



AEI Consultants

August 15, 2022

HUD CAPITAL NEEDS ASSESSMENT

Property Identification:

ML King
280 Martin Luther King Boulevard
Boston, Massachusetts 02119

AEI Project No. 463348
Site Inspection Date: June 28, 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

ML King
280 Martin Luther King Boulevard, Boston, Massachusetts 02119
AEI Project No. 463348

Dear Rick Jegorow:

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

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

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

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



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

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

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

Sincerely,

DRAFT
Karla King
Executive Vice President
AEI Consultants

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TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION	6
1.1 Overall Condition Of The Property	7
1.2 Remaining Useful Life	7
1.3 List of Commonly Used Acronyms	7
2.0 PURPOSE AND SCOPE	9
2.1 Purpose	11
2.2 Scope of Work	11
2.3 Site Visit Information	13
2.4 Reliance	13
3.0 OVERALL GENERAL DESCRIPTION	15
3.1 Building and Unit Summary	15
3.2 Site	15
3.3 Structural Frame & Building Envelope	23
3.4 Mechanical & Electrical Systems	33
3.5 Elevators	38
3.6 Life & Fire Safety	40
3.7 Interior Elements	44
4.0 ADDITIONAL CONSIDERATIONS	53
4.1 Moisture and Microbial Growth	53
4.2 Pest Management	53
4.3 Seismic Zone	54
4.4 Wind Zone	54
4.5 Flood Plain	55
4.6 Known Problematic Building Materials	56
5.0 DOCUMENT REVIEW & INTERVIEWS	57
5.1 Documents Reviewed	57
5.2 Interviews	57
5.3 Building Code Compliance	57
5.4 Fire Code Compliance	57
5.5 Zoning Compliance	57
5.6 HUD Real Estate Assessment Center (REAC) Inspection	57
6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS	59
6.1 Accessibility	59
6.2 Intrusive Examinations	76
6.3 Owner Proposed Improvements	76
7.0 OPINIONS OF PROBABLE COST	77
7.1 Financial Recap	77
7.2 Critical Repairs	77
7.3 Non-Critical Repairs	79
7.4 Replacement Reserves	81
7.5 Insurable Value - Replacement Cost	83
8.0 ASSESSOR QUALIFICATIONS	84
9.0 LIMITING CONDITIONS	86

TABLE OF APPENDICES

- APPENDIX A: Dwelling Unit Photo Documentation
- APPENDIX B: General Photo Documentation
- APPENDIX C: Street Map and Aerial Photo
- APPENDIX D: USGS Seismic Design Map

APPENDIX E: Pre-Site Visit Questionnaire
APPENDIX F: Record of all Documents Reviewed, Interviews, and Supporting Information
APPENDIX G: Property Evaluator Qualifications

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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 ML King located at 280 Martin Luther King Boulevard in Boston, Massachusetts. The property features 104 dwelling units within 1 apartment building, which was built in 1964 and is situated on 0.715 acres. The property was observed in good to fair physical condition.

The building is comprised of fourteen (14) floors. The ground floor houses the main lobby, community room, leasing office, mechanical/boiler room, and common area laundry room. The upper floors contain the apartment units with electrical and maintenance closets. The EPDM roof was redone in 2019. There is also a separate maintenance building.

ML King Apartments is an elderly and/or disabled public housing community. During the AEI site inspection, the Project Manager attended a resident meeting. During the meeting the residents voiced concerns about problems with their hot water, and the elevators getting stuck.

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

Item	Description
Property Type	Senior apartments
Number of Floors	14
Number of Apartment Units	104
Total Number of Buildings	2
Number of Apartment Buildings	1
Ancillary Buildings	1: Maintenance building
Parking	16 total spaces 15 of Regular Spaces 1 of Accessible Spaces / 0 of Van Accessible Spaces Source: Site Count
Gross Floor Area	87,288 per Assessor
Net Rentable Floor Area	55,510 per Construction / As-Built Plans
Site Area	0.715 acres per Assessor
Year of Construction	1964 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 good to fair condition.

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

Recommendations in this Report

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

1.2 REMAINING USEFUL LIFE

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

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

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

1.3 LIST OF COMMONLY USED ACRONYMS

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

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

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

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

Critical Repairs

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

Life Safety repairs must be completed prior to Endorsement.

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

Non-Critical Repairs

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

Replacement Reserves

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

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

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

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

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

2.1 PURPOSE

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

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

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

2.2 SCOPE OF WORK

AEI was retained by Boston Housing Authority on May 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 ML King property located at 280 Martin Luther King Boulevard in Boston, Massachusetts. The scope of work included the following:

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

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

2.2.1 ASSESSMENT METHODOLOGY

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

Preliminary Due Diligence

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

Site Reconnaissance

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

Interviews and Research

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

Report

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

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

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

Standard Estimated Useful Life (EUL)

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

Assessed Remaining Useful Life (ARUL)

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

Standard Remaining Useful Life (SRUL)

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

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	June 28, 2022
Time of Site Visit	8:00am
Weather Conditions	75° and Clear
Site Assessor	Christopher Johnson
Site Escorts	TBD
Point of Contact	Eve Lopes
Total Units Inspected	11

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
ML King	0br/1ba - Studio	7	Occupied
ML King	1br/1ba - Studio	25	Occupied
ML King	1br/1ba - Studio	28	Occupied
ML King	1br/1ba - Studio	32	Occupied
ML King	0br/1ba - Studio	26	Occupied
ML King	0br/1ba - Studio	42	Occupied
ML King	1br/1ba - Studio	20	Occupied
ML King	1br/1ba - Studio	8	Occupied
ML King	1br/1ba - Studio	6	Occupied
ML King	1br/1ba - Studio	57	Occupied
ML King	1br/1ba - Studio	64	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.

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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
0br/1ba - Studio	440	26	11,440
1br/1ba - Studio	565	78	44,070
		Total NSF:	55,510

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
ML King	15	9,921
Maintenance building	1	300
	Total GSF:	87,288

3.2 SITE

3.2.1 SITE TOPOGRAPHY

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

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	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	Hardscape directs storm water to adjacent municipal street	R&M	Good
Foundation Drainage System	Landscaping slopes away from the foundation, Pavement abuts the perimeter of 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



M.L.K. Boulevard



M.L.K. Boulevard



Building entrance from M.L.K. Boulevard



Front façade



Site rear entrance from Charlamé Street.



Asphalt parking lot

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Parking lot access provided by Charlame street Street side access provided by M.L.K. Boulevard	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



M.L.K. Boulevard



M.L.K. Boulevard



Building entrance from M.L.K. Boulevard



Site rear entrance from Charlame Street.

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
Concrete Pavement	Not applicable	RR	Good
Curbing	Concrete	RR	Good
Seal Coating	Worn and considered at the end of its useful life	IM/RR	Fair
Striping	Painted parking striping faded and worn	IM/RR	Fair

Items	Description	Action	Condition
Total Number of Parking Spaces	16 spaces in open lots	NA	Not applicable
Number of ADA Spaces	1	IM	Poor

Photographs



Handicap parking space, faded lines
(Non-Critical Repair)



Handicap parking space marking in access aisle by removed handicap parking space
(Critical Repair)



Asphalt parking lot



Refuse area

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

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

Photographs



Building entrance from M.L.K. Boulevard



Side façade



Building entrance to community room

3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and manicured lawn	R&M	Good
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Chain link	IM/RR	Good/Fair
Entry Gates	Access to this property is restricted by a security gate.	RR	Good
Patio Fencing	Chain link	RR	Good
Refuse Area Fencing	Concrete Masonry Unit (CMU) wall	R&M	Good
Site/Building Lighting	Exterior building mounted lights	R&M	Good
Parking Area Lighting	Not applicable	NA	Not applicable
Signage	Monument sign	RR	Good
Water Features	Not applicable	NA	Not applicable

Photographs



Front façade



Handicap parking space signage



Chain link fencing



Chain link fencing, damaged (Non-Critical Repair)



Rolling security gate at parking lot entrance

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	Not applicable	NA	Not applicable

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carpools	Not applicable	NA	Not applicable
Maintenance Shed	A slab-on-grade, single-story maintenance structure is located on the Property. The structure is constructed of unpainted masonry brick, EPDM roofing, and concrete flooring.	RR	Good
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

Photographs



Exterior maintenance shed

3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	National Grid
Electricity	Eversource Energy
Potable Water	Boston Water and Sewer Commission
Sanitary Sewerage	Boston Water and Sewer Commission

Utility Provider	Provider
Storm Sewer	Municipal
Fuel Oil	Not applicable

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	RR	Good/Fair
Waste Service Lines	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	One (1) 125kw diesel emergency generator	RR	Good
Transformers	Utility-owned, pad-mounted electrical transformer	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs



Electric transformer



Emergency generator



Emergency generator



Emergency generator



Emergency generator storage tank

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade	R&M	Good
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab)	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Pavement abuts the perimeter of the foundation. 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



Front façade



Rear façade



Rear façade

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

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

3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

There are no crawl spaces at the apartment buildings.

3.3.2.3 ROOF FRAME & SHEATHING

Item	Description	Action	Condition
Roof Design	Low-slope with no attic space	R&M	Good
Roof Framing	Pre-cast concrete planks	R&M	Good
Roof Deck or Sheathing	Pre-cast concrete planks	R&M	Good
FRT Plywood	FRT plywood was not observed in the attic area.	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Photographs



EPDM Roof



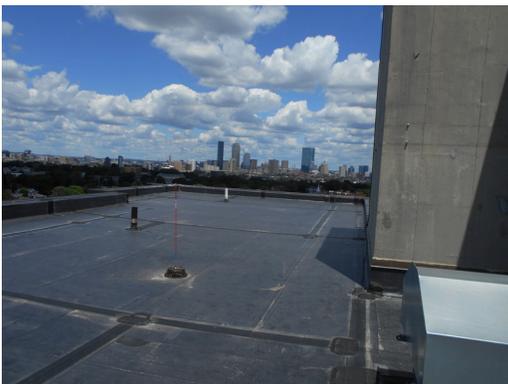
EPDM Roof



EPDM Roof



EPDM Roof



EPDM Roof



EPDM Roof

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good condition.

Photographs



EPDM Roof



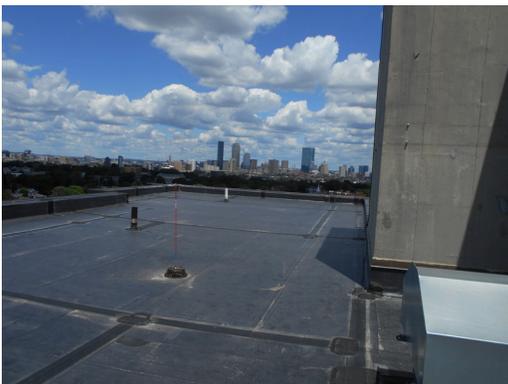
EPDM Roof



EPDM Roof



EPDM Roof



EPDM Roof



EPDM Roof

3.3.2.5 ATTICS & EAVES

The building features low slope roofing and does not feature attic spaces or eaves for roof ventilation.

3.3.2.6 INSULATION

The building features low slope roofs covered with a roof membrane. The type, depth, and R-value of the insulated is unknown.

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	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	Not applicable	NA	Not applicable

Photographs



Concrete patio



Concrete patio



Concrete patio

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

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

Photographs



Building Entrance



Typical resident floor hallway



Building entrance to community room

3.3.3 SIDEWALL SYSTEM

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted Masonry Brick Veneer and Concrete Tilt-up panels at main building. Painted Masonry Brick Veneer at Maintenance Shed.	RR	Good
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Concealed	RR	Good

Item	Description	Action	Condition
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Last painted 1 year ago.	RR	Good

Photographs



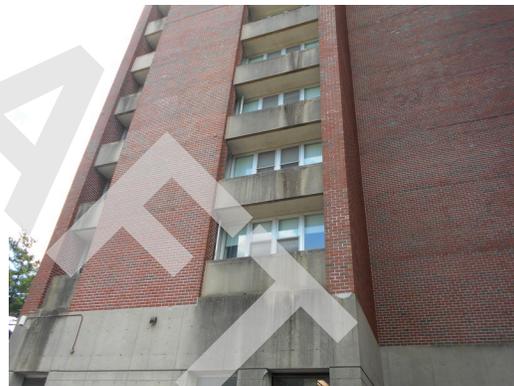
Front façade



Side façade



Rear façade



Rear façade, dirt buildup (Non-Critical Repair)



Rear façade



Exterior maintenance shed

3.3.3.1 WINDOWS

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

Photographs



1br/1ba, Unit 25 - Typical window



1br/1ba, Unit 25 - Typical window



Community room aluminum window



Community room aluminum window



Community room aluminum window



Community room aluminum window



Community room aluminum window

3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
All	Low slope with EPDM (mechanically fastened)	7,400 SF	3 years	12 years	Yes	RR	Good

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

Photographs



EPDM Roof



EPDM Roof



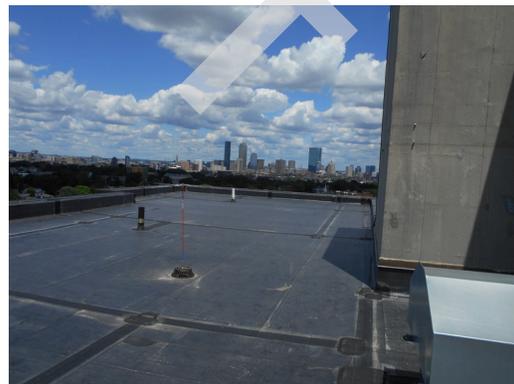
EPDM Roof area drain



EPDM Roof



EPDM Roof



EPDM Roof



EPDM Roof

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	Cast iron pipe	RR	Good/Fair
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Central natural gas-fired boiler	RR	Good/Fair
Domestic Water Boilers	Upright tank style boiler unit with 257 gallon capacity	RR	Good/Fair
Boiler Peripherals	Central heat exchanger with separate storage tank	RR	Good
Water Softening / Treatment	Not applicable	NA	Not applicable

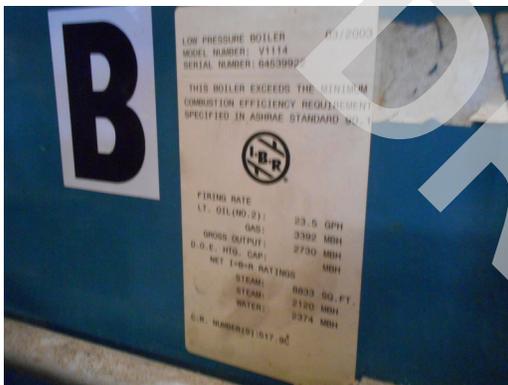
Photographs



257-gal Water storage tanks



Steam boilers



Steam boilers



Backup hot water heaters



Sump pump



Hot water boiler

3.4.2 HVAC SYSTEMS

Item	Description	Action	Condition
Cooling Equipment	Individual Window-mounted Air-Conditioners	RR	Good
Heating Equipment	Central Hydronic Boiler with Baseboard distribution	RR	Good/Fair

Item	Description	Action	Condition
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Baseboard radiant heaters	RR	Good/Fair
Tonnage of Cooling Equipment	individual tenant owned units.	R&M	Good/Fair
Distribution System	Hydronic plumbing	RR	Good/Fair
Controls	Not applicable	NA	Not applicable
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Central core supply and exhaust fans	RR	Good/Fair
Toilet Room Ventilation	Direct vent bathroom fans	RR	Good/Fair

Photographs



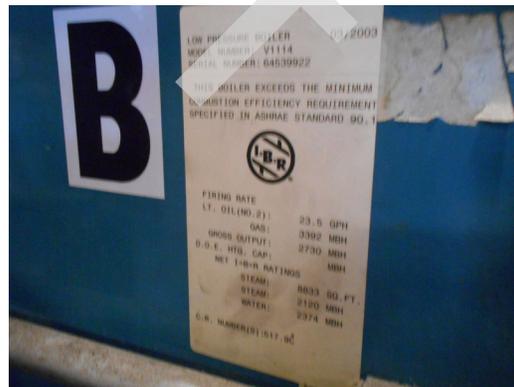
1br/1ba, Unit 32 - Typical individual A/C unit



1br/1ba, Unit 32 - Living area radiator



Steam boilers



Steam boilers



Community room A/C



A/C unit, deteriorated (Non-Critical Repair)

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	600-Amp, 120/208-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	100 Ampere breaker panel	R&M	Good
Panel Manufacturer	Siemens electric panel	RR	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good

Photographs



Electrical room



Fire pump transfer switch



Fire pump transfer switch



Typical electrical room



Typical tenant breakers



Typical tenant breakers



Electric transformer

ASSESSMENT / RECOMMENDATION

The power to the property was reportedly sufficient and no visible areas of concern were identified.

3.5 ELEVATORS

Elevator Summary

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
Elevator 1-P-5296	One traction elevator	Thyssen Krupp	2200	14	1968	IM/RR	Fair/Poor
Elevator 1-P-5295	One traction elevator	Thyssen Krupp	2200	14	1968	IM/RR	Fair/Poor

Elevator Inspection

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevator 1-P-5296	Annual	04/30/22	The Commonwealth of Massachusetts Division of Professional Licensure Office of Public Safety & Inspections (OPSI)	IM	Poor
Elevator 1-P-5295	Annual	04/30/22	The Commonwealth of Massachusetts Division of Professional Licensure Office of Public Safety & Inspections (OPSI)	IM	Poor

ASSESSMENT / RECOMMENDATION

The Property has two (2) traction passenger elevators. The equipment is located in the elevator room on the roof. The Traction passenger elevators are located in the main entrance lobby.

