - unit 731 - 2-bed/1-bath - UFAS - bathroom GFCI



Building 7 - unit 733 - 1-bed/1-bath - UFAS - wiring



Building 13 - unit 1313 - 4-bed/2-bath - TH -  
bathroom GFCI



Pad mounted transformer

### **ASSESSMENT / RECOMMENDATION**

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

- Select apartments were observed without GFCI outlets in the kitchens and bathrooms (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 four (4)	One hydraulic elevator	Leroy Somers	1,500	6	estimated 1995	IM/RR	Fair/Poor
Building four (4)	One hydraulic elevator	Leroy Somers	1,500	6	estimated 1995	IM/RR	Fair/Poor
Building five (5)	One hydraulic elevator	Leroy Somers	1,500	6	estimated 1995	IM/RR	Fair/Poor
Building five (5)	One hydraulic elevator	Leroy Somers	1,500	6	estimated 1995	IM/RR	Fair/Poor
Building seven (7)	One hydraulic elevator	Leroy Somers	1,500	6	estimated 1995	IM/RR	Fair/Poor
Building seven (7)	One hydraulic elevator	Leroy Somers	1,500	6	estimated 1995	IM/RR	Fair/Poor

#### *Elevator Inspection*

<b>Elevators/ Escalators</b>	<b>Inspection/ Certificate Type</b>	<b>Last Inspection/ Certification Date</b>	<b>Inspection Entity</b>	<b>Action</b>	<b>Condition</b>
Elevators	Annual	03/10/21	The Commonwealth of Massachusetts	IM	Poor

#### **ASSESSMENT / RECOMMENDATION**

The dimensions of the elevators do not meet UFAS for wheelchair maneuvering. In as much 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.

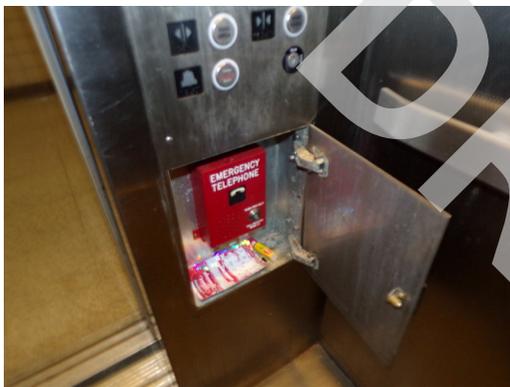
## Photographs



Building 4 - elevator floorspace



Building 4 - elevator control buttons



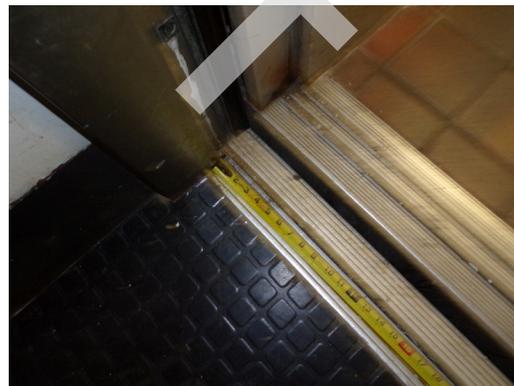
Building 4 - elevator emergency call



Building 7 - elevator cab controls



Building 7 - elevator grab bar



Building 7 - doorway floorspace



Building 7 - doorway floorspace (Critical Repair)



Building 7 - elevator cab floorspace



Building 7 - elevator cab floorspace



Building 7 - elevator cab floorspace



Building 7 - elevator cab door rubbing (Non-Critical Repair)



Building 7 - elevator cab floorspace



Building 7 - elevator cab floorspace



Building 7 - elevator cab floorspace



Building 7 - elevator cab floorspace



Building 7 - elevator cab grab bar



Building 7 - elevator motor (Non-Critical Repair)

### 3.6 LIFE & FIRE SAFETY

- AEI was unable to receive copies of the fire alarm inspection at the time of CNA inspection. Receiving a copy of the fire alarm inspection is required.

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 Hard-wired smoke detectors with battery back-up (Units and common areas) HUD COMPLIANT CO Detectors	Good	R&M
Fire Extinguishers	Mounted on exterior walls Last inspection completed on June 2022	Good	R&M
Fire Alarms	Hard-wired alarm panel each building	Good	RR
Fire Alarm Inspection Date	Management was unable to provide copies at time of inspection	Poor	IM
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	The building features interior staircase towers	Good/Fair	R&M

#### Photographs



Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - smoke detector, fire strobe light and fire audio alarm



Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - fire strobe light and CO2 strobe light detector



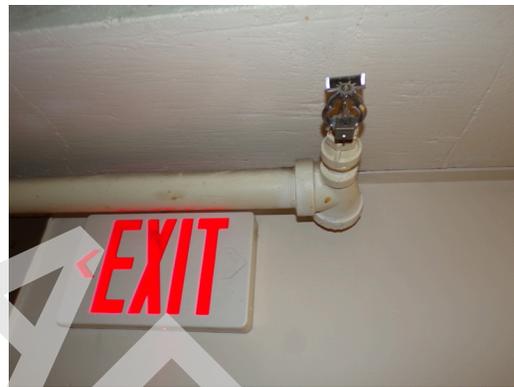
Building 5 - unit 515 - 3-bed/1.5-bath - TH - UFAS - bedroom smoke detector and fire strobe light alarm



Building 7 - unit 731 - 2-bed/1-bath - UFAS - smoke detector



Building 13 - unit 1313 - 4-bed/2-bath - TH - fire strobe light alarm and audio alarm



Building 4 - emergency light and fire sprinkler head



Building 4 - fire pull station



Community building - fire alarm panel



Community building - fire extinguisher



Community building - fire extinguisher



Community building - maintenance shop fire extinguisher



Community building - fire pump controller



Building 5 - boiler room fire extinguisher



Building 5 - fire panel



Building 5 - fire panel



Building 7 - fire alarm panel



Building 7 - fire annunciator



Building 9 - fire alarm control panel



Building 10 - fire alarm panel



Building 11 - fire alarm panel



Building 12 - fire alarm panel

### 3.7 INTERIOR ELEMENTS

#### 3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not applicable	NA	Not applicable
Club Room	A club room with room with numerous sofas, chairs, tables, gaming tables, and accessories is located in the community building structure. Finishes include ceramic, vinyl tile and laminate with painted drywall and painted drywall ceilings.	RR	Good
Business Center	A resident business/computer center with several computers, computer work stations, tables, chairs, and accessories is located in the community building structure.	RR	Good
Common Area Kitchen	Located in the community building structure	RR	Good
Common Area Laundry	Located in the community building structure and apartment buildings four (4), five (5) and seven (7) on the first (1) floor. The laundry equipment is leased.	RR	Good

**Photographs**



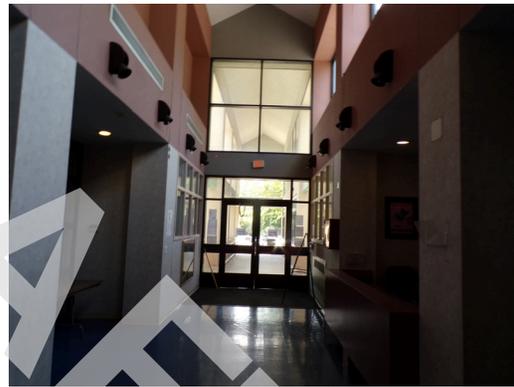
Community building - office - main entry breezeway



Community building - office - main ingress/egress door



Community building - office - laundry room card loader and fire pull station



Community building - main ingress/egress



Community building - community room



Community building - kitchen



Community building - kitchen cabinets



Community building - kitchen range



Community building - kitchen oven



Community building - kitchen oven



Community building - kitchen sink



Community building - refrigerators



Community building - computer room



Community building - task force office



Building 5 - laundry room washers



Building 5 - laundry room dryers



Community building - laundry room washers



Community building - laundry room dryers

### 3.7.2 DWELLING UNIT INTERIOR ELEMENTS

#### Unit Finishes

Item	Description	Action	Condition
Carpet	Residential grade carpet	RR	Good
Resilient Flooring (vinyl)	Vinyl tile	RR	Good

Item	Description	Action	Condition
Other	Laminate and ceramic tile	R&M	Good
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



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - dining room light missing cover (Non-Critical Repair)



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - kitchen



Building 4 - unit 418 - 3-bed/1.5-bath - TH - bedroom ceiling damage (Non-Critical Repair)



Building 4 - unit 433 - 1-bed/1-bath - kitchen



Building 4 - unit 433 - 1-bed/1-bath - kitchen range



Building 4 - unit 454 - 2-bed/1-bath - vinyl tile floor



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - vinyl tile floor



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - kitchen



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - half bath toilet



Building 4 - unit 416 - 3-bed/1.5-bath - TH - vinyl tile damage by stairs (Non-Critical Repair)



Building 5 - unit 514 - 3-bed/1-bath - TH -  
living room area



Building 5 - unit 517 - 3-bed/1.5-bath - TH -  
plank floor tile



Building 8 - unit 822 - 2-bed/1.5-bath - TH -  
wall damage by main ingress/egress  
(Non-Critical Repair)



Building 8 - unit 822 - 2-bed/1.5-bath - TH -  
wall damage near main ingress/egress  
(Non-Critical Repair)



Building 8 - unit 822 - 2-bed/1.5-bath - TH -  
base board heater



Building 10 - unit 1014 - 3-bed/1.5-bath - TH  
- wall damage (Non-Critical Repair)



Building 13 - unit 1313 - 4-bed/2-bath - TH -  
bedroom

**Appliances**

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	IM/RR	Good/Fair
Ranges	Units vary in age and condition	RR	Good
Range hoods	Units vary in age and condition	R&M	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	Select units have a washer/dryer connection	R&M	Good

**Photographs**



Building 4 - unit 414 - 3-bed/2-bath - TH -  
UFAS - kitchen



Building 4 - unit 414 - 3-bed/2-bath - TH -  
UFAS - range front end controls



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - oven



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - range front end controls



Building 4 - unit 418 - 3-bed/1.5-bath - TH - kitchen range



Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



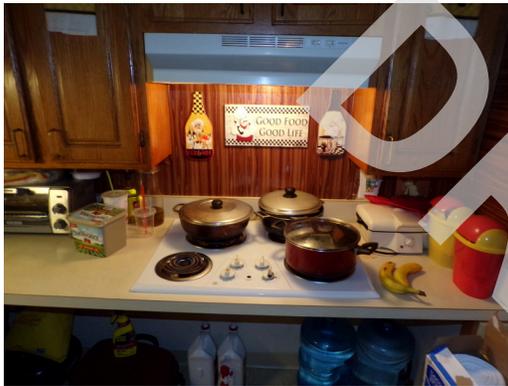
Building 4 - unit 433 - 1-bed/1-bath - kitchen range



Building 4 - unit 453 - 1-bed/1-bath - kitchen refrigerator



Building 4 - unit 454 - 2-bed/1-bath - kitchen range



Building 4 - unit 432 - 4-bed/1.5-bath - UFAS - range hood missing front end controls (Critical Repair)



Building 4 - unit 431 - 2-bed/1-bath - kitchen range and countertops



Building 4 - unit 431 - 2-bed/1-bath - range hood



Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS  
- kitchen range hood missing front end  
controls (Critical Repair)



Building 4 - unit 417 - 3-bed/1.5-bath - UFAS  
- kitchen range hood missing front end  
controls (Critical Repair)



Building 5 - unit 563 - 1-bed/1-bath - kitchen  
range



Building 5 - unit 533 - 1-bed/1-bath - kitchen  
range



Building 5 - unit 515 - 3-bed/1.5-bath - TH -  
UFAS - kitchen range



Building 5 - unit 517 - 3-bed/1.5-bath - TH -  
kitchen



Building 7 - unit 758 - 1-bed/1-bath - kitchen



Building 7 - unit 767 - 1-bed/1-bath - kitchen



Building 7 - unit 731 - 2-bed/1-bath - UFAS - kitchen



Building 8 - unit 822 - 2-bed/1.5-bath - TH - kitchen



Building 10 - unit 1010 - 2-bed/1-bath - TH - kitchen

*Cabinets & Fixtures*

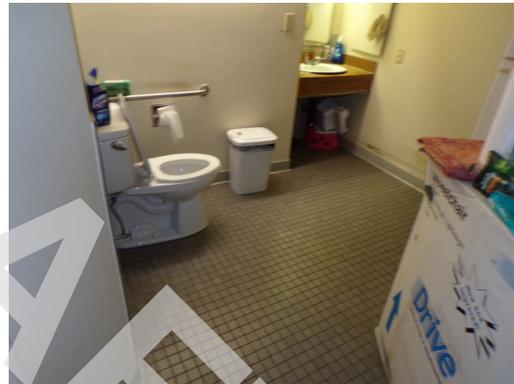
Item	Description	Action	Condition
Kitchen Sink & Countertop	Varies with majority plastic laminated particle board	RR	Good

Item	Description	Action	Condition
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
Kitchen Cabinetry	Wood frame with solid wood doors	RR	Good
Bathroom Cabinetry	Varies with majority wood frame with solid wood doors	RR	Good
Bathtub/Shower and Enclosure	Varies with enamel over steel bathtub with fiberglass/ceramic tile tub surround	R&M	Good
Toilet	Tank top toilet with large capacity tank	R&M	Good
Accessories	Medicine cabinet  Towel bars  Wall mounted mirror	R&M	Good

### Photographs



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - kitchen sink



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - bathroom



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - bathroom rear toilet wall



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - bathroom shower



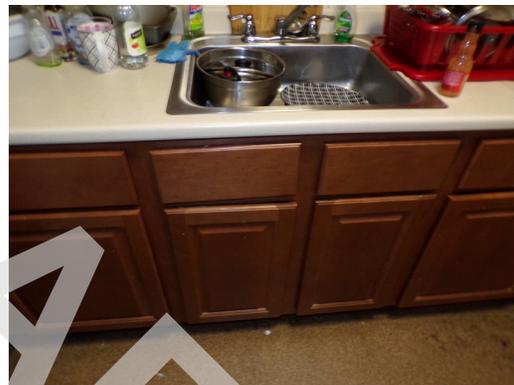
Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - bathroom shower grab bar



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



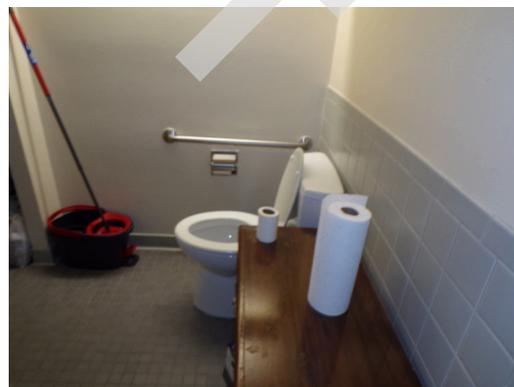
Building 4 - unit 418 - 3-bed/1.5-bath - TH - kitchen range



Building 4 - unit 454 - 2-bed/1-bath - kitchen counter and cabinets



Building 4 - unit 431 - 2-bed/1-bath - kitchen sink



Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - bathroom



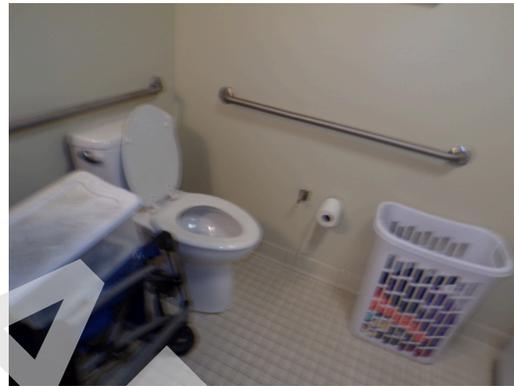
Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - bathroom wall support rear toilet



Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - shower hardware



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - kitchen



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - half bath toilet



Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



Building 5 - unit 513 - 3-bed/1.5-bath - TH - bathroom



Building 5 - unit 513 - 3-bed/1.5-bath - TH - ceramic tile bathtub



Building 5 - unit 533 - 1-bed/1-bath - kitchen cabinets replacement (Non-Critical Repair)



Building 5 - unit 533 - 1-bed/1-bath - kitchen cabinets replacement (Non-Critical Repair)



Building 5 - unit 533 - 1-bed/1-bath - kitchen cabinets replacement (Non-Critical Repair)



Building 5 - unit 514 - 3-bed/1-bath - TH - bathroom door damage (Non-Critical Repair)



Building 5 - unit 517 - 3-bed/1.5-bath - TH - kitchen



Building 5 - unit 517 - 3-bed/1.5-bath - TH -  
bathroom vanity



Building 7 - unit 738 - 1-bed/1-bath -  
bathroom bathtub hardware



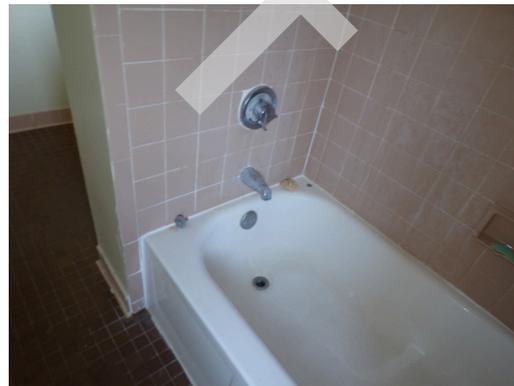
Building 7 - unit 767 - 1-bed/1-bath - kitchen  
cabinets and countertops



Building 7 - unit 767 - 1-bed/1-bath -  
bathroom toilet



Building 7 - unit 767 - 1-bed/1-bath -  
bathroom vanity



Building 7 - unit 767 - 1-bed/1-bath -  
bathroom bathtub



Building 7 - unit 715 - 3-bed/1.5-bath - TH -  
kitchen cabinet and countertop



Building 8 - unit 822 - 2-bed/1.5-bath - TH -  
bathroom wall damage (Non-Critical Repair)



Building 8 - unit 822 - 2-bed/1.5-bath - TH -  
kitchen cabinets replacement (Non-Critical  
Repair)



Building 10 - unit 1007 - 2-bed/1-bath - TH -  
kitchen cabinets



Building 12 - unit 1202 - 3-bed/1.5-bath - TH  
- bathroom refinished bathtub



Building 12 - unit 1220 - 4-bed/2-bath - TH -  
kitchen missing GFCI (Critical Repair)



Building 12 - unit 1220 - 4-bed/2-bath - TH - kitchen



Building 12 - unit 1220 - 4-bed/2-bath - TH - bathroom



Building 12 - unit 1224 - 5-bed/2bath - TH - kitchen countertop damage needs replaced (Non-Critical Repair)



Building 12 - unit 1224 - 5-bed/2bath - TH - bathroom shower



Building 12 - unit 1224 - 5-bed/2-bath - TH - bathroom bathtub



Building 13 - unit 1313 - 4-bed/2-bath - TH - kitchen

## 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.

No further action recommended.

#### **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:

<b>Red Flag Material or System</b>	<b>Identified</b>	<b>Action Recommended</b>
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

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### 5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Construction Drawings	Property Management	July 20, 2022
Rent Roll	Property Management	July 20, 2022

### 5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Joei Sanchez	Housing Manager	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 Brighton 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 30, 2022, during the site visit.

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

Non-Life Threatening Projected Counts: **13**  
Life Threatening Projected Counts: **6**  
Smoke Detector Projected Counts: **0**  
Final Score: **69c**

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.

DRAFT

## 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, leasing office	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
<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*

	<b>Building History</b>	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?	✓			136 total spaces 10 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✓		No van accessible spaces were observed
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?	✓	✓		AEI observed on elevator in building five (5) not displaying floor changes
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?	✓			
9.	Are exposed pipes under sink sufficiently insulated against contact?		✓		
<b>Pools</b>					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

Building History		Yes	No	N/A	Comments
<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: 412, 414, 415, 417, 422, 427, 432, 515, 731, 733 and 735. All UFAS units featured strobe light fire alarms, but did not feature doorbells with strobe lights.
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?	✓			
9.	Accessible Bathrooms: Do the bathrooms feature accessible accessories (levered hardware, shower hoses, shower chairs or benches, lowered mirrors etc)?	✓			

Abbreviated Screening Checklist for FHA Compliance

Building History		Yes	No	N/A	Comments
<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.			✓	
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.			✓	

	Building History	Yes	No	N/A	Comments
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.			✓	

## RECOMMENDATIONS

### ADAAG Concerns:

- 
- The leasing office was observed with a step at the entrance door. Installing a wheelchair accessible ramp is required to comply with ADAAG (Critical Repair).
- The leasing office was observed with a non-compliant public restrooms. The toilets require the installation of rear and side grab bars (Critical Repair).
- The designated handicapped parking space near the leasing office was missing an adjacent access aisle and vertical sign (Critical Repair).

### UFAS/State Code Concerns:

- 
- Units B101 and C202 were the mobility UFAS units on site, while Unit D105 was the audio visual unit on site. The site features the require 5% mobility and 2% sensory units as stipulated per Section 504 requirements. The mobility units were observed with the following issues:
- The designated handicapped dwelling units were observed without roll-under sinks in the bathrooms (Critical Repair).
- The designated handicapped dwelling units were observed without front control hardware on the ranges/ovens (Critical Repair).

### COMMENT ON THE FOLLOWING IN HDCP UNITS!!!

- Minimum maneuvering clearances at the doors (per direction of approach)
- Compliant hardware
- Bathroom lavatory clearance
- Compliant mirror mounting height

- 30" x 60" clear floor space at the tubs. Do all designated units have tubs? Are there roll-in showers in any units?
- Compliant grab bars with the tubs/showers
- A secure transfer seat within the tubs
- Compliant mounting location for tub/shower controls
- 60" shower hose
- Properly placed grab bars at all toilets
- 30" wide roll-under sink in the kitchens
- 30" roll-under workspace in the kitchens
- Refrigerator with at least 50% freezer space below 54"
- Cabinet storage mounted at max 48" AFF for at least one shelf

### FHA Design Concerns:

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

### Photographs



Building 4 - unit 414 - 3-bed/2-bath - TH -  
UFAS - main ingress/egress doorway  
floorspace



Building 4 - unit 414 - 3-bed/2-bath - TH -  
UFAS - main ingress/egress doorway  
floorspace



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - kitchen sink



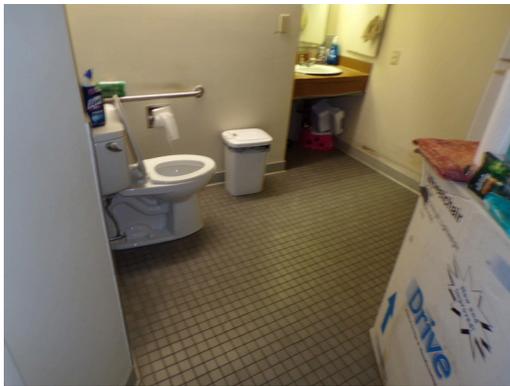
Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - kitchen sink pipes missing scald and abrasion protection (Critical Repair)



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - range front end controls



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - light switch



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - bathroom missing rear grab bar (Critical Repair)



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - bathroom sink



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - smoke detector and fire strobe light



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - bathroom doorway floorspace



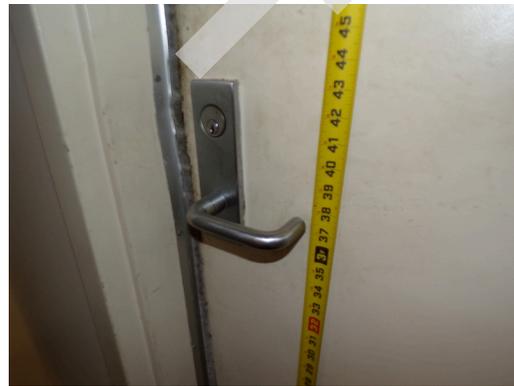
Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - bathroom doorway floorspace



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - smoke detector, fire strobe and audio alarm



Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - lower thermostat (Critical Repair)



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - main ingress/egress door hardware



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS  
- light switch



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS  
- range front end controls



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS  
- kitchen sink



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS  
- fire alarm strobe light and audio alarm



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS  
- bathroom toilet



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS  
- bathroom sink



Building 4 - unit 412 - 3-bed/1.5-bath - UFAS  
- bathroom sink levered hardware



Building 4 - unit 422 - 3-bed/1.5-bath - UFAS  
- bathroom sink



Building 4 - unit 422 - 3-bed/1.5-bath - UFAS  
- bathroom shower hardware



Building 4 - unit 433 - 1-bed/1-bath - fire  
strobe and audio fire alarm



Building 4 - unit 432 - 4-bed/1.5-bath - UFAS  
- range hood missing front end controls  
(Critical Repair)



Building 4 - unit 432 - 4-bed/1.5-bath - UFAS  
- kitchen sink missing partial scald and  
abrasion protection (Critical Repair)



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS  
- kitchen sink missing scald and abrasion  
protection (Critical Repair)



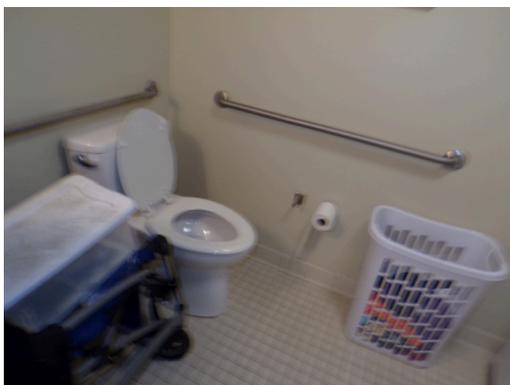
Building 4 - unit 437 - 4-bed/1.5-bath - UFAS  
- bathroom



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS  
- bathroom sink



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS  
- bathroom bathtub



Building 4 - unit 437 - 4-bed/1.5-bath - UFAS  
- half bath toilet



Building 4 - unit 417 - 3-bed/1.5-bath - UFAS  
- fire strobe light and CO2 strobe light  
detector



Building 5 - unit 515 - 3-bed/1.5-bath - TH - UFAS - kitchen range



Building 5 - unit 515 - 3-bed/1.5-bath - TH - UFAS - kitchen sink missing scald and abrasion protection (Critical Repair)



Building 7 - unit 735 - 2-bed/1-bath - UFAS - kitchen sink missing scald and abrasion protection (Critical Repair)



Building 7 - unit 735 - 2-bed/1-bath - UFAS - bathroom toilet



Building 7 - unit 731 - 2-bed/1-bath - UFAS - kitchen sink missing scald and abrasion protection (Critical Repair)