The passenger cabs are finished with resilient floor tile, stainless steel wall panels, stainless steel control panels, and acoustical ceiling tiles.

The elevators are automatically operated with solid state controls.

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.

As part of the site inspection, the inspector attended a tenant meeting where problems with the elevators were described. The issues described involved the elevator stopping despite being repaired multiple times. (Non-Critical Repair)

The provided and observed elevator inspection certificates were observed expired as of 4/30/2022. The annual inspection of the elevators is required. (Critical Repair)

Photographs



Building elevators



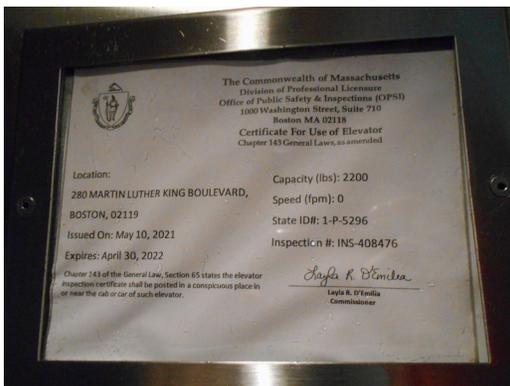
Elevator interior



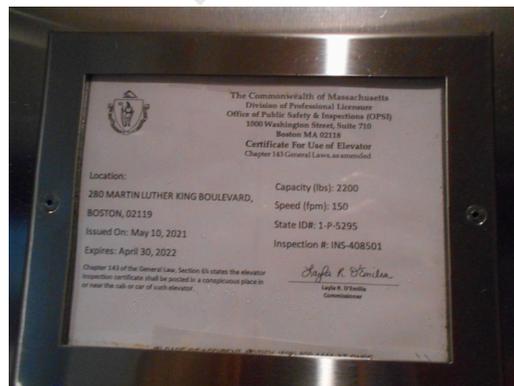
Elevator interior ceiling



Elevator controls



Building elevator 1 inspection, expired 4/30/2022 (Critical Repair)



Building elevator 2 inspection, expired 4/30/2022 (Critical Repair)



Elevator room



Elevator room



Elevator 1 equipment



Elevator 2 equipment



Elevator 1 equipment



Elevator 2 equipment

3.6 LIFE & FIRE SAFETY

Item	Description	Condition	Action
Fire Suppression Systems	100% Sprinkler Coverage with Wet pipe system	Good	RR

Item	Description	Condition	Action
Fire Suppression System Inspection Date	9/7/2021	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 in tenant living areas No smoke detectors in tenant bedrooms (Critical Repair) Emergency pull-cords in the bedrooms and bathrooms	Poor	IM/RR
Fire Extinguishers	Mounted on exterior walls Last inspection completed on February 2022	Good	R&M
Fire Alarms	Hard-wired alarm panel	Good	RR
Fire Alarm Inspection Date	4/26/2022	Good	R&M
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	The building features interior staircase towers	Good	R&M

Photographs



1br/1ba, Unit 28 - common area smoke detector



0br/1ba, Unit 26 - Living area audio/visual smoke detector



Fire alarm system



Fire alarm system



Fire sprinkler system



Fire alarm panel

Aetna Fire Alarm Service Co Inc
617.282.3883
13 Clover Street Dorchester MA 02122
info@aetnafirealarm.com

Date	Name	Brief Description
8/11/16	PRIN	Removed defective multi-line SD-DIE TO MULTI-ALARM
		HAUT ON ORDER
9/1/16	SB	Repl SID 13 LOBBY BELLMAN
9/13/16	SB/SP	3rd quarter TEST UNIT'S
11/22/16	MS	Test of Control Panel
3.15.17	SC	Test 1-7 Inside
11/13/17	SB	alarm reset
12/28/18	NR	Alarm Reset
3.6.18	SC	1st QTR
1/5/22	SP	THIRD QUARTER ALARM
4/26/22	SP	Reinspection report

Fire alarm panel, inspected 4/26/2022



Fire sprinkler system



Typical tenant smoke and carbon monoxide alarm

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not applicable	NA	Not applicable
Community Room	A community room with a separate computer room with numerous sofas, chairs, tables, and accessories is located next to the main lobby. Finishes include vinyl tile with painted drywall and acoustical ceiling tile ceilings.	RR	Good
Business Center	Not applicable	NA	Not applicable
Common Area Kitchen	A common area kitchen with a stove, refrigerator, and microwave is located in the community room. Finishes include vinyl tile with painted drywall and acoustical ceiling tile ceilings.	RR	Good
Common Area Laundry	A common area laundry room with washers and dryers is located next to the main lobby. Finishes include vinyl tile with painted drywall and acoustical ceiling tile ceilings.	RR	Good

Photographs



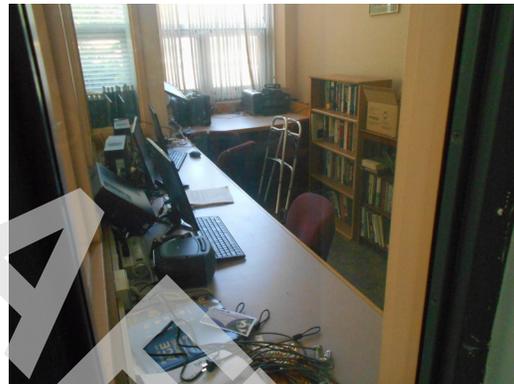
Community room entrance



Building community room, ceiling tiles were replaced later in the day



Building community room



Community room, computer room



Community room kitchen



Community room kitchen



Community room kitchen, no roll under sink
(Critical Repair)



Common area laundry room



Common area laundry room

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

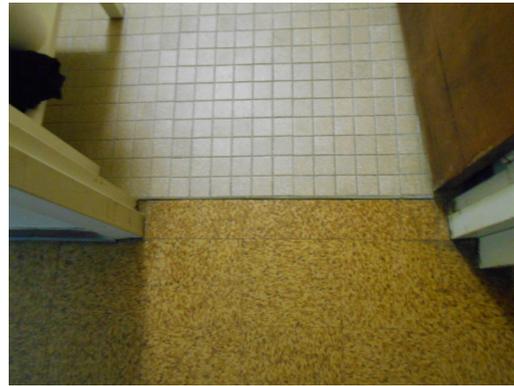
Unit Finishes

Item	Description	Action	Condition
Carpet	Typically no carpet	NA	Not applicable
Resilient Flooring (vinyl)	Vinyl tile and laminate	RR	Good/Fair
Other	Ceramic tile	IM/RR	Fair/Poor
Walls	Gypsum board with painted finish	RR	Good/Fair
Ceilings	Gypsum board with painted finish	RR	Good/Fair
Window Coverings	Window blinds are provided	R&M	Good

Photographs



0br/1ba, Unit 7 - Bathroom



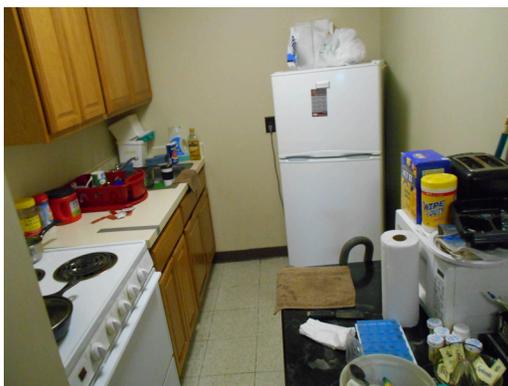
1br/1ba, Unit 25 - Bathroom threshold



1br/1ba, Unit 32 - Kitchen



1br/1ba, Unit 32 - Living area radiator



0br/1ba, Unit 26 - Kitchen



0br/1ba, Unit 26 - Living area

Appliances

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

Item	Description	Action	Condition
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Not applicable	NA	Not applicable

Photographs



Obr/1ba, Unit 7 - Kitchen



Obr/1ba, Unit 7 - Kitchen stove



Obr/1ba, Unit 7 - Kitchen cabinetry



Obr/1ba, Unit 7 - Kitchen refrigerator



0br/1ba, Unit 7 - Kitchen cabinetry



1br/1ba, Unit 25 - Kitchen



1br/1ba, Unit 25 - Kitchen stove



1br/1ba, Unit 25 - Kitchen refrigerator



1br/1ba, Unit 28 - Kitchen



1br/1ba, Unit 28 - Kitchen



1br/1ba, Unit 32 - Kitchen

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	IM/RR	Fair
Bathroom Sink and Countertop	Wall mounted sinks	IM/RR	Fair
Kitchen Cabinetry	Wood frame with solid wood doors	IM/RR	Fair
Bathroom Cabinetry	Wood frame with solid wood doors	IM/RR	Fair
Bathtub/Shower and Enclosure	Fiberglass bathtub with fiberglass tub surround	IM/RR	Fair
Toilet	Water saver toilet	IM/RR	Fair
Accessories	Towel bars Wall mounted mirror	IM/RR	Fair

Photographs



0br/1ba, Unit 7 - Bathroom



0br/1ba, Unit 7 - Bathroom sink, no scald abrasion protection



0br/1ba, Unit 7 - Bathroom toilet



0br/1ba, Unit 7 - Bathroom shower



1br/1ba, Unit 25 - Bathroom



1br/1ba, Unit 25 - Bathroom sink



1br/1ba, Unit 25 - Bathroom toilet



0br/1ba, Unit 7 - Kitchen cabinetry



0br/1ba, Unit 7 - Kitchen cabinetry



1br/1ba, Unit 28 - Kitchen



1br/1ba, Unit 32 - Kitchen



1br/1ba, Unit 32 - Kitchen cabinetry

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

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

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

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

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 IV. AND / OR This map also indicates that the Property is also located in a Special Wind Region. 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. 25025C0079J, dated 03/16/2016, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

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

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Property Management	7/5/2022
Construction Drawings	Property Management	7/5/2022
ALTA Survey		
Historical Capital Schedule	Property Management	7/5/2022
Rent Roll	Property Management	7/5/2022

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Eve Lopes	Property Manager	NA	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

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

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

5.4 FIRE CODE COMPLIANCE

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

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

5.5 ZONING COMPLIANCE

The property is zoned Multifamily Residential and based on online research is a legal non-conforming use.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was provided with a copy of the most recent REAC inspection, dated 04/29/2022, during the site visit.

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

Non-Life Threatening Projected Counts: **75**
Life Threatening Projected Counts: **0**
Smoke Detector Projected Counts: **0**
Final Score: **92b**

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. 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

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

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

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✓		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✓		
5.	Is any litigation pending related to ADA issues?		✓		
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			16 total spaces 1 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✓		0 designated van accessible spaces provided 1 designated accessible spaces required (Critical Repair)

Building History		Yes	No	N/A	Comments
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		✓		The existing handicap parking space lacks vertical signage. (Critical Repair) Horizontal accessible markings were observed in a access aisle of a non-dedicated handicap parking space (Critical Repair)
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?	✓			
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) Please note shorter ramps can be more steep than 1:12 if rise is less than 6-inches.			✓	
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	
3.	Does the width between railings appear to be at least 36 inches?			✓	
4.	Are the cross slopes less steep than 1:48?			✓	
5.	Do the ramp runs rise no more than 30-inches?			✓	
6.	Are there level landings at the bottom and top of the ramp runs?			✓	
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			Automatic opener provided at main entrance
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			

	Building History	Yes	No	N/A	Comments
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?	✓			
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	✓			
2.	Are there visual and audible signals inside cars indicating floor change?	✓			
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	✓			
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✓			
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓			
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?		✓		Automatic opener provided at restroom entrance. Knob hardware located at public restroom entrances. Automatic door opener doesn't work without first twisting the knob hardware. (Critical Repair)
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?	✓			

	Building History	Yes	No	N/A	Comments
8.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
9.	Are exposed pipes under sink sufficiently insulated against contact?		✓		No scald abrasion protection at restroom sinks (Critical Repair)
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

	Building History	Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?	✓			
2.	Do the common laundry rooms have a front controlled washing machine?	✓			
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?	✓			
Play Area					
1.	Are the common area playgrounds accessible by wheelchair?			✓	
Designated Handicapped Dwelling Units					
1.	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?			✓	No designated handicap units at subject property
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?			✓	

	Building History	Yes	No	N/A	Comments
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
Fair Housing Act Accessibility Review					
1.	Requirement 1. Are there accessible building entrances on an accessible route? All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.			✓	
2.	Requirement 2. Are the public and common use areas accessible? Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.			✓	
3.	Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)? All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs (32-inch nominal clearance).			✓	
4.	Requirement 4. Is there an accessible route into and through the dwelling unit? There must be an accessible route into and through each covered unit.			✓	
5.	Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in			✓	

	Building History	Yes	No	N/A	Comments
	accessible locations? Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.				
6.	Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars? Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.			✓	
7.	Requirement 7. Are the kitchens and bathrooms "Usable"? Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.			✓	

RECOMMENDATIONS

ADAAG Concerns:

- Based upon the fifteen (15) standard uncovered parking spaces available at the site, one (1) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space are required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features one (1) designated handicapped space; however the existing space was observed without vertical signs and is not van accessible. Additionally handicap space marking was observed in a access aisle near a building entrance. In order for the existing designated handicapped parking space to comply with ADAAG, the installation of vertical signs and conversion of the space to van accessible is required. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle. (Critical Repair).
- The public restrooms were observed without scald and abrasion protection at the roll under sinks. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the installation of scald and abrasion protection is required. (Critical Repair).
- The entry doors to the public restrooms were observed with knob hardware. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the installation of levered door hardware is required. (Critical Repair).

UFAS/State Code Concerns:

- UFAS does apply but there are no dedicated mobility units. It is AEI's understanding that the subject property is part of a portfolio of properties that, when added together, meet the requirement of 5% mobility and 2% sensory units as stipulated per section 504 requirements.

If the property were to be separate from the portfolio during a RAD transaction than a UFAS feasibility study would have to be performed at the property.

- The community room kitchen was observed without a roll-under forward approach sink with scald and abrasion protection, lower cabinets mounted at maximum height of 34-inches above the finished floor (AFF) upper cabinets mounted at maximum height of 48-inches (AFF). In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of a roll-under forward approach sink with scald and abrasion protection, lower cabinets mounted at maximum height of 34-inches above the finished floor AFF upper cabinets mounted at maximum height of 48-inches AFF. (Critical Repair)

FHA Design Concerns:

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

Photographs



Building Entrance



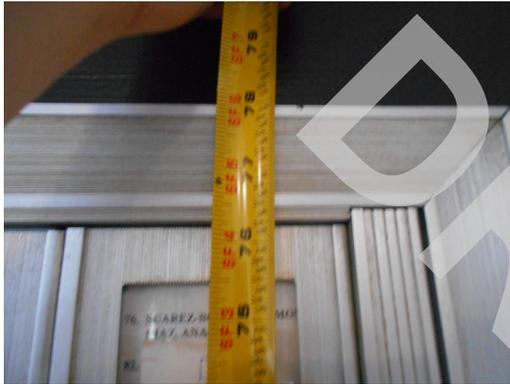
Building Entrance, door width, 36"



Tenant Mailboxes



Tenant Mailboxes lower height, 44"



Tenant Mailboxes upper height, 76"



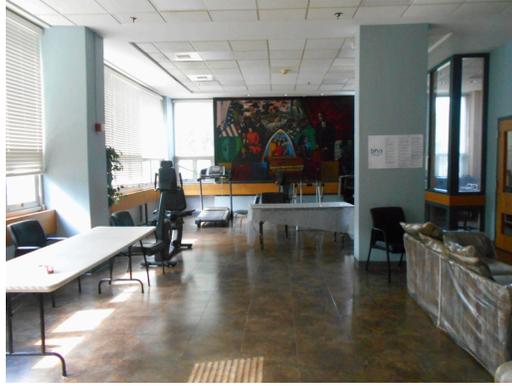
Community room entrance



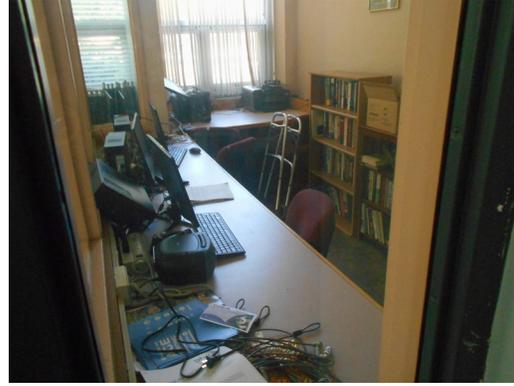
Community room entrance, 35"



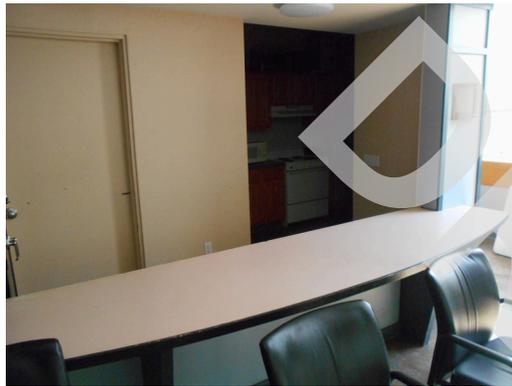
Building community room, ceiling tiles were replaced later in the day



Building community room



Community room, computer room



Community room kitchen



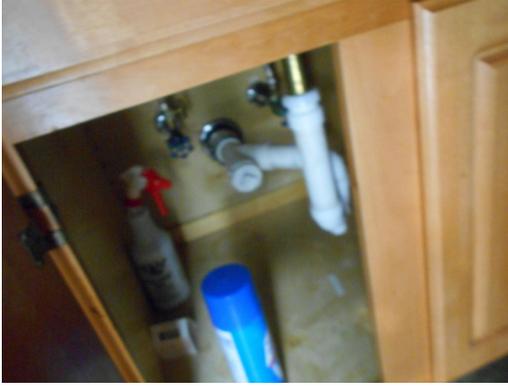
Community room kitchen



Community room kitchen entrance, 34"



Community room kitchen, no roll under sink
(Critical Repair)



Community room kitchen, no roll under sink
(Critical Repair)



Community room kitchen cabinets, 36" AFF
(Critical Repair)



Community room kitchen cabinets, 54" AFF



Community room kitchen stove



Leasing office entrance



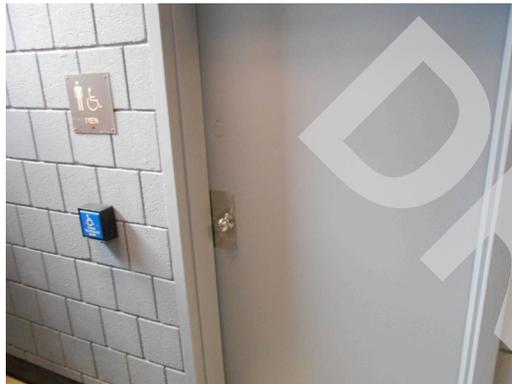
Leasing office entrance door width, 36"



Leasing office



Public restrooms



Public restrooms, knob hardware (Critical Repair)



Public restrooms, knob hardware (Critical Repair)



Men's public restroom door width, 35"



Men's public restroom, no scald abrasion protection at sinks (Critical Repair)



Men's public restroom, sink height, 34"



Men's public restroom, handicap stall



Men's public restroom, handicap stall



Men's public restroom, handicap stall, door width, 35"



Men's public restroom, handicap stall rear grab bar



Men's public restroom, handicap stall rear grab bar, 48"



Men's public restroom, handicap stall side grab bar



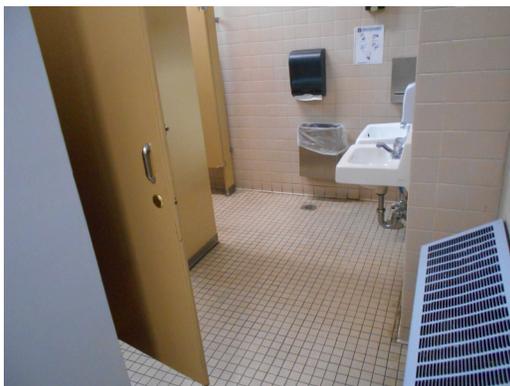
Men's public restroom, handicap stall side grab bar, 54"



Men's public restroom, handicap stall grab bar height, 34"



Women's public restroom



Women's public restroom



Women's public restroom, entrance hallway, 32.5"



Women's public restroom, sink, no scald abrasion protection (Critical Repair)



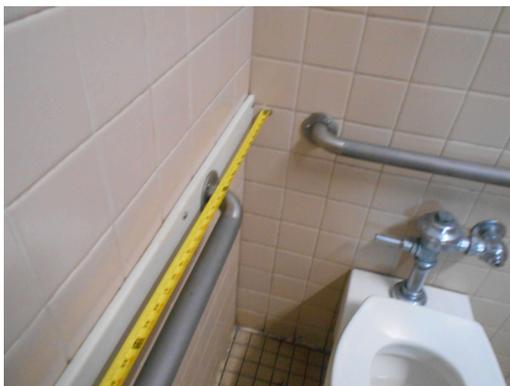
Women's public restroom, sink, no scald abrasion protection (Critical Repair)



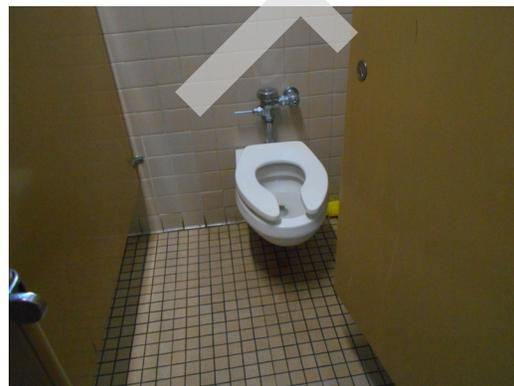
Women's public restroom handicap stall



Women's public restroom, mirror height 48" AFF (Critical Repair)



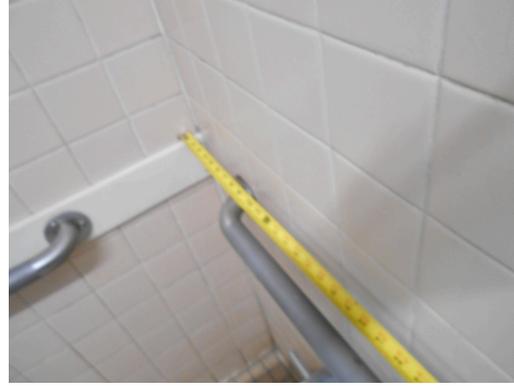
Women's public restroom handicap stall, side grab bar



Women's public restroom standard stall



Women's public restroom handicap stall, side grab bar 54"



Women's public restroom handicap stall, rear grab bar



Women's public restroom handicap stall, rear grab bar, 49"



Common area laundry room



Common area laundry room



Typical trash chute door



Typical trash chute door, controls at 44"



Handicap parking space, faded lines
(Non-Critical Repair)



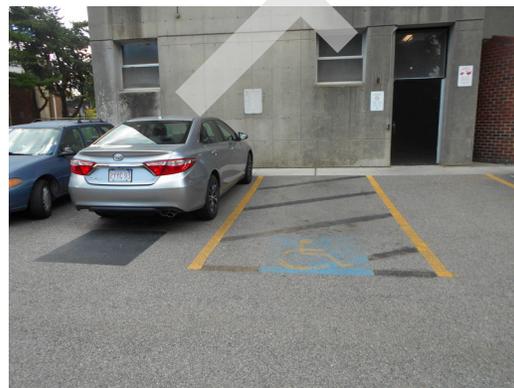
Handicap parking access aisle to sidewalk
leading to building entrance



Handicap parking space, faded lines
(Non-Critical Repair)



Handicap parking space signage



Handicap parking space marking in access
aisle by removed handicap parking space
(Critical Repair)



Handicap parking space marking in access aisle by removed handicap parking space (Critical Repair)



Potential handicap parking space leading to building rear entrance by public restrooms

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.

During the tenant meeting, the desire for additional exterior lighting and security around the parking area was expressed. There were some complaints that the water from the boiler was coming out too hot and burning some residents.

7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$1,924,304	\$1,850
1-10 Year Inflated Costs	\$2,257,976	\$2,171
11-20 Year Un-Inflated Costs	\$1,327,326	\$1,276
11-20 Year Inflated Costs	\$1,922,032	\$1,848
1-20 Year Un-Inflated Costs	\$3,251,630	\$1,563
1-20 Year Inflated Costs	\$4,180,009	\$2,010

7.2 CRITICAL REPAIRS

CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
CRITICAL REPAIRS (ACCESSIBILITY)								
Striping and Marking	Reconfigure Handicapped Parking (Critical Repair)	Designated handicapped parking	Level 1 Alteration	1	Each	\$ 175.00	\$ 175.00	Based upon the fifteen (15) standard uncovered parking spaces available at the site, one (1) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space are required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features one (1) designated handicapped space; however the existing space was observed without vertical signs and is not van accessible. Additionally handicap space marking was observed in a access aisle near a building entrance. In order for the existing designated handicapped parking space to comply with ADAAG, the installation of vertical signs and conversion of the space to van accessible is required. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.
Cabinets & vanities	UFAS Community Kitchen Cabinet Modifications (Critical Repair)	Community room kitchen	Repair	1	Each	\$ 5,000.00	\$ 5,000.00	The community room kitchen was observed without a roll-under forward approach sink with scald and abrasion protection, lower cabinets mounted at maximum height of 34-inches above the finished floor (AFF) upper cabinets mounted at maximum height of 48-inches (AFF). In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of a roll-under forward approach sink with scald and abrasion protection, lower cabinets mounted at maximum height of 34-inches above the finished floor AFF upper cabinets mounted at maximum height of 48-inches AFF.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Public Restroom	Level 1 Alteration	4	Each	\$ 80.00	\$ 320.00	The public restrooms were observed without scald and abrasion protection at the roll under sinks. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the installation of scald and abrasion protection is required.
Passage & lock sets	Install Levered Door Hardware (Critical Repair)	Public Restroom	Repair	2	Each	\$ 150.00	\$ 300.00	The entry doors to the public restrooms were observed with knob hardware. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the installation of levered door hardware is required.
CRITICAL REPAIRS (LIFE SAFETY)								
Elevator, machinery	Elevator Machinery Inspection (Critical Repair)	Elevators	Repair	2	Each	\$ 1,500.00	\$ 3,000.00	The provided and observed elevator inspection certificates were observed expired as of 4/30/2022. The annual inspection of the elevators is required. Please note that the tenants are complaining about the elevators being stuck/down often.
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	1br/1ba unit bedrooms	Repair	78	Each	\$ 30.00	\$ 2,340.00	The dwelling unit bedrooms were observed without smoke detectors or with non-compliant smoke detectors. 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)
Asbestos Removal	Address Future ACM Issues (Critical Repair)	General interiors	Repair	1	Each	\$ 7,500.00	\$ 7,500.00	Hazardous materials should be addressed during the planned repair and renovations. AEI was not provided with prior ACM reporting. AEI recommends Asbestos screening before renovations.
Boilers, Oil/ Gas/ Dual Fuel, Low MBH	Perform Domestic Water Heating Study (Critical Repair)	Domestic hot water	Repair	1	Each	\$ 3,000.00	\$ 3,000.00	The tenants are complaining about their domestic water being too hot and burning them. Additional study by a licensed plumber is needed to determine the exact problem.

Accessibility Subtotal: \$ 5,795.00
Life Safety Subtotal: \$ 15,840.00
Total: \$ 21,635.00

7.3 NON-CRITICAL REPAIRS

DRAFT

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	Parking Area	Level 1 Alteration	7200	SF	\$ 0.25	\$ 1,800.00	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)	Northern edge of parking area	Repair	30	LF	\$ 31.60	\$ 948.00	The chain-link fencing at the northern edge of the parking area was observed leaning, deteriorated and past Estimated Useful Life (EUL). In order to prevent further damage and improve the condition of the property, the replacement of the fencing is recommended.
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)(Non-Critical Repair)	Dwelling unit kitchens	Level 1 Alteration	11	Each	\$ 5,061.73	\$ 55,679.03	Approximately 10% of dwelling unit kitchen cabinets were observed in poor physical condition and/or past Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the kitchen cabinets is recommended.
Drywall	Repair Damaged Drywall (Non-Critical Repair)	The ceilings in the bathrooms of dwelling unit 38 and 64	Repair	3	Each	\$ 200.00	\$ 600.00	The ceilings/walls in the hallway of unit 7, and the bathrooms of dwelling unit 38 and 64 were observed damaged with areas of missing drywall. In order to prevent further damage, the repair of the ceilings is recommended.
Brick/block veneer	Wash Building Façade (Non-Critical Repair)	Northern building façade	Repair	1	Each	\$ 6,000.00	\$ 6,000.00	The building façade on the northern side of the building facing the parking lot was observed with significant dirt buildup. The washing of the façade is recommended to improve the condition of the property.
Concrete	Concrete sidewalk erosion (Non-Critical Repair)	Western concrete sidewalk	Repair	1	Each	\$ 100.00	\$ 100.00	A section of the concrete sidewalk on the western side of the building was observed with erosion. In order to prevent the damaging of the sidewalk the backfill of the eroded portion is recommended.
Bath tubs & sinks, cast iron	Fully Remodel Bathrooms (Non-Critical Repair)	Bathrooms	Level 1 Alteration	104	Each	\$ 17,500.00	\$ 1,820,000.00	The bathroom fixtures (tubs, sinks, toilets) and finishes (tile flooring/tile surrounds/GWB walls/ceilings) and accessories were primarily original and older and past their Expected Useful Life. In addition, select walls and ceilings are water damaged. AEI recommends a full remodel of the bathrooms.

Total: \$ 1,885,127.03

7.4 REPLACEMENT RESERVES

DRAFT

Need Category	Component	Quantity	Unit of Measure	Unit Cost	First Action Cost	Estimated Useful Life	Current Age	RUL	Year 00	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
Asphalt Pavement	Overlay Asphalt Parking Lot	7200	SF	\$ 3	\$ 21,528	25	14	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,176	\$ 7,176	\$ 7,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	7200	SF	\$ 0	\$ 1,800	5	14	0	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	
Security gate - rolling gate	Parking Lot Rolling Gate	1	Each	\$ 4,156	\$ 4,156	15	4	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Concrete	Replace Concrete Sidewalks	4000	SF	\$ 6	\$ 22,200	50	37	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fencing, chain-link	Chain-Link Fencing	330	LF	\$ 32	\$ 10,428	40	4	36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Emergency Generator	Emergency Generator (125kw)	1	Each	\$ 125,000	\$ 125,000	25	4	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Compactors (exterior, commercial grade)	Trash Compactors	1	Each	\$ 23,192	\$ 23,192	20	12	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Slab, reinforced concrete	Concrete Foundation	7400	SF	\$ 10	\$ 74,000	100	58	42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Common Exterior Door, solid wood /metal clad	Service Doors	5	Each	\$ 600	\$ 3,000	25	16	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Automatic Entry Doors	Automatic Entry Door	1	Each	\$ 7,933	\$ 7,933	30	4	26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Brick/block veneer	Brick Veneer - Replacement	58800	SF	\$ 5	\$ 266,952	60	4	56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Precast Concrete Panel (tilt-up)	Concrete Exterior Wall	6468	SF	\$ 12	\$ 77,616	60	42	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Aluminum	Aluminum Windows (Tenant)	395	Each	\$ 667	\$ 263,465	40	32	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,693	\$ 52,693	\$ 52,693	\$ 52,693	\$ 52,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aluminum	Aluminum Windows (Common Area)	60	Each	\$ 1,493	\$ 89,580	40	32	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,916	\$ 17,916	\$ 17,916	\$ 17,916	\$ 17,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low slope-Adhered rubber membrane, (EPDM)	EPDM Roofing (High-Rise)	7400	SF	\$ 11	\$ 79,550	15	3	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cast iron sanitary waste	Sewer Main	1	Each	\$ 52,000	\$ 52,000	75	4	71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Residential hot water heater, gas or electric	Water Storage Tanks	8	Each	\$ 3,000	\$ 24,000	15	10	5	\$ -	\$ -	\$ -	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Boilers, Oil/ Gas/ Dual Fuel, High MBH	Gas-Fired Boiler (HVAC) 2120 MBtu	1	Each	\$ 420,000	\$ 420,000	40	19	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Boilers, Oil/ Gas/ Dual Fuel, Low MBH	Gas-Fired Boiler (Domestic) 724 MBtu	1	Each	\$ 78,000	\$ 78,000	30	8	22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Radiation-steam/hydronic (baseboard or freestanding radiator)	Steam Radiators	160	Each	\$ 250	\$ 40,000	50	42	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric heat pump, condenser, pad or rooftop	1.5-Ton Heat Pump System, Rooftop	1	Each	\$ 3,600	\$ 3,600	15	4	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Window or thru-wall air conditioners	Window A/C Units	4	Each	\$ 500	\$ 2,000	10	4	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Elevator, machinery	Elevator Machinery Upgrades	2	Each	\$ 164,139	\$ 328,278	30	27	3	\$ -	\$ 65,656	\$ 65,656	\$ 65,656	\$ 65,656	\$ 65,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Elevator cab, interior finish	Elevator Cab Finish	2	Each	\$ 9,175	\$ 18,350	20	16	4	\$ -	\$ -	\$ -	\$ 6,117	\$ 6,117	\$ 6,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building fire suppression sprinklers, standpipes	Refurbish Fire Sprinkler System	72790	SF	\$ 3	\$ 217,642	50	32	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Smoke and fire detection system, central panel	Central Fire Panel	1	Each	\$ 13,077	\$ 13,077	15	7	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tenant space alarm systems	Emergency Call System	55510	Each	\$ 1	\$ 36,802	15	4	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Floor tile, ceramic, natural stone - Common	Ceramic Tile - Common Flooring	800	SF	\$ 8	\$ 6,400	50	22	28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor	14315	SF	\$ 7	\$ 98,487	20	10	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Acoustic tile/drop ceiling - Common	Acoustical Tile Ceiling - Common Area	17280	SF	\$ 8	\$ 136,339	20	4	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interior doors, solid core, wood, metal clad, fire rated	Solid Interior Doors - Common Area	12	Each	\$ 600	\$ 7,200	35	22	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities - Common	Cabinet Upgrades - Common Area	1	Each	\$ 6,500	\$ 6,500	25	14	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Refrigerator/freezer - Common	Standard Refrigerator - Common Area	1	Each	\$ 650	\$ 650	15	4	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Range, cook top, wall oven - Common	Range/Oven - Common Area	1	Each	\$ 869	\$ 869	25	4	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Common/Public Restroom Accessories	2	Each	\$ 2,875	\$ 5,750	12	4	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interior doors, solid core, wood, metal clad	Unit Entrance Doors	104	Each	\$ 600	\$ 62,400	35	22	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wood floor, laminated/veneered	Laminate Flooring - Kitchens and Living Spaces (Dwelling Units)	11	Each	\$ 800	\$ 8,800	20	14	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,933	\$ 2,933	\$ 2,933	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wall tile, ceramic, glass, natural stone	Ceramic Tile Floor - Bathrooms (Dwelling Units)	104	Each	\$ 2,000	\$ 208,000	40	-1	41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Kitchens and Living Spaces (Dwelling Units) (Older)	68	Each	\$ 800	\$ 54,400	20	14	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,133	\$ 18,133	\$ 18,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Kitchens and Living Spaces (Dwelling Units) (Newer)	25	Each	\$ 800	\$ 20,000	20	6	14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)	83	Each	\$ 5,062	\$ 420,124	25	20	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)(Non-Critical Repair)	11	Each	\$ 5,062	\$ 55,679	25	58	0	\$ 55,679	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Newer)	10	Each	\$ 5,062	\$ 50,617	25	6	19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Bathroom Sinks (Dwelling Units)	78	Each	\$ 350	\$ 27,300	25	-1	26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Older)	78	Each	\$ 650	\$ 50,700	15	12	3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Newer)	26	Each	\$ 650	\$ 16,900	15	4	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Older)	78	Each	\$ 869	\$ 67,782	25	12	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Newer)	26	Each	\$ 869	\$ 22,594	25	4	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	UFAS Community Kitchen Cabinet Modifications (Critical Repair)	1	Each	\$ 5,000	\$ 5,000	25	58	0	\$ 5,000	\$ -	\$ -	\$ -	\$ -																	