Building 7 - unit 731 - 2-bed/1-bath - UFAS - bathroom bathtub hardware



Building 7 - unit 733 - 1-bed/1-bath - UFAS -  
bathroom



Building 7 - unit 733 - 1-bed/1-bath - UFAS -  
shower



Building 8 - playground with bare ground  
(Non-Critical Repair)

## 6.2 INTRUSIVE EXAMINATIONS

### 6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

### 6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

## 6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements.

## 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	\$10,722,148	\$3,857
1-10 Year Inflated Costs	\$12,230,703	\$4,400
11-20 Year Un-Inflated Costs	\$5,401,299	\$1,943
11-20 Year Inflated Costs	\$7,917,716	\$2,848
1-20 Year Un-Inflated Costs	\$16,123,447	\$2,900
1-20 Year Inflated Costs	\$20,148,419	\$3,624

### 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>								
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Women's public restroom in community building and dwelling units 414, 432, 415, 437, 417, 515 and 731	Repair	7	Each	\$ 40.00	\$ 280.00	The women's public restroom in the community building and select handicap designated dwelling units were observed without scald and abrasion protection at the roll under sink in kitchens and/or bathrooms. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required.
Passage & lock sets	Install Levered Door Hardware (Critical Repair)	Dwelling unit 412	Repair	1	Each	\$ 150.00	\$ 150.00	The main ingress/egress for handicap dwelling unit 412 was observed with knob hardware. In order to comply with the UFAS, the installation of levered door hardware is required.
Dwelling/common area thermostat	Lower Thermostats (Critical Repair)	Dwelling unit 415 and 414	Repair	2	Each	\$ 125.00	\$ 250.00	The thermostats in select handicap dwelling units were measured at 56-inches or more above the finished floor (AFF). In order to comply with UFAS, lowering the thermostats to maximum height of 48-inches AFF is required.
Range hood	Range/Oven Hood (Critical Repair)	Handicap dwelling units 412, 422, 432, 427, 437 and 417	Repair	6	Each	\$ 150.00	\$ 900.00	AEI observed handicap dwelling units missing front controls on the range/oven hoods in select dwelling units. Replacing the range/oven hood with front controls is required.
Faucets & valves	Kitchen Faucet (Critical Repair)	Handicap dwelling units 412, 415 and 422	Repair	3	Each	\$ 125.00	\$ 375.00	AEI observed select handicap dwelling units with non-levered kitchen sink faucet hardware. Levered kitchen sink faucets is required per UFAS.
<b>CRITICAL REPAIRS (LIFE SAFETY)</b>								
Concrete	Correct Concrete Sidewalk Trip Hazards (Critical Repair)	Throughout property	Level 1 Alteration	40	Each	\$ 750.00	\$ 30,000.00	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.
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	Dwelling unit 454	Repair	1	Each	\$ 30.00	\$ 30.00	Dwelling unit 454 was observed without smoke detector, removed smoke detector or with non-compliant smoke detector. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office. (IBC Repair)
Unit/building wiring	Install GFCI Outlets (Critical Repair)	Dwelling units 1104, 1220 and 1224	Repair	3	Each	\$ 50.00	\$ 150.00	The outlets servicing the kitchen or bathroom 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.
Switches & outlets	Switch Plate (Critical Repair)	Dwelling unit 1224	Repair	1	Each	\$ 20.00	\$ 20.00	AEI observed the light switch in the bathroom of dwelling unit 1224 missing. Replacing the switch plate is required.
Concrete Pavement	Brick Pavers (Critical Repair)	Throughout property	Repair	25	Each	\$ 300.00	\$ 7,500.00	Select sections throughout the property of brick pavers were observed with abrupt elevation changes, resulting in tripping hazards. In order to prevent injury to a resident, repair of trip hazards is required.
Common Exterior Door, aluminum and glass	Community Building Door Threshold (Critical Repair)	Community building doorway	Repair	1	Each	\$ 500.00	\$ 500.00	AEI observed the community doorway threshold elevation change as a trip hazard. Repairing the threshold is required.
Wall tile, ceramic, glass, natural stone - Common	Community Building Public Restrooms (Critical Repair)	Community building public restrooms	Repair	2	Each	\$ 100.00	\$ 200.00	AEI observed the community building public women's and men's restrooms missing handicap accessible signage. Installing handicap accessible signage at the women's and men's public restroom is required.

**Accessibility Subtotal:** \$ 1,955.00  
**Life Safety Subtotal:** \$ 38,400.00  
**Total:** \$ 40,355.00

### 7.3 NON-CRITICAL REPAIRS

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NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	Parking lot areas	Level 1 Alteration	55880	SF	\$ 0.25	\$ 13,970.00	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.
Fencing, chain-link	Chain-Link Fencing (Non-Critical Repair)	Chain-link fencing	Level 1 Alteration	4000	LF	\$ 31.60	\$ 126,400.00	The chain link fencing throughout property was observed damaged or leaning. In order to prevent further damage and improve the condition of the property, the replacement or repair of the fencing is recommended.
Elevator, machinery	Elevator Machinery Upgrades (Non-Critical Repair)	Elevators	Level 1 Alteration	6	Each	\$ 130,000.00	\$ 780,000.00	The elevator machinery and motors are older and past their EUL. Elevator modernization is recommended in the near term.
Elevator cab, interior finish	Elevator Cab Finish (Non-Critical Repair)	Elevators	Level 1 Alteration	6	Each	\$ 10,500.00	\$ 63,000.00	The elevator cabs have outdated ADA/Digital Features and have older finishes. Upgrading the elevator cabs is recommended in the near term.
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)(Non-Critical Repair)	Dwelling units 1216 1nd 427	Level 1 Alteration	3	Each	\$ 5,061.73	\$ 15,185.19	AEI observed the kitchen cabinet/countertops damaged in dwelling units 1216, 427 and 533. Replacing the kitchen cabinet/countertops is recommended.
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units) (Non-Critical Repair)	Dwelling units 444 and 451	Level 1 Alteration	2	Each	\$ 750.00	\$ 1,500.00	AEI observed vanities missing in units 444 and 451. Replacing the vanities is recommended.
Drywall	Repair Damaged Ceiling (Non-Critical Repair)	Dwelling units 414, 418, 415, 437, 513, 563, 533, 1203 and 1216	Repair	9	Each	\$ 500.00	\$ 4,500.00	The select dwelling units ceilings were observed damaged with some areas of missing drywall. In order to prevent further damage, the repair of the ceilings is recommended.
Drywall	Repair Damaged Drywall (Non-Critical Repair)	Dwelling units 454, 444, 515,822, 909, 1014, 1110, 1202 and 1216	Repair	9	Each	\$ 500.00	\$ 4,500.00	The drywall in select dwelling units were observed damaged. In order to prevent further damage, the repair of the drywall is recommended.
Unit Entry Door, Exterior, solid wood/metal clad	Apartment Entry Doors (Non-Critical Repair)	Throughout property	Repair	25	Each	\$ 600.00	\$ 15,000.00	AEI observed select exterior dwelling units doors damaged and/or scratched. Repairing the damaged door and repainting is recommended.
Tenant buzzer / intercom /secured entry system	Intercom System (Non-Critical Repair)	Buildings 4, 5 and 7	Level 1 Alteration	278	Each	\$ 300.00	\$ 83,400.00	AEI observed the intercom system throughout the building past the estimated useful life (EUL). Replacing the intercom system is recommended.
Fire extinguishers	Expired Fire Extinguishers (Critical Repair)	Elevator rooms in buildings 4, 5 and 7	Repair	6	Each	\$ 100.00	\$ 600.00	AEI observed all fire extinguishers in the elevator machine rooms with expired inspection tags. Replacing the fire extinguishers with updated inspection tags is required.
Exterior Stairs, Concrete	Exterior Concrete Framed Steps (Critical Repair)	Throughout property	Level 1 Alteration	8	Each	\$ 1,200.00	\$ 9,600.00	AEI observed select concrete stairways throughout the property were missing hand railings and/or presenting concrete damage creating a trip hazard. Stairways that include four (4) or more stairs required railings. Installing hand rails on four (4) or more stairs and repairing concrete stair trip hazards is required.
DHW storage tanks	Water Storage Tank (Non-Critical Repair)	Building 11	Repair	1	Each	\$ 2,000.00	\$ 2,000.00	AEI observed a hot water storage tank in building 11 indicating corrosion on the exterior of the tank. Replacing the tank is recommended.
Earthwork, swales, drainways, erosion controls	Bare ground (Non-Critical Repair)	Throughout site	Repair	10	Each	\$ 1,500.00	\$ 15,000.00	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.
Cabinets & vanities	Repair Vacant Dwelling Units (Non-Critical Repair)	Vacant dwelling units 444, 451, 514, 733, 909, 1014, 1110, 1202, 1216	Repair	9	Each	\$ 3,000.00	\$ 27,000.00	AEI observed all vacant/down dwelling units, which were in poor condition. Repairing the dwelling units to rentable conditions is recommended.
Earthwork, swales, drainways, erosion controls	Trim Overgrown Vegetation (Non-Critical Repair)	Throughout site	Repair	10	Each	\$ 1,500.00	\$ 15,000.00	Overgrown vegetation (trees and shrubs) were observed throughout the site, around the buildings and fencing. The vegetation should be trimmed back to avoid any potential issues.
Boilers, Oil/ Gas/ Dual Fuel, Low MBH	Gas-Fired Boiler (Domestic) 324,000 Btu (Critical Repair)	Community building	Repair	1	Each	\$ 1,000.00	\$ 1,000.00	AEI observed the boiler in the community building appeared to have a leak. Finding the cause of the leak and repairing it is recommended.
Acoustic tile/drop ceiling - Common	Acoustical Tile Ceiling - Common Area (Non-Critical Repair)	Community building computer room	Repair	10	SF	\$ 6.00	\$ 60.00	AEI observed select acoustical ceiling tile stained or damaged in the computer room of the community building. Replacing the ceiling tile is recommended.
Lighting - Tenant Spaces	Light Cover (Non-Critical Repair)	Dwelling units 414, 451 and 1014	Repair	3	Each	\$ 40.00	\$ 120.00	AEI observed light covers damaged or missing in select dwelling units. Replacing the light covers is recommended.
Curbing, Concrete	Concrete Curbing (Non-Critical Repair)	Throughout property	Level 1 Alteration	7	Each	\$ 500.00	\$ 3,500.00	AEI observed select areas of concrete curbing damaged. Repairing the concrete curbing is recommended.

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Concrete	Concrete Pavement Dumpster Pad (Non-Critical Repair)	Building 4	Level 1 Alteration	1	Each	\$ 2,000.00	\$ 2,000.00	AEI observed the trash dumpsters located at building 4 without concrete dumpster pads. Installing concrete dumpster pads is recommended.
Bath/kitchen vent/exhaust fans - Common	Kitchen Ventilation (Non-Critical Repair)	Dwelling unit 822	Repair	1	Each	\$ 400.00	\$ 400.00	AEI observed the kitchen ventilation system missing in dwelling unit 822. Replacing the kitchen ventilation system is recommended.
Railings, wood	Exterior Railings (Non-Critical Repair)	Throughout property	Repair	25	Each	\$ 200.00	\$ 5,000.00	AEI observed select railings throughout the property damaged/scratched. Repainting the railings is recommended.
Vinyl Siding	Exterior Wall Tiles (Non-Critical Repair)	Dwelling unit 418	Repair	1	Each	\$ 300.00	\$ 300.00	AEI observed the exterior tiles near dwelling unit 418 damaged. Replacing the damaged tiles is recommended.
Security gate - lift arm	Parking Lot Pole (Non-Critical Repair)	Building 4	Repair	1	Each	\$ 200.00	\$ 200.00	AEI observed a pole light damaged near building 4. Repairing the pole light is recommended.
Interior doors, solid core, wood, metal clad	Unit Interior Doors (Non-Critical Repair)	Dwelling unit 514 bathroom	Repair	1	Each	\$ 250.00	\$ 250.00	AEI observed the bathroom door in dwelling unit 514 damaged. Replacing the door is recommended.
Retaining Walls, reinforced concrete masonry unit (CMU)	CMU Retaining Wall (Non-Critical Repair)	Building 11	Repair	100	SF	\$ 45.00	\$ 4,500.00	AEI observed damage at the retaining wall by building 11. Repairing the retaining wall is recommended.

**Total: \$ 1,193,985.19**

## 7.4 REPLACEMENT RESERVES

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## 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>
Building 4	215	Marshall & Swift	10,406,000
Building 5	215	Marshall & Swift	9,374,000
Building 7	215	Marshall & Swift	9,868,500
Building 8	185	Marshall & Swift	7,834,750
Building 9	185	Marshall & Swift	6,946,750
Building 10	185	Marshall & Swift	3,626,000
Building 11	185	Marshall & Swift	3,626,000
Building 12	185	Marshall & Swift	5,476,000
Building 13	185	Marshall & Swift	4,218,000
Community Building	206	Marshall & Swift	1,689,200
		<b>TOTAL:</b>	<b>\$ 63,065,200.00</b>

## 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 due to the following circumstances:

- Maintenance personnel did not have the correct key for all building elevator rooms.
- Information regarding the construction date for the community building (leasing office, community service center and maintenance shop) was not provided to AEI, therefore it is not known if FHA applies to this building.
- AEI was unable to access roofs on any of the buildings.

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# **APPENDIX A**

## **Dwelling Unit Photo Documentation**

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1. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - main ingress/egress threshold



2. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - main ingress/egress doorway floorspace



3. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - main ingress/egress doorway floorspace



4. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - living room



5. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - living room missing light (Non-Critical Repair)



6. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - dining room light missing cover (Non-Critical Repair)



7. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - kitchen



8. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - kitchen sink



9. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - kitchen sink pipes missing scald and abrasion protection (Critical Repair)



10. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - range front end controls



11. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - oven



12. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS - light switch



13. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- circuit breaker box



14. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- stairs



15. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- first floor ceiling damage (Non-Critical Repair)



16. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom



17. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom toilet



18. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom sink



19. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom rear toilet wall



20. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom GFCI



21. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom shower



22. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom sink



23. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom shower grab bar



24. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- smoke detector and fire strobe light



25. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom doorway floorspace



26. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- bathroom doorway floorspace



27. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- smoke detector, fire strobe and audio alarm



28. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- light switch



29. Building 4 - unit 414 - 3-bed/2-bath - TH - UFAS  
- lower thermostat (Critical Repair)



30. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS -  
main ingress/egress peep hole



31. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS -  
main ingress/egress door hardware



32. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS -  
main ingress/egress doorway floorspace



33. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - light switch



34. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



35. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - range front end controls



36. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - kitchen sink hardware missing lever handles (Critical Repair)



37. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - kitchen sink



38. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - living room



39. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - thermostat



40. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - circuit breaker box



41. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - fire alarm strobe light and audio alarm



42. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - bathroom



43. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - bathroom toilet



44. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - bathroom sink



45. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS -  
bathroom sink levered hardware



46. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS -  
bathroom GFCI



47. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS -  
bathtub grab bars



48. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS -  
levered door hardware



49. Building 4 - unit 412 - 3-bed/1.5-bath - UFAS - non-levered door hardware (Critical Repair)



50. Building 4 - unit 418 - 3-bed/1.5-bath - TH overhang paint peeling (Non-Critical Repair)



51. Building 4 - unit 418 - 3-bed/1.5-bath - TH - tile damage outside main ingress/egress (Non-Critical Repair)



52. Building 4 - unit 418 - 3-bed/1.5-bath - TH - main ingress/egress door damage (Non-Critical Repair)



53. Building 4 - unit 418 - 3-bed/1.5-bath - TH - living room



54. Building 4 - unit 418 - 3-bed/1.5-bath - TH - thermostat



55. Building 4 - unit 418 - 3-bed/1.5-bath - TH - kitchen countertop



56. Building 4 - unit 418 - 3-bed/1.5-bath - TH - kitchen range



57. Building 4 - unit 418 - 3-bed/1.5-bath - TH - circuit breaker box



58. Building 4 - unit 418 - 3-bed/1.5-bath - TH - stairs



59. Building 4 - unit 418 - 3-bed/1.5-bath - TH - bedroom ceiling damage (Non-Critical Repair)



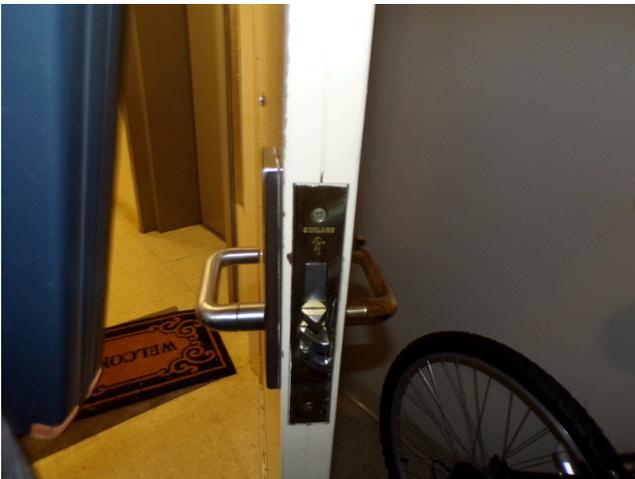
60. Building 4 - unit 418 - 3-bed/1.5-bath - TH - smoke detector



61. Building 4 - unit 418 - 3-bed/1.5-bath - TH - kitchen missing GFCI (Critical Repair)



62. Building 4 - unit 418 - 3-bed/1.5-bath - TH - bedroom smoke detector



63. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - main ingress/egress door hardware



64. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - smoke detector and fire sprinkler head



65. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - kitchen



66. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - kitchen sink missing levered hardware (Critical Repair)



67. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



68. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - half bath sink



69. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - levered door hardware



70. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - bathroom



71. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - bathroom sink



72. Building 4 - unit 422 - 3-bed/1.5-bath - UFAS - bathroom shower hardware



73. Building 4 - unit 433 - 1-bed/1-bath - smoke detector



74. Building 4 - unit 433 - 1-bed/1-bath - fire strobe and audio fire alarm



75. Building 4 - unit 433 - 1-bed/1-bath - kitchen



76. Building 4 - unit 433 - 1-bed/1-bath - kitchen range



77. Building 4 - unit 433 - 1-bed/1-bath - bathroom toilet



78. Building 4 - unit 433 - 1-bed/1-bath - living room



79. Building 4 - unit 433 - 1-bed/1-bath - bathroom bathtub hardware



80. Building 4 - unit 453 - 1-bed/1-bath - bathroom vanity



81. Building 4 - unit 453 - 1-bed/1-bath - bathroom ventilation



82. Building 4 - unit 453 - 1-bed/1-bath - kitchen cabinets and sink



83. Building 4 - unit 453 - 1-bed/1-bath - kitchen refrigerator



84. Building 4 - unit 454 - 2-bed/1-bath - vinyl tile floor



85. Building 4 - unit 454 - 2-bed/1-bath - kitchen counter and cabinets



86. Building 4 - unit 454 - 2-bed/1-bath - kitchen range



87. Building 4 - unit 454 - 2-bed/1-bath - call box (Non-Critical Repair)



88. Building 4 - unit 454 - 2-bed/1-bath - hole in wall (Non-Critical Repair)



89. Building 4 - unit 454 - 2-bed/1-bath - bedroom missing smoke detector (Critical Repair)



90. Building 4 - unit 454 - 2-bed/1-bath - bathroom



91. Building 4 - unit 451 - 2-bed/1-bath - missing light (Non-Critical Repair)



92. Building 4 - unit 451 - 2-bed/1-bath - wiring



93. Building 4 - unit 451 - 2-bed/1-bath -



94. Building 4 - unit 451 - 2-bed/1-bath - bathroom missing vanity (Non-Critical Repair)



95. Building 4 - unit 444 - 2-bed/1-bath - smoke detector



96. Building 4 - unit 444 - 2-bed/1-bath - bathroom missing vanity (Non-Critical Repair)



97. Building 4 - unit 444 - 2-bed/1-bath - hole in wall (Non-Critical Repair)



98. Building 4 - unit 444 - 2-bed/1-bath - wiring



99. Building 4 - unit 444 - 2-bed/1-bath - heat



100. Building 4 - unit 444 - 2-bed/1-bath - thermostat for heat



101. Building 4 - unit 432 - 4-bed/1.5-bath - UFAS - half bath sink



102. Building 4 - unit 432 - 4-bed/1.5-bath - UFAS - half bath toilet



103. Building 4 - unit 432 - 4-bed/1.5-bath - UFAS - smoke detector



104. Building 4 - unit 432 - 4-bed/1.5-bath - UFAS - bedroom



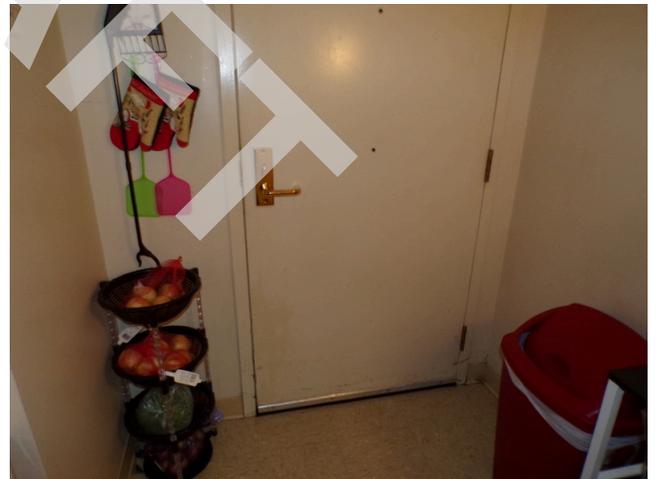
105. Building 4 - unit 432 - 4-bed/1.5-bath - UFAS - bedroom smoke detector and fire sprinkler head



106. Building 4 - unit 432 - 4-bed/1.5-bath - UFAS - range hood missing front end controls (Critical Repair)



107. Building 4 - unit 432 - 4-bed/1.5-bath - UFAS - kitchen sink missing partial scald and abrasion protection (Critical Repair)



108. Building 4 - unit 432 - 4-bed/1.5-bath - UFAS - main ingress/egress door hardware



109. Building 4 - unit 431 - 2-bed/1-bath - kitchen range and countertops



110. Building 4 - unit 431 - 2-bed/1-bath - range hood



111. Building 4 - unit 431 - 2-bed/1-bath - kitchen sink



112. Building 4 - unit 431 - 2-bed/1-bath - smoke detector, fire alarm strobe and audio fire alarm



113. Building 4 - unit 431 - 2-bed/1-bath - bathroom ventilation



114. Building 4 - unit 431 - 2-bed/1-bath - bathroom GFCI



115. Building 4 - unit 431 - 2-bed/1-bath - bathroom wall support rear toilet



116. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - thru-window air conditioner



117. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - thermostat to high (Critical Repair)



118. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - smoke detector, fire strobe light and fire audio alarm



119. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - light switch



120. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - circuit breaker box



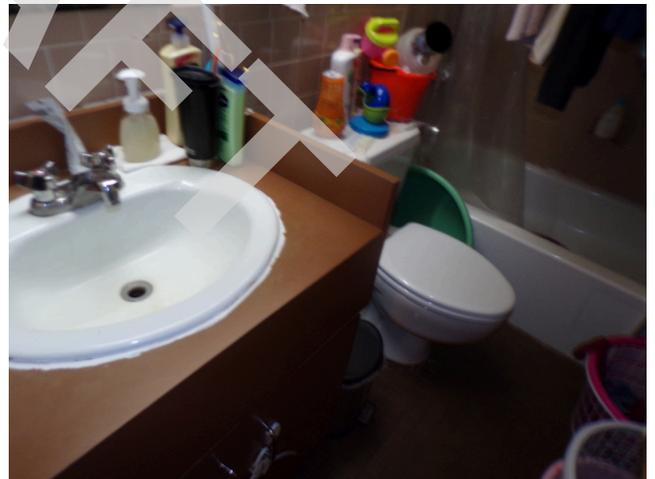
121. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - kitchen



122. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - kitchen sink missing scald and abrasion protection (Critical Repair)



123. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - kitchen sink missing levered hardware (Critical Repair)



124. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - bathroom



125. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - bathroom peeling paint (Non-Critical Repair)



126. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - door hardware



127. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - bathroom



128. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - bathroom wall support rear toilet



129. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - shower hardware



130. Building 4 - unit 415 - 3-bed/2-bath - TH - UFAS - bathroom sink missing scald and abrasion protection (Critical Repair)



131. Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - bathroom shower hardware



132. Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - amin ingress/egress automatic door opener



133. Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - call box (Non-Critical Repair)



134. Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - thermostat



135. Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - kitchen



136. Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



137. Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - kitchen countertop damage (Non-Critical Repair)



138. Building 4 - unit 427 - 3-bed/1.5-bath - UFAS - half bath



139. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - main ingress/egress door hardware



140. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - bedroom smoke detector and fire sprinkler head



141. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - hole in ceiling (Non-Critical Repair)



142. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - vinyl tile floor



143. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - kitchen



144. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



145. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - kitchen sink missing scald and abrasion protection (Critical Repair)



146. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - kitchen GFCI



147. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - bathroom



148. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - bathroom sink



149. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - bathroom bathtub



150. Building 4 - unit 427 - 4-bed/1.5-bath - UFAS - half bath sink



151. Building 4 - unit 437 - 4-bed/1.5-bath - UFAS - half bath toilet



152. Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - kitchen range hood missing front end controls (Critical Repair)



153. Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - kitchen sink missing scald and abrasion protection (Critical Repair)



154. Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - kitchen GFCI



155. Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - hallway



156. Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - fire strobe light and CO2 strobe light detector



157. Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - half bath sink



158. Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - bathroom



159. Building 4 - unit 417 - 3-bed/1.5-bath - UFAS - bathroom sink



160. Building 4 - unit 416 - 3-bed/1.5-bath - TH - dining room area



161. Building 4 - unit 416 - 3-bed/1.5-bath - TH - circuit breaker box



162. Building 4 - unit 416 - 3-bed/1.5-bath - TH - kitchen cabinets



163. Building 4 - unit 416 - 3-bed/1.5-bath - TH - kitchen range hood



164. Building 4 - unit 416 - 3-bed/1.5-bath - TH - missing light (Non-Critical Repair)



165. Building 4 - unit 416 - 3-bed/1.5-bath - TH - stairs



166. Building 4 - unit 416 - 3-bed/1.5-bath - TH - vinyl tile damage by stairs (Non-Critical Repair)



167. Building 4 - unit 416 - 3-bed/1.5-bath - TH - laundry room



168. Building 5 - unit 513 - 3-bed/1.5-bath - TH - bathroom ceiling peeling paint (Non-Critical Repair)



169. Building 5 - unit 513 - 3-bed/1.5-bath - TH - bathroom



170. Building 5 - unit 513 - 3-bed/1.5-bath - TH - missing light (Non-Critical Repair)



171. Building 5 - unit 513 - 3-bed/1.5-bath - TH - ceramic tile bathtub



172. Building 5 - unit 563 - 1-bed/1-bath - bathroom ceiling peeling paint (Non-Critical Repair)



173. Building 5 - unit 563 - 1-bed/1-bath - kitchen



174. Building 5 - unit 563 - 1-bed/1-bath - kitchen range



175. Building 5 - unit 533 - 1-bed/1-bath - ceiling peeling paint (Non-Critical Repair)



176. Building 5 - unit 533 - 1-bed/1-bath - kitchen cabinets replacement (Non-Critical Repair)



177. Building 5 - unit 533 - 1-bed/1-bath - kitchen cabinets replacement (Non-Critical Repair)



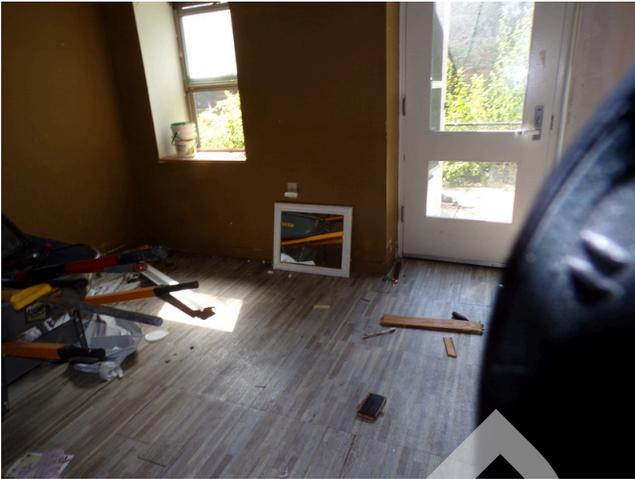
178. Building 5 - unit 533 - 1-bed/1-bath - kitchen cabinets replacement (Non-Critical Repair)



179. Building 5 - unit 533 - 1-bed/1-bath - kitchen range



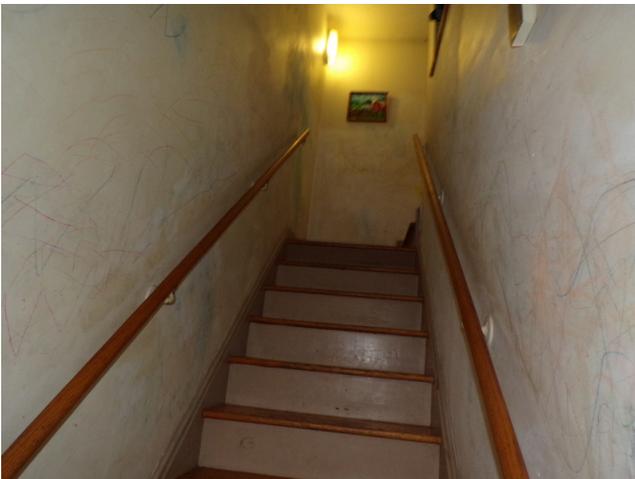
180. Building 5 - unit 514 - 3-bed/1-bath - TH -flooring



181. Building 5 - unit 514 - 3-bed/1-bath - TH - living room area



182. Building 5 - unit 514 - 3-bed/1-bath - TH - bathroom door damage (Non-Critical Repair)



183. Building 5 - unit 515 - 3-bed/1.5-bath - TH - UFAS - stair walls need paint (Non-Critical Repair)



184. Building 5 - unit 515 - 3-bed/1.5-bath - TH - UFAS - kitchen



185. Building 5 - unit 515 - 3-bed/1.5-bath - TH - UFAS - kitchen range



186. Building 5 - unit 515 - 3-bed/1.5-bath - TH - UFAS - kitchen sink missing scald and abrasion protection (Critical Repair)



187. Building 5 - unit 515 - 3-bed/1.5-bath - TH - UFAS - bathroom



188. Building 5 - unit 515 - 3-bed/1.5-bath - TH - UFAS - bedroom smoke detector and fire strobe light alarm



189. Building 5 - unit 517 - 3-bed/1.5-bath - TH - half bath



190. Building 5 - unit 517 - 3-bed/1.5-bath - TH - half bath sink



191. Building 5 - unit 517 - 3-bed/1.5-bath - TH - half bath ventilation



192. Building 5 - unit 517 - 3-bed/1.5-bath - TH - kitchen



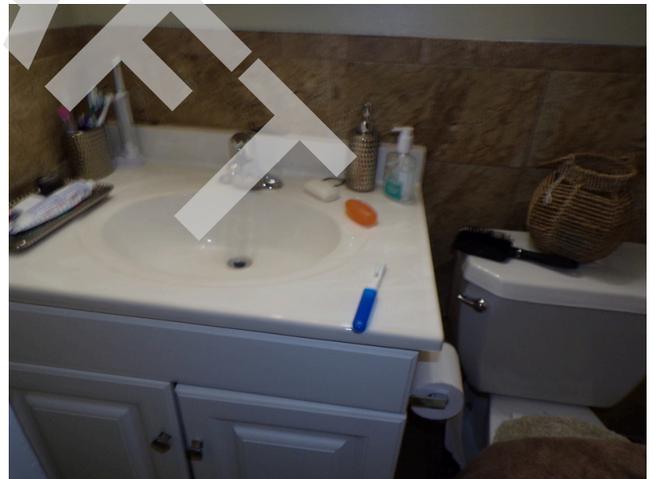
193. Building 5 - unit 517 - 3-bed/1.5-bath - TH - stairs



194. Building 5 - unit 517 - 3-bed/1.5-bath - TH - bedroom vinyl floor tile



195. Building 5 - unit 517 - 3-bed/1.5-bath - TH - plank floor tile



196. Building 5 - unit 517 - 3-bed/1.5-bath - TH - bathroom vanity



197. Building 7 - unit 735 - 2-bed/1-bath - UFAS - kitchen



198. Building 7 - unit 735 - 2-bed/1-bath - UFAS - kitchen sink missing scald and abrasion protection (Critical Repair)



199. Building 7 - unit 735 - 2-bed/1-bath - UFAS - kitchen backsplash



200. Building 7 - unit 735 - 2-bed/1-bath - UFAS - bathroom toilet



201. Building 7 - unit 735 - 2-bed/1-bath - UFAS - bedroom



202. Building 7 - unit 738 - 1-bed/1-bath - kitchen



203. Building 7 - unit 738 - 1-bed/1-bath - bathroom



204. Building 7 - unit 738 - 1-bed/1-bath - bathroom bathtub hardware



205. Building 7 - unit 738 - 1-bed/1-bath - bedroom smoke detector



206. Building 7 - unit 758 - 1-bed/1-bath - kitchen



207. Building 7 - unit 758 - 1-bed/1-bath - smoke detector



208. Building 7 - unit 758 - 1-bed/1-bath - bathroom



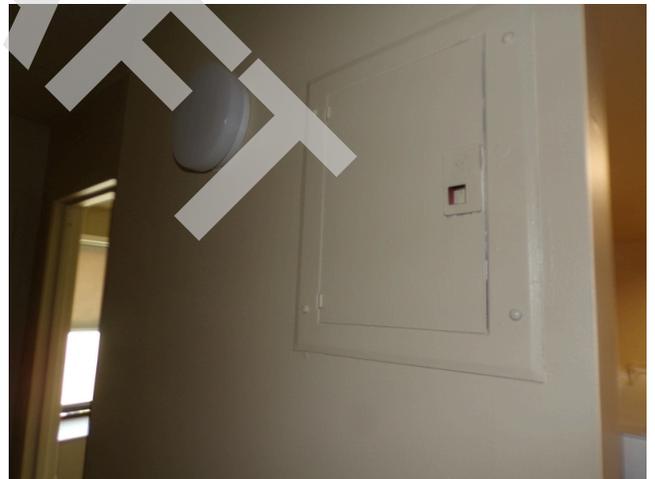
209. Building 7 - unit 767 - 1-bed/1-bath - vinyl tile floor



210. Building 7 - unit 767 - 1-bed/1-bath - kitchen



211. Building 7 - unit 767 - 1-bed/1-bath - kitchen cabinets and countertops



212. Building 7 - unit 767 - 1-bed/1-bath - circuit breaker box



213. Building 7 - unit 767 - 1-bed/1-bath - bathroom toilet



214. Building 7 - unit 767 - 1-bed/1-bath - bathroom vanity



215. Building 7 - unit 767 - 1-bed/1-bath - bathroom bathtub



216. Building 7 - unit 715 - 3-bed/1.5-bath - TH - kitchen cabinet and countertop



217. Building 7 - unit 715 - 3-bed/1.5-bath - TH - laundry room



218. Building 7 - unit 731 - 2-bed/1-bath - UFAS - kitchen



219. Building 7 - unit 731 - 2-bed/1-bath - UFAS - kitchen sink missing scald and abrasion protection (Critical Repair)



220. Building 7 - unit 731 - 2-bed/1-bath - UFAS - bathroom



221. Building 7 - unit 731 - 2-bed/1-bath - UFAS - bathroom sink missing scald and abrasion protection (Critical Repair)



222. Building 7 - unit 731 - 2-bed/1-bath - UFAS - bathroom bathtub hardware



223. Building 7 - unit 731 - 2-bed/1-bath - UFAS - light switch



224. Building 7 - unit 731 - 2-bed/1-bath - UFAS - bathroom GFCI



225. Building 7 - unit 731 - 2-bed/1-bath - UFAS - smoke detector



226. Building 7 - unit 733 - 1-bed/1-bath - UFAS - heater



227. Building 7 - unit 733 - 1-bed/1-bath - UFAS - wiring



228. Building 7 - unit 733 - 1-bed/1-bath - UFAS - bathroom



229. Building 7 - unit 733 - 1-bed/1-bath - UFAS - shower



230. Building 7 - unit 733 - 1-bed/1-bath - UFAS - damaged front door (Non-Critical Repair)



231. Building 8 - unit 822 - 2-bed/1.5-bath - TH - light missing cover (Non-Critical Repair)



232. Building 8 - unit 822 - 2-bed/1.5-bath - TH - stairs



233. Building 8 - unit 822 - 2-bed/1.5-bath - TH - kitchen



234. Building 8 - unit 822 - 2-bed/1.5-bath - TH - fire strobe, smoke detector and fire audio alarm



235. Building 8 - unit 822 - 2-bed/1.5-bath - TH - wall damage by main ingress/egress (Non-Critical Repair)



236. Building 8 - unit 822 - 2-bed/1.5-bath - TH - wall damage near main ingress/egress (Non-Critical Repair)



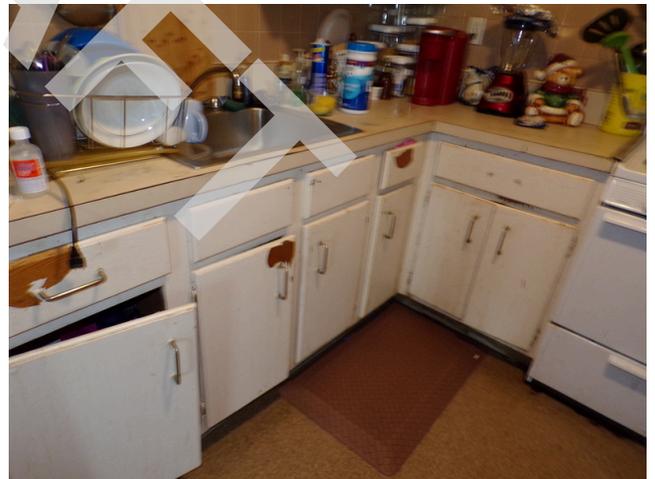
237. Building 8 - unit 822 - 2-bed/1.5-bath - TH -  
base board heater



238. Building 8 - unit 822 - 2-bed/1.5-bath - TH -  
bathroom wall damage (Non-Critical Repair)



239. Building 8 - unit 822 - 2-bed/1.5-bath - TH -  
kitchen



240. Building 8 - unit 822 - 2-bed/1.5-bath - TH -  
kitchen cabinets replacement (Non-Critical Repair)



241. Building 8 - unit 822 - 2-bed/1.5-bath - TH - kitchen ventilation missing (Non-Critical Repair)



242. Building 9 - unit 909 - 3-bed/1.5-bath - TH - kitchen



243. Building 9 - unit 909 - 3-bed/1.5-bath - TH - thermostat



244. Building 9 - unit 909 - 3-bed/1.5-bath - TH - stairs



245. Building 9 - unit 909 - 3-bed/1.5-bath - TH - bedroom wall damage (Non-Critical Repair)



246. Building 9 - unit 909 - 3-bed/1.5-bath - TH - bathroom



247. Building 10 - unit 1014 - 3-bed/1.5-bath - TH - missing light cover (Non-Critical Repair)



248. Building 10 - unit 1014 - 3-bed/1.5-bath - TH - wall damage (Non-Critical Repair)



249. Building 10 - unit 1014 - 3-bed/1.5-bath - TH - wall damage (Non-Critical Repair)



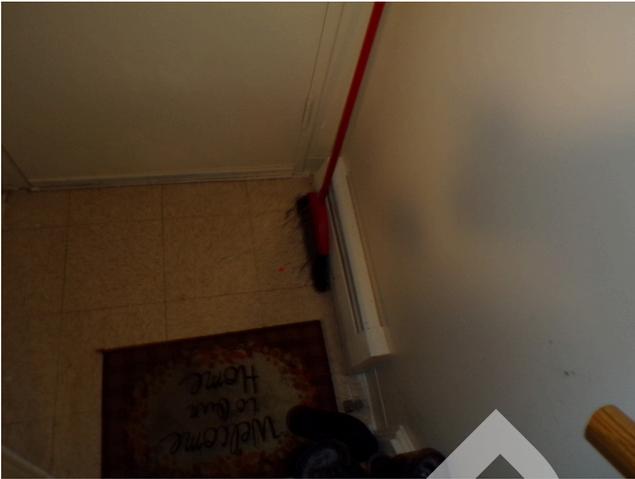
250. Building 10 - unit 1014 - 3-bed/1.5-bath - TH - wall damage (Non-Critical Repair)



251. Building 10 - unit 1010 - 2-bed/1-bath - TH - kitchen



252. Building 10 - unit 1010 - 2-bed/1-bath - TH - bedroom smoke detector



253. Building 10 - unit 1010 - 2-bed/1-bath - TH -  
baseboard heater



254. Building 10 - unit 1007 - 2-bed/1-bath - TH -  
kitchen cabinets



255. Building 10 - unit 1007 - 2-bed/1-bath - TH -  
bathroom



256. Building 11 - unit 1110 - 2-bed/1-bath - TH -  
kitchen missing GFCI (Critical Repair)



257. Building 11 - unit 1110 - 2-bed/1-bath - TH - kitchen wall damage (Non-Critical Repair)



258. Building 11 - unit 1110 - 2-bed/1-bath - TH - living room wall damage (Non-Critical Repair)



259. Building 11 - unit 1104 - 4-bed/2-bath - TH - unit 1104 - kitchen missing GFCI (Critical Repair)



260. Building 11 - unit 1104 - 4-bed/2-bath - TH - kitchen door damage (Non-Critical Repair)



261. Building 11 - unit 1104 - 4-bed/2-bath - TH - bathroom replace toilet seat (Non-Critical Repair)



262. Building 12 - unit 1202 - 3-bed/1.5-bath - TH - bathroom wall damage (Non-Critical Repair)



263. Building 12 - unit 1202 - 3-bed/1.5-bath - TH - bathroom refinished bathtub



264. Building 12 - unit 1203 - 3-bed/1.5-bath - TH - kitchen ceiling damage (Non-Critical Repair)



265. Building 12 - unit 1216 - 4-bed/2-bath - TH - bedroom ceiling damage (Non-Critical Repair)



266. Building 12 - unit 1216 - 4-bed/2-bath - TH - kitchen ceiling damage (Non-Critical Repair)



267. Building 12 - unit 1216 - 4-bed/2-bath - TH - bedroom wall damage (Non-Critical Repair)



268. Building 12 - unit 1216 - 4-bed/2-bath - TH - living room wall damage (Non-Critical Repair)



269. Building 12 - unit 1216 - 4-bed/2-bath - TH - kitchen ceiling damage (Non-Critical Repair)



270. Building 12 - unit 1216 - 4-bed/2-bath - TH - bedroom ceiling damage (Non-Critical Repair)



271. Building 12 - unit 1220 - 4-bed/2-bath - TH - kitchen missing GFCI (Critical Repair)



272. Building 12 - unit 1220 - 4-bed/2-bath - TH - kitchen



273. Building 12 - unit 1220 - 4-bed/2-bath - TH - bathroom



274. Building 12 - unit 1220 - 4-bed/2-bath - TH - bathroom shower



275. Building 12 - unit 1224 - 5-bed/2bath - TH - kitchen countertop damage needs replaced (Non-Critical Repair)



276. Building 12 - unit 1224 - 5-bed/2bath - TH - unit 1224 - kitchen floor damage (Non-Critical Repair)



277. Building 12 - unit 1224 - 5-bed/2bath - TH - kitchen missing GFCI (Critical Repair)



278. Building 12 - unit 1224 - 5-bed/2bath - TH - bathroom on second floor missing switch plate (Critical Repair)



279. Building 12 - unit 1224 - 5-bed/2bath - TH - bathroom shower



280. Building 12 - unit 1224 - 5-bed/2-bath - TH - bathroom vanity



281. Building 12 - unit 1224 - 5-bed/2-bath - TH -  
bathroom bathtub



282. Building 13 - unit 1313 - 4-bed/2-bath - TH -  
fire strobe light alarm and audio alarm



283. Building 13 - unit 1313 - 4-bed/2-bath - TH -  
bedroom



284. Building 13 - unit 1313 - 4-bed/2-bath - TH -  
bedroom smoke alarm



285. Building 13 - unit 1313 - 4-bed/2-bath - TH -  
bathroom GFCI



286. Building 13 - unit 1313 - 4-bed/2-bath - TH -  
kitchen

# **APPENDIX B**

## **General Photo Documentation**

DRAFT



1. Property signage



2. Property signage



3. Site map



4. Pad mounted transformer



5. Building 4 - exterior concrete stairs



6. Building 4 - bare ground (Non-Critical Repair)



7. Building 4 - parking lot pole light



8. Building 4 - façade



9. Building 4 - bare ground (Non-Critical Repair)



10. Building 4 - asphalt condition (Non-Critical Repair)



11. Building 4 - sidewalk trip hazard (Critical Repair)



12. Building 4 - sidewalk trip hazard (Critical Repair)



13. Building 4 - curb damage trip hazard (Critical Repair))



14. Building 4 - handicap parking



15. Building 4 - handicap parking



16. Building 4 - handicap parking



17. Building 4 - handicap parking



18. Building 4 - handicap parking



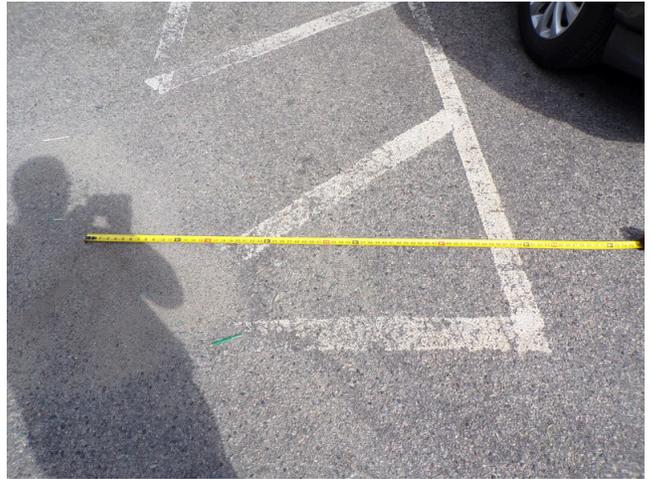
19. Building 4 - handicap parking



20. Building 4 - handicap parking



21. Building 4 - handicap parking



22. Building 4 - handicap parking



23. Building 4 - handicap parking



24. Building 4 - handicap parking



25. Building 4 - handicap parking



26. Building 4 - trip hazard (Critical Repair)



27. Building 4 - trip hazard (Critical Repair)



28. Building 4 - parking lot condition (Non-Critical Repair)



29. Building 4 - exterior concrete stairs



30. Building 4 - emergency generator



31. Building 4 - emergency generator



32. Building 4 - dumpsters missing concrete pad  
(Non-Critical Repair)



33. Building 4 - dumpsters



34. Building 4 - dumpsters concrete enclosure



35. Building 4 - basement ingress/egress



36. Building 4 - property drainage



37. Building 4 - bare ground (Non-Critical Repair)



38. Building 4 - chain link fence



39. Building 4 - concrete stairs missing railing (Critical Repair)



40. Building 4 - north elevation bare ground (Non-Critical Repair)



41. Building 4 - north elevation bare ground (Non-Critical Repair)



42. Building 4 - park iron fence



43. Building 4 - park pole lighting



44. Building 4 - retention wall power washing (Non-Critical Repair)



45. Building 4 - timber retaining wall



46. Building 4 - curb damage (Non-Critical Repair)



47. Building 4 - curb damage (Non-Critical Repair)



48. Building 4 - park elevated stairs



49. Building 4 - concrete trip hazard (Critical Repair)



50. Building 4 - concrete trip hazard (Critical Repair)



51. Building 4 - bare ground (Non-Critical Repair)



52. Building 4 - call box



53. Building 4 - fire annunciator



54. Building 4 - emergency fire strobe light and pull station



55. Building 4 - emergency light and fire sprinkler head



56. Building 4 - directional sign



57. Building 4 - stairs



58. Building 4 - stairwell



59. Building 4 - main ingress/egress door hardware



60. Building 4 - main ingress/egress door hardware



61. Building 4 - laundry room door hardware



62. Building 4 - laundry room door hardware



63. Building 4 - laundry room door floorspace



64. Building 4 - laundry room door floorspace



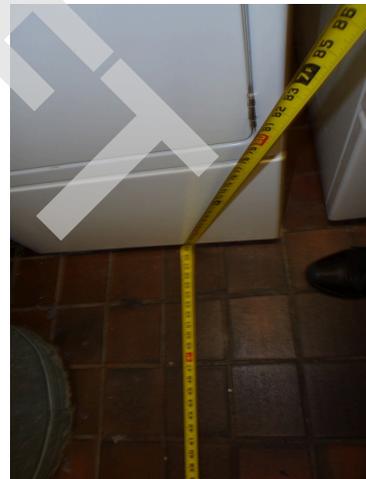
65. Building 4 - laundry room floorspace



66. Building 4 - laundry room floorspace



67. Building 4 - laundry room floorspace



68. Building 4 - laundry room floorspace



69. Building 4 - laundry room light switch



70. Building 4 - laundry room light switch



71. Building 4 - elevator call button



72. Building 4 - elevator call button



73. Building 4 - elevator ingress/egress floor space (Critical Repair)



74. Building 4 - elevator floor space (Critical Repair)



75. Building 4 - elevator grab bar



76. Building 4 - elevator grab bar



77. Building 4 - elevator floorspace



78. Building 4 - elevator floorspace



79. Building 4 - elevator floorspace



80. Building 4 - lobby



81. Building 4 - sixth (6) floor hallway



82. Building 4 - stairway protection



83. Building 4 - stairway protection



84. Building 4 - main ingress/egress door hardware



85. Building 4 - main ingress/egress doorway  
floorspace and threshold



86. Building 4 - main ingress/egress doorway  
floorspace and threshold



87. Building 4 - main ingress/egress floorspace



88. Building 4 - main ingress/egress floorspace



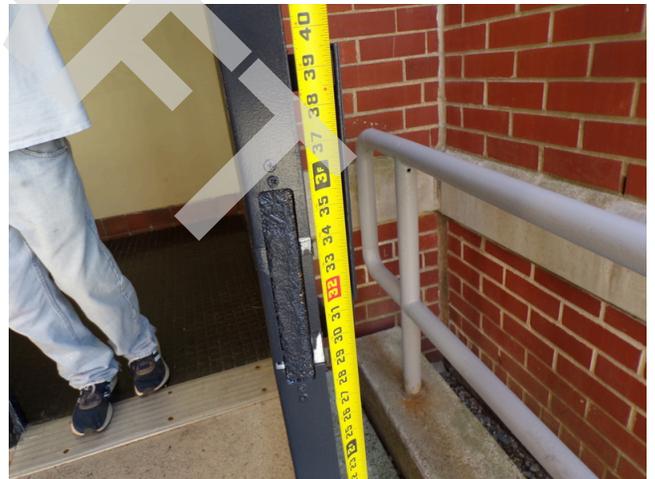
89. Building 4 - main ingress/egress floorspace



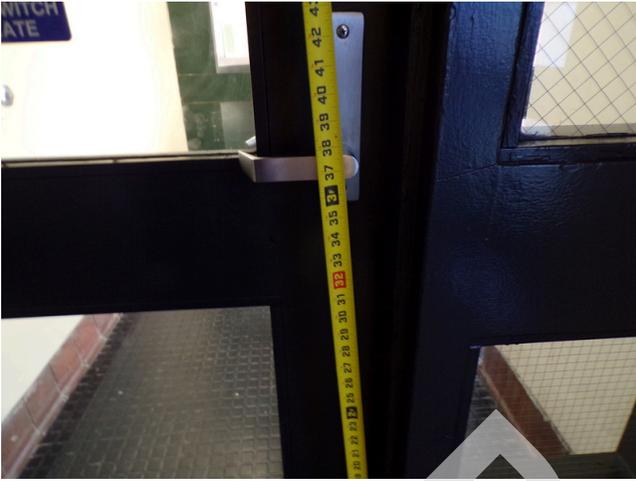
90. Building 4 - main ingress/egress floorspace



91. Building 4 - main ingress/egress hardware



92. Building 4 - main ingress/egress hardware



93. Building 4 - main ingress/ egress hardware



94. Building 4 - main ingress/egress railing



95. Building 4 - callbox



96. Building 4 - mailboxes



97. Building 4 - mailboxes



98. Building 4 - fire annunciator



99. Building 4 - main ingress/egress automatic door opener and exit sign



100. Building 4 - laundry room door hardware



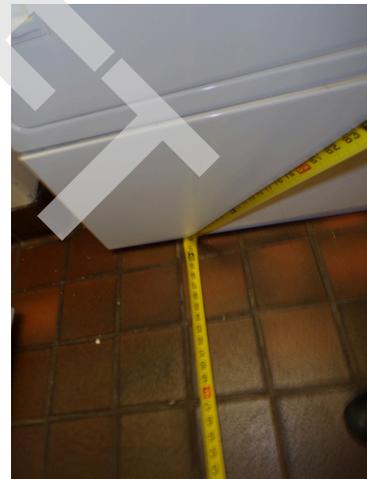
101. Building 4 - laundry room washers



102. Building 4 - laundry room dryers



103. Building 4 - laundry room floorspace



104. Building 4 - laundry room floorspace



105. Building 4 - laundry room floorspace



106. Building 4 - laundry room floorspace



107. Building 4 - laundry room floorspace



108. Building 4 - laundry room floorspace4 -



109. Building 4 - elevator lights



110. Building 4 - elevator floorspace



111. Building 4 - elevator control buttons



112. Building 4 - elevator emergency call



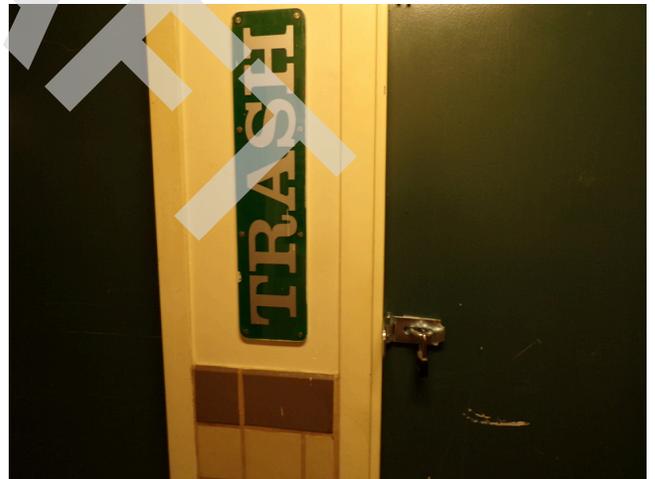
113. Building 4 - hallway window



114. Building 4 - fire pull station



115. Building 4 - roof hatch



116. Building 4 - trash room locked



117. Building 4 - sprinkler head



118. Building 4 - stairs damage (Critical Repair)



119. Building 4 - stairs damage (Critical Repair)



120. Building 4 - exterior stairs



121. Building 4 - basement



122. Building 4 - PVC pipes



123. Building 4 - Hydronic pipes



124. Building 4 - fire sprinkler shut off valve



125. Building 4 - trash compactor not in use



126. Building 4 - circuit breaker box



127. Building 4 - electric meters



128. Building 4 - basement



129. Building 4 - basement hallway



130. Building 4 - hot water storage tanks



131. Building 4 - PVC pipes



132. Building 4 - boiler room stairs



133. Building 4 - water system



134. Building 4 - water circulation pumps



135. Building 4 - water circulation pumps



136. Building 4 - hot water boiler



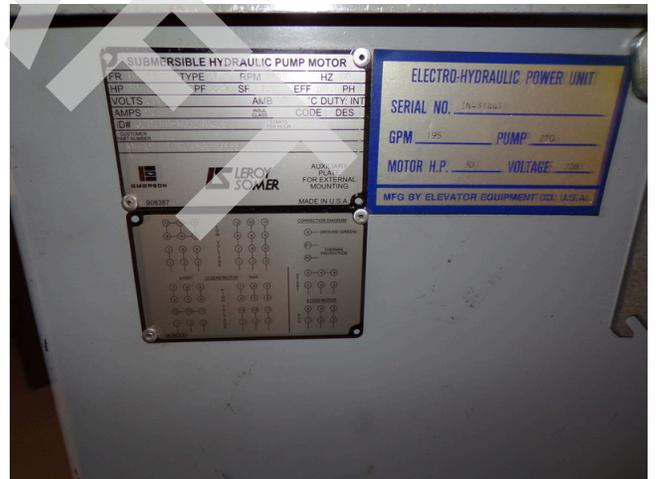
137. Building 4 - boilers



138. Building 4 - boiler tag



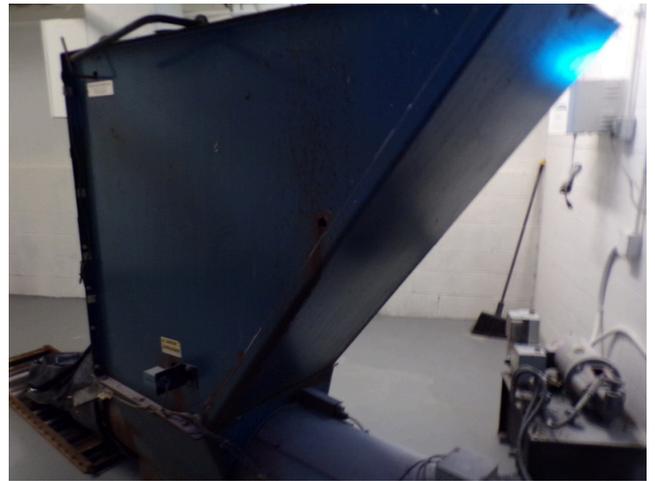
139. Building 4 - elevator room



140. Building 4 - elevator motor



141. Building 4 - elevator room fire extinguisher expired (Non-Critical Repair)



142. Building 4 - trash compactor not in use



143. Building 4 - fire pump emergency generator not operational (Critical Repair)



144. Building 4 - emergency generator transfer switch



145. Building 4 - damaged fence (Non-Critical Repair)



146. Building 4 - damaged pole light (Non-Critical Repair)



147. Building 4 - damaged sidewalk trip hazard (Critical Repair)



148. Typical fire hydrant



149. Community building - office - main entry breezeway



150. Community building - office - main ingress/ egress door



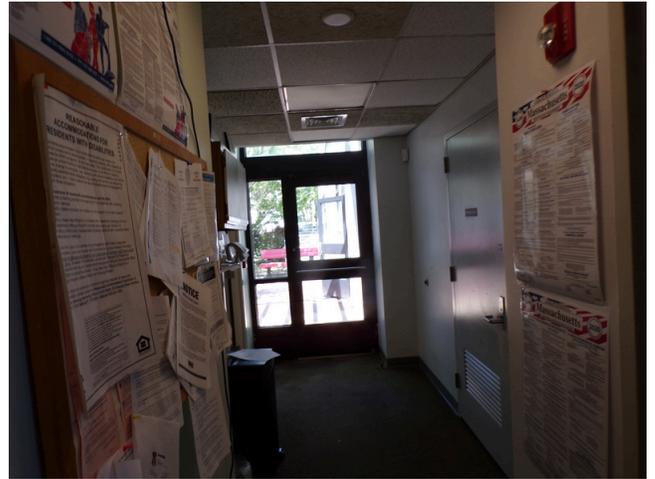
151. Community building - office - fire alarm annunciator



152. Community building - office - laundry room card loader and fire pull station



153. Community building - office



154. Community building - office - rear ingress/  
egress



155. Community building - office - acoustical ceiling  
tile



156. Community building - office - employee  
restroom



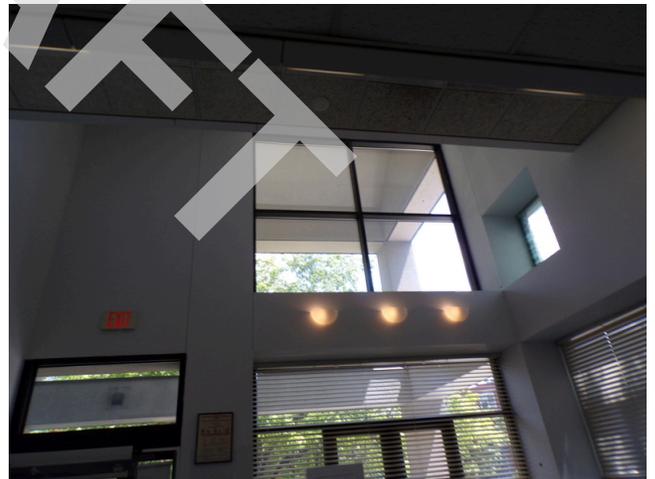
157. Community building - office - employee restroom



158. Community building - office - employee restroom



159. Community building - office - break room



160. Community building - office - windows



161. Community building - office - mailroom for townhouses - main ingress/egress doorway floorspace



162. Community building - office - mailroom for townhouses - main ingress/egress doorway floorspace



163. Community building - office - mailroom for townhouses - main ingress/egress doorway hardware



164. Community building - office - mailroom for townhouses - main ingress/egress doorway hardware



165. Community building - mailroom for townhouses  
- mailboxes



166. Community building - mailroom for townhouses  
- mailboxes



167. Community building - mailroom for townhouses  
- floorspace



168. Community building - mailroom for townhouses  
- floorspace



169. Community building - mailroom for townhouses  
- floorspace



170. Community building - mailroom for townhouses  
- floorspace



171. Community building - Exterior Insulation and  
Finishing (EIFS)



172. Community building - wood shade structure



173. Community building - main ingress/egress doorway floorspace



174. Community building - main ingress/egress doorway floorspace



175. Community building - main ingress/egress



176. Community building - fire alarm panel



177. Community building - community room



178. Community building - kitchen



179. Community building - kitchen cabinets



180. Community building - kitchen range



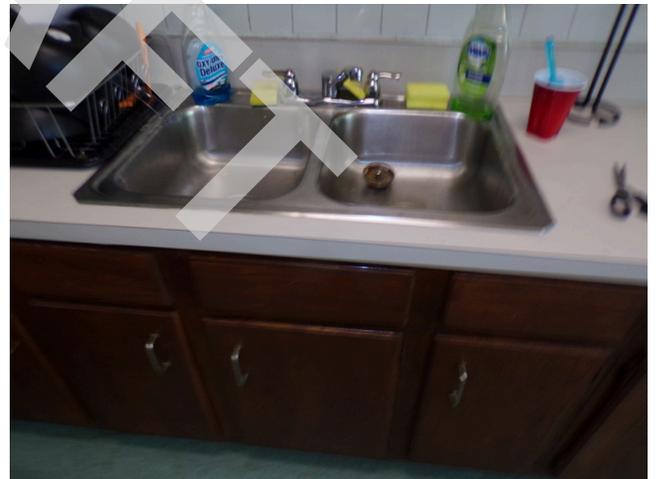
181. Community building - kitchen oven



182. Community building - kitchen oven



183. Community building - fire extinguisher



184. Community building - kitchen sink



185. Community building - refrigerators



186. Community building - women's restroom signage (Critical Repair)



187. Community building - women's restroom



188. Community building - women's restroom



189. Community building - women's restroom



190. Community building - women's restroom



191. Community building - women's restroom dual sinks



192. Community building - women's restroom sink countertop



193. Community building - women's restroom sinks missing scald and abrasion protection (Critical Repair)



194. Community building - women's restroom sink countertop space



195. Community building - women's restroom sink countertop space



196. Community building - women's restroom sink missing levered handle hardware (Critical Repair)



197. Community building - women's restroom light switch



198. Community building - women's restroom light switch



199. Community building - women's restroom toilet



200. Community building - women's restroom toilet grab bar



201. Community building - women's restroom toilet grab bar



202. Community building - women's restroom toilet space



203. Community building - women's restroom toilet space



204. Community building - women's restroom toilet floorspace



205. Community building - women's restroom toilet floorspace



206. Community building - women's restroom toilet area floorspace



207. Community building - women's restroom toilet area floorspace



208. Community building - men's restroom signage (Critical Repair)



209. Community building - men's restroom floorspace



210. Community building - men's restroom missing scald and abrasion protection and levered sink hardware (Critical Repair)



211. Community building - men's restroom toilet



212. Community building - men's restroom grab bar



213. Community building - men's restroom grab bar



214. Community building - men's restroom toilet



215. Community building - men's restroom urinal



216. Community building - men's restroom door hardware



217. Community building - janitors closet



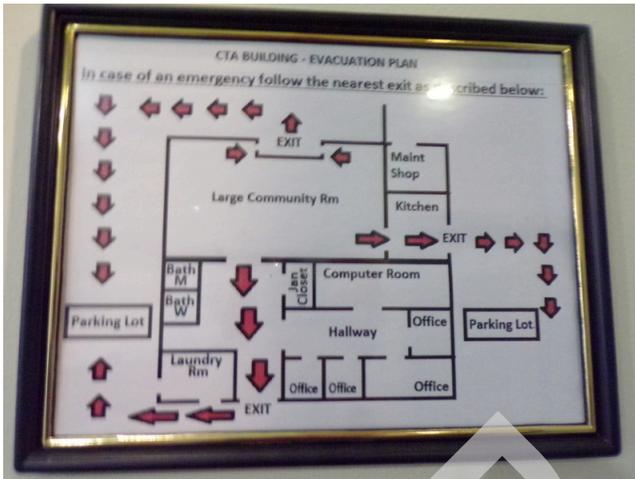
218. Community building - computer room stained acoustical ceiling tile (Non-Critical Repair)



219. Community building - computer room



220. Community building - fire extinguisher



221. Community building - evacuation plan for building



222. Community building - task force office



223. Community building - dumpster and storage containers



224. Community building - storage containers



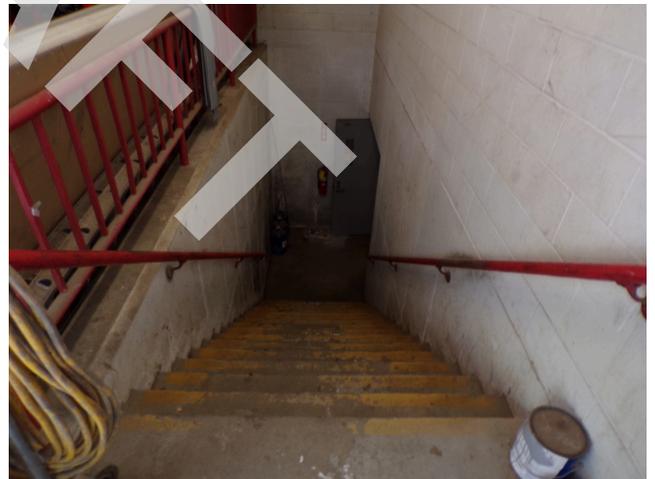
225. Community building - drainage



226. Community building - maintenance storage and shop overhead door



227. Community building - maintenance storage area



228. Community building - ingress/egress stairs to maintenance shop



229. Community building - maintenance shop fire extinguisher



230. Community building - maintenance shop



231. Community building - maintenance shop lockers



232. Community building - hot water storage tank



233. Community building - boiler, leak (Critical Repair)



234. Community building - fire pump controller



235. Community building - fire pump



236. Community building - boiler leaking (Critical Repair)



237. Community building - pressure tank



238. Community building - hot water heater



239. Community building - maintenance shop restroom



240. Community building - maintenance shop sink



241. Community building - maintenance shop



242. Building 5 - parking lot pole light



243. Building 5 - façade



244. Building 5 - hash marks (Critical Repair)



245. Building 5 - pad mounted transformer



246. Building 5 - sidewalk trip hazard (Critical Repair)



247. Building 5 - overgrown vegetation and retaining wall (Non-Critical Repair)



248. Building 5 - overgrown vegetation and chain link fence damage (Non-Critical Repair)



249. Building 5 - stair railings



250. Building 5 - park bench



251. Building 5 - power wash retaining wall (Non-Critical Repair)



252. Building 5 - stairs missing railings (Critical Repair)



253. Building 5 - drainage



254. Building 5 - sidewalk replacement



255. Building 5 - exterior stairs



256. Building 5 - sidewalk trip hazard (Critical Repair)



257. Building 5 - sidewalk trip hazard (Critical Repair)



258. Building 5 - sidewalk trip hazard (Critical Repair)



259. Building 5 - main ingress/egress



260. Building 5 - mailboxes



261. Building 5 - mailboxes



262. Building 5 - laundry room washers



263. Building 5 - laundry room dryers



264. Building 5 - elevator cab no displaying the floor  
(Non-Critical Repair)



265. Building 5 - trash room locked



266. Building 5 - stairs



267. Building 5 - stairs



268. Building 5 -roof hatch



269. Building 5 - hallway flooring



270. Building 5 - parking lot (Non-Critical Repair)



271. Building 5 - parking lot (Non-Critical Repair)



272. Building 5 - trash compactor not in use



273. Building 5 - basement PVC pipes



274. Building 5 - boiler room



275. Building 5 - hot water storage tanks



276. Building 5 - boiler room fire extinguisher



277. Building 5 - water pumps



278. Building 5 - copper pipes



279. Building 5 - hot water boiler



280. Building 5 - boilers



281. Building 5 - boiler



282. Building 5 - trash compactor not in use



283. Building 5 - electric meters



284. Building 5 - fire panel



285. Building 5 - fire panel



286. Building 7 - parking lot (Non-Critical Repair)



287. Building 7 - parking lot (Non-Critical Repair)



288. Building 7 - handicap parking spaces



289. Community building - laundry room washers



290. Community building - laundry room dryers



291. Community building - laundry room threshold and doorway floor space



292. Community building - laundry room threshold and doorway floor space



293. Community building - threshold trip hazard  
(Critical Repair)



294. Community building - threshold trip hazard  
(Critical Repair)



295. Community building - threshold trip hazard  
(Critical Repair)



296. Child care center - to be demolished



297. Building 7 - basement ingress/egress



298. Building 7 - trash compactor not in use



299. Building 7 - maintenance storage



300. Building 7 - fire sprinkler valve



301. Building 7 - elevator motor (Non-Critical Repair)



302. Building 7 - elevator room fire extinguisher expired (Non-Critical Repair)



303. Building 7 - fire alarm panel



304. Building 7 - trash compactor not in use



305. Building 7 - hot water storage tanks



306. Building 7 - boiler room



307. Building 7 - hot water boilers



308. Building 7 - boiler



309. Building 7 - boiler



310. Building 7 - parking lot pole light



311. Building 7 - main ingress/egress overhang



312. Building 7 - stairs trip hazard (Critical Repair)



313. Building 7 - sidewalk benches



314. Building 7 - sidewalk trip hazard (Critical Repair)



315. Building 7 - handicap parking spaces



316. Building 7 - handicap parking spaces



317. Building 7 - elevated walkway



318. Building 7 - stairs missing railing (Critical Repair)



319. Building 7 - Stairs for overlook park trip hazard (Critical Repair)



320. Building 7 - drainage



321. Building 7 - overgrown vegetation



322. Building 7 - overgrown vegetation



323. Building 7 - call box (Non-Critical Repair)



324. Building 7 - concrete ramp trip hazard (Critical Repair)



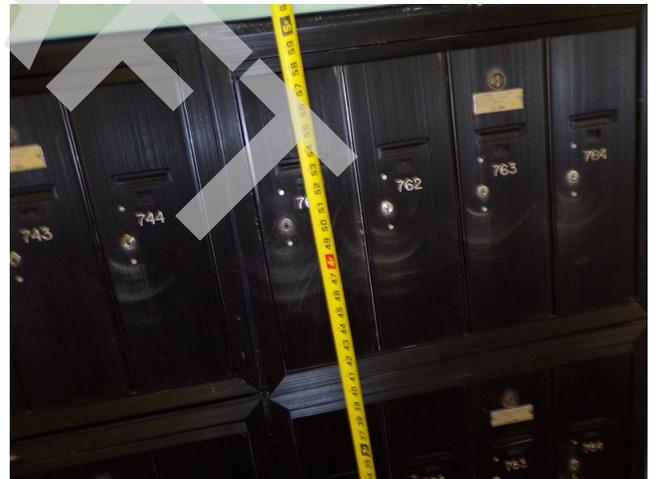
325. Building 7 - main ingress/egress doorway floorspace



326. Building 7 - main ingress/egress doorway floorspace



327. Building 7 - fire annunciator



328. Building 7 - mailboxes



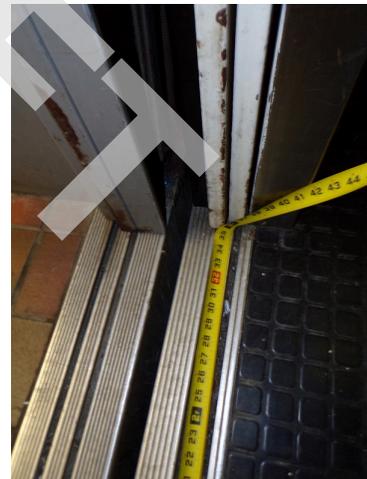
329. Building 7 - elevator cab controls



330. Building 7 - elevator grab bar



331. Building 7 - doorway floorspace



332. Building 7 - doorway floorspace (Critical Repair)



333. Building 7 - elevator cab floorspace



334. Building 7 - elevator cab floorspace



335. Building 7 - elevator cab floorspace



336. Building 7 - elevator cab door rubbing (Non-Critical Repair)



337. Building 7 - elevator cab floorspace



338. Building 7 - elevator cab floorspace



339. Building 7 - elevator cab floorspace



340. Building 7 - elevator cab floorspace



341. Building 7 - elevator cab grab bar



342. Building 7 - elevator motor (Non-Critical Repair)



343. Building 7 - elevator room fire extinguisher expired (Non-Critical Repair)



344. Building 7 - emergency generator



345. Community building - metal roof



346. Access drive - Fidelis Way



347. Building 9 - hot water boiler



348. Building 9 -hot water boilers



349. Building 9 - electric meters



350. Building 9 - fire alarm control panel



351. Building 9 - fire extinguisher



352. Building 9 - gas meter



353. Building 9 - boilers



354. Building 9 - boiler



355. Building 9 - hot water circulation pumps



356. Building 9 - hot water storage tanks



357. Building 9 - basement structure



358. Building 9 - boiler room



359. Building 10 - gas meter



360. Building 10 - fire alarm panel



361. Building 10 - electric meters



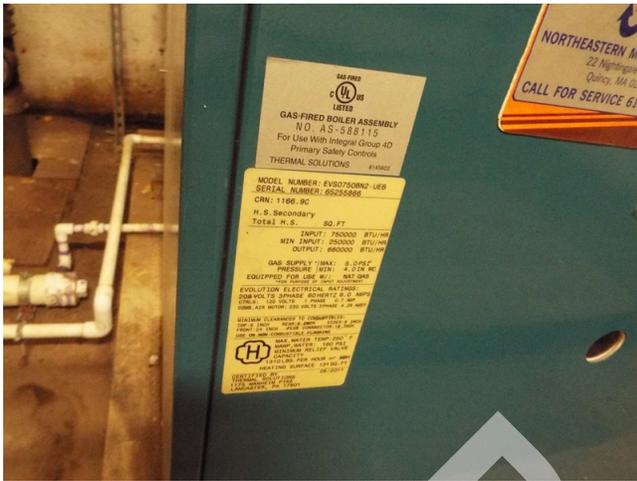
362. Building 10 - hot water storage tanks



363. Building 10 - boiler room



364. Building 10 - boilers



365. Building 10 - boiler



366. Building 10 - hot water boilers



367. Building 10 - fire sprinkler head



368. Building 10 - fire department connection



369. Building 11 - hot water storage tank corrosion  
(Non-Critical Repair)



370. Building 11 - electric meters



371. Building 11 - fire alarm panel



372. Building 11 - boiler room



373. Building 11 - boilers



374. Building 11 - boiler



375. Building 11 - PVC pipes



376. Building 11 - copper pipes and hot water boilers



377. Building 12 - fire alarm panel



378. Building 12 - electric meters



379. Building 12 - hot water storage tanks



380. Building 12 - gas meter



381. Building 12 - boiler room



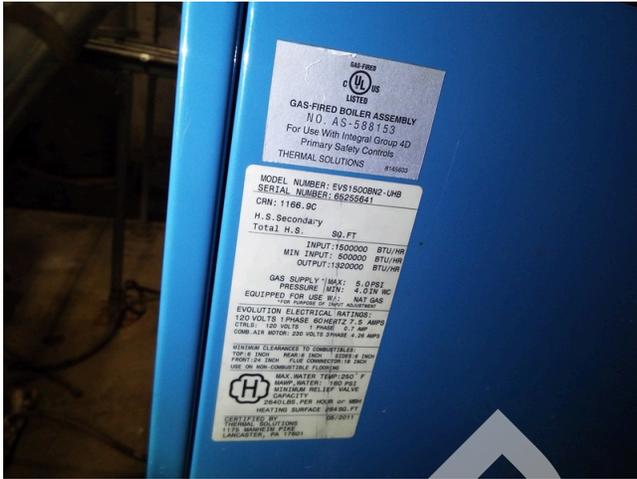
382. Building 12 - hot water boilers



383. Building 12 - water pump's



384. Building 12 - boilers



385. Building 12 - boiler



386. Building 12 - sewer pipes



387. Building 8 - asphalt condition (Non-Critical Repair)



388. Building 8 - curb damage (Non-Critical Repair)



389. Building 8 - playground



390. Building 8 - sidewalk trip hazard (Critical Repair)



391. Building 8 - sidewalk trip hazard (Critical Repair)



392. Building 8 - power wash foundation (Non-Critical Repair)



393. Building 8 - masonry condition



394. Building 8 - chain link fence



395. Building 8 - façade



396. Building 8 - power wash retaining wall (Non-Critical Repair)



397. Building 8 - sidewalk trip hazard (Critical Repair)



398. Building 8 - sidewalk trip hazard (Critical Repair)



399. Building 8 - sidewalk trip hazard (Critical Repair)



400. Building 8 - sidewalk trip hazard (Critical Repair)



401. Building 8 - playground with bare ground (Non-Critical Repair)



402. Building 9 - sidewalk trip hazard (Critical Repair)



403. Building 9 - dumpster enclosure and concrete pad



404. Building 9 - sidewalk trip hazard (Critical Repair)



405. Building 9 - sidewalk trip hazard (Critical Repair)



406. Building 9 - sidewalk trip hazard (Critical Repair)



407. Building 9 - stone planter wall (Non-Critical Repair)



408. Building 9 - stairs missing railings (Critical Repair)



409. Building 9 - signage



410. Building 9 - sidewalk trip hazard (Critical Repair)



411. Building 9 - sidewalk trip hazard (Critical Repair)



412. Building 9 - sidewalk trip hazard (Critical Repair)



413. Building 9 - sidewalk trip hazard (Critical Repair)



414. Building 9 - sidewalk trip hazard (Critical Repair)



415. Building 9 - sidewalk trip hazard (Critical Repair)



416. Building 9 - sidewalk trip hazard (Critical Repair)



417. Building 9 - sidewalk trip hazard (Critical Repair)



418. Building 9 - sidewalk trip hazard (Critical Repair)



419. Building 9 - parking lot condition (Non-Critical Repair)



420. Building 10 - sidewalk trip hazard (Critical Repair)



421. Building 10 - concrete stair damage (Critical Repair)



422. Building 10 - sidewalk trip hazard (Critical Repair)



423. Building 10 - chain link fence damage (Non-Critical Repair)



424. Building 10 - pad mounted transformer



425. Building 10 - iron fence damage and bare ground (Non-Critical Repair)



426. Building 10- dumpster enclosure



427. Building 10 - concrete curb damage



428. Building 10 - sidewalk trip hazard (Critical Repair)



429. Building 10 - sidewalk trip hazard (Critical Repair)



430. Building 10 - asphalt parking lot condition (Non-Critical Repair)



431. Building 10 and 11 - asphalt condition north elevation (Non-Critical Repair)



432. Building 10 and 11 - asphalt condition north elevation (Non-Critical Repair)



433. Building 10 and 11 - plaza brick paver trip hazard (Critical Repair)



434. Building 10 and 11 - concrete step trip hazard (Critical Repair)



435. Building 11 - fence damage (Non-Critical Repair)



436. Building 11 - property entrance



437. Building 11 - retaining wall damage (Non-Critical Repair)



438. Building 11 - plaque



439. Building 11 - fence damage (Non-Critical Repair)



440. Building 11 - retaining wall damage (Non-Critical Repair)



441. Building 11 - retaining wall damage by fence  
(Non-Critical Repair)



442. Building 11 - fence damage (Non-Critical  
Repair)



443. Building 11 - sidewalk trip hazard (Critical  
Repair)



444. Building 11 - parking lot asphalt condition  
(Non-Critical Repair)



445. Building 11 - power wash siding (Non-Critical Repair)



446. Building 12 - sidewalk trip hazard (Critical Repair)



447. Building 12 - sidewalk trip hazard (Critical Repair)



448. Building 12 - concrete steps trip hazard (Critical Repair)



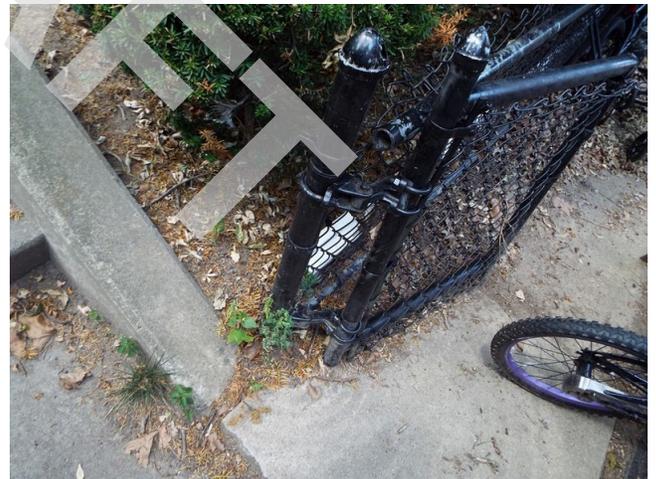
449. Building 12 - concrete steps trip hazard (Critical Repair)