7.5 INSURABLE VALUE - REPLACEMENT COST

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
ML King	265	RS MEANS	23,131,320
Maintenance Shed	57	Marshall & Swift	11,432
		TOTAL:	\$ 23,142,752.00

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8.0 ASSESSOR QUALIFICATIONS

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

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

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

The site inspection was completed on June 28, 2022

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

DRAFT

Christopher Johnson, Assessment Project Manager

DRAFT

Jeb Bonnett, Senior Vice President - HUD Building Assessments



David Taylor, Accessibility Manager

DRAFT

Roy Anderson PE, Vice President

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

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9.0 LIMITING CONDITIONS

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

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

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

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

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

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

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

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

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

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APPENDIX A

Dwelling Unit Photo Documentation

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1. 0br/1ba, Unit 7 - Unit ID



2. 0br/1ba, Unit 7 - Unit entrance door width, 35"



3. 0br/1ba, Unit 7 - Unit entrance door threshold



4. 0br/1ba, Unit 7 - Hallway, damaged wall (Non-Critical Repair)



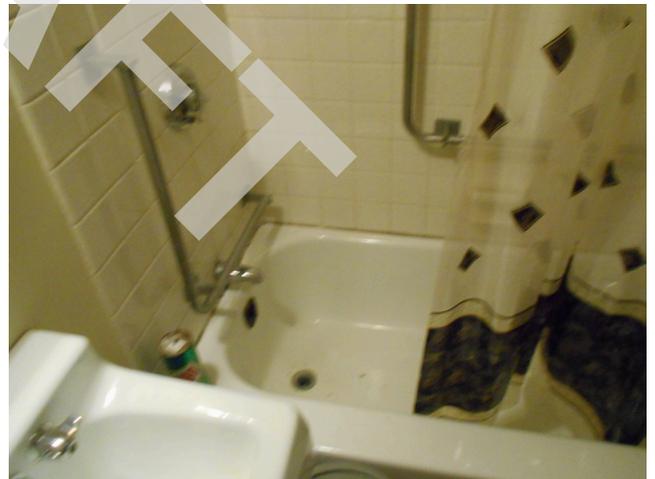
5. 0br/1ba, Unit 7 - Bathroom



6. 0br/1ba, Unit 7 - Bathroom sink, no scald abrasion protection



7. 0br/1ba, Unit 7 - Bathroom toilet



8. 0br/1ba, Unit 7 - Bathroom shower



9. 0br/1ba, Unit 7 - Bathroom pipe access



10. 0br/1ba, Unit 7 - Common area smoke detector



11. 0br/1ba, Unit 7 - Living area/bedroom



12. 0br/1ba, Unit 7 - Emergency pull cord



13. 0br/1ba, Unit 7 - Kitchen



14. 0br/1ba, Unit 7 - Kitchen stove



15. 0br/1ba, Unit 7 - Kitchen cabinetry



16. 0br/1ba, Unit 7 - Kitchen refrigerator



17. 0br/1ba, Unit 7 - Kitchen cabinetry



18. 1br/1ba, Unit 25 - Unit ID



19. 1br/1ba, Unit 25 - Living area



20. 1br/1ba, Unit 25 - Living area, hallway



21. 1br/1ba, Unit 25 - Bathroom



22. 1br/1ba, Unit 25 - Bathroom threshold



23. 1br/1ba, Unit 25 - Bathroom sink



24. 1br/1ba, Unit 25 - Bathroom toilet



25. 1br/1ba, Unit 25 - Bathroom shower



26. 1br/1ba, Unit 25 - Bedroom ceiling, no smoke detector (Critical Repair)



27. 1br/1ba, Unit 25 - Bedroom



28. 1br/1ba, Unit 25 - Bedroom radiator



29. 1br/1ba, Unit 25 - Bedroom ceiling, no smoke detector (Critical Repair)



30. 1br/1ba, Unit 25 - Typical window



31. 1br/1ba, Unit 25 - Typical window



32. 1br/1ba, Unit 25 - Bedroom pipes, occasional leaking (Non-Critical Repair)



33. 1br/1ba, Unit 25 - Bedroom pipes, occasional leaking (Non-Critical Repair)



34. 1br/1ba, Unit 25 - Bathroom shower vent



35. 1br/1ba, Unit 25 - Kitchen



36. 1br/1ba, Unit 25 - Kitchen stove



37. 1br/1ba, Unit 25 - Kitchen cabinets



38. 1br/1ba, Unit 25 - Kitchen sink piping



39. 1br/1ba, Unit 25 - Kitchen refrigerator



40. 1br/1ba, Unit 25 - Living area radiator



41. 1br/1ba, Unit 28 - Unit ID



42. 1br/1ba, Unit 28 - Living area



43. 1br/1ba, Unit 28 - Kitchen



44. 1br/1ba, Unit 28 - Kitchen



45. 1br/1ba, Unit 28 - common area smoke detector



46. 1br/1ba, Unit 28 - Bathroom



47. 1br/1ba, Unit 28 - Bathroom, damaged ceiling
(Non-Critical Repair)



48. 1br/1ba, Unit 28 - Bedroom



49. 1br/1ba, Unit 32 - Unit ID



50. 1br/1ba, Unit 32 - Living area



51. 1br/1ba, Unit 32 - Kitchen



52. 1br/1ba, Unit 32 - Kitchen



53. 1br/1ba, Unit 32 - Bathroom



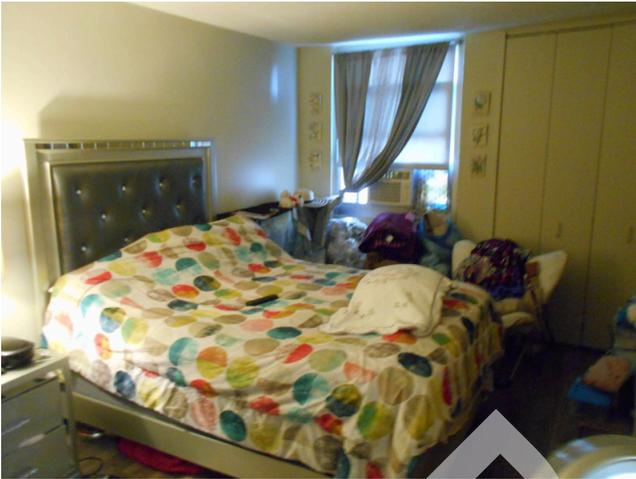
54. 1br/1ba, Unit 32 - Kitchen cabinetry



55. 1br/1ba, Unit 32 - Typical individual A/C unit



56. 1br/1ba, Unit 32 - Living area radiator



57. 1br/1ba, Unit 32 - Bedroom



58. 0br/1ba, Unit 26 - Unit ID



59. 0br/1ba, Unit 26 - Bathroom



60. 0br/1ba, Unit 26 - Bathroom



61. 0br/1ba, Unit 26 - Kitchen



62. 0br/1ba, Unit 26 - Kitchen



63. 0br/1ba, Unit 26 - Kitchen



64. 0br/1ba, Unit 26 - Living area audio/visual
smoke detector

APPENDIX B

General Photo Documentation

DRAFT



1. Building Entrance



2. Building Entrance



3. Building Entrance, door width, 36"



4. Fire alarm system



5. Fire alarm system



6. Fire sprinkler system



7. Vending machines in building lobby



8. Tenant Mailboxes



9. Tenant Mailboxes lower height, 44"



10. Tenant Mailboxes upper height, 76"



11. Lobby ceiling, ACT



12. Community room entrance



13. Community room entrance, 35"



14. Building community room, ceiling tiles were replaced later in the day



15. Building community room



16. Community room, computer room



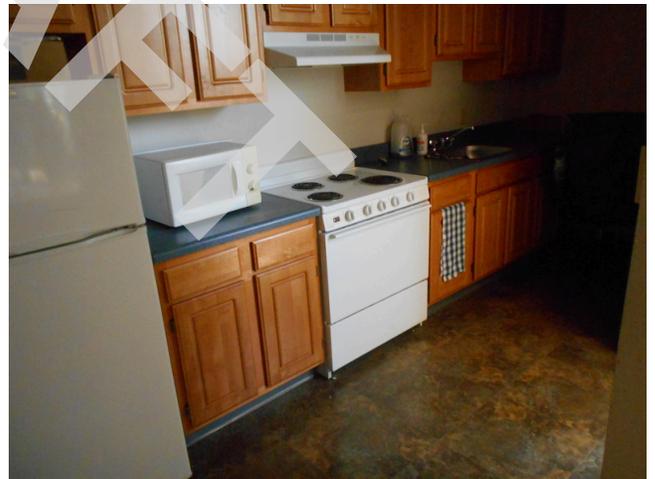
17. Community room kitchen



18. Community room kitchen



19. Community room kitchen entrance, 34"



20. Community room kitchen, no roll under sink
(Critical Repair)



21. Community room kitchen, no roll under sink
(Critical Repair)



22. Community room kitchen cabinets, 36" AFF
(Critical Repair)



23. Community room kitchen cabinets, 54" AFF



24. Community room kitchen stove



25. Community room aluminum window



26. Community room aluminum window



27. Community room aluminum window



28. Community room aluminum window



29. Community room aluminum window



30. Leasing office entrance



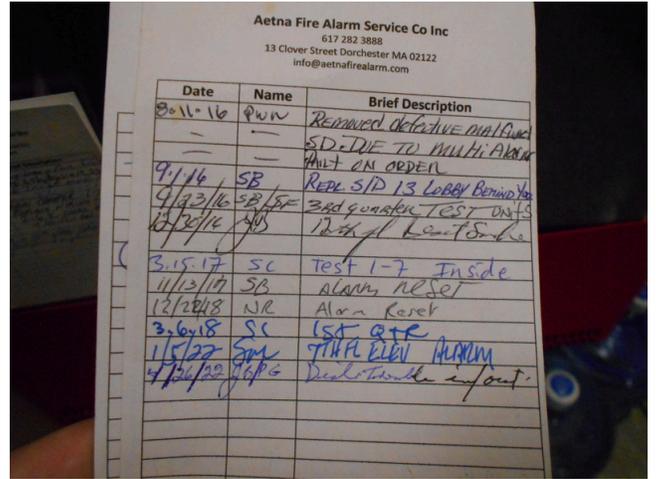
31. Leasing office entrance door width, 36"



32. Leasing office



33. Fire alarm panel



34. Fire alarm panel, inspected 4/26/2022



35. Electrical room



36. Fire pump transfer switch



37. Fire pump transfer switch



38. Water storage tank



39. 257-gal Water storage tanks



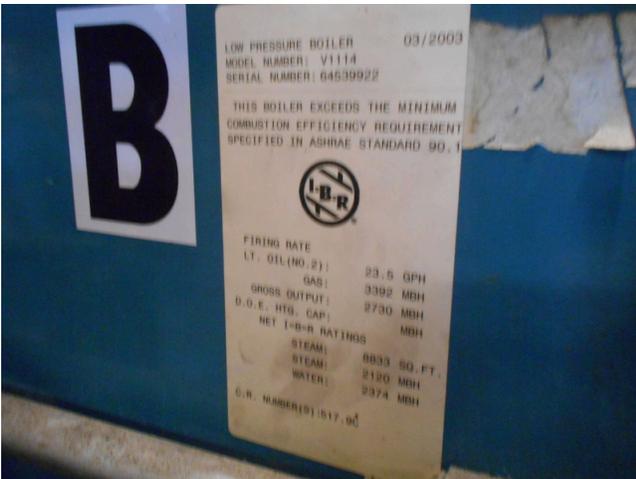
40. Hot water boiler



41. Hot water boiler and an inactive boiler



42. Steam boilers



43. Steam boilers



44. Fire sprinkler system



45. Fire sprinkler system, inspected 9/7/2021



46. Fire sprinkler pump



47. Fire extinguisher



48. Fire extinguisher, inspected 2/2022



49. Backup hot water heaters



50. Inactive boiler



51. Sump pump



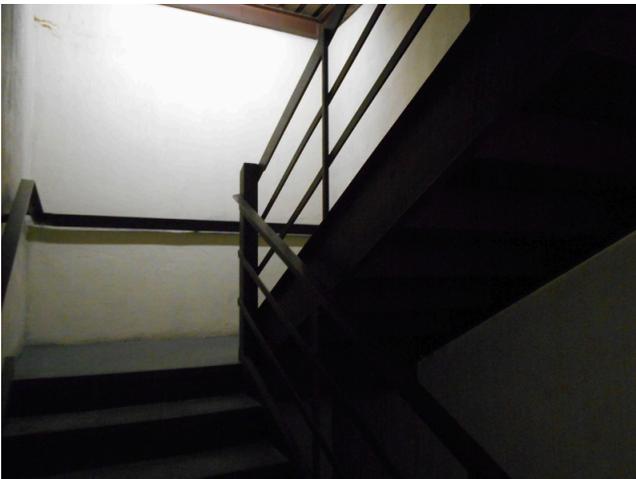
52. Trash compactor



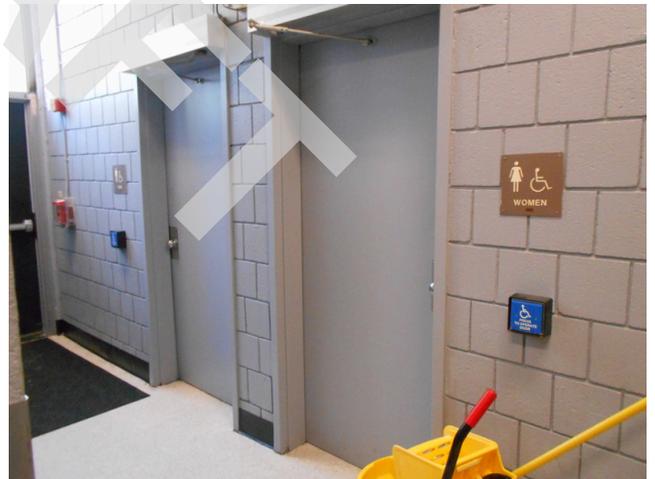
53. Trash compactor



54. Egress stairs



55. Egress stairs



56. Public restrooms



57. Public restrooms, knob hardware (Critical Repair)



58. Public restrooms, knob hardware (Critical Repair)



59. Men's public restroom door width, 35"



60. Men's public restroom, no scald abrasion protection at sinks (Critical Repair)



61. Men's public restroom, sink height, 34"



62. Men's public restroom, handicap stall



63. Men's public restroom, handicap stall



64. Men's public restroom, handicap stall, door width, 35"



65. Men's public restroom, handicap stall rear grab bar



66. Men's public restroom, handicap stall rear grab bar, 48"



67. Men's public restroom, handicap stall side grab bar



68. Men's public restroom, handicap stall side grab bar, 54"



69. Men's public restroom, handicap stall grab bar height, 34"



70. Women's public restroom



71. Women's public restroom



72. Women's public restroom, entrance hallway, 32.5"



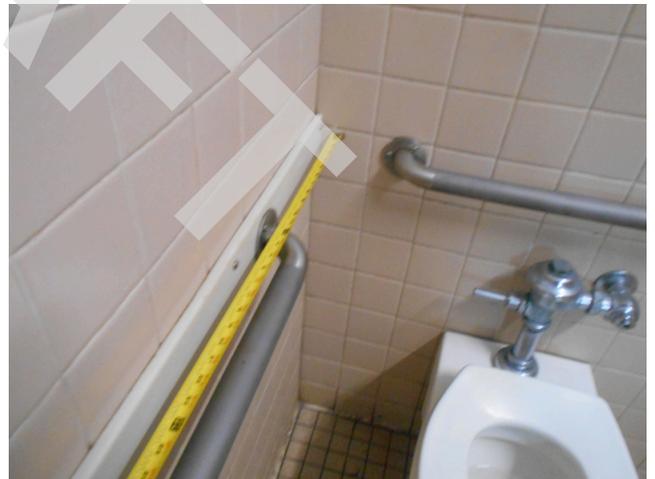
73. Women's public restroom, sink, no scald abrasion protection (Critical Repair)