450. Building 12 - bare ground (Non-Critical Repair)



451. Building 12 - sidewalk trip hazard (Critical Repair)



452. Building 12 - chain link fence damage (Non-Critical Repair)



453. Building 12 - pole lights



454. Building 12 - sidewalk trip hazard (Critical Repair)



455. Building 12 - peeling paint on hand rail (Non-Critical Repair)



456. Building 12 - stone retaining wall and peeling paint on hand railings (Non-Critical Repair)



457. Building 12 - sidewalk trip hazards (Critical Repair)



458. Building 12 - overgrown vegetation growing from roof (Non-Critical Repair)



459. Building 12 - sidewalk trip hazard (Critical Repair)



460. Building 12 - concrete stair trip hazard (Critical Repair)



461. Building 12 - power wash concrete stairway  
(Non-Critical Repair)



462. Building 12 - wood timber retaining wall



463. Building 13 - exterior wall mounted light



464. Building 13 - sidewalk trip hazard (Critical Repair)



465. Building 13 - concrete stair trip hazard and missing railing (Critical Repair)



466. Building 13 - concrete stairs trip hazard (Critical Repair)



467. Building 13 - sidewalk trip hazard (Critical Repair)



468. Building 13 - hand rail paint peeling (Non-Critical Repair)



469. Building 13 - sidewalk trip hazard (Critical Repair)



470. Building 13 - sidewalk trip hazard (Critical Repair)



471. Building 13 - parking lot (Non-Critical Repair)



472. Building 13 - typical patio door



473. Building 13 - typical main ingress/egress door frame



474. Building 13 - typical main ingress/egress door



475. Building 13 - typical window frame



476. Building 13 - typical window



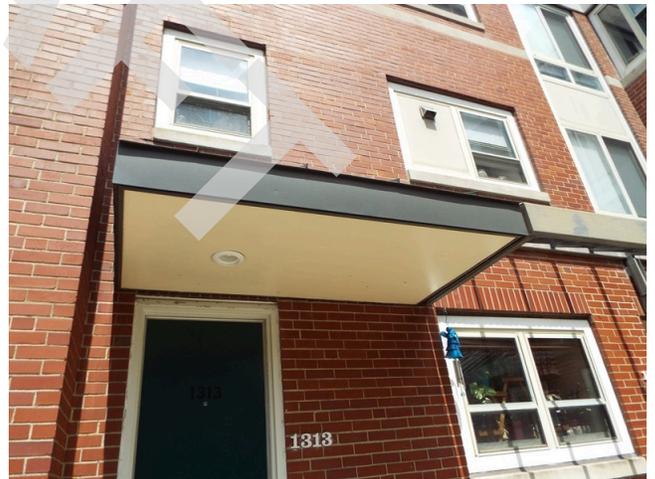
477. Building 13 - signage and façade



478. Building 13 - curb damage (Non-Critical Repair)



479. Building 13 - façade



480. Building 13 - door overhang



481. Building 13 - handrail paint peeling (Non-Critical Repair)



482. Building 13 - parking lot



483. Building 13 - concrete stairs trip hazard (Critical Repair)



484. Building 13 - concrete stairs damaged (Critical Repair)



485. Building 13 - concrete stairs trip hazard (Critical Repair)



486. Building 13 - power wash retaining wall (Non-Critical Repair)



487. Building 13 - power wash siding (Non-Critical Repair)



488. Building 13 - seal window frame (Non-Critical Repair)



489. Building 13 - dumpsters



490. Building 13 - dumpster enclosure wall and concrete pad



491. Building 13 - damaged concrete sidewalk and paving trip hazard (Critical Repair)



492. Building 13 - sidewalk trip hazard (Critical Repair)



493. Building 13 - concrete paving



494. Building 13 - plaza area no ADA access (Critical Repair)



495. Building 13 - plaza area no ADA access (Critical Repair)



496. Building 13 - plaza area concrete stairs trip hazard (Critical Repair)



497. Overlook park



498. Overlook park



499. Overlook park



500. Overlook park



501. Building 10 and 11 - plaza access concrete stairs trip hazard (Critical Repair)



502. Building 10 and 11 - plaza access



503. Building 10 and 11 - plaza access



504. Building 12 and 13 - plaza access



505. Property entrance - Fidelis Way

DRAFT

# **APPENDIX C**

## **Street Map and Aerial Photo**

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# STREET MAP





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— Approximate Property Boundary

50 m  
200 ft

Leaflet | Powered by Esri | Maxar



### AERIAL PHOTO

35 Fidelis Way, Brighton, Massachusetts 02135  
AEI Project Number: 463346

**AEI**  
Consultants

# **APPENDIX D**

## **USGS Seismic Design Map**

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### 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

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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.

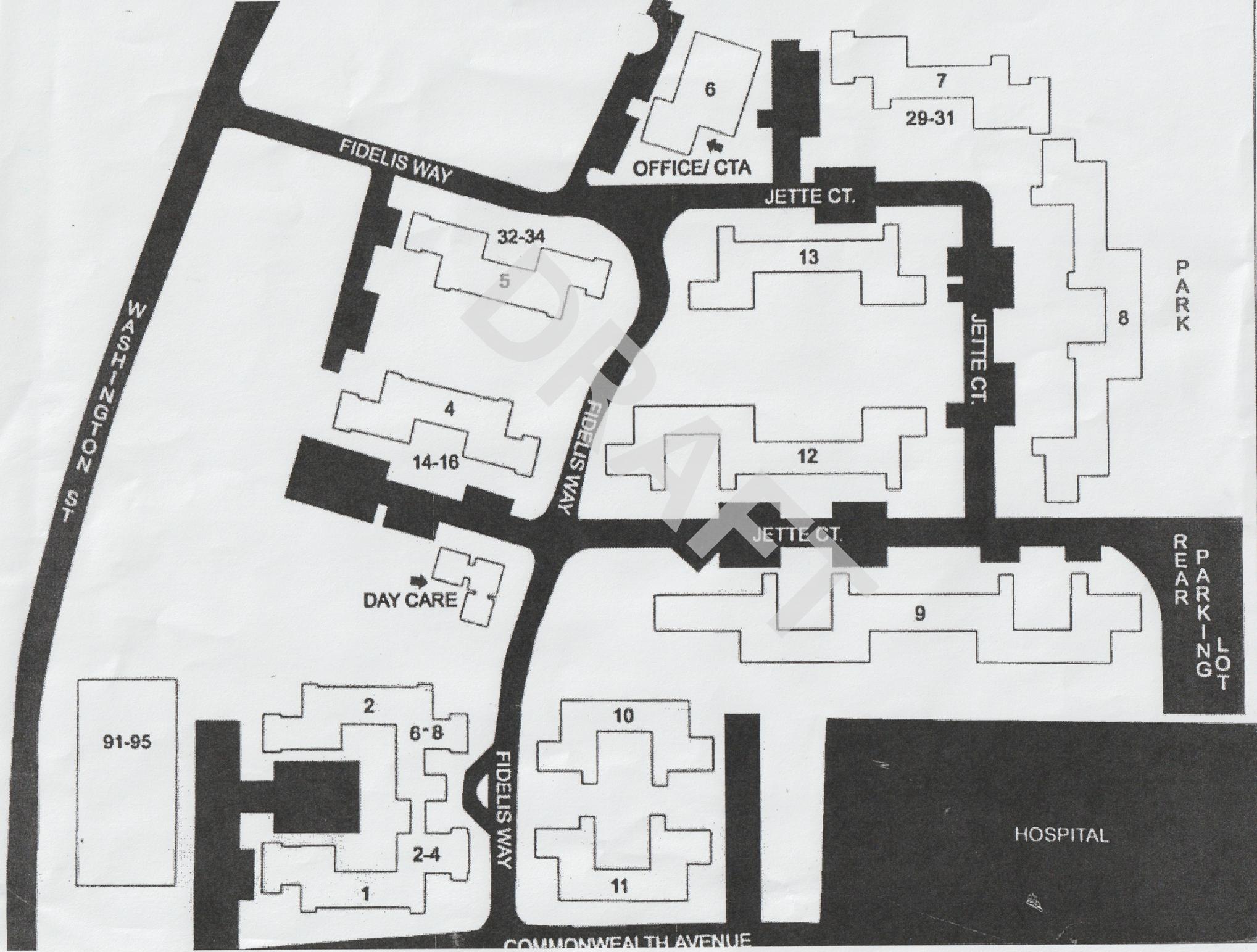
Thank you in advance for your help,

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

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







FIDELIS WAY

OFFICE/ CTA

JETTE CT.

29-31

32-34

13

PARK

8

JETTE CT.

4

12

14-16

JETTE CT.

REAR  
PARKING  
LOT

DAY CARE

9

91-95

2

6-8

10

FIDELIS WAY

2-4

11

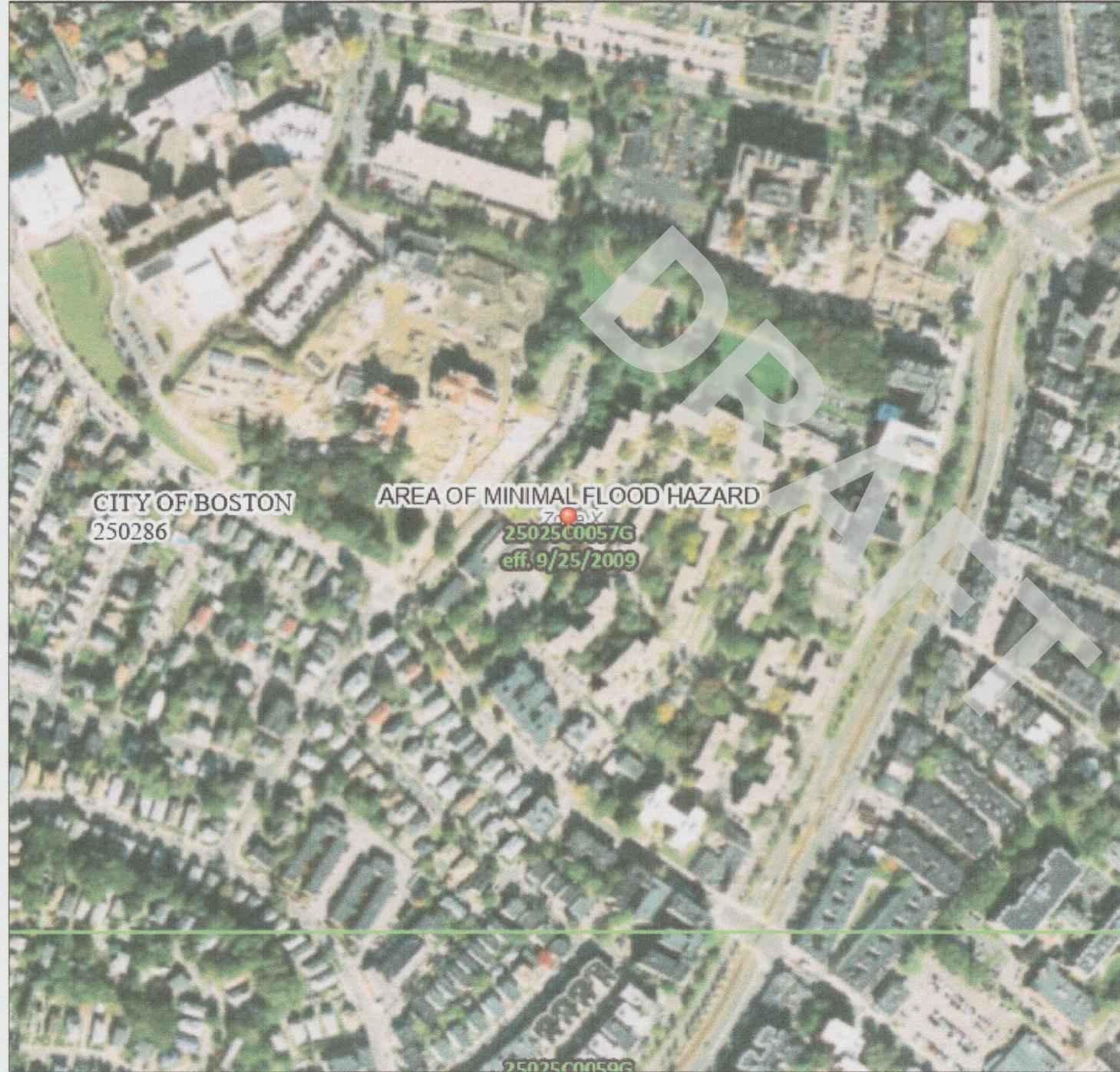
HOSPITAL

COMMONWEALTH AVENUE

# 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   |
|                                    |  | Water Surface Elevation  |
|                                    |  | Coastal Transect   |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
|                                    |  | Jurisdiction Boundary  |
| <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 #673259

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### Inspection Snapshot

<b>Inspection ID:</b>	673259	<b>Inspection Time:</b>	08:21 AM - 06:24 PM
<b>Inspection Start Date:</b>	06/30/2022	<b>Inspection End Date:</b>	06/30/2022
<b>Property ID:</b>	MA002000182	<b>Property Type:</b>	Public Housing
<b>Property Name:</b>	COMMONWEALTH		
<b>Inspection State:</b>	Successful	<b>Score:</b>	69c

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## Inspection Summary Report (POA) for Inspection #673259

### Property Profile

**Property Name:** COMMONWEALTH  
**Scattered Site?** No **Multiple Site?** No  
**Address Line 1:** 35 FIDELIS Way  
**Address Line 2:**  
**City:** BRIGHTON **State:** MA  
**ZIP:** 02135 **Extension:** \_\_\_\_\_  
**Phone:** (617) 988-5260 **Extension:**  
**Fax:** (617) 988-5073 **Email:** kellie.burgess@bostonhousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	10	9	9	278	278	25
Common	3	2	2	-	-	-
Total	13	11	11	278	278	25

### Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
266	96	No

### Bed Bugs Information

Bed Bugs Reported	# of Buildings with Bed Bugs	# of Units with Bed Bugs	Bed Bug Comments
No	0	0	N/A

**Comments** Public Housing Family site. Profile change 11/278 Daycare building not owned by Boston Housing Authority.

## Inspection Summary Report (POA) for Inspection #673259

### Participant Profile

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

**Name (F, MI, L):** Victor Williams  
**Organization:**  
**Address Line 1:** 52 Chauncy Street  
**Address Line 2:**  
**City:** Boston **State:** MA  
**ZIP:** 02111 **Extension:**  
**Phone:** (617) 988-4015 **Extension:**  
**Fax:** (617) 988-4133 **Email:** victor.williams@bostonhousing.org

#### Executive Director [Not Present During Inspection]

**Name (F, MI, L):** Kathryn Bennett  
**Organization:**  
**Address Line 1:** 52 Chauncy Street  
**Address Line 2:**  
**City:** Boston **State:** MA  
**ZIP:** 02111 **Extension:**  
**Phone:** (617) 988-4108 **Extension:**  
**Fax:** **Email:** kate.bennett@bostonhousing.org

#### Site Manager [Present During Inspection]

**Name (F, MI, L):** Joei Sanchez  
**Organization:**  
**Address Line 1:** 35 Fedelis Way  
**Address Line 2:**  
**City:** Boston **State:** MA  
**ZIP:** 02135 **Extension:**  
**Phone:** (617) 988-5279 **Extension:**  
**Fax:** (617) 254-0448 **Email:** joei.sanchez@bostonhousing.org

#### Other [Present During Inspection]

**Name (F, MI, L):** Kellie. Burgess  
**Organization:**  
**Address Line 1:** 10 Kemp Street  
**Address Line 2:**  
**City:** Boston **State:** MA  
**ZIP:** 02127 **Extension:**  
**Phone:** (617) 988-5260 **Extension:**  
**Fax:** (617) 988-5073 **Email:** kellie.burgess@bostonhousing.org

## Inspection Summary Report (POA) for Inspection #673259

### Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	18.00	3.88	14.12	10.13	3.99
Building Exterior	18.00	2.25	15.76	0.00	15.76
Building Systems	19.25	0.16	19.09	0.00	19.09
Common Area	5.32	0.25	5.07	0.00	5.07
Unit	39.42	6.09	33.33	7.76	25.58
Total	100.00	12.64	87.36	17.88	69.49

Score Version: 1

Score Date: 06/30/2022

Final Score: 69c

## Inspection Summary Report (POA) for Inspection #673259

### Health & Safety Summary

	Site	Buildings	Units	Total	
<b>Non-Life Threatening (NLT)</b>					<b>Health and Safety Narrative</b> 1 site, 11 buildings and 25 units were inspected.
Actual	2	0	11	13	
Projected	2	0	122	124	19 health and safety deficiencies(HSD) were observed.
<b>Life Threatening (LT)</b>					<b>Percentage Inspected:</b>
Actual	0	0	6	6	Site (PIS): 100%
Projected	0	0	67	67	Building (PIB): 100%
<b>Smoke Detectors (SD)</b>					Unit (PIU): 9%
Actual	0	0	0	0	<b>Projected HSD:</b>
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
<b>Overall</b>					Building = (Actual HSDB) / PIB
Actual	2	0	17	19	Unit = (Actual HSDU) / PIU
Projected	2	0	189	191	If all buildings and units were inspected, it is projected that a total of 191 health and safety deficiencies would apply to the property.

## Inspection Summary Report (POA) for Inspection #673259

### Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Site	Walkways and Steps	Site - Cracks/Settlement/Heaving (Walkways/Steps)	1	1	100
Capital	Site	Retaining Walls	Site - Damaged/Falling/Leaning (Retaining Walls)	1	1	100
Capital	Unit	Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	10	25	40
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	1	1	100
Ordinary	Site	Walkways and Steps	Site - Broken/Missing Hand Railing (Walkways/Steps)	1	1	100
Ordinary	Site	Hazards	HS - Tripping (Hazards)	1	1	100
Ordinary	BE	Walls	BE- Missing Pieces/Holes/Spalling (Walls)	4	11	36
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	5	11	45

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 #673259

### Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	13	11	11	1
Unit	278	278	25	2

### Building 10 - TBD [ Sample , Inspected ]

Address Line 1: 1001 FIDELIS WAY

Address Line 2:

City: Brighton

State: MA

Zip: 02135

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	2008	1	14	14

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

Comments: Flat roof no access Fossil fuel gas boilers

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
1010	2 Bedrooms	Yes		Yes	Working

### Building 11 - TBD [ Sample , Inspected ]

Address Line 1: 1101 FIDELIS WAY

Address Line 2:

City: Brighton

State: MA

Zip: 02135

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	2008	1	14	14

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

Comments: Flat roof no access Fossil fuel gas boilers

## Inspection Summary Report (POA) for Inspection #673259

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
1101	3 Bedrooms	Yes		Yes	Working
1112	4 Bedrooms	Yes		Yes	Working

### Building 12 - TBD [ Sample , Inspected ]

Address Line 1: 1201 JETTE COURT

Address Line 2:

City: Brighton

State: MA

Zip: 02135

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	2008	1	24	24

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

Comments: Flat roof no access Fossil fuel gas boilers

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
1203	3 Bedrooms	Yes		Yes	Working
1214	3 Bedrooms	Yes		Yes	Working

### Building 13 - TBD [ Sample , Inspected ]

Address Line 1: 1301 JETTE COURT

Address Line 2:

City: Brighton

State: MA

Zip: 02135

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	2008	1	17	17

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

Comments: Flat roof no access Fossil fuel gas boilers

## Inspection Summary Report (POA) for Inspection #673259

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
1307	3 Bedrooms	Yes		Yes	Working

### Building 4 - TBD [ Sample , Inspected ]

Address Line 1: 16 FIDELIS WAY

Address Line 2:

City: Brighton

State: MA

Zip: 02135

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	2008	6	44	44

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

Comments: Flat roof no access Fossil fuel gas boilers

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
412	3 Bedrooms	Yes		Yes	Working
432	4 Bedrooms	Yes	Other Hazard	Yes	
445	2 Bedrooms	Yes		Yes	Working
453	1 Bedroom	Yes		Yes	Working
458	2 Bedrooms	Yes		Yes	Working

### Building 5 - TBD [ Sample , Inspected ]

Address Line 1: 32 FIDELIS WAY

Address Line 2:

City: Brighton

State: MA

Zip: 02135

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	2008	6	42	42

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

## Inspection Summary Report (POA) for Inspection #673259

**Comments:** Flat roof no access Fossil fuel gas boilers

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
531	2 Bedrooms	Yes		Yes	Working
544	2 Bedrooms	Yes		Yes	Working
558	2 Bedrooms	Yes		Yes	Working

### Building 7 - TBD [ Sample , Inspected ]

**Address Line 1:** 29 JETTE COURT

**Address Line 2:**

**City:** Brighton

**State:** MA

**Zip:** 02135

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	2008	6	46	46

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

**Comments:** Flat roof no access Fossil fuel gas boilers

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
710	3 Bedrooms	Yes		Yes	Working
732	2 Bedrooms	Yes		Yes	Working
744	2 Bedrooms	Yes		Yes	Working
756	1 Bedroom	Yes		Yes	Working
768	1 Bedroom	Yes		Yes	Working

### Building 8 - TBD [ Sample , Inspected ]

**Address Line 1:** 801 JETTE COURT

**Address Line 2:**

**City:** Brighton

**State:** MA

**Zip:** 02135

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
------	----------------	--------	---------------------	-------------------

## Inspection Summary Report (POA) for Inspection #673259

Row or Townhouse	2008	1	43	43
<b>Flat Roof</b>	<b>Roof Access</b>		<b>Building has Carbon Monoxide source</b>	
Yes	No		Yes	

**Comments:** Flat roof no access Fossil fuel gas boilers

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
810	2 Bedrooms	Yes		Yes	Working
822	2 Bedrooms	Yes		Yes	Working
833	2 Bedrooms	Yes		Yes	Working

### Building 9 - TBD [ Sample , Inspected ]

Address Line 1: 901 JETTE COURT  
 Address Line 2:  
 City: Brighton State: MA  
 Zip: 02135 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	2008	1	34	34

<b>Flat Roof</b>	<b>Roof Access</b>		<b>Building has Carbon Monoxide source</b>	
Yes	No		Yes	

**Comments:** Flat roof no access Fossil fuel gas boilers

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
901	5 Bedrooms	Yes		Yes	Working
912	4 Bedrooms	Yes	Other Hazard	Yes	
919	4 Bedrooms	Yes		Yes	Working
923	3 Bedrooms	Yes		Yes	
934	4 Bedrooms	Yes		Yes	Working

### Building COBN01 - MANAGEMENT BUILDING [ Sample , Inspected ]

Address Line 1: 35 Fidelis Way

## Inspection Summary Report (POA) for Inspection #673259

### Address Line 2:

City: Brighton State: MA  
 Zip: 02135 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1985	1	0	0

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

**Comments:** Flat roof no access No Fossil fuel gas boilers fed from community building.

### Building COBN02 - DAY CARE CENTER [ Excluded not in Universe , Added by Mistake ]

Address Line 1: 10 Fidelis Way  
 Address Line 2:  
 City: Brighton State: MA  
 Zip: 02135 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1985	2	0	0

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

**Comments:** Building not owned by Housing Authority added by mistake.

### Building COBN03 - COMMUNITY SPACE/ SHOP [ Sample , Inspected ]

Address Line 1: 35 Fidelis Way  
 Address Line 2:  
 City: Brighton State: MA  
 Zip: 02135 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1985	2	0	0