74. Women's public restroom, sink, no scald abrasion protection (Critical Repair)



75. Women's public restroom handicap stall



76. Women's public restroom handicap stall, side grab bar



77. Women's public restroom standard stall



78. Women's public restroom handicap stall, side grab bar 54"



79. Women's public restroom handicap stall, rear grab bar



80. Women's public restroom handicap stall, rear grab bar, 49"



81. Illuminated fire exit sign



82. Common area laundry room



83. Common area laundry room



84. Community room A/C



85. Typical resident floor hallway



86. Building elevators



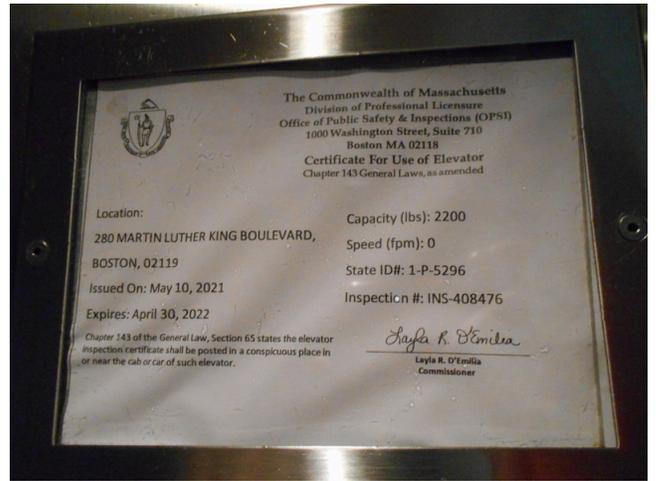
87. Elevator interior



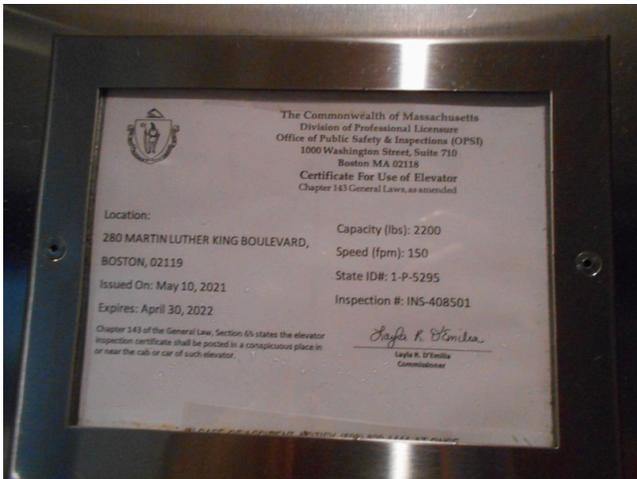
88. Elevator interior ceiling



89. Elevator controls



90. Building elevator 1 inspection, expired 4/30/2022 (Critical Repair)



91. Building elevator 2 inspection, expired 4/30/2022 (Critical Repair)



92. Typical trash chute door



93. Typical trash chute door, controls at 44"



94. Typical hallway, overlooking lower floor



95. Typical hallway, overlooking lower floor



96. Typical electrical room



97. Typical tenant breakers



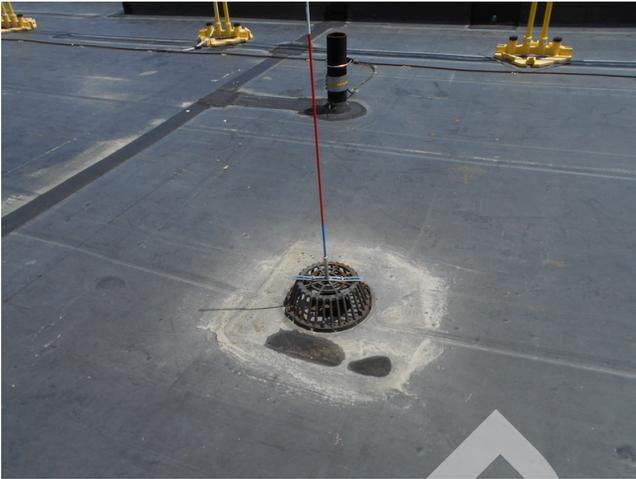
98. Typical tenant breakers



99. EPDM Roof



100. EPDM Roof



101. EPDM Roof area drain



102. EPDM Roof



103. EPDM Roof



104. EPDM Roof



105. EPDM Roof



106. Rooftop mini-split



107. Elevator room



108. Elevator room



109. Elevator 1 equipment



110. Elevator 2 equipment



111. Elevator 1 equipment



112. Elevator 2 equipment



113. Typical tenant smoke and carbon monoxide alarm



114. Typical tenant smoke and carbon monoxide alarm



115. M.L.K. Boulevard



116. M.L.K. Boulevard



117. Building entrance from M.L.K. Boulevard



118. Front façade



119. Front façade



120. Concrete patio



121. Concrete patio



122. Concrete patio



123. Side façade



124. Side façade



125. Building entrance to community room



126. Exterior light



127. Rear façade



128. Exterior maintenance shed



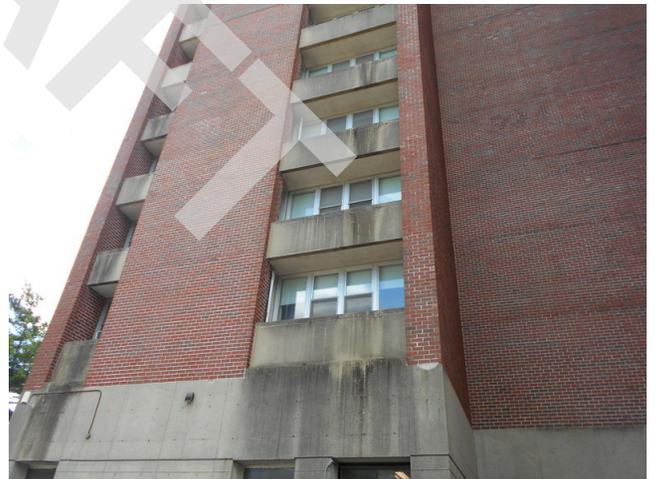
129. Electric transformer



130. Rear façade, dirt buildup (Non-Critical Repair)



131. Rear façade, dirt buildup (Non-Critical Repair)



132. Rear façade, dirt buildup (Non-Critical Repair)



133. Rear façade



134. Handicap parking space, faded lines (Non-Critical Repair)



135. Handicap parking access aisle to sidewalk leading to building entrance



136. Handicap parking space, faded lines (Non-Critical Repair)



137. Handicap parking space signage



138. Refuse area



139. Chain link fencing



140. Handicap parking space marking in access aisle by removed handicap parking space (Critical Repair)



141. Handicap parking space marking in access aisle by removed handicap parking space (Critical Repair)



142. Potential handicap parking space leading to building rear entrance by public restrooms



143. Chain link fencing, damaged (Non-Critical Repair)



144. Concrete sidewalk along western side of building, erosion under sidewalk (Non-Critical Repair)



145. Concrete sidewalk along western side of building, erosion under sidewalk (Non-Critical Repair)



146. Emergency generator



147. Emergency generator



148. Emergency generator



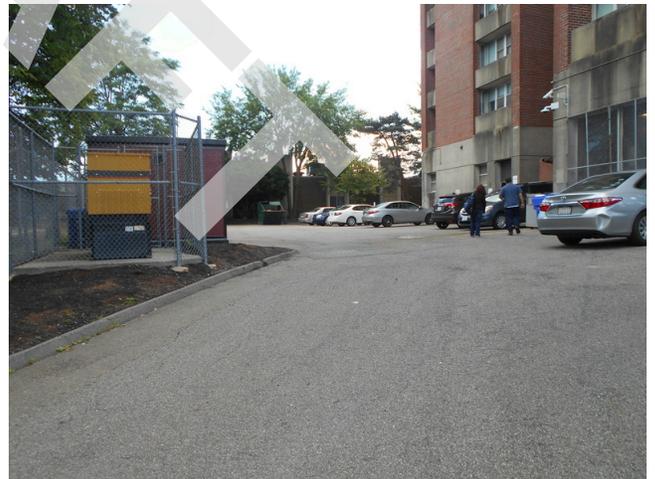
149. Emergency generator storage tank



150. Site rear entrance from Charlame Street.



151. Rolling security gate at parking lot entrance

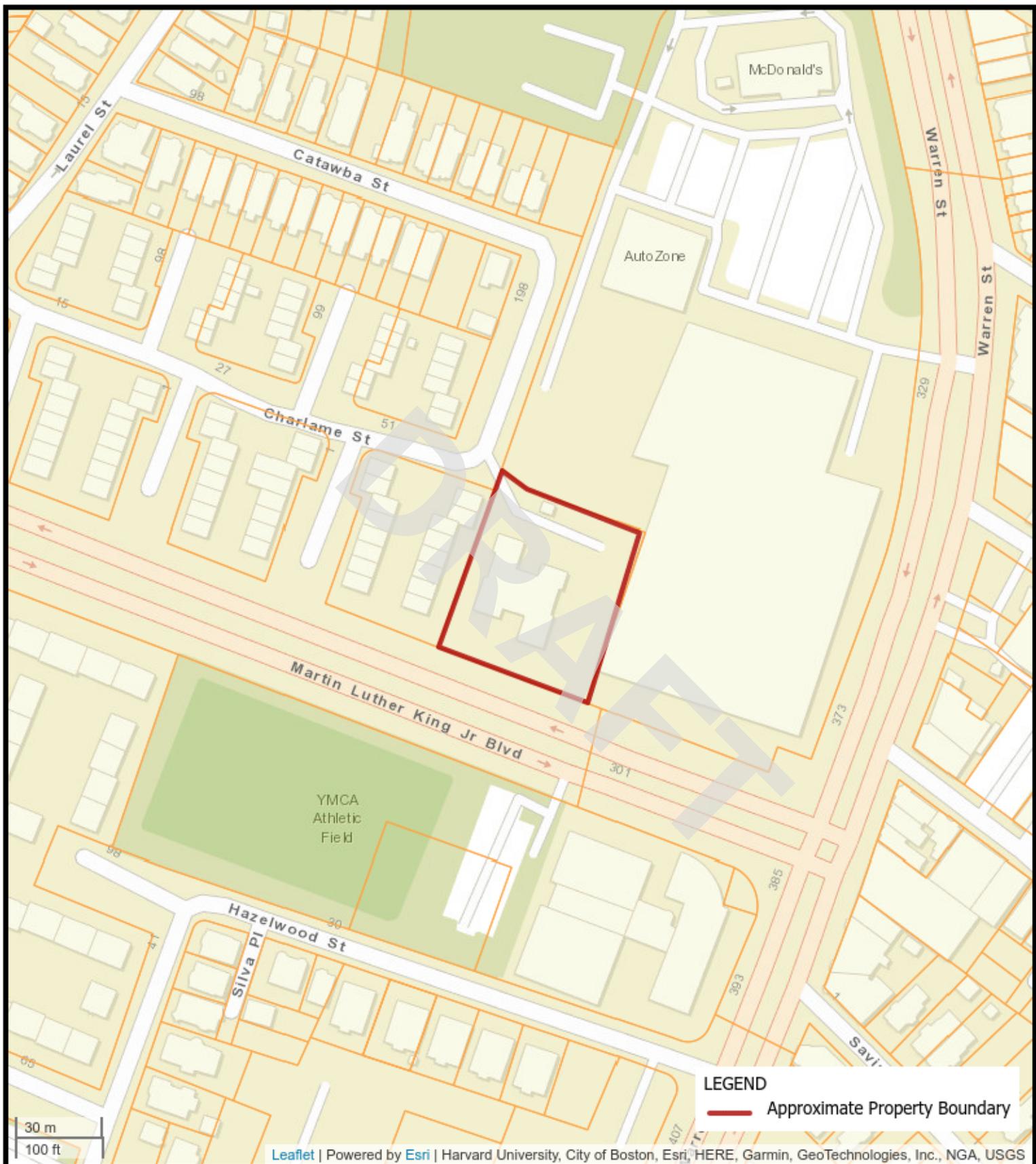


152. Asphalt parking lot

APPENDIX C

Street Map and Aerial Photo

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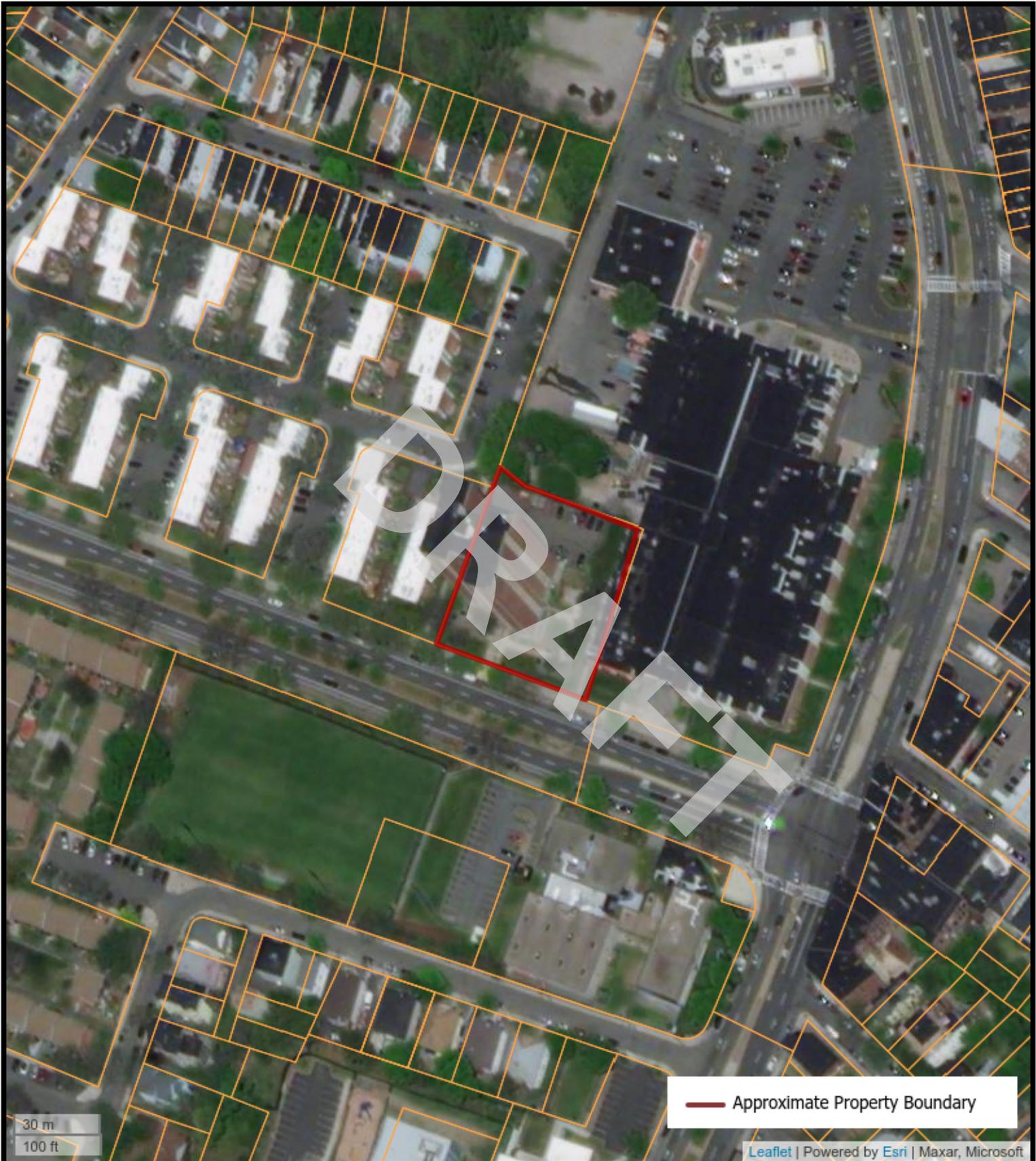
Leaflet | Powered by Esri | Harvard University, City of Boston, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



STREET MAP

280 Martin Luther King Boulevard, Boston, Massachusetts 02119
AEI Project Number: 463348





— Approximate Property Boundary

30 m
100 ft

Leaflet | Powered by Esri | Maxar, Microsoft



AERIAL PHOTO

280 Martin Luther King Boulevard, Boston, Massachusetts 02119
AEI Project Number: 463348



APPENDIX D

USGS Seismic Design Map

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280 M.L.K. Jr Blvd, Boston, MA 02119, USA

Latitude, Longitude: 42.3187688, -71.0833433



Date	7/15/2022, 1:42:46 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.211
S ₁	spectral response (1.0 s)	0.068
S _{Xs}	site-modified spectral response (0.2 s)	0.338
S _{X1}	site-modified spectral response (1.0 s)	0.164
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.237
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.211
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)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.068
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{Xs}	site-modified spectral response (0.2 s)	0.225
S _{X1}	site-modified spectral response (1.0 s)	0.109

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)	0.204
S_{X1}	site-modified spectral response (1.0 s)	0.105
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.043
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.069
S_{X1}	site-modified spectral response (1.0 s)	0.039
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

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

DISCLAIMER

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APPENDIX E

Pre-Site Visit Questionnaire

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HUD CNA PRE-SURVEY QUESTIONNAIRE (MF)

GENERAL INSPECTION INFORMATION

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

GENERAL PROPERTY INFORMATION

PROPERTY NAME: <i>Martin Luther King Towers</i>				
SITE ADDRESS: <i>280 Martin Luther King</i>		CITY: <i>Roxbury</i>	STATE: <i>MA</i>	
Number of Apt Buildings: <i>10</i>	Date of Construction:	Number of Units: <i>104</i>		
Number of Common Buildings:	Renovation Date(s):	Number of Vacant Units: <i>0</i>		
Number of Stories: <i>14</i>	Gross Building Area:	Number of Down Units: <i>2</i>		
Site Area in Acres:	<i>acres</i>	Total Number of Parking Spaces: <i>17</i>	Number of HC Parking Spaces: <i>2</i>	

GENERAL PROPERTY INFORMATION

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

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

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

Please list the designated handicapped dwelling units:

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

Vendor Name		Phone No.	Vendor Name		Phone No.
Roofing			Painting		
Elevator	<i>United Aetna</i>		HVAC		
Fire Protection			Plumbing		
Electrician			Trash Disposal		
Landscaping			Security System		

Please list all utility providers for the Property:

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

Please provide information regarding current unit mix:

Unit Type:	Occupied	Vacant	Down	Unit Type:	Occupied	Vacant	Down
Studio	<i>26</i>		<i>1</i>	3 Bedroom/ 1 1/2 Bathroom			
1 Bedroom/ 1 Bathroom	<i>78</i>			3 Bedroom/ 2 Bathroom			
1 Bedroom/ 1 1/2 Bath				4 Bedroom/ 2 Bathroom			

*26 Studios
78 1bd*



2 Bedroom/ 1 Bath	0		Model Unit/Manager Unit		
2 Bedroom/ 1 1/2 Bath	0				

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

Please indicate when the following systems have been last inspected:

Fire Sprinkler	_____	Elevators/ Escalators	11/30/22
Fire Alarm	8/15/22	Facades	_____



REPLACEMENT/ REPAIR HISTORY

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

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

DOCUMENT REVIEW

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

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

Interviewee / Title: _____	Date: _____
-----------------------------------	--------------------

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CFP22 Capital Needs Survey Form

Date: 6-28-22

Dev. No.:	Development Name: MLR	
List attendees and include titles. Manager, Regional Manager and/or ADPM, Superintendent, and Task Force should be invited.		
Attendees:	Melane Brothers posing mg Leon McCray, Task Force President, Mark Roche, Super Melvin Matuska, Resident Custodian, Johana Romero, District mg, envelopes returning mg.	
System and items are listed to remind you of items that BHA repairs and maintains. Add notes for items of concern and add detail about specific concerns. CCD will be in touch with you to get better understanding of items so noted.		
System	Item / Description	Notes
NON-RESIDENTIAL	Management Building, Boiler Plant, Storage Buildings, Other out buildings	
HARDSCAPE	Concrete Walkways and Roadways Asphalt Roadways, Walkways, Parking areas Tot Lot, Courts, Ramp(s), Exterior Stairs, Patios, Fences	
SITWORK	Lawn, Shrubs, Trees, Irrigation System, fences Transformers, Secondary Distribution, Site Lighting Storm and Sewer Lines, Manholes	
ENVELOPE	Water, HW, Gas, Steam Roofs: Pitched, flat, metal Masonry less than 4 ft, Masonry 4 stories and higher, Siding, EIF, Stucco Windows less than 3 stories, Windows 3 stories and higher	Wenders units common areas
BUILDING ENTRIES	Foundation, Fire Escape Exterior Stoops, Steps, ramps Intercoms, Security Systems, Mailboxes	New mailboxes Intercom upgrade
STAIRHALLS	Building Entry Doors and Storefront Metal Stairs, Concrete Stairs, Wood Finishes at Stairs, Hallways	
BASEMENTS	Slab on Grade, Basements, Crawl Space Basement Ventilation, Lighting, Stairs	
PLUMBING	CW and HW, Waste, Gas Distribution HW Heating Plant	
HVAC	Boiler, Heat Distribution Ventilation Common, Ventilation Units, Exhaust	Pending Hallways
ELECTRICAL	Tertiary Distribution Emergency Light/Exit Signs, Bdg Mounted Lighting	Electrical Panels Hallways stands
FIRE ALARMS SYSTEMS	FA Panels, Terminal Components, Distribution Terminal Components	
FIRE PROTECTION	Sprinkler Pumps & Controls, Terminal Components	

System	Item / Description	Notes
BUILDING COMMON AREAS	Emergency Power	
	Kitchen, Trash Compactor	
	Laundry, M and W Rooms, Meeting Rooms	
APARTMENTS	Kitchens and Bathrooms	ceiling upgrade bath rooms Bathroom vents leaks
	Dryer/Kitchen, Exhaust, Ventilation	
	Heat Distribution (Steam, Electric, HW) Wiring, Pull cords, Lighting	Radiator control
Site PRIORITIES - List three projects that are highest priority for your development		
System (from list above)		
	1	
	2	
	3	

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APPENDIX F

Record of all Documents Reviewed, Interviews, and Supporting Information

DRAFT

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

Hello,

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

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

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

Are these properties within your jurisdiction?

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

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

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

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

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

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

Thank you in advance for your help,

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

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



**MASS
2-40
WARREN**

**BOSTON
HOUSING
AUTHORITY
230 CONGRESS ST.
BOSTON, MASS.**

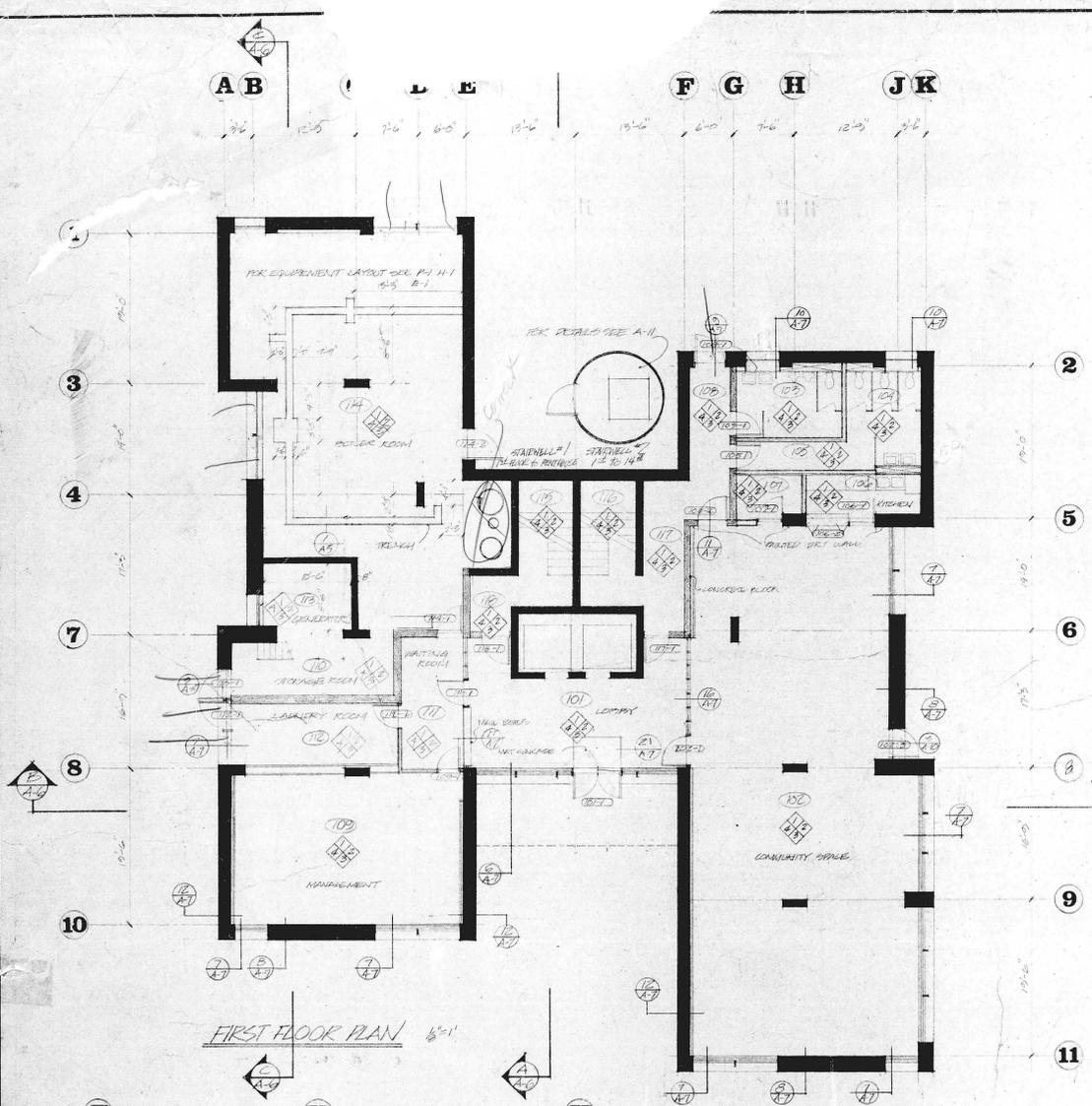
**FREEMAN, FLANSBURGH &
ASSOCIATES-ARCHITECTS**
44A BRATTLE STREET • 864-0705
CAMBRIDGE, MASSACHUSETTS

DOBER, WAHLQUIST, & HARRIS, INC.
LANDSCAPE ARCHITECT, CONSULTANT

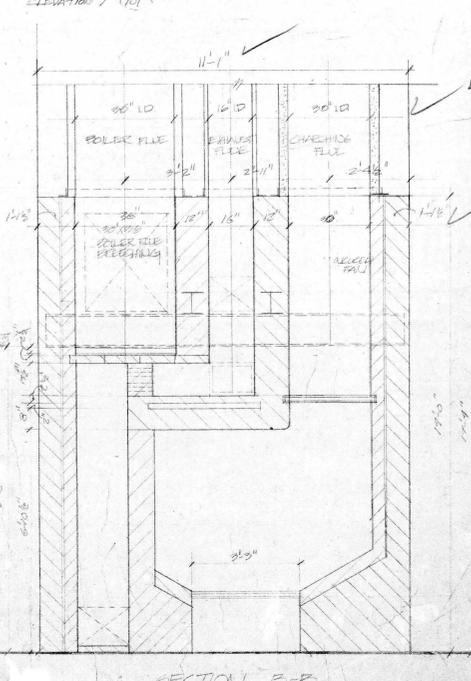
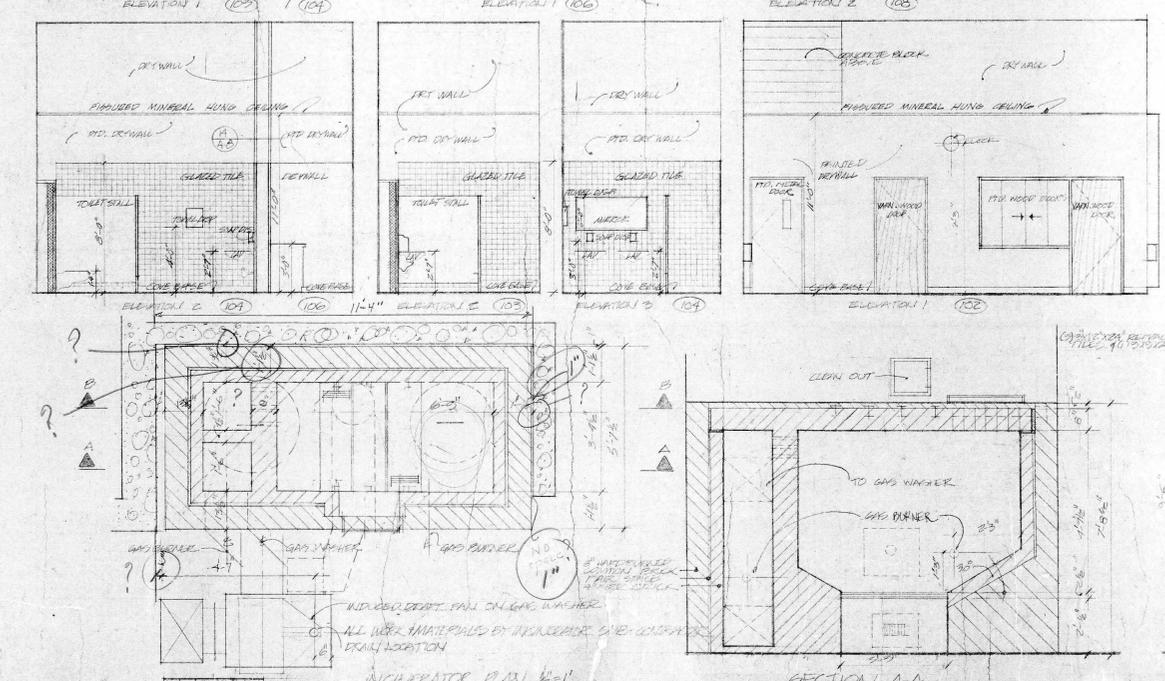
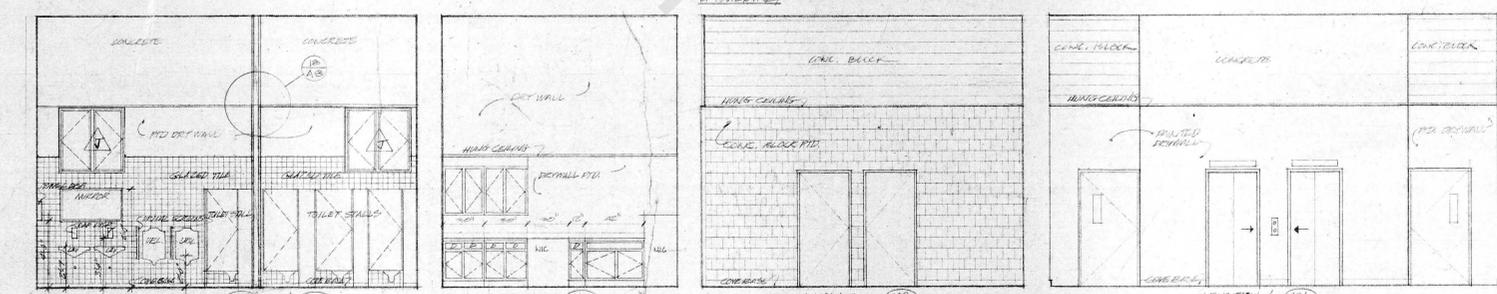
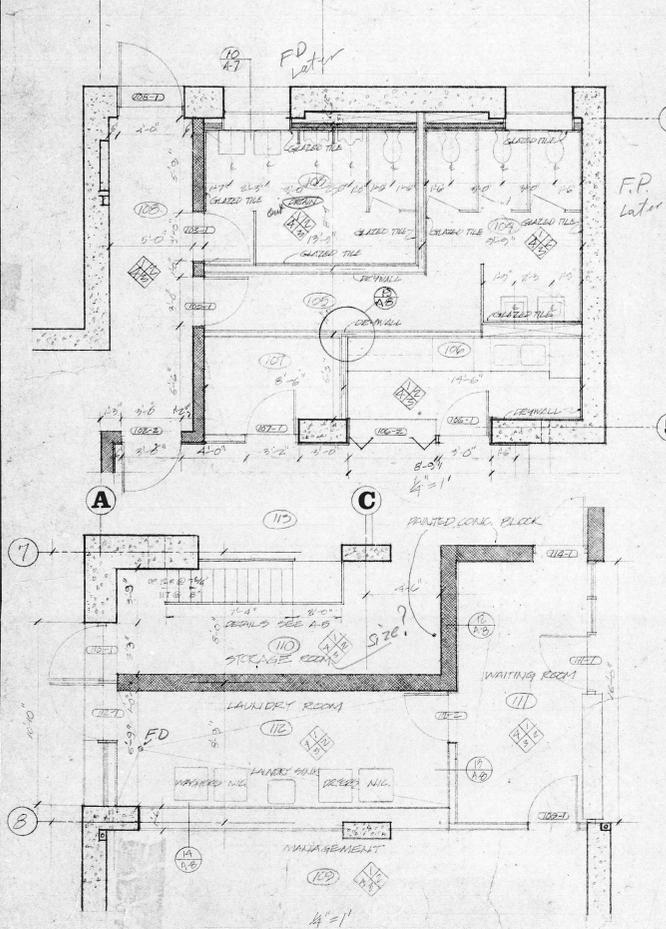
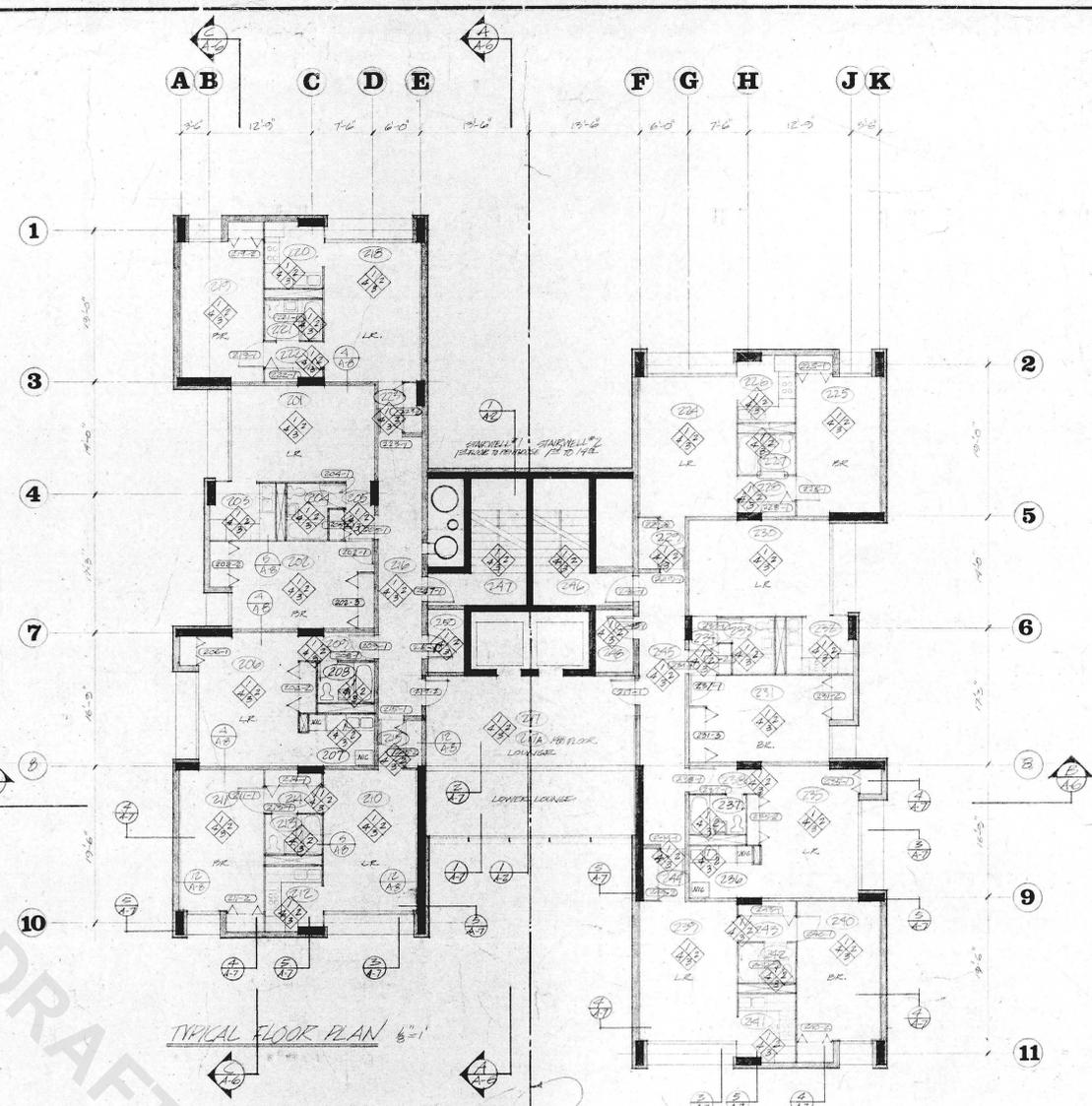
LE MESSURIER ASSOCIATES, INC.
STRUCTURAL ENGINEERS

FRANCIS ASSOCIATES, INC.
MECHANICAL & ELECTRICAL ENGINEERS

NOTES
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND RELATIONS TO OTHER WORK BEFORE FABRICATION AND/OR INSTALLATION.
ALL NOTES ON THIS DRAWING ARE TYPICAL AND APPLY EQUALLY TO ALL COMPARABLE CONDITIONS



DRAFT

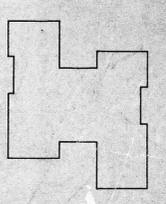


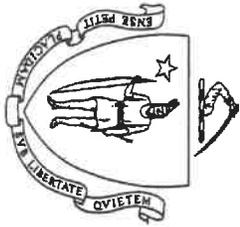
REVISIONS

NO.	DESCRIPTION	DATE
1	ADD FILE 101/102	7/29/66

DATE 10/11/66
DRAWN BY ZLP CHECKED BY ERF
SCALE AS NOTED

**FIRST & TYPICAL FLOOR PLANS
WITH ROOM ELEVATIONS**





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

Location:

280 MARTIN LUTHER KING BOULEVARD,
BOSTON, 02119

Capacity (lbs): 2200

Speed (fpm): 0

State ID#: 1-P-5296

Issued On: May 10, 2021

Inspection #: INS-408476

Expires: April 30, 2022

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


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 Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118

Certificate For Use of Elevator
Chapter 143 General Laws, as amended

Location:

280 MARTIN LUTHER KING BOULEVARD,
BOSTON, 02119

Capacity (lbs): 2200

Speed (fpm): 150

State ID#: 1-P-5295

Issued On: May 10, 2021

Inspection #: INS-408501

Expires: April 30, 2022

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

Layla R. D'Emilia
Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.

REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

Inspection and Testing Certificate

Presented To

Boston Housing Authority

For

MLK Apartments

280 MLK BLVD
Boston, Massachusetts 02119
United States

This site has been inspected and tested in compliance with applicable standards.

Completed
Tuesday, March 15, 2022

Test Session :15 Mar 2022 1st quarter inspection

ACCEPTED BY

Boston Housing Authority
125A Amory Street
Boston, Massachusetts 02119
United States

TESTED BY

Clarence Bates
Aetna Fire Alarm Service Co Inc
13 Clover Street
Dorchester, MA 02122
United States



System Details

Control Units

MANUFACTURER	Siemens	DESCRIPTION	
MODEL	XLS-MME3R-ADPT	SW VERSION	14.02.0021
SERIAL NUMBER	Na	LAST UPDATE	05/25/21
INSTALL DATE		SW LOCATION	Na

Secondary Power

TYPE	Battery - Sealed Lead-acid	DESCRIPTION	1st FI Batteries Fire Control Panel
NOMINAL VOLTAGE	24	LOAD VOLTAGE	24
AMP HOURS	75	STANDBY HOURS	24
ALARM MINUTES	15	BATTERY LOCATION	Battery cabinet
CHARGER VOLTAGE	26		
TYPE	Battery - Sealed Lead-acid	DESCRIPTION	13th FI Node Batteries Storage Closet
NOMINAL VOLTAGE		LOAD VOLTAGE	
AMP HOURS	35	STANDBY HOURS	24
ALARM MINUTES	15	BATTERY LOCATION	
CHARGER VOLTAGE			
TYPE	Battery - Sealed Lead-acid	DESCRIPTION	1st FI Node Batteries At Fire Control Panel
NOMINAL VOLTAGE		LOAD VOLTAGE	
AMP HOURS	35	STANDBY HOURS	24
ALARM MINUTES	15	BATTERY LOCATION	
CHARGER VOLTAGE			
TYPE	Battery - Sealed Lead-acid	DESCRIPTION	5th FL NODE Batteries Storage Closet
NOMINAL VOLTAGE		LOAD VOLTAGE	
AMP HOURS	35	STANDBY HOURS	24
ALARM MINUTES	15	BATTERY LOCATION	
CHARGER VOLTAGE			
TYPE	Battery - Sealed Lead-acid	DESCRIPTION	9th FL NODE Batteries Storage Closet
NOMINAL VOLTAGE		LOAD VOLTAGE	
AMP HOURS	35	STANDBY HOURS	24
ALARM MINUTES	15	BATTERY LOCATION	
CHARGER VOLTAGE			

Open Corrective Action & Solution Summary

The following 11 corrective action(s) remain open following the system inspection, testing or maintenance activities

EQUIPMENT TYPE	ADDRESS	DESCRIPTION
Smoke Detector - General	110	4th Floor Apt #17 Local Smk/CO
	Created By:	Clarence Bates
	Creation Date:	06/24/2021
	Corrective Action:	Missing
	Proposed Solution:	
	Manufacturer:	
	Model:	
	Created By:	Clarence Bates
	Creation Date:	03/15/2022
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector - General	126	2nd Floor Apt #1 Local Smk/CO
	Created By:	Clarence Bates
	Creation Date:	06/24/2021
	Corrective Action:	Device need to be replaced
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector - General	79	7th Floor Apt #48 Local Smk/CO
	Created By:	Clarence Bates
	Creation Date:	03/15/2022
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector - General	82	7th Floor Apt #45 Local Smk/CO
	Created By:	Clarence Bates
	Creation Date:	03/15/2022
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector - General	90	6th Floor Apt #37 Local Smk/CO
	Created By:	Clarence Bates
	Creation Date:	03/15/2022
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Speaker / Strobe	397	7th Floor Apt #48
	Created By:	Clarence Bates
	Creation Date:	03/15/2022
	Corrective Action:	No access
	Proposed Solution:	
	Manufacturer:	
	Model:	
Speaker / Strobe	400	7th Floor Apt #45

Resolved Corrective Action & Solution Summary

The following 2 corrective action(s) were resolved during the system inspection, testing or maintenance activities

EQUIPMENT TYPE	ADDRESS	DESCRIPTION
Smoke Detector - General	92	6th Floor Apt #35 Local Smk/CO
	Created By:	Clarence Bates
	Creation Date:	06/24/2021
	Corrective Action:	Device did not work
	Resolution:	Replaced
	Resolved By:	Clarence Bates
	Resolved On:	03/15/2022
	Manufacturer:	
	Model:	

Smoke Detector - General	109	4th Floor Apt #18 Local Smk/CO
	Created By:	Clarence Bates
	Creation Date:	06/24/2021
	Corrective Action:	Device did not activate
	Resolution:	Replaced
	Resolved By:	Clarence Bates
	Resolved On:	03/15/2022
	Manufacturer:	
	Model:	

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EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	322	6th floor Hallway	Manual	3/15/2022 12:17:46 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	321	6th floor Hallway	Manual	3/15/2022 12:17:49 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	413	5th Floor Apt #32	Manual	3/15/2022 12:34:25 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	414	5th Floor Apt #31	Manual	3/15/2022 12:34:29 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	415	5th Floor Apt #30	Manual	3/15/2022 12:34:34 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	416	5th Floor Apt #29	Manual	3/15/2022 12:34:40 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	417	5th Floor Apt #28	Manual	3/15/2022 12:34:46 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	420	5th Floor Apt #25	Manual	3/15/2022 12:34:51 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	418	5th Floor Apt #27	Manual	3/15/2022 12:34:55 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	419	5th Floor Apt #26	Manual	3/15/2022 12:35:00 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	326	5th floor elevator lobby	Manual	3/15/2022 12:35:04 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	325	5th floor Hallway	Manual	3/15/2022 12:35:06 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	324	5th floor Hallway	Manual	3/15/2022 12:35:09 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	421	4th Floor Apt #24	Manual	3/15/2022 12:51:45 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	422	4th Floor Apt #23	Manual	3/15/2022 12:51:50 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	423	4th Floor Apt #22	Manual	3/15/2022 12:51:55 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	424	4th Floor Apt #21	Manual	3/15/2022 12:52:00 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	426	4th Floor Apt #19	Manual	3/15/2022 12:52:06 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	437	2nd Floor Apt #8	Manual	3/15/2022 1:19:22 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	438	2nd Floor Apt #7	Manual	3/15/2022 1:19:30 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	439	2nd Floor Apt #6	Manual	3/15/2022 1:19:32 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	440	2nd Floor Apt #5	Manual	3/15/2022 1:19:42 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	335	2nd floor elevator lobby	Manual	3/15/2022 1:19:46 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	334	2nd floor Hallway	Manual	3/15/2022 1:19:48 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	333	2nd floor Hallway	Manual	3/15/2022 1:19:50 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	339	1st floor community room	Manual	3/15/2022 1:20:31 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Visible	1	1st Fl Women's Bathroom	Manual	3/15/2022 1:20:34 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Visible	1	1st Fl Men's Bathroom	Manual	3/15/2022 1:20:36 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	339	1st floor community room	Manual	3/15/2022 1:20:41 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	340	1st floor boiler room	Manual	3/15/2022 1:20:43 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	338	1st floor laundry room	Manual	3/15/2022 1:20:45 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	337	1st floor rear corridor	Manual	3/15/2022 1:20:48 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	336	1st floor elevator lobby	Manual	3/15/2022 1:20:51 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	298	1st floor stair 1	Manual	3/15/2022 1:20:54 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Speaker / Strobe	297	1st floor stair 2	Manual	3/15/2022 1:20:55 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Failed				
EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	91	6th Floor Apt #38 Local Smk/CO	Manual	3/15/2022 12:17:17 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	93	6th Floor Apt #34 Local Smk/CO	Manual	3/15/2022 12:17:22 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	92	6th Floor Apt #35 Local Smk/CO	Manual	3/15/2022 12:17:40 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	95	5th Floor Apt #32 Local Smk/CO	Manual	3/15/2022 12:34:23 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	96	5th Floor Apt #31 Local Smk/CO	Manual	3/15/2022 12:34:27 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	97	5th Floor Apt #30 Local Smk/CO	Manual	3/15/2022 12:34:32 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	98	5th Floor Apt #29 Local Smk/CO	Manual	3/15/2022 12:34:38 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	99	5th Floor Apt #28 Local Smk/CO	Manual	3/15/2022 12:34:43 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	102	5th Floor Apt #25 Local Smk/CO	Manual	3/15/2022 12:34:48 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	100	5th Floor Apt #27 Local Smk/CO	Manual	3/15/2022 12:34:53 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	101	5th Floor Apt #26 Local Smk/CO	Manual	3/15/2022 12:34:58 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	103	4th Floor Apt #24 Local Smk/CO	Manual	3/15/2022 12:51:43 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	104	4th Floor Apt #23 Local Smk/CO	Manual	3/15/2022 12:51:48 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	105	4th Floor Apt #22 Local Smk/CO	Manual	3/15/2022 12:51:53 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	106	4th Floor Apt #21 Local Smk/CO	Manual	3/15/2022 12:51:58 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	108	4th Floor Apt #19 Local Smk/CO	Manual	3/15/2022 12:52:04 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	109	4th Floor Apt #18 Local Smk/CO	Manual	3/15/2022 12:52:20 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	112	3rd Floor Apt #15 Local Smk/CO	Manual	3/15/2022 1:06:25 PM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
Smoke Detactor - General	126	2nd Floor Apt #1 Local Smk/CO	Manual	3/15/2022 1:14:42 PM
		Visual Inspection	Failed (Manual)	

Power Supplies

Passed

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
Battery - Sealed Lead-acid		1st Fl Batteries Fire Control Panel	Manual	3/15/2022 1:28:33 PM
		Manufacturer	Interstate	
		Model	SLA1175	
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
		Alarm Minutes	15	
		Amp Hours	75	
		Battery Location	Battery cabinet	
		Charger Voltage	26	
		Load Voltage	24	
		Nominal Voltage	24	
		Stand By Hours	24	

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ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
344	14th Floor Apt #101				
345	14th Floor Apt #100				
346	14th Floor Apt #99				
347	14th Floor Apt #98				
348	14th Floor Apt #97				
349	13th Floor Apt #93				
350	13th Floor Apt #94				
351	13th Floor Apt #95				
352	13th Floor Apt #96				
353	13th Floor Apt #92				
354	13th Floor Apt #91				
355	13th Floor Apt #90				
356	13th Floor Apt #89				
357	12th Floor Apt #84				
358	12th Floor Apt #83				
359	12th Floor Apt #82				
360	12th Floor Apt #81				
361	12th Floor Apt #85				
362	12th Floor Apt #86				
363	12th Floor Apt #87				
364	12th Floor Apt #88				
365	11th Floor Apt #77				
366	11th Floor Apt #78				
367	11th Floor Apt #79				
368	11th Floor Apt #80				
369	11th Floor Apt #76				
370	11th Floor Apt #75				
371	11th Floor Apt #74				
372	11th Floor Apt #73				
373	10th Floor Apt #65				
374	10th Floor Apt #66				
375	10th Floor Apt #67				
376	10th Floor Apt #68				
377	10th Floor Apt #69				
378	10th Floor Apt #70				
379	10th Floor Apt #71				
380	10th Floor Apt #72				
381	9th Floor Apt #61				
382	9th Floor Apt #62				
383	9th Floor Apt #63				
384	9th Floor Apt #64				
385	9th Floor Apt #60				
386	9th Floor Apt #59				
387	9th Floor Apt #58				
388	9th Floor Apt #57				
389	8th Floor Apt #53				
390	8th Floor Apt #54				
391	8th Floor Apt #55				
392	8th Floor Apt #56				
393	8th Floor Apt #52				
394	8th Floor Apt #51				
395	8th Floor Apt #50				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
315	8th floor Hallway				02/09/2021
315	8th floor Hallway				02/09/2021
297	1st floor stair 2				02/09/2021
298	1st floor stair 1				02/09/2021
320	7th floor Hallway				02/09/2021
320	7th floor Hallway				02/09/2021
339	1st floor community room				02/09/2021

Visible					
1	Beacon Front Exit				02/09/2021
1	1st Fl Men's Bathroom				02/09/2021
1	1st Fl Women's Bathroom				02/09/2021