## Inspection Summary Report (POA) for Inspection #673259

Flat Roof	Roof Access	Building has Carbon Monoxide source
Yes	No	Yes
<b>Comments:</b> Flat roof no access Fossil fuel gas boilers		

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## Inspection Summary Report (POA) for Inspection #673259

Certificates	
Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
Elevators	Yes - This certificate is provided or is not expired
Fire Alarms	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	Yes - This certificate is provided or is not expired

DRAFT

## Inspection Summary Report (POA) for Inspection #673259

### 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 - Site(0) [Possible Points : 18.00]

#### Non-Health And Safety Deficiencies

Grounds	Site - Overgrown/Penetrating Vegetation (Grounds) (3)	Level 2	2.53	
Retaining Walls	Site - Damaged/Falling/Leaning (Retaining Walls)	Level 1	1.35	

#### Health And Safety Deficiencies

Hazards	HS - Tripping (Hazards) (NLT )	Level 3	5.06	
Walkways and Steps	Site - Broken/Missing Hand Railing (Walkways/Steps) (NLT )	Level 3	5.06	

**14.01**      **3.99**

### Building 10 - TBD - Building Exterior [Possible Points : 0.83]

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
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**0.00**      **0.83**

### Building 10 - TBD - Unit 1010 [Possible Points : 1.55]

#### Non-Health And Safety Deficiencies

Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
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**0.02**      **1.52**

### Building 11 - TBD - Unit 1101 [Possible Points : 1.61]

#### Non-Health And Safety Deficiencies

Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (2)	Level 1	0.14	
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**0.14**      **1.47**

### Building 11 - TBD - Unit 1112 [Possible Points : 1.61]

## Inspection Summary Report (POA) for Inspection #673259

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Walls	Unit - Damaged (Walls)	Level 2	0.08	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			<b>0.24</b>	<b>1.37</b>

<b>Building 12 - TBD - Building Exterior [Possible Points : 1.42]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.32	
			<b>0.32</b>	<b>1.11</b>

<b>Building 12 - TBD - Unit 1203 [Possible Points : 1.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
			<b>0.14</b>	<b>1.47</b>

<b>Building 12 - TBD - Unit 1214 [Possible Points : 1.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.08	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.04	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 2	0.02	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.38	
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.57	
			<b>1.23</b>	<b>0.38</b>

<b>Building 13 - TBD - Building Exterior [Possible Points : 1.01]</b>				
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## Inspection Summary Report (POA) for Inspection #673259

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>1.01</b>

<b>Building 13 - TBD - Common Areas [Possible Points : 0.33]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Walls	CA - Peeling/Needs Paint (Walls)	Level 2	0.02	
			<b>0.03</b>	<b>0.30</b>

<b>Building 13 - TBD - Unit 1307 [Possible Points : 1.65]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
<b>Health And Safety Deficiencies</b>				
Windows	Unit- Cracked/Broken/Missing Panes (Windows) (NLT )	Level 3	0.17	
			<b>0.18</b>	<b>1.47</b>

<b>Building 4 - TBD - Building Exterior [Possible Points : 2.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.58	
			<b>0.58</b>	<b>2.03</b>

<b>Building 4 - TBD - Common Areas [Possible Points : 0.65]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	CA - Damaged (Walls)	Level 2	0.09	
			<b>0.09</b>	<b>0.56</b>

<b>Building 4 - TBD - Unit 412 [Possible Points : 1.55]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
<b>Health And Safety Deficiencies</b>				

## Inspection Summary Report (POA) for Inspection #673259

Item	Deficiency	Severity	Points Deducted	Points Received
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT )	Level 3	1.26	
			<b>1.43</b>	<b>0.12</b>

### Building 4 - TBD - Unit 445 [Possible Points : 1.55]

Non-Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.04	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.38	
			<b>0.42</b>	<b>1.13</b>

### Building 4 - TBD - Unit 453 [Possible Points : 1.55]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.05	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.04	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.38	
			<b>0.47</b>	<b>1.08</b>

### Building 4 - TBD - Unit 458 [Possible Points : 1.55]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
			<b>0.14</b>	<b>1.40</b>

### Building 5 - TBD - Common Areas [Possible Points : 0.65]

Non-Health And Safety Deficiencies				
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.05	
			<b>0.06</b>	<b>0.59</b>

### Building 5 - TBD - Unit 531\* [Possible Points : 1.55]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Health And Safety Deficiencies				
Emergency/Fire	HS - Emergency/Fire Exits Blocked/Unusable	Level 3	1.26	

## Inspection Summary Report (POA) for Inspection #673259

Item	Deficiency	Severity	Points Deducted	Points Received
Exits	(Emergency/Fire Exits) (LT )			
Windows	Unit - Inoperable/Not Lockable (Windows) (3) (NLT )	Level 3	0.17	
* 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>1.57</b>	<b>0.00</b>

### Building 5 - TBD - Unit 544\* [Possible Points : 1.55]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.05	
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.09	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Walls	Unit - Damaged (Walls) (3)	Level 1	0.04	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom) (NLT )	Level 3	1.26	
* 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>1.61</b>	<b>0.00</b>

### Building 5 - TBD - Unit 558 [Possible Points : 1.55]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	Unit - Inoperable/Not Lockable (Windows) (2)	Level 1	0.04	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.38	
			<b>0.60</b>	<b>0.95</b>

### Building 7 - TBD - Building Exterior [Possible Points : 2.73]

Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls) (2)	Level 2	0.61	
			<b>0.61</b>	<b>2.12</b>

### Building 7 - TBD - Unit 710 [Possible Points : 1.65]

Non-Health And Safety Deficiencies				

## Inspection Summary Report (POA) for Inspection #673259

Item	Deficiency	Severity	Points Deducted	Points Received
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (2)	Level 1	0.14	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.09	
			<b>0.23</b>	<b>1.42</b>

### Building 7 - TBD - Unit 732 [Possible Points : 1.55]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.19	
			<b>0.19</b>	<b>1.36</b>

### Building 7 - TBD - Unit 756 [Possible Points : 1.38]

Non-Health And Safety Deficiencies				
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.38	
			<b>0.42</b>	<b>0.96</b>

### Building 7 - TBD - Unit 768 [Possible Points : 1.55]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT )	Level 3	0.17	
			<b>0.31</b>	<b>1.23</b>

### Building 8 - TBD - Building Exterior [Possible Points : 2.55]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (2)	Level 3	0.00	
Walls	BE- Missing/Damaged Caulking/Mortar (Walls)	Level 1	0.29	
			<b>0.29</b>	<b>2.27</b>

### Building 8 - TBD - Common Areas [Possible Points : 0.33]

Non-Health And Safety Deficiencies				
Walls	CA - Damaged (Walls)	Level 1	0.05	

## Inspection Summary Report (POA) for Inspection #673259

Item	Deficiency	Severity	Points Deducted	Points Received
			0.05	0.28

### Building 8 - TBD - Unit 810 [Possible Points : 1.61]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
			0.15	1.46

### Building 8 - TBD - Unit 822 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.04	
			0.18	1.40

### Building 8 - TBD - Unit 833 [Possible Points : 1.58]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.09	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
			0.23	1.35

### Building 9 - TBD - Building Exterior [Possible Points : 2.02]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.45	
			0.45	1.57

### Building 9 - TBD - Common Areas [Possible Points : 0.33]

Non-Health And Safety Deficiencies				
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.01	0.32

## Inspection Summary Report (POA) for Inspection #673259

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Building 9 - TBD - Unit 901* [Possible Points : 1.65]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) (3)	Level 3	0.08	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.04	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.08	
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.02	
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (3) (NLT )	Level 3	0.57	
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom) (NLT )	Level 3	1.26	
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	0.84	
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (2) (LT )	Level 3	1.26	
* 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>4.51</b>	<b>0.00</b>

<b>Building 9 - TBD - Unit 919 [Possible Points : 1.65]</b>				
<b>Health And Safety Deficiencies</b>				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (2) (LT )	Level 3	1.26	
			<b>1.26</b>	<b>0.39</b>

<b>Building 9 - TBD - Unit 923 [Possible Points : 1.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.08	
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.04	

## Inspection Summary Report (POA) for Inspection #673259

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	Unit - Peeling/Needs Paint (Windows)	Level 1	0.01	
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.57	
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT )	Level 3	0.09	
			<b>0.95</b>	<b>0.67</b>

<b>Building 9 - TBD - Unit 934 [Possible Points : 1.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.04	
			<b>0.18</b>	<b>1.43</b>

<b>Building COBN03 - COMMUNITY SPACE/ SHOP - Building Systems [Possible Points : 1.11]</b>				
<b>Non-Health And Safety Deficiencies</b>				
HVAC	BS- Boiler/Pump/Cooling System Leaks (HVAC)	Level 1	0.16	
			<b>0.16</b>	<b>0.95</b>

<b>Building COBN03 - COMMUNITY SPACE/ SHOP - Common Areas [Possible Points : 1.15]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
			<b>0.01</b>	<b>1.14</b>

## Inspection Summary Report (POA) for Inspection #673259

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
<b>Site - COMMONWEALTH - Site(0)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Grounds	TBD vegetation on fence rear of building	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)</li> <li>- The surfaces are NOT damaged as a result.</li> </ul>
Grounds	TBD vegetation on fence rear of building	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)</li> <li>- The surfaces are NOT damaged as a result.</li> </ul>
Grounds	TBD vegetation on fence rear of building	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)</li> <li>- The surfaces are NOT damaged as a result.</li> </ul>
Parking Lots/Driveways /Roads	TBD alligator cracks parking rear	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>
Parking Lots/Driveways /Roads	TBD pot hole parking	Site - Cracks/Settlement/ Heaving/Loose Materials/ Potholes (Parking Lots/	<ul style="list-style-type: none"> <li>- Damaged paving</li> <li>- Loose materials due to potholes or missing sections</li> </ul>

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
		Driveways/Roads) - L2	<ul style="list-style-type: none"> <li>of pavement</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Parking Lots/Driveways/Roads	TBD road potholes	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	<ul style="list-style-type: none"> <li>- Damaged paving</li> <li>- Loose materials due to potholes or missing sections of pavement</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Retaining Walls	TBD spalling top of wall rear of building	Site - Damaged/Falling/Leaning (Retaining Walls) - L1	<ul style="list-style-type: none"> <li>- Signs of deterioration (for example, falling or leaning), but still functions and is not a safety risk</li> </ul>
Walkways and Steps	TBD cracks walkway	Site - Cracks/Settlement/Heaving (Walkways/Steps) - L2	<ul style="list-style-type: none"> <li>- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops)</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>
Walkways and Steps	TBD missing section of sidewalk	Site - Cracks/Settlement/Heaving (Walkways/Steps) - L2	<ul style="list-style-type: none"> <li>- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops)</li> <li>- Missing sections of pavement</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Walkways and Steps	TBD crack front of building	Site - Cracks/Settlement/Heaving (Walkways/Steps) - L2	<ul style="list-style-type: none"> <li>- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops)</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>
Walkways and Steps	TBD cracks side of building	Site - Cracks/Settlement/Heaving (Walkways/Steps)	<ul style="list-style-type: none"> <li>- Cracks, Settlement, or Heaving (includes concrete</li> </ul>

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
		- L2	<ul style="list-style-type: none"> <li>porches and entry stoops)</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>
Walkways and Steps	TBD front of building crack	Site - Cracks/Settlement/Heaving (Walkways/Steps) - L2	<ul style="list-style-type: none"> <li>- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops)</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	trip hazzard front og unit 933	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Walkways and Steps	TBD missing handrail rear of building	Site - Broken/Missing Hand Railing (Walkways/Steps) (NLT) - L3	<ul style="list-style-type: none"> <li>- Missing or Damaged Handrail</li> <li>- Hand rail for 4 or MORE stairs is missing, damaged, loose, or otherwise unusable</li> </ul>

### Building 10 - TBD[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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### Building 10 - TBD[Sample,Inspected] - Building Systems

None

### Building 10 - TBD[Sample,Inspected] - Common Areas

None

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 10 - TBD[Sample,Inspected] - Unit 1010</b>			
<b>Non-Health And Safety Deficiencies</b>			
Windows	Bedroom bed 1 missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

<b>Building 11 - TBD[Sample,Inspected] - Building Exterior</b>			
None			

<b>Building 11 - TBD[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 11 - TBD[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 11 - TBD[Sample,Inspected] - Unit 1101</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom inop	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)

<b>Building 11 - TBD[Sample,Inspected] - Unit 1112</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen fridge seal damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bedroom bed 2 hole	Unit - Damaged (Walls) - L2	- Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.
Windows	Kitchen	Unit - Damaged/Missing	- Screens

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
	missing	Screens (Windows) - L1	- One or more screens in a unit are punctured, torn or otherwise damaged or missing

### Building 12 - TBD[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	spalling on concrete multiple locations on walls	BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Surface Deterioration and Spalling - Smaller than a sheet of paper

### Building 12 - TBD[Sample,Inspected] - Building Systems

None

### Building 12 - TBD[Sample,Inspected] - Common Areas

None

### Building 12 - TBD[Sample,Inspected] - Unit 1203

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom bath 2 inop	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
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### Building 12 - TBD[Sample,Inspected] - Unit 1214

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom bat 1 drip	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Ceiling	Bathroom bath 1 mold like substance	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	- Mold or Mildew (for example, a darkened area) or Water Stains or Water

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
			Damage (for example evidence of water infiltration) <ul style="list-style-type: none"> <li>- Greater than 1 square foot (ceiling surface may have failed)</li> <li>- This condition MAY RESULT in a Health AND Safety concern</li> </ul>
Doors	Hallway rear door broken latch	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	<ul style="list-style-type: none"> <li>- Screen Door or Storm Door</li> <li>- Screen or storm door is damaged or is missing screens or glass</li> </ul>
Walls	Bathroom bath 1 peeling	Unit - Peeling/Needs Paint (Walls) - L2	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- Greater than 4 square feet of wall area</li> </ul>
Windows	Bathroom bath 1 fogged	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> <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		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 13 - TBD[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

### Building 13 - TBD[Sample,Inspected] - Building Systems

None

### Building 13 - TBD[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Basement/Garage/ Carport	Basement peeling paint basement	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
Closet/Utility/ Mechanical	Basement peeling paint boiler rm	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area

### Building 13 - TBD[Sample,Inspected] - Unit 1307

#### Non-Health And Safety Deficiencies

Walls	Hallway needs paint	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
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#### Health And Safety Deficiencies

Windows	Bathroom broken glass bath 1	Unit- Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	- Pane/Glass - Glass broken or missing
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### Building 4 - TBD[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

Walls	spalling on wall multiple locations rear of building	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Surface Deterioration and Spalling - Smaller than a sheet of paper
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### Building 4 - TBD[Sample,Inspected] - Building Systems

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
None			

### Building 4 - TBD[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Basement/Garage/ Carport	Basement hole in wall by fire pump	CA - Damaged (Walls) - L2	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Larger than a sheet of paper, but you cannot see through the hole</li> <li>- ONE wall is affected.</li> </ul>
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### Building 4 - TBD[Sample,Inspected] - Unit 412

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen damagedvfridge seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
Windows	Bedroom bed 3 missing	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>

#### Health And Safety Deficiencies

Emergency/Fire Exits	Bedroom bed 1 blocked egress	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> <li>- Emergency/Fire Exits (applies only on third or lower floors)</li> <li>- Blocked</li> <li>- Furniture</li> </ul>
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### Building 4 - TBD[Sample,Inspected] - Unit 445

#### Non-Health And Safety Deficiencies

Windows	Bedroom damaged seal 2 windows	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> <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</li> </ul>
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## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
			glass panes of a Thermopane
Windows	Bedroom window off track	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>

### Building 4 - TBD[Sample,Inspected] - Unit 453

#### Non-Health And Safety Deficiencies

Ceiling	Laundry Area hole	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Smaller than a sheet of paper</li> </ul>
Windows	Bedroom bed damaged seal	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> <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>
Windows	Dining Area damage balast not staying 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 4th floor or above</li> </ul>

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
			- There IS another operable window in the same floor area.

### Building 4 - TBD[Sample,Inspected] - Unit 458

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen dam fridge seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
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### Building 5 - TBD[Sample,Inspected] - Building Exterior

None

### Building 5 - TBD[Sample,Inspected] - Building Systems

None

### Building 5 - TBD[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Basement/Garage/ Carport	Basement peeling paint	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
Halls/Corridors/Stairs	Floor 5 missing screen	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars

### Building 5 - TBD[Sample,Inspected] - Unit 531

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Windows	Bedroom balast inop bed 1	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> <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>
<b>Health And Safety Deficiencies</b>			
Emergency/Fire Exits	Bedroom blocked	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> <li>- Emergency/Fire Exits (applies only on third or lower floors)</li> <li>- Blocked</li> <li>- Furniture</li> </ul>
Windows	Kitchen cannot lock	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Lock is missing or damaged (only if the window was designed to lock)</li> <li>- Window is NOT accessible from outside</li> </ul>
Windows	Dining Area cannot lock	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Lock is missing or damaged (only if the window was designed to lock)</li> <li>- Window is NOT accessible from outside</li> </ul>

### Building 5 - TBD[Sample,Inspected] - Unit 544

#### Non-Health And Safety Deficiencies

Ceiling	Bedroom 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>
Ceiling	Hallway hole	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Smaller than a sheet of paper</li> </ul>
Doors	Hallway hole in door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- 1/4 inch to 1 inch</li> </ul>

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen damaged fridge seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Dining Area hole in wall	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Dining Area hole inwall by kitchen	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Kitchen hole	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	Dining Area hole	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>			
Bathroom Items	Bathroom clogged	Unit - Plumbing - Clogged Drains (Bathroom) (NLT) - L3	- Bathroom Sink - There is a problem with the drainage - The drain is completely clogged, and water will not drain at all OR shows extensive deterioration

### Building 5 - TBD[Sample,Inspected] - Unit 558

#### Non-Health And Safety Deficiencies

Doors	Bedroom bed 2 doors peeling	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.
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## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
Walls	Bedroom peelingbpaint bed 2	Unit - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- 1 to 4 square feet of wall area</li> </ul>
Windows	Bedroom damagedvseal bed 2	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> <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>
Windows	Bedroom inop windows cannot open bed 1	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 4th floor or above</li> <li>- There IS another operable window in the same floor area.</li> </ul>
Windows	Bedroom window wont stay open bed 1	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 4th floor or above</li> <li>- There IS another operable window in the same floor area.</li> </ul>

### Building 7 - TBD[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

Walls	spalling brick rear of 7	BE- Missing Pieces/Holes/	- Surface Deterioration and
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## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
		Spalling (Walls) - L2	Spalling - Smaller than a sheet of paper
Walls	spalling front of building multiple locations 29	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Surface Deterioration and Spalling - Smaller than a sheet of paper

### Building 7 - TBD[Sample,Inspected] - Building Systems

None

### Building 7 - TBD[Sample,Inspected] - Common Areas

None

### Building 7 - TBD[Sample,Inspected] - Unit 710

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom inop bat1	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 inop bath 2	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Bedroom hole in door bed 1	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch

### Building 7 - TBD[Sample,Inspected] - Unit 732

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom drip	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Bathroom Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
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### Building 7 - TBD[Sample,Inspected] - Unit 744

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
None			

### Building 7 - TBD[Sample,Inspected] - Unit 756

#### Non-Health And Safety Deficiencies

Walls	Bedroom nis repair hole	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>
Windows	Dining Area damaged seal	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> <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>

### Building 7 - TBD[Sample,Inspected] - Unit 768

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom 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>
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#### Health And Safety Deficiencies

Windows	Dining Area not locking	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Lock is missing or damaged (only if the window was designed to lock)</li> <li>- Window is NOT accessible from outside</li> </ul>
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### Building 8 - TBD[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to		BE- Obstructed or Missing	- There IS an obstructed or
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## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
Main Floor Entrance		Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	missing rear of building	BE- Missing/Damaged Caulking/Mortar (Walls) - L1	- Missing Mortar - Missing mortar around one brick

### Building 8 - TBD[Sample,Inspected] - Building Systems

None

### Building 8 - TBD[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Basement hole in storage tanks	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
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### Building 8 - TBD[Sample,Inspected] - Unit 810

#### Non-Health And Safety Deficiencies

Ceiling	Hallway peeling paint	Unit - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Greater than 1 and less than 4 square feet
Kitchen Items	Kitchen fridge seal damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

### Building 8 - TBD[Sample,Inspected] - Unit 822

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom inop	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the
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## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
			visible area)
Windows	Bathroom broken balast	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>

### Building 8 - TBD[Sample,Inspected] - Unit 833

#### Non-Health And Safety Deficiencies

Doors	Bedroom hole in door bed 2	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- 1/4 inch to 1 inch</li> </ul>
Kitchen Items	Kitchen fridge gasket damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>

### Building 9 - TBD[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul>
Walls	spalling front of unit 919 multiple location	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	<ul style="list-style-type: none"> <li>- Surface Deterioration and Spalling</li> <li>- Smaller than a sheet of paper</li> </ul>

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 9 - TBD[Sample,Inspected] - Building Systems</b>			
None			

### Building 9 - TBD[Sample,Inspected] - Common Areas

<b>Non-Health And Safety Deficiencies</b>			
Basement/Garage/ Carport	Floor 1 peeling paing	CA - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- 1 to 4 square feet of two or more wall areas</li> </ul>

### Building 9 - TBD[Sample,Inspected] - Unit 901

<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom bath 1 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>
Ceiling	Bathroom mold like substance Bath 2	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- Greater than 1 square foot (ceiling surface may have failed)</li> <li>- This condition MAY RESULT in a Health AND Safety concern</li> </ul>
Ceiling	Bathroom bath 2 mold like substance	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- Greater than 1 square foot (ceiling surface may have failed)</li> <li>- This condition MAY RESULT in a Health AND Safety concern</li> </ul>

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
Ceiling	Bathroom bath 1 mold like substance	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- Greater than 1 square foot (ceiling surface may have failed)</li> <li>- This condition MAY RESULT in a Health AND Safety concern</li> </ul>
Doors	Bedroom bed 4 damaged door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>
Doors	Hallway inop closer	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	<ul style="list-style-type: none"> <li>- Screen Door or Storm Door</li> <li>- Screen or storm door is damaged or is missing screens or glass</li> </ul>
Walls	Bathroom mold like substance	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <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>
Walls	Hallway hole in wall 2 nd fl	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>
Windows	Bedroom bed 2 missing screen	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a</li> </ul>

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
			unit are punctured, torn or otherwise damaged or missing
Windows	Hallway hole in hall screen	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>			
Air Quality	mold like substance computer froze had to redo	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
Air Quality	mold like substance	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
Air Quality	mold like substance	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
Bathroom Items	Bathroom bath 2	Unit - Plumbing - Clogged Drains (Bathroom) (NLT) - L3	- Bathroom Sink - There is a problem with the drainage - The drain is completely clogged, and water will not drain at all OR shows extensive deterioration
Electrical System	Bathroom bath 2 inop gfi	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
Emergency/Fire Exits	Bedroom bed 1 blocked	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Furniture
Emergency/Fire Exits	Bedroom bwd 4	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Air Conditioner

### Building 9 - TBD[Sample,Inspected] - Unit 919

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Emergency/Fire Exits	Bedroom block bed 1	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Furniture
Emergency/Fire Exits	Bedroom bed 2 block	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Furniture

### Building 9 - TBD[Sample,Inspected] - Unit 923

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom bath 2 missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Ceiling	Bathroom mold like substance	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)

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
			- This condition MAY RESULT in a Health AND Safety concern
Ceiling	Hallway peeling paint 2 nd fl	Unit - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Greater than 1 and less than 4 square feet
Windows	Dining Area broken balast	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
Windows	Bathroom bath 2 peeling	Unit - Peeling/Needs Paint (Windows) - L1	- Sill - Peeling paint or needs paint
<b>Health And Safety Deficiencies</b>			
Air Quality	mold like substance bath 2	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
Doors	Hallway door not latching	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and

## Inspection Summary Report (POA) for Inspection #673259

Item	Location/Comments	Deficiency/Severity	Decisions
			Safety concern.

### Building 9 - TBD[Sample,Inspected] - Unit 934

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom inop	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>
Outlets/Switches	Bathroom bath 2 gfi cover cracked	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/ wires are NOT exposed.</li> </ul>

### Building COBN01 - MANAGEMENT BUILDING[Sample,Inspected] - Building Exterior

None

### Building COBN01 - MANAGEMENT BUILDING[Sample,Inspected] - Building Systems

None

### Building COBN01 - MANAGEMENT BUILDING[Sample,Inspected] - Common Areas

None

### Building COBN03 - COMMUNITY SPACE/ SHOP[Sample,Inspected] - Building Exterior

None

### Building COBN03 - COMMUNITY SPACE/ SHOP[Sample,Inspected] - Building Systems

#### Non-Health And Safety Deficiencies

HVAC	Basement boiler leaks	BS- Boiler/Pump/Cooling System Leaks (HVAC) - L1	<ul style="list-style-type: none"> <li>- Coolant, water, or steam leaking (not condensation or sweating)</li> <li>- The coolant, water, or steam is NOT properly escaping from some apparatus (for example, a pressure relief valve or water containment and curb).</li> <li>- The system should NOT be shut down.</li> </ul>
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### Building COBN03 - COMMUNITY SPACE/ SHOP[Sample,Inspected] - Common Areas

**Inspection Summary Report (POA) for Inspection #673259**

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
Closet/Utility/ Mechanical	Basement peeling paint boiler rm firepump	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>

DRAFT

## **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.

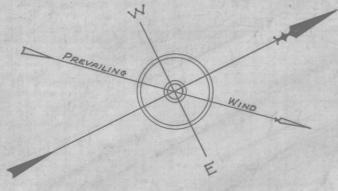
**Changes to Score Summary** - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to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

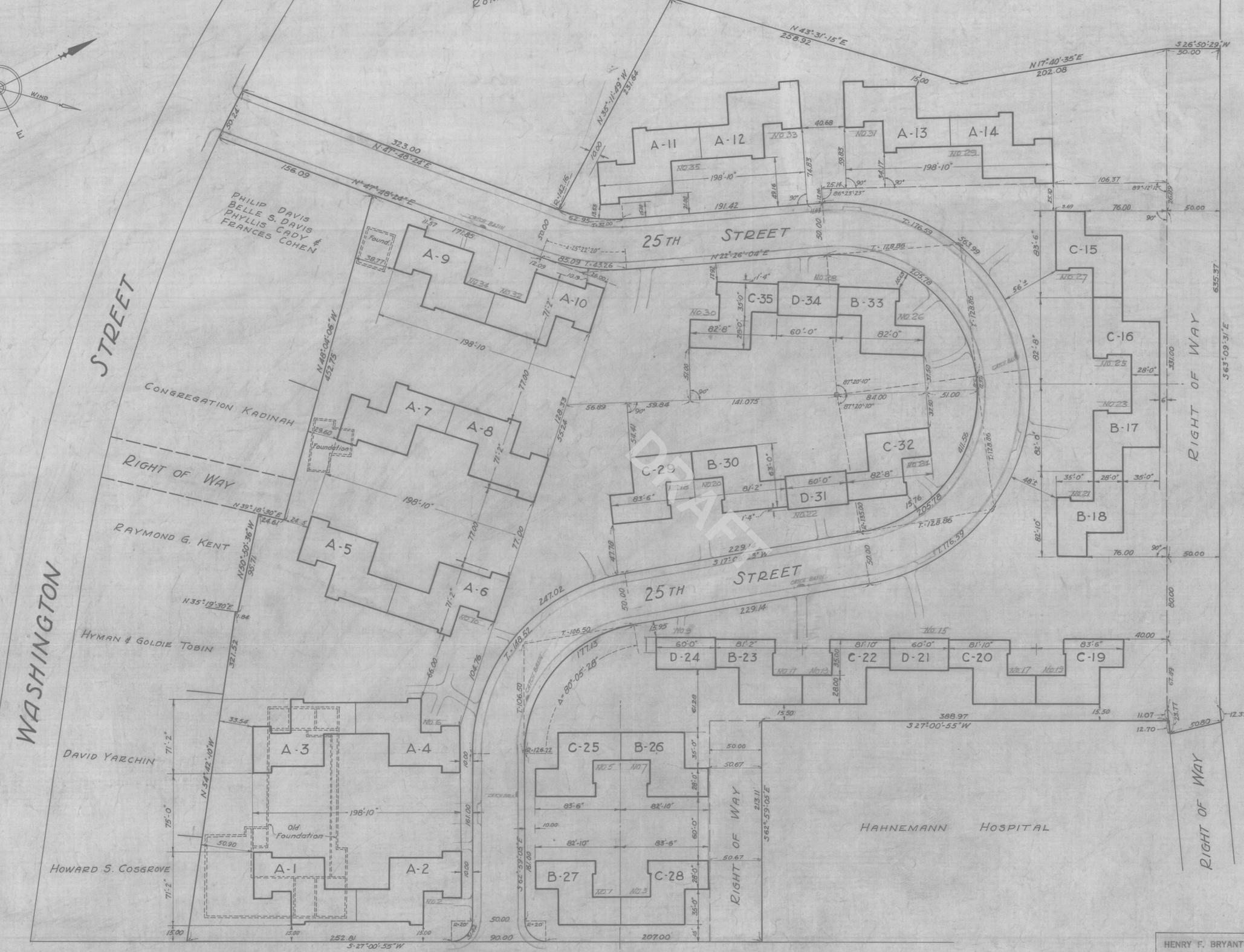
**Score Report** - a detailed account of only the scored deficiencies by sub-area.

**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



PHILIP DAVIS  
BELLE S. DAVIS  
PHYLLIS CODY  
FRANCES COHEN

CONGREGATION KADINAH

RAYMOND G. KENT

HYMAN & GOLDIE TOBIN

DAVID YARCHIN

HOWARD S. COSGROVE

HAHNEMANN HOSPITAL

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.

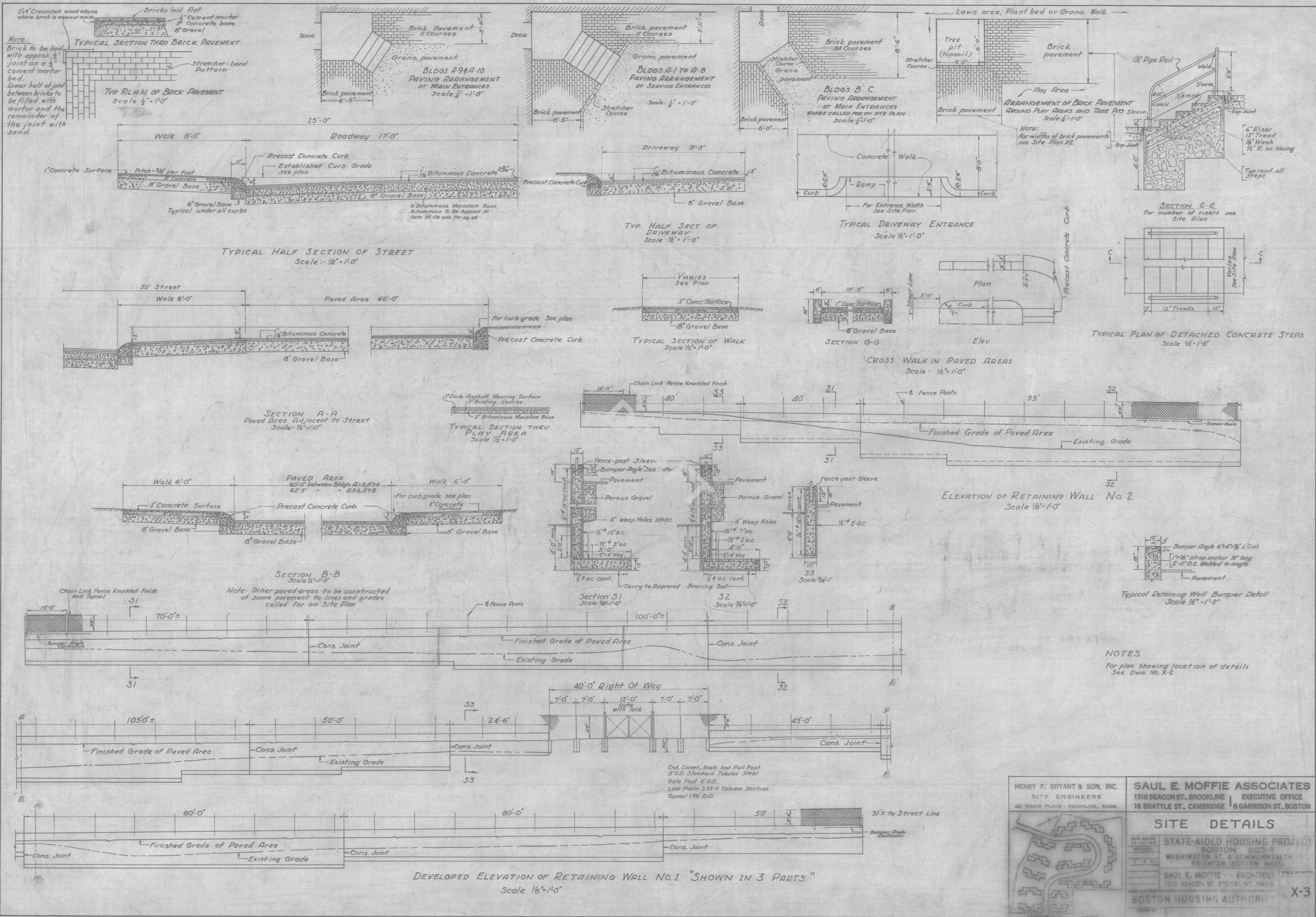
SAUL E. MOFFIE ASSOCIATES  
1318 BEACON ST., BROOKLINE | EXECUTIVE OFFICE  
18 BRATTLE ST., CAMBRIDGE | 8 GARRISON ST., BOSTON



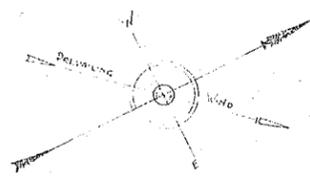
**PLOT PLAN**  
STATE-AIDED HOUSING PROJECT  
BOSTON 200-3  
WASHINGTON ST. & COMMONWEALTH AVE.  
BRIGHTON (BOSTON), MASS.  
SAUL E. MOFFIE - ARCHITECT  
1318 BEACON ST., BROOKLINE, MASS.  
BOSTON HOUSING AUTHORITY

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>		<b>STATE-AIDED HOUSING PROJECT</b> BOSTON 200-3 WASHINGTON ST. & COMMONWEALTH BRIGHTON (BOSTON) MASS.	
DATE REVISED 10-10-49 REVISIONS 3-15-50		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

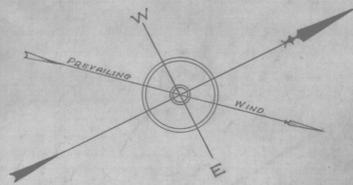
REVISED STATE-AIDED HOUSING PROJECT  
 BOSTON, 200-3  
 WASHINGTON ST. & COMMONWEALTH AVE.  
 BRIGHTON (CITY) MASS.

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
  - B BRICK PAVING
  - ◻ TREE PIT

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 SITE ENGINEERS  
 46 WHITE PLACE - BROOKLINE, MASS.

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 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
							\$ 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

Boston Housing Authority  
Standard Operating Procedures  
Development Profile

<b>Development Number &amp; Name</b>		182	Commonwealth Development	<b>Management Office Address</b>	35 Fidelis Way Brighton, MA 021354	<b>Maintenance Office Address</b>	35 Fidelis Way Brighton, MA 021354
<b># of Buildings</b>	10	<b>Development Description</b>	278 unit federal, family development located in Brighton, MA off of Commonwealth Ave. The development is privately managed by Corcoran Management Co. It offers 176 townhomes with separate entrances, many with private yards. The remaining 102 apartments are a mix of one and two bedroom garden style located in six story mid-rise buildings				
<b>Total # of Units</b>	278	<b># of 1-Bedroom</b>	36	<b>#of 3 Bedrooms</b>	94	<b>#of 5 Bedrooms</b>	5
<b># of 504 Units</b>	4	<b># of 2- Bedroom</b>	109	<b>#of 4 Bedrooms</b>	34	<b>#of 6 Bedrooms</b>	
<b>BUILDING ADDRESS INFORMATION</b>							
<b>Building # 1</b>		<b>Building # 7</b>	29-31 Jette Ct	<b>Building # 13</b>	13 Jette Ct	<b>Building # 19</b>	
<b>Building # 2</b>		<b>Building # 8</b>	8 Jette Ct	<b>Building # 14</b>		<b>Building # 20</b>	
<b>Building # 3</b>		<b>Building # 9</b>	9 Jette Ct	<b>Building # 15</b>		<b>Building # 21</b>	
<b>Building # 4</b>	14-16 Fidelis Way	<b>Building # 10</b>	10 Fidelis Way	<b>Building # 16</b>		<b>Building # 22</b>	
<b>Building # 5</b>	32-34 Fidelis Way	<b>Building # 11</b>	11 Fidelis Way	<b>Building # 17</b>		<b>Building # 23</b>	
	35 Fidelis Wway COBN01	<b>Building # 12</b>	12 Jette Court	<b>Building # 18</b>		<b>Building # 24</b>	
<b>Electrical System (Description, Location &amp; Age)</b>				<b>Elevators (#, Description, Location &amp; Age)</b>			
Electrical systems are located in the basement of each building. Approximately 25 years old.				There are elevators for each individual address of the three mid-rise buildings. 14, 16, 32, and 34 Fidelis Way each have an elevator as we as 29 and 31 Jette court. The age of the elevators is unknown			
<b>Fire Alarms (Description, Location &amp; Age)</b>				<b>Sprinklers (Description, Location &amp; Age)</b>			
Fire Alarm systems are located in the basement of each building. Approximately 25 years old with a few new panels tied into the original panels.				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			
<b>Generators (Description, Location, What it operates &amp; Age)</b>				<b>Heating System (# of Boilers, Description, Location, Fuel Type &amp; Age)</b>			
There is an Olympian electrical generator located at 29-31 Jette Court and a Caterpillar electric generator located at 14-16 Fidelis Way. These generators, which serve the entire community, were installed in 2006 and run on diesel.				17 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>Plumbing (Description, Location &amp; Age)</b>				<b>Ventilation &amp; AC (Description, Location &amp; Age)</b>			
In poor condition with multiple issues. Located throughout the development with some original to the 1950 Veteran's Housing and some replaced during the 1980 re-development.				No A/C and all ventilation is provided by wind turbine vents on the roofs.			
<b>Roofs (Description &amp; Age)</b>				<b>Other (Description &amp; Age)</b>			
Four ply Tremco roof system with stone ballast. Replaced from 2000-2001.							

Dev#	Development	Unit#	Address	Apt#	BR's	Floor	Bldg#	Ent#	Unit Status	UFAS	RIS
182	Commonwealth	CO0410	16 Fidelis Way	410	3	2	4	1	Occupied		
182	Commonwealth	CO0411	16 Fidelis Way	411	3	2	4	1	Occupied		
182	Commonwealth	CO0412	16 Fidelis Way	412	3	2	4	1	Occupied	Yes	
182	Commonwealth	CO0413	16 Fidelis Way	413	3	2	4	1	Occupied		
182	Commonwealth	CO0414	16 Fidelis Way	414	3	2	4	1	Occupied	Yes	Yes
182	Commonwealth	CO0415	14 Fidelis Way	415	3	2	4	2	Occupied	Yes	Yes
182	Commonwealth	CO0416	14 Fidelis Way	416	3	2	4	2	Occupied		
182	Commonwealth	CO0417	14 Fidelis Way	417	3	2	4	2	Occupied	Yes	
182	Commonwealth	CO0418	14 Fidelis Way	418	3	2	4	2	Occupied		
182	Commonwealth	CO0419	14 Fidelis Way	419	3	2	4	2	Occupied		
182	Commonwealth	CO0422	16 Fidelis Way	422	3	2	4	1	Occupied	Yes	
182	Commonwealth	CO0427	14 Fidelis Way	427	3	2	4	2	Occupied	Yes	
182	Commonwealth	CO0431	16 Fidelis Way	431	2	3	4	1	Occupied		
182	Commonwealth	CO0432	16 Fidelis Way	432	4	3	4	1	Occupied	Yes	
182	Commonwealth	CO0433	16 Fidelis Way	433	1	3	4	1	Occupied		
182	Commonwealth	CO0434	16 Fidelis Way	434	2	3	4	1	Occupied		
182	Commonwealth	CO0435	14 Fidelis Way	435	2	3	4	2	Occupied		
182	Commonwealth	CO0436	14 Fidelis Way	436	1	3	4	2	Occupied		
182	Commonwealth	CO0437	14 Fidelis Way	437	4	3	4	2	Occupied	Yes	
182	Commonwealth	CO0438	14 Fidelis Way	438	2	3	4	2	Occupied		
182	Commonwealth	CO0441	16 Fidelis Way	441	2	4	4	1	Occupied		
182	Commonwealth	CO0442	16 Fidelis Way	442	2	4	4	1	Occupied		
182	Commonwealth	CO0443	16 Fidelis Way	443	1	4	4	1	Occupied		
182	Commonwealth	CO0444	16 Fidelis Way	444	2	4	4	1	Occupied		
182	Commonwealth	CO0445	14 Fidelis Way	445	2	4	4	2	Occupied		
182	Commonwealth	CO0446	14 Fidelis Way	446	1	4	4	2	Occupied		
182	Commonwealth	CO0447	14 Fidelis Way	447	2	4	4	2	Occupied		
182	Commonwealth	CO0448	14 Fidelis Way	448	2	4	4	2	Occupied		
182	Commonwealth	CO0451	16 Fidelis Way	451	2	5	4	1	Occupied		
182	Commonwealth	CO0452	16 Fidelis Way	452	2	5	4	1	Occupied		
182	Commonwealth	CO0453	16 Fidelis Way	453	1	5	4	1	Occupied		
182	Commonwealth	CO0454	16 Fidelis Way	454	2	5	4	1	Occupied		
182	Commonwealth	CO0455	14 Fidelis Way	455	2	5	4	2	Occupied		
182	Commonwealth	CO0456	14 Fidelis Way	456	1	5	4	2	Occupied		
182	Commonwealth	CO0457	14 Fidelis Way	457	2	5	4	2	Occupied		
182	Commonwealth	CO0458	14 Fidelis Way	458	2	5	4	2	Occupied		
182	Commonwealth	CO0461	16 Fidelis Way	461	2	6	4	1	Occupied		
182	Commonwealth	CO0462	16 Fidelis Way	462	2	6	4	1	Occupied		
182	Commonwealth	CO0463	16 Fidelis Way	463	1	6	4	1	Occupied		
182	Commonwealth	CO0464	16 Fidelis Way	464	2	6	4	1	Occupied		
182	Commonwealth	CO0465	14 Fidelis Way	465	2	6	4	2	Occupied		
182	Commonwealth	CO0466	14 Fidelis Way	466	1	6	4	2	Occupied		

182	Commonwealth	CO0467	14 Fidelis Way	467	2	6	4	2	Occupied		
182	Commonwealth	CO0468	14 Fidelis Way	468	2	6	4	2	Occupied		
182	Commonwealth	CO0510	32 Fidelis Way	510	3	2	5	1	Occupied		
182	Commonwealth	CO0511	32 Fidelis Way	511	3	2	5	1	Occupied		
182	Commonwealth	CO0512	32 Fidelis Way	512	3	2	5	1	Occupied		
182	Commonwealth	CO0513	32 Fidelis Way	513	3	2	5	1	Occupied		
182	Commonwealth	CO0514	32 Fidelis Way	514	3	2	5	1	Occupied		
182	Commonwealth	CO0515	34 Fidelis Way	515	4	2	5	2	Occupied	Yes	Yes
182	Commonwealth	CO0516	34 Fidelis Way	516	2	2	5	2	Occupied		
182	Commonwealth	CO0517	34 Fidelis Way	517	3	2	5	2	E-Employee Occupied		
182	Commonwealth	CO0518	34 Fidelis Way	518	3	2	5	2	Occupied		
182	Commonwealth	CO0519	34 Fidelis Way	519	3	2	5	2	Occupied		
182	Commonwealth	CO0531	32 Fidelis Way	531	2	3	5	1	Occupied		
182	Commonwealth	CO0532	32 Fidelis Way	532	2	3	5	1	Occupied		
182	Commonwealth	CO0533	32 Fidelis Way	533	1	3	5	1	Occupied		
182	Commonwealth	CO0534	32 Fidelis Way	534	2	3	5	1	Occupied		
182	Commonwealth	CO0535	34 Fidelis Way	535	2	3	5	2	Occupied		
182	Commonwealth	CO0536	34 Fidelis Way	536	1	3	5	2	Occupied		
182	Commonwealth	CO0537	34 Fidelis Way	537	2	3	5	2	Occupied		
182	Commonwealth	CO0538	34 Fidelis Way	538	2	3	5	2	Occupied		
182	Commonwealth	CO0541	32 Fidelis Way	541	2	4	5	1	Occupied		
182	Commonwealth	CO0542	32 Fidelis Way	542	2	4	5	1	Occupied		
182	Commonwealth	CO0543	32 Fidelis Way	543	1	3	5	1	Q-Work Pending-No Offers		
182	Commonwealth	CO0544	32 Fidelis Way	544	2	4	5	1	Occupied		
182	Commonwealth	CO0545	34 Fidelis Way	545	2	4	5	2	Occupied		
182	Commonwealth	CO0546	34 Fidelis Way	546	1	4	5	2	Occupied		
182	Commonwealth	CO0547	34 Fidelis Way	547	2	4	5	2	Occupied		
182	Commonwealth	CO0548	34 Fidelis Way	548	2	4	5	2	Occupied		
182	Commonwealth	CO0551	32 Fidelis Way	551	2	5	5	1	Occupied		
182	Commonwealth	CO0552	32 Fidelis Way	552	2	5	5	1	Occupied		
182	Commonwealth	CO0553	32 Fidelis Way	553	1	5	5	1	Occupied		
182	Commonwealth	CO0554	32 Fidelis Way	554	2	5	5	1	Occupied		
182	Commonwealth	CO0555	34 Fidelis Way	555	2	5	5	2	Occupied		
182	Commonwealth	CO0556	34 Fidelis Way	556	1	5	5	2	Occupied		
182	Commonwealth	CO0557	34 Fidelis Way	557	2	5	5	2	Occupied		
182	Commonwealth	CO0558	34 Fidelis Way	558	2	5	5	2	Occupied		
182	Commonwealth	CO0561	32 Fidelis Way	561	2	6	5	1	Occupied		
182	Commonwealth	CO0562	32 Fidelis Way	562	2	6	5	1	Occupied		
182	Commonwealth	CO0563	32 Fidelis Way	563	1	6	5	1	Occupied		
182	Commonwealth	CO0564	32 Fidelis Way	564	2	6	5	1	Occupied		
182	Commonwealth	CO0565	34 Fidelis Way	565	2	6	5	2	Occupied		
182	Commonwealth	CO0566	34 Fidelis Way	566	1	6	5	2	Occupied		
182	Commonwealth	CO0567	34 Fidelis Way	567	2	6	5	2	V-Vacant - Ready to Offer		

182	Commonwealth	CO0568	34 Fidelis Way	568	2	6	5	2	Occupied		
182	Commonwealth	CO0710	29 Jette Court	710	3	2	7	1	Occupied		
182	Commonwealth	CO0711	29 Jette Court	711	3	2	7	1	Occupied		
182	Commonwealth	CO0712	29 Jette Court	712	3	2	7	1	Occupied		
182	Commonwealth	CO0713	29 Jette Court	713	3	2	7	1	Occupied		
182	Commonwealth	CO0714	29 Jette Court	714	3	2	7	1	Occupied		
182	Commonwealth	CO0715	31 Jette Court	715	3	2	7	2	Occupied		
182	Commonwealth	CO0716	31 Jette Court	716	3	2	7	2	Occupied		
182	Commonwealth	CO0717	31 Jette Court	717	3	2	7	2	Occupied		
182	Commonwealth	CO0718	31 Jette Court	718	3	2	7	2	Occupied		
182	Commonwealth	CO0719	31 Jette Court	719	3	2	7	2	Occupied		
182	Commonwealth	CO0731	29 Jette Court	731	2	3	7	1	Occupied	Yes	
182	Commonwealth	CO0732	29 Jette Court	732	2	3	7	1	Occupied		
182	Commonwealth	CO0733	29 Jette Court	733	1	3	7	1	Occupied	Yes	Yes
182	Commonwealth	CO0734	29 Jette Court	734	2	3	7	1	Occupied		
182	Commonwealth	CO0735	31 Jette Court	735	2	3	7	2	Occupied	Yes	
182	Commonwealth	CO0736	31 Jette Court	736	1	3	7	2	Occupied		
182	Commonwealth	CO0737	31 Jette Court	737	1	3	7	2	Occupied		
182	Commonwealth	CO0738	31 Jette Court	738	1	3	7	2	Occupied		
182	Commonwealth	CO0739	31 Jette Court	739	1	3	7	2	Occupied		
182	Commonwealth	CO0741	29 Jette Court	741	2	4	7	1	Occupied		
182	Commonwealth	CO0742	29 Jette Court	742	2	4	7	1	Occupied		
182	Commonwealth	CO0743	29 Jette Court	743	1	4	7	1	Occupied		
182	Commonwealth	CO0744	29 Jette Court	744	2	4	7	1	Occupied		
182	Commonwealth	CO0745	31 Jette Court	745	2	4	7	2	Occupied		
182	Commonwealth	CO0746	31 Jette Court	746	1	4	7	2	Occupied		
182	Commonwealth	CO0747	31 Jette Court	747	1	4	7	2	Occupied		
182	Commonwealth	CO0748	31 Jette Court	748	1	4	7	2	Occupied		
182	Commonwealth	CO0749	31 Jette Court	749	1	4	7	2	Occupied		
182	Commonwealth	CO0751	29 Jette Court	751	2	5	7	1	Occupied		
182	Commonwealth	CO0752	29 Jette Court	752	2	5	7	1	Occupied		
182	Commonwealth	CO0753	29 Jette Court	753	1	5	7	1	Occupied		
182	Commonwealth	CO0754	29 Jette Court	754	2	5	7	1	Occupied		
182	Commonwealth	CO0755	31 Jette Court	755	2	5	7	2	Occupied		
182	Commonwealth	CO0756	31 Jette Court	756	1	5	7	2	Occupied		
182	Commonwealth	CO0757	31 Jette Court	757	1	5	7	2	Occupied		
182	Commonwealth	CO0758	31 Jette Court	758	1	5	7	2	Occupied		
182	Commonwealth	CO0759	31 Jette Court	759	1	5	7	2	Occupied		
182	Commonwealth	CO0761	29 Jette Court	761	2	6	7	1	Occupied		
182	Commonwealth	CO0762	29 Jette Court	762	2	6	7	1	Occupied		
182	Commonwealth	CO0763	29 Jette Court	763	1	6	7	1	Occupied		
182	Commonwealth	CO0764	29 Jette Court	764	2	6	7	1	Occupied		
182	Commonwealth	CO0765	31 Jette Court	765	2	6	7	2	Occupied		

182	Commonwealth	CO0766	31 Jette Court	766	1	6	7	2	Occupied
182	Commonwealth	CO0767	31 Jette Court	767	1	6	7	2	Occupied
182	Commonwealth	CO0768	31 Jette Court	768	1	6	7	2	Occupied
182	Commonwealth	CO0769	31 Jette Court	769	1	6	7	2	Occupied
182	Commonwealth	CO0801	801 Jette Court	801	2	3	8	1	Occupied
182	Commonwealth	CO0802	802 Jette Court	802	2	3	8	2	Occupied
182	Commonwealth	CO0803	803 Jette Court	803	2	3	8	3	Occupied
182	Commonwealth	CO0804	804 Jette Court	804	2	3	8	4	Occupied
182	Commonwealth	CO0805	805 Jette Court	805	3	3	8	5	Occupied
182	Commonwealth	CO0806	806 Jette Court	806	3	3	8	6	Occupied
182	Commonwealth	CO0807	807 Jette Court	807	3	3	8	7	Occupied
182	Commonwealth	CO0808	808 Jette Court	808	2	3	8	8	Occupied
182	Commonwealth	CO0809	809 Jette Court	809	2	3	8	9	Occupied
182	Commonwealth	CO0810	810 Jette Court	810	2	3	8	10	Occupied
182	Commonwealth	CO0811	811 Jette Court	811	2	3	8	11	Occupied
182	Commonwealth	CO0812	812 Jette Court	812	2	3	8	12	Occupied
182	Commonwealth	CO0813	813 Jette Court	813	2	3	8	13	Occupied
182	Commonwealth	CO0814	814 Jette Court	814	2	3	8	14	Occupied
182	Commonwealth	CO0815	815 Jette Court	815	2	3	8	15	Occupied
182	Commonwealth	CO0816	816 Jette Court	816	3	3	8	16	Occupied
182	Commonwealth	CO0817	817 Jette Court	817	3	3	8	17	Occupied
182	Commonwealth	CO0818	818 Jette Court	818	3	3	8	18	Occupied
182	Commonwealth	CO0819	819 Jette Court	819	2	3	8	19	Occupied
182	Commonwealth	CO0820	820 Jette Court	820	2	3	8	20	Occupied
182	Commonwealth	CO0821	821 Jette Court	821	2	3	8	21	Occupied
182	Commonwealth	CO0822	822 Jette Court	822	2	3	8	22	Occupied
182	Commonwealth	CO0823	823 Jette Court	823	2	3	8	23	Occupied
182	Commonwealth	CO0824	824 Jette Court	824	3	3	8	24	Occupied
182	Commonwealth	CO0825	825 Jette Court	825	2	3	8	25	Occupied
182	Commonwealth	CO0826	826 Jette Court	826	3	3	8	26	Occupied
182	Commonwealth	CO0827	827 Jette Court	827	3	3	8	27	Occupied
182	Commonwealth	CO0828	828 Jette Court	828	3	3	8	28	Occupied
182	Commonwealth	CO0829	829 Jette Court	829	2	3	8	29	Occupied
182	Commonwealth	CO0830	830 Jette Court	830	2	3	8	30	Occupied
182	Commonwealth	CO0831	831 Jette Court	831	2	3	8	31	Occupied
182	Commonwealth	CO0832	832 Jette Court	832	2	3	8	32	Occupied
182	Commonwealth	CO0833	833 Jette Court	833	2	3	8	33	Occupied
182	Commonwealth	CO0834	834 Jette Court	834	2	3	8	34	Occupied
182	Commonwealth	CO0835	835 Jette Court	835	2	3	8	35	Occupied
182	Commonwealth	CO0836	836 Jette Court	836	2	3	8	36	Occupied
182	Commonwealth	CO0837	837 Jette Court	837	3	3	8	37	Occupied
182	Commonwealth	CO0838	838 Jette Court	838	3	3	8	38	Occupied
182	Commonwealth	CO0839	839 Jette Court	839	3	3	8	39	Occupied

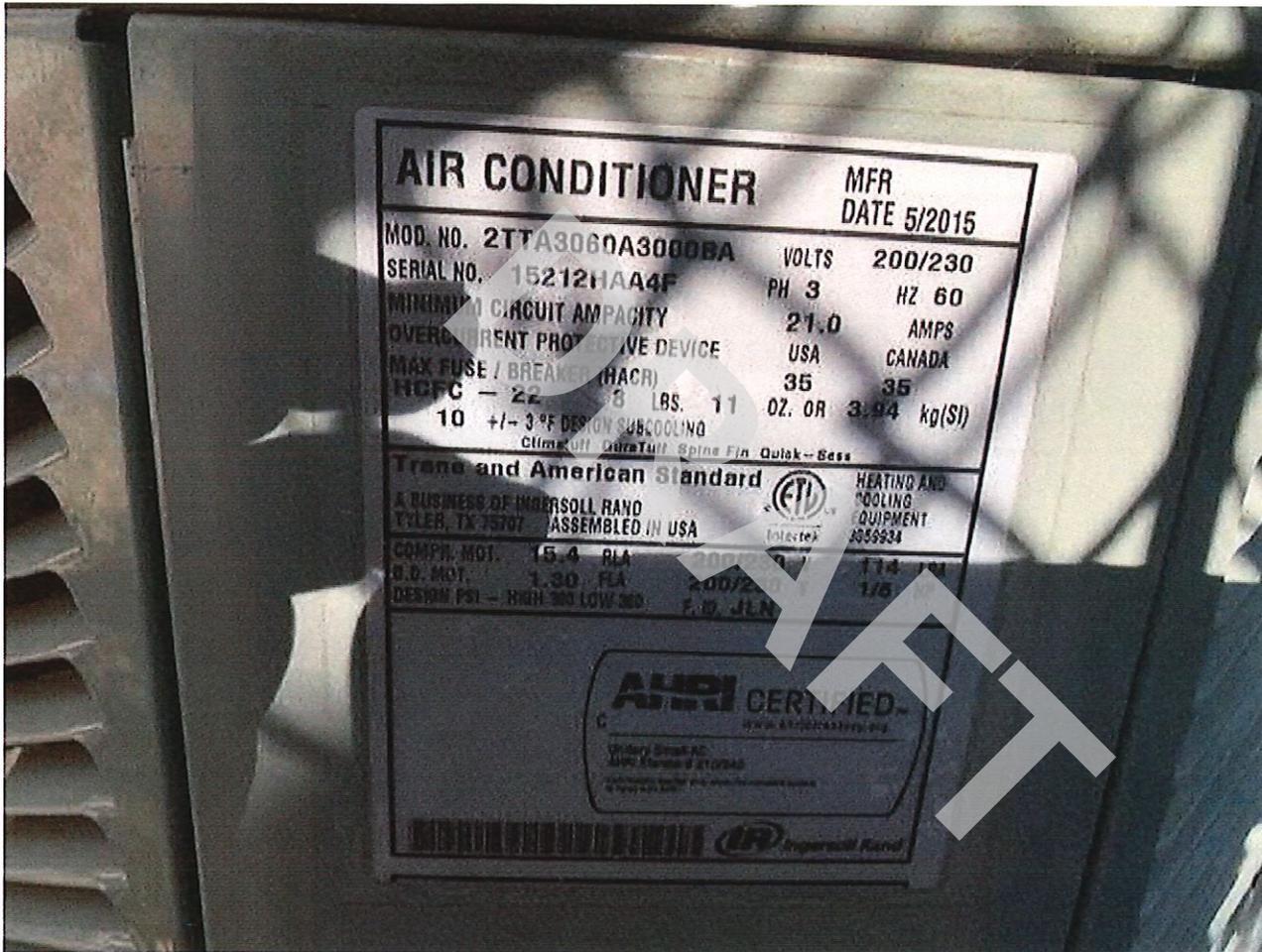
182	Commonwealth	CO0840	840 Jette Court	840	2	3	8	40	Occupied
182	Commonwealth	CO0841	841 Jette Court	841	2	3	8	41	Occupied
182	Commonwealth	CO0842	842 Jette Court	842	2	3	8	42	Occupied
182	Commonwealth	CO0843	843 Jette Court	843	2	3	8	43	Occupied
182	Commonwealth	CO0901	901 Jette Court	901	5	3	9	1	Occupied
182	Commonwealth	CO0902	902 Jette Court	902	3	3	9	2	Occupied
182	Commonwealth	CO0903	903 Jette Court	903	3	3	9	3	Occupied
182	Commonwealth	CO0904	904 Jette Court	904	3	3	9	4	Occupied
182	Commonwealth	CO0905	905 Jette Court	905	2	3	9	5	Occupied
182	Commonwealth	CO0906	906 Jette Court	906	3	3	9	6	Occupied
182	Commonwealth	CO0907	907 Jette Court	907	3	3	9	7	Occupied
182	Commonwealth	CO0908	908 Jette Court	908	3	3	9	8	Occupied
182	Commonwealth	CO0909	909 Jette Court	909	3	3	9	9	Occupied
182	Commonwealth	CO0910	910 Jette Court	910	2	3	9	10	Occupied
182	Commonwealth	CO0911	911 Jette Court	911	4	3	9	11	Occupied
182	Commonwealth	CO0912	912 Jette Court	912	4	3	9	12	Occupied
182	Commonwealth	CO0913	913 Jette Court	913	3	3	9	13	Occupied
182	Commonwealth	CO0914	914 Jette Court	914	3	3	9	14	Occupied
182	Commonwealth	CO0915	915 Jette Court	915	4	3	9	15	Occupied
182	Commonwealth	CO0916	916 Jette Court	916	4	3	9	16	Occupied
182	Commonwealth	CO0917	917 Jette Court	917	4	3	9	17	Occupied
182	Commonwealth	CO0918	918 Jette Court	918	3	3	9	18	Occupied
182	Commonwealth	CO0919	919 Jette Court	919	3	3	9	19	Occupied
182	Commonwealth	CO0920	920 Jette Court	920	4	3	9	20	Occupied
182	Commonwealth	CO0921	921 Jette Court	921	4	3	9	21	Occupied
182	Commonwealth	CO0922	922 Jette Court	922	2	3	9	22	Occupied
182	Commonwealth	CO0923	923 Jette Court	923	3	3	9	23	Occupied
182	Commonwealth	CO0924	924 Jette Court	924	3	3	9	24	Occupied
182	Commonwealth	CO0925	925 Jette Court	925	3	3	9	25	Occupied
182	Commonwealth	CO0926	926 Jette Court	926	3	3	9	26	Occupied
182	Commonwealth	CO0927	927 Jette Court	927	2	3	9	27	Occupied
182	Commonwealth	CO0928	928 Jette Court	928	4	3	9	28	Occupied
182	Commonwealth	CO0929	929 Jette Court	929	4	3	9	29	Occupied
182	Commonwealth	CO0930	930 Jette Court	930	3	3	9	30	U-Uninhabitable
182	Commonwealth	CO0931	931 Jette Court	931	3	3	9	31	Occupied
182	Commonwealth	CO0932	932 Jette Court	932	4	3	9	32	Occupied
182	Commonwealth	CO0933	933 Jette Court	933	4	3	9	33	Occupied
182	Commonwealth	CO0934	934 Jette Court	934	4	3	9	34	Occupied
182	Commonwealth	CO1001	1001 Fidelis Way	1001	3	3	10	1	Occupied
182	Commonwealth	CO1002	1002 Fidelis Way	1002	3	3	10	2	Occupied
182	Commonwealth	CO1003	1003 Fidelis Way	1003	4	3	10	3	Occupied
182	Commonwealth	CO1004	1004 Fidelis Way	1004	4	3	10	4	Occupied
182	Commonwealth	CO1005	1005 Fidelis Way	1005	2	3	10	5	Occupied

182	Commonwealth	CO1006	1006 Fidelis Way	1006	3	3	10	6	Occupied
182	Commonwealth	CO1007	1007 Fidelis Way	1007	3	3	10	7	Occupied
182	Commonwealth	CO1008	1008 Fidelis Way	1008	3	3	10	8	Occupied
182	Commonwealth	CO1009	1009 Fidelis Way	1009	3	3	10	9	Occupied
182	Commonwealth	CO1010	1010 Fidelis Way	1010	2	3	10	10	Occupied
182	Commonwealth	CO1011	1011 Fidelis Way	1011	4	3	10	11	Occupied
182	Commonwealth	CO1012	1012 Fidelis Way	1012	4	3	10	12	Occupied
182	Commonwealth	CO1013	1013 Fidelis Way	1013	3	3	10	13	Occupied
182	Commonwealth	CO1014	1014 Fidelis Way	1014	3	3	10	14	Occupied
182	Commonwealth	CO1101	1101 Fidelis Way	1101	3	3	11	1	Occupied
182	Commonwealth	CO1102	1102 Fidelis Way	1102	3	3	11	2	Occupied
182	Commonwealth	CO1103	1103 Fidelis Way	1103	4	3	11	3	Occupied
182	Commonwealth	CO1104	1104 Fidelis Way	1104	4	3	11	4	Occupied
182	Commonwealth	CO1105	1105 Fidelis Way	1105	2	3	11	5	Occupied
182	Commonwealth	CO1106	1106 Fidelis Way	1106	3	3	11	6	Occupied
182	Commonwealth	CO1107	1107 Fidelis Way	1107	3	3	11	7	Occupied
182	Commonwealth	CO1108	1108 Fidelis Way	1108	3	3	11	8	Occupied
182	Commonwealth	CO1109	1109 Fidelis Way	1109	3	3	11	9	Occupied
182	Commonwealth	CO1110	1110 Fidelis Way	1110	2	3	11	10	Occupied
182	Commonwealth	CO1111	1111 Fidelis Way	1111	4	3	11	11	Occupied
182	Commonwealth	CO1112	1112 Fidelis Way	1112	4	3	11	12	Offer Accepted - Movein Pending
182	Commonwealth	CO1113	1113 Fidelis Way	1113	3	3	11	13	Occupied
182	Commonwealth	CO1114	1114 Fidelis Way	1114	3	3	11	14	Occupied
182	Commonwealth	CO1201	1201 Jette Court	1201	5	3	12	1	Occupied
182	Commonwealth	CO1202	1202 Jette Court	1202	3	3	12	2	Occupied
182	Commonwealth	CO1203	1203 Jette Court	1203	3	3	12	3	Occupied
182	Commonwealth	CO1204	1204 Jette Court	1204	3	3	12	4	Occupied
182	Commonwealth	CO1205	1205 Jette Court	1205	2	3	12	5	Occupied
182	Commonwealth	CO1206	1206 Jette Court	1206	3	3	12	6	Occupied
182	Commonwealth	CO1207	1207 Jette Court	1207	3	3	12	7	Occupied
182	Commonwealth	CO1208	1208 Jette Court	1208	3	3	12	8	Offer Accepted - Movein Pending
182	Commonwealth	CO1209	1209 Jette Court	1209	3	3	12	9	Occupied
182	Commonwealth	CO1210	1210 Jette Court	1210	2	3	12	10	Occupied
182	Commonwealth	CO1211	1211 Jette Court	1211	4	3	12	11	Occupied
182	Commonwealth	CO1212	1212 Jette Court	1212	4	3	12	12	Occupied
182	Commonwealth	CO1213	1213 Jette Court	1213	3	3	12	13	Occupied
182	Commonwealth	CO1214	1214 Jette Court	1214	3	3	12	14	Occupied
182	Commonwealth	CO1215	1215 Jette Court	1215	4	3	12	15	Occupied
182	Commonwealth	CO1216	1216 Jette Court	1216	4	3	12	16	Occupied
182	Commonwealth	CO1217	1217 Jette Court	1217	4	3	12	17	Occupied
182	Commonwealth	CO1218	1218 Jette Court	1218	3	3	12	18	Occupied
182	Commonwealth	CO1219	1219 Jette Court	1219	3	3	12	19	Occupied
182	Commonwealth	CO1220	1220 Jette Court	1220	4	3	12	20	Occupied

182	Commonwealth	CO1221	1221 Jette Court	1221	3	3	12	21	Occupied
182	Commonwealth	CO1222	1222 Jette Court	1222	2	3	12	22	Occupied
182	Commonwealth	CO1223	1223 Jette Court	1223	2	3	12	23	Occupied
182	Commonwealth	CO1224	1224 Jette Court	1224	5	3	12	24	Occupied
182	Commonwealth	CO1301	1301 Jette Court	1301	5	3	13	1	Occupied
182	Commonwealth	CO1302	1302 Jette Court	1302	2	3	13	2	Occupied
182	Commonwealth	CO1303	1303 Jette Court	1303	2	3	13	3	Occupied
182	Commonwealth	CO1304	1304 Jette Court	1304	3	3	13	4	Occupied
182	Commonwealth	CO1305	1305 Jette Court	1305	4	3	13	5	Occupied
182	Commonwealth	CO1306	1306 Jette Court	1306	3	3	13	6	Occupied
182	Commonwealth	CO1307	1307 Jette Court	1307	3	3	13	7	Occupied
182	Commonwealth	CO1308	1308 Jette Court	1308	4	3	13	8	Occupied
182	Commonwealth	CO1309	1309 Jette Court	1309	4	3	13	9	Occupied
182	Commonwealth	CO1310	1310 Jette Court	1310	4	3	13	10	Occupied
182	Commonwealth	CO1311	1311 Jette Court	1311	3	3	13	11	Occupied
182	Commonwealth	CO1312	1312 Jette Court	1312	3	3	13	12	Occupied
182	Commonwealth	CO1313	1313 Jette Court	1313	4	3	13	13	Occupied
182	Commonwealth	CO1314	1314 Jette Court	1314	3	3	13	14	Occupied
182	Commonwealth	CO1315	1315 Jette Court	1315	2	3	13	15	Occupied
182	Commonwealth	CO1316	1316 Jette Court	1316	2	3	13	16	Occupied
182	Commonwealth	CO1317	1317 Jette Court	1317	5	3	13	17	Occupied

Sanchez, Joei

From: Sanchez, Joei  
Sent: Thursday, August 4, 2022 5:05 PM  
To: Sanchez, Joei





Joel



**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:**

14 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): 1500

Speed (fpm): 150

State ID#: 1-P-3746

Inspection #: INS-482769

A handwritten signature in cursive script, reading "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**  
Chapter 143 General Laws, as amended

**Location:**

**16 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): 1500**

**Speed (fpm): 150**

**State ID#: 1-P-3747**

**Inspection #: INS-482768**

*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**  
**Chapter 143 General Laws, as amended**

**Location:**

**34 FIDELIS WAY, BOSTON, 02135**

**Issued On: March 10, 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): 1500**

**Speed (fpm): 150**

**State ID#: 1-P-3750**

**Inspection #: INS-503285**

*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**  
Chapter 143 General Laws, as amended

**Location:**

34 FIDELIS WAY, BOSTON, 02135

Issued On: March 10, 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): 1500

Speed (fpm): 150

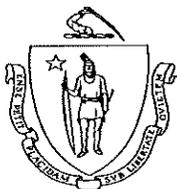
State ID#: 1-P-3751

Inspection #: INS-503290

A handwritten signature in cursive script that reads "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**  
Chapter 143 General Laws, as amended

**Location:**

29 FIDELIS WAY, BOSTON, 02135

Issued On: March 10, 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): 1500

Speed (fpm): 150

State ID#: 1-P-4813

Inspection #: INS-503284

A handwritten signature in cursive script that reads "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**  
Chapter 143 General Laws, as amended

**Location:**

31 FIDELIS WAY, BOSTON, 02135

Issued On: March 10, 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): 1500

Speed (fpm): 150

State ID#: 1-P-4812

Inspection #: INS-503280

A handwritten signature in cursive script that reads "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

# 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

# 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

# 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
<b>Bldg 10</b>										
1005	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
Boiler Room	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
1010	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
<b>Bldg 11</b>										
1105	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
Boiler Room	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
1110	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
<b>Bldg 12</b>										
1205	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
1210	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
Boiler Room	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
1222	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
<b>Bldg 13</b>										
1315	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
Boiler Room	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
1303	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
<b>Bldg 2</b>										
Main	OS&Y	6"	Supervised	Ok	Ok	Ok	Ok	Ok	18	Ok
Basement	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
Stair 1 Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
Trash Chute	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
Stair 2 Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
5th Floor Stair 1	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
4th 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

# 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

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 4</b>										
14 Fidelis Unit 427	Butterball	1-1/2"	Supervised	Ok	Ok	Ok	Ok	Ok	7	Ok
<b>Bldg 5</b>										
Main	OS&Y	6"	Supervised	Ok	Ok	Ok	Ok	Ok	18	Ok
Basement	OS&Y	4"	Supervised	Ok	Ok	Ok	Ok	Ok	14	Ok
34 Fidelis Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
32 Fidelis Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
34 Fidelis 3rd Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
34 Fidelis Trash Chute	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
34 Fidelis 6th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
34 Fidelis 5th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
34 Fidelis 4th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
34 Fidelis 1st Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
32 Fidelis Trash Chute	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
32 Fidelis 6th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
32 Fidelis 5th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
32 Fidelis 4th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
32 Fidelis 3rd Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
32 Fidelis 1st Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
<b>Bldg 6</b>										
Back Flow Inlet	OS&Y	8"	Supervised	Ok	Ok	Ok	Ok	Ok	24	Ok
Fire Pump Outlet	Butterfly	8"	Supervised	Ok	Ok	Ok	Ok	Ok		Ok
Fire Pump Inlet	OS&Y	8"	Supervised	Ok	Ok	Ok	Ok	Ok		Ok
Basement	Butterfly	3"	Supervised	Ok	Ok	Ok	Ok	Ok		Ok
Bypass Inlet	Butterfly	8"	None	Ok	Ok	Ok	Ok	Ok	10	Ok
Bypass Outlet	Butterfly	8"	None	Ok	Ok	Ok	Ok	Ok	10	Ok
Jockey Outlet	OS&Y	1"	None	Ok	Ok	Ok	Ok	Ok	8	Ok
Jockey Inlet	OS&Y	1"	None	Ok	Ok	Ok	Ok	Ok	8	Ok
<b>Bldg 7</b>										
Main	OS&Y	6"	Supervised	Ok	Ok	Ok	Ok	Ok	18	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 7</b>										
Basement	OS&Y	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
31 Fidelis Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
29 Fidelis Riser	Butterfly	4"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
31 Fidelis Trash Chute	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
31 Fidelis 6th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
31 Fidelis 4th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
31 Fidelis 3rd Floor	Butterfly	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
31 Fidelis 5th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
31 Fidelis 1st Floor	Butterfly	2"	Supervised	Ok	Ok	Ok	Ok	Ok	10	Ok
29 Fidelis Trash Chute	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
29 Fidelis 6th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
29 Fidelis 5th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
29 Fidelis 3rd Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
29 Fidelis 4th Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
29 Fidelis 1st Floor	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok		Ok
<b>Bldg 8</b>										
Boiler Room/Backflow Inlet	OS&Y	4"	Pad Locked	Ok	Ok	Ok	Ok	Ok		Ok
Boiler Room/Main Control	OS&Y	4"	Supervised	Ok	Ok	Ok	Ok	Ok		Ok
Boiler Room/Backflow Outlet	OS&Y	4"	Pad Locked	Ok	Ok	Ok	Ok	Ok	14	Ok
<b>Bldg 9</b>										
905	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
910	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
Boiler Room	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
922	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
927	OS&Y	2"	Supervised	Ok	Ok	Ok	Ok	Ok	8	Ok
Ok - Passes Inspection S - Serviced on site X - Requires Service NA - Not Applicable										

## Waterflow Device List

# 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

## 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

Property: Commonwealth Development



132 Brookside Avenue  
Boston, MA 02130

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

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

# 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: 20000014318

## Waterflow Device List

Device Type	Zone/ Address	Location/Description	Manufacturer Model Equip ID	Time To Alarm (Secs)	Physical Condition	Functional Test
<b>Bldg 4</b>						
Device		14 Fidelis 1st Floor		Pass	Ok	Ok
<b>Bldg 5</b>						
Device		Main Flow		Pass	Ok	Ok
Device		Basement		Pass	Ok	Ok
Device		34 Fidelis 6th Floor		Pass	Ok	Ok
Device		34 Fidelis 5th Floor		Pass	Ok	Ok
Device		34 Fidelis 4th Floor		Pass	Ok	Ok
Device		34 Fidelis 3rd Floor		Pass	Ok	Ok
Device		34 Fidelis 1st Floor		Pass	Ok	Ok
Device		32 Fidelis 6th Floor		Pass	Ok	Ok
Device		32 Fidelis 5th Floor		Pass	Ok	Ok
Device		32 Fidelis 4th Floor		Pass	Ok	Ok
Device		32 Fidelis 3rd Floor		Pass	Ok	Ok
Device		32 Fidelis 1st Floor		Pass	Ok	Ok
<b>Bldg 6</b>						
Device		Main Flow	System Sensor	Pass	Ok	Ok
Device		Basement	Notifier	Pass	Ok	Ok
<b>Bldg 7</b>						
Device		Main Flow	System Sensor 60	Pass	Ok	Ok
Device		Basement	Notifier	Pass	Ok	Ok
Device		31 Fidelis 6th Floor		Pass	Ok	Ok
Device		31 Fidelis 5th Floor		Pass	Ok	Ok
Device		31 Fidelis 4th Floor		Pass	Ok	Ok
Device		31 Fidelis 3rd Floor		Pass	Ok	Ok
Device		31 Fidelis 1st Floor		Pass	Ok	Ok
Device		29 Fidelis 6th Floor		Pass	Ok	Ok
Device		29 Fidelis 5th Floor		Pass	Ok	Ok
Device		29 Fidelis 4th Floor		Pass	Ok	Ok
Device		29 Fidelis 3rd Floor		Pass	Ok	Ok
Device		29 Fidelis 1st Floor		Pass	Ok	Ok
<b>Bldg 8</b>						
Device		Boiler Room		Pass	Ok	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

## Waterflow Device List

Device Type	Zone/ Address	Location/Description	Manufacturer Model Equip ID	Time To Alarm (Secs)	Physical Condition	Functional Test
<b>Bldg 9</b>						
Device		905		Pass	Ok	Ok
Device		910		Pass	Ok	Ok
Device		Boiler Room		Pass	Ok	Ok
Device		922		Pass	Ok	Ok
Device		927		Pass	Ok	Ok
<b>Alarm Device Detail Summary</b>	<b>Number of Items: 93</b> <small>Ok - Item passed</small>	<b>S</b>	Repaired, Replaced and Tested Ok	0	0	
		<b>X</b>	Number of Items Requiring Service	0	0	
		<b>NI</b>	Number of Items Not Inspected	0		

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	3,885
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

Sq. Ft. / Floor

Square feet per Floor

Family

Building 4  
Building 5  
Building 7  
Building 8  
a  
60  
11  
12  
13

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

Temp files - CC & .

Categories for (N)

Non-Residential Building Footprint Square Feet

St John Smith  
for non-resi  
bdgs

Rawl.

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

Commonwealth  
Family

# **APPENDIX F**

## **Property Evaluator Qualifications**

DRAFT



# Kevin Damsma

Project Manager, HUD Building Assessments

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## EDUCATION

- B.B.A., University of Iowa

## SUMMARY OF PROFESSIONAL EXPERIENCE

Kevin Damsma has over twenty years of extensive experience in the Property Management Business, ranging from apartments to commercial properties. During his career, Mr. Damsma spent over eight years with the Orlando Housing Authority managing several Public Housing properties. At the Orlando Housing Authority, Mr. Damsma became affluent in REAC inspections and HUD performance expectations.

## PROJECT EXPERIENCE

Project experience for Mr. Damsma's includes:

- Managing Multi-Site Public Housing Apartments
- Pre-REAC inspections throughout the entire Orlando Housing Authority public housing apartments
- Property Condition Assessments, ranging from Assisted Living Facilities, Skilled Nursing Facilities to Multi-Family Apartment Homes

Mr. Damsma has served as Project Manager for a number of Property Condition Assessments at AEI. Additionally, he served with the Orlando Housing Authority reviewing communities to determine their compliance with Federal guidelines and standards.



# 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.

## **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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# 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.