Emergency Communication Equipment

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
Phone Set					
04	14TH FL STAIR A				
05	14TH FL STAIR B				
06	14TH FL ELEV LOBBY				
07	13TH FL STAIR A				
08	13TH FL STAIR B				
09	13TH FL ELEV LOBBY				
10	12TH FL STAIR A				
11	12TH FL STAIR B				
12	12TH FL ELEV LOBBY				
13	11TH FL STAIR A				
14	11TH FL STAIR B				
15	11TH FL ELEV LOBBY				
16	10TH FL STAIR A				
17	10th FL STAIR B				
18	10TH FL ELEV LOBBY				
19	9TH FL STAIR A				
20	9TH FL STAIR B				
21	9TH FL ELEV LOBBY				
22	8TH FL STAIR A				
23	8TH FL STAIR B				
24	8TH FL ELEV LOBBY				
25	7TH FL STAIR A				
26	7TH FL STAIR B				
1:3-6	7TH FL ELEV LOBBY				
28	6TH FL STAIR A				
29	6TH FL STAIR B				
30	6TH FL ELEV LOBBY				
31	5TH FL STAIR A				
32	5TH FL STAIR B				
33	5TH FL ELEV LOBBY				
34	4TH FL STAIR A				
35	4TH FL STAIR B				
36	4TH FL ELEV LOBBY				
37	3RD FL STAIR A				
38	3RD FL STAIR B				
39	3RD FL ELEV LOBBY				
40	2ND FL STAIR A				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
79	7th Floor Apt #48 Local Smk/CO				
80	7th Floor Apt #47 Local Smk/CO				
81	7th Floor Apt #46 Local Smk/CO				
82	7th Floor Apt #45 Local Smk/CO				
83	7th Floor Apt #44 Local Smk/CO				
84	7th Floor Apt #43 Local Smk/CO				
85	7th Floor Apt #42 Local Smk/CO				
86	7th Floor Apt #41 Local Smk/CO				
87	6th Floor Apt #40 Local Smk/CO				
88	6th Floor Apt #39 Local Smk/CO				
89	6th Floor Apt #38 Local Smk/CO				
90	6th Floor Apt #37 Local Smk/CO				
91	6th Floor Apt #36 Local Smk/CO				
92	6th Floor Apt #35 Local Smk/CO				
93	6th Floor Apt #34 Local Smk/CO				
94	6th Floor Apt #33 Local Smk/CO				
95	5th Floor Apt #32 Local Smk/CO				
96	5th Floor Apt #31 Local Smk/CO				
97	5th Floor Apt #30 Local Smk/CO				
98	5th Floor Apt #29 Local Smk/CO				
99	5th Floor Apt #28 Local Smk/CO				
100	5th Floor Apt #27 Local Smk/CO				
101	5th Floor Apt #26 Local Smk/CO				
102	5th Floor Apt #25 Local Smk/CO				
103	4th Floor Apt #24 Local Smk/CO				
104	4th Floor Apt #23 Local Smk/CO				
105	4th Floor Apt #22 Local Smk/CO				
106	4th Floor Apt #21 Local Smk/CO				
107	4th Floor Apt #20 Local Smk/CO				
108	4th Floor Apt #19 Local Smk/CO				
109	4th Floor Apt #18 Local Smk/CO				
110	4th Floor Apt #17 Local Smk/CO				
111	3rd Floor Apt #16 Local Smk/CO				
112	3rd Floor Apt #15 Local Smk/CO				
113	3rd Floor Apt #14 Local Smk/CO				
114	3rd Floor Apt #13 Local Smk/CO				
115	3rd Floor Apt #12 Local Smk/CO				
116	3rd Floor Apt #11 Local Smk/CO				
117	3rd Floor Apt #10 Local Smk/CO				
118	3rd Floor Apt #9 Local Smk/CO				
119	2nd Floor Apt #8 Local Smk/CO				
120	2nd Floor Apt #7 Local Smk/CO				
121	2nd Floor Apt #6 Local Smk/CO				
122	2nd Floor Apt #5 Local Smk/CO				
123	2nd Floor Apt #4 Local Smk/CO				
124	2nd Floor Apt #3 Local Smk/CO				
125	2nd Floor Apt #2 Local Smk/CO				
126	2nd Floor Apt #1 Local Smk/CO				
1:4-40	14th Floor Elevator Lobby				
1:4-42	14th Floor by Apt 103				
1:4-41	14th Floor by apt 101				
1:4-44	14th Floor by Apt 98				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
183	13th Floor Apt #94				
184	13th Floor Apt #95				
185	13th Floor Apt #96				
186	13th Floor Apt #92				
187	13th Floor Apt #91				
188	13th Floor Apt #90				
189	13th Floor Apt #89				
190	12th Floor Apt #84				
191	12th Floor Apt #83				
192	12th Floor Apt #82				
193	12th Floor Apt #81				
194	12th Floor Apt #85				
195	12th Floor Apt #86				
196	12th Floor Apt #87				
197	12th Floor Apt #88				
198	11th Floor Apt #77				
199	11th Floor Apt #78				
200	11th Floor Apt #79				
201	11th Floor Apt #80				
202	11th Floor Apt #76				
203	11th Floor Apt #75				
204	11th Floor Apt #74				
205	11th Floor Apt #73				
206	10th Floor Apt #65				
207	10th Floor Apt #66				
208	10th Floor Apt #67				
209	10th Floor Apt #68				
210	10th Floor Apt #69				
211	10th Floor Apt #70				
212	10th Floor Apt #71				
213	10th Floor Apt #72				
214	9th Floor Apt #61				
215	9th Floor Apt #62				
216	9th Floor Apt #63				
217	9th Floor Apt #64				
218	9th Floor Apt #60				
219	9th Floor Apt #59				
220	9th Floor Apt #58				
221	9th Floor Apt #57				
222	8th Floor Apt #53				
223	8th Floor Apt #54				
224	8th Floor Apt #55				
225	8th Floor Apt #56				
226	8th Floor Apt #52				
227	8th Floor Apt #51				
228	8th Floor Apt #50				
229	8th Floor Apt #49				
1:3-6	7th Floor Elevator Lobby				
1:3-4	7th Floor Stairway A				
1:3-7	7th Floor by Apt 45				
1:3-8	7th Floor by Apt 47				
1:3-13	7th Floor BY ELEVATOR/MEZZ Atrium				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
1:1-15	1st Floor Managers Office				
1:1-17	1st Floor Office Storage				
1:1-24	1st Floor Mechanical Room				
1:1-18	1st FI Emergency Elect Closet				
1:1-13	1st Floor Corridor By Annunciator				
1:4-37	Penthouse Elev.Mach. Rm.				
1:4-26	14th Floor by TOP Stairway A				02/08/2021
1:4-36	13th Floor Atrium Ceiling				
1:4-35	13th Floor Atrium Ceiling				
1:4-12	11th Floor Atrium Ceiling				02/08/2021
1:4-11	11th Floor Atrium Ceiling				02/08/2021

Waterflow

1:4-38	14th floor				
1:4-24	13th floor				
1:4-14	12th floor				
1:4-2	11th floor				
1:3-38	10th floor				
1:3-26	9th floor				
1:3-16	8th floor				
1:3-2	7th floor				
1:2-38	6th floor				
1:2-26	5th floor				
1:2-14	4th floor				
1:2-2	3rd floor				
1:1-41	2nd floor				
1:1-31	1st Floor Mech/Boiler Rm Flow				02/10/2021
1:1-35	1st Floor Mech/Boiler Rm Main Flow				02/10/2021
1:1-2	1st Floor Trash/Compactor Rm				02/10/2021

Supervisory - High/Low Air Pressure Switch

1:1-30	1st Floor Mech/Boiler Rm Low Pressure				02/10/2021
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Power Supplies

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
Battery - Sealed Lead-acid					
	13th FI Node Batteries Storage Closet	Interstate	SLA1155		02/09/2021
	5th FL NODE Batteries Storage Closet	Interstate	SLA1155		02/09/2021
	9th FL NODE Batteries Storage Closet	Interstate	SLA1155		02/09/2021
	1st FI Node Batteries At Fire Control Panel	Interstate	SLA1155		02/09/2021
	1st FI Batteries Fire Control Panel	Interstate	SLA1175		02/09/2021

Supervising Station Transmitting Equipment

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
MasterBox (City)					
1	Masterbox Main Office Area				02/09/2021

Water-Based Fire Protection Systems

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
Suparvisory Tamper Switch					
1:4-39	14th floor				
1:4-25	13th floor				

MLK UNITS AND BEDROOMS LOCATION.

LOBBY

Bldg.	Address		RIGHT SIDE, STAIRWELL "B"																LEFT SIDE, STAIRWELL "A"								# OF UNITS
	St. #	Street	FLOORS	Units	Bdrs	Units	Bdrs	Units	Bdrs	Units	Bdrs.	Units	Bdrs.	Units	Bdrs.	Units	Bdrs.	Units	Bdrs.								
# 1	280	MARTIN LUTHER KING BLV.	2th Floor Units	WT0001	1	WT0002	0	WT0003	1	WT0004	1	WT0005	1	WT0006	1	WT0007	0	WT0008	1	8							
	280	MARTIN LUTHER KING BLV.	3th Floor Units	WT0009	1	WT0010	0	WT0011	1	WT0012	1	WT0013	1	WT0014	1	WT0015	0	WT0016	1	8							
	280	MARTIN LUTHER KING BLV.	4th Floor Units	WT0017	1	WT0018	0	WT0019	1	WT0020	1	WT0021	1	WT0022	1	WT0023	0	WT0024	1	8							
	280	MARTIN LUTHER KING BLV.	5th Floor Units	WT0025	1	WT0026	0	WT0027	1	WT0028	1	WT0029	1	WT0030	1	WT0031	0	WT0032	1	8							
	280	MARTIN LUTHER KING BLV.	6th Floor Units	WT0033	1	WT0034	0	WT0035	1	WT0036	1	WT0037	1	WT0038	1	WT0039	0	WT0040	1	8							
	280	MARTIN LUTHER KING BLV.	7th Floor Units	WT0041	1	WT0042	0	WT0043	1	WT0044	1	WT0045	1	WT0046	1	WT0047	0	WT0048	1	8							
	280	MARTIN LUTHER KING BLV.	8th Floor Units	WT0049	1	WT0050	0	WT0051	1	WT0052	1	WT0053	1	WT0054	1	WT0055	0	WT0056	1	8							
	280	MARTIN LUTHER KING BLV.	9th Floor Units	WT0057	1	WT0058	0	WT0059	1	WT0060	1	WT0061	1	WT0062	1	WT0063	0	WT0064	1	8							
	280	MARTIN LUTHER KING BLV.	10th Floor Units	WT0065	1	WT0066	0	WT0067	1	WT0068	1	WT0069	1	WT0070	1	WT0071	0	WT0072	1	8							
	280	MARTIN LUTHER KING BLV.	11th Floor Units	WT0073	1	WT0074	0	WT0075	1	WT0076	1	WT0077	1	WT0078	1	WT0079	0	WT0080	1	8							
	280	MARTIN LUTHER KING BLV.	12th Floor Units	WT0081	1	WT0082	0	WT0083	1	WT0084	1	WT0085	1	WT0086	1	WT0087	0	WT0088	1	8							
	280	MARTIN LUTHER KING BLV.	13th Floor Units	WT0089	1	WT0090	0	WT0091	1	WT0092	1	WT0093	1	WT0094	1	WT0095	0	WT0096	1	8							
	280	MARTIN LUTHER KING BLV.	14th Floor Units	WT0097	1	WT0098	0	WT0099	1	WT0100	1	WT0101	1	WT0102	1	WT0103	0	WT0104	1	8							
					13		13		13		13		13		13		13		13								
TOTAL =				78 1BDR. UNITS				26 STUDIOS								104											

RESIDENT CUSTODIAL UNIT =

WT0014

Inspection Summary Report (POA) for Inspection #694201

Inspection Snapshot

Inspection ID:	694201	Inspection Time:	09:07 AM - 01:56 PM
Inspection Start Date:	04/29/2022	Inspection End Date:	04/29/2022
Property ID:	MA002000240	Property Type:	Public Housing
Property Name:	MLK TOWERS		
Inspection State:	Successful	Score:	92b

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Inspection Summary Report (POA) for Inspection #694201

Property Profile

Property Name: MLK TOWERS
Scattered Site? No **Multiple Site?** No
Address Line 1: 280 M.L.K. Jr Blvd
Address Line 2:
City: Boston **State:** MA
ZIP: 02119 **Extension:** _____
Phone: (617) 988-5383 **Extension:**
Fax: (617) 988-5387 **Email:** victor.williams@bostonhousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	104	103	22
Common	1	1	1	-	-	-
Total	2	2	2	104	103	22

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
103	100	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 tac# 3162206 - Profile change; Management reported that there are zero(0) covid-19 cases;

Inspection Summary Report (POA) for Inspection #694201

Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Victor Williams
Organization: Boston Housing Authority
Address Line 1: 52 Chauncy 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: Boston Housing Authority
Address Line 1: 52 Chauncy Street
Address Line 2:
City: Boston **State:** MA
ZIP: 02111 **Extension:**
Phone: (617) 988-4124 **Extension:**
Fax: (617) 988-4133 **Email:** kate.bennett@bostonhousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): Eve Lopes
Organization: Boston Housing Authority
Address Line 1: 280 M.L.K. Jr Blvd
Address Line 2:
City: Boston **State:** MA
ZIP: 02119 **Extension:**
Phone: (617) 988-5383 **Extension:**
Fax: (617) 988-5387 **Email:** eve.lopes@bostonhousing.org

Other [Not Present During Inspection]

Name (F, MI, L): Wilma Burgos
Organization: Boston Housing Authority
Address Line 1: 81 Orton Marotta Way
Address Line 2:
City: Boston **State:** MA
ZIP: 02127 **Extension:**
Phone: (617) 988-4444 **Extension:**
Fax: (617) 988-2462 **Email:** wilma.burgos@bostonhousing.org

Other [Present During Inspection]

Name (F, MI, L): Rich Harrison
Organization: Boston Housing Authority

Inspection Summary Report (POA) for Inspection #694201

Participant Profile

Address Line 1: 81 Orton Marotta Way

Address Line 2:

City: Boston

State: MA

ZIP: 02127

Extension:

Phone: (617) 988-4443

Extension:

Fax: (617) 988-2462

Email: rich.harrison@bostonhousing.org

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Inspection Summary Report (POA) for Inspection #694201

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	13.66	0.00	13.66	0.00	13.66
Building Exterior	17.62	0.00	17.62	0.00	17.62
Building Systems	23.01	2.29	20.72	0.00	20.72
Common Area	7.05	0.25	6.80	0.00	6.80
Unit	38.65	2.01	36.65	3.89	32.76
Total	100.00	4.55	95.45	3.89	91.56

Score Version: 1

Score Date: 04/29/2022

Final Score: 92b

Inspection Summary Report (POA) for Inspection #694201

Health & Safety Summary

	Site	Buildings	Units	Total	Health and Safety Narrative 1 site, 2 buildings and 22 units were inspected. 16 health and safety deficiencies(HSD) were observed. Percentage Inspected: Site (PIS): 100% Building (PIB): 100% Unit (PIU): 21% Projected HSD: Site = (Actual HSDS) / PIS Building = (Actual HSDB) / PIB Unit = (Actual HSDU) / PIU If all buildings and units were inspected, it is projected that a total of 75 health and safety deficiencies would apply to the property.
Non-Life Threatening (NLT)					
Actual	0	0	16	16	
Projected	0	0	75	75	
Life Threatening (LT)					
Actual	0	0	0	0	
Projected	0	0	0	0	
Smoke Detectors (SD)					
Actual	0	0	0	0	
Projected	0	0	0	0	
Overall					
Actual	0	0	16	16	
Projected	0	0	75	75	

Inspection Summary Report (POA) for Inspection #694201

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	BS	Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power)	1	2	50
Ordinary	CA	Outlets/Switches/Cover Plates	CA - Missing/Broken (Outlets/Switches/ Cover Plates)	1	2	50

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 #694201

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	2	2	2	0
Unit	104	103	22	0

Building 1 - 280 M.L.K. Jr Blvd [Sample , Inspected]

Address Line 1: 280 M.L.K. Jr Blvd

Address Line 2:

City: Boston

State: MA

Zip: 02119

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1968	14	104	103

Flat Roof	Roof Access	Building has Carbon Monoxide source
Yes	Yes	Yes

Comments: Unit # 7 was converted to task force police unit;

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
2	0 Bedroom	Yes		Yes	Working
8	1 Bedroom	Yes		Yes	Working
12	1 Bedroom	Yes		Yes	Working
17	1 Bedroom	Yes		Yes	Working
22	1 Bedroom	Yes		Yes	Working
27	1 Bedroom	Yes		Yes	Working
31	0 Bedroom	Yes		Yes	Working
36	1 Bedroom	Yes		Yes	Working
41	1 Bedroom	Yes		Yes	Working
45	1 Bedroom	Yes		Yes	Working
50	0 Bedroom	Yes		Yes	Working
55	0 Bedroom	Yes		Yes	Working
59	1 Bedroom	Yes		Yes	Working
64	1 Bedroom	Yes		Yes	Working
69	1 Bedroom	Yes		Yes	Working

Inspection Summary Report (POA) for Inspection #694201

73	1 Bedroom	Yes		Yes	Working
78	1 Bedroom	Yes		Yes	Working
83	1 Bedroom	Yes		Yes	Working
87	0 Bedroom	Yes		Yes	Working
92	1 Bedroom	Yes		Yes	Working
97	1 Bedroom	Yes		Yes	Working
101	1 Bedroom	Yes		Yes	Working

Building WTBN01 - Brick Utility Storage Shed [Sample , Inspected]

Address Line 1: 280 M.L.K. Jr Blvd
 Address Line 2: (Rear)
 City: Boston State: MA
 Zip: 02119 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2003	1	0	0

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

Comments:

Inspection Summary Report (POA) for Inspection #694201

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

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Inspection Summary Report (POA) for Inspection #694201

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example; "**Site - Spalling (Walkway / Steps) (4)**" indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the **Deficiency Details** section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - 280 M.L.K. Jr Blvd - Building Systems [Possible Points : 22.93]				
Non-Health And Safety Deficiencies				
Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power)	Level 3	2.29	
			2.29	20.63
Building 1 - 280 M.L.K. Jr Blvd - Common Areas [Possible Points : 6.61]				
Non-Health And Safety Deficiencies				
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.25	
			0.25	6.36
Building 1 - 280 M.L.K. Jr Blvd - Unit 2 [Possible Points : 1.76]				
Health And Safety Deficiencies				
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.63	
			0.63	1.13
Building 1 - 280 M.L.K. Jr Blvd - Unit 12 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.63	
			0.66	1.10
Building 1 - 280 M.L.K. Jr Blvd - Unit 17 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom)	Level 1	0.35	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.43	1.32

Inspection Summary Report (POA) for Inspection #694201

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - 280 M.L.K. Jr Blvd - Unit 22 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.19	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.19	
			0.38	1.38
Building 1 - 280 M.L.K. Jr Blvd - Unit 27 [Possible Points : 1.76]				
Health And Safety Deficiencies				
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.63	
			0.63	1.13
Building 1 - 280 M.L.K. Jr Blvd - Unit 31 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.03	1.73
Building 1 - 280 M.L.K. Jr Blvd - Unit 41 [Possible Points : 1.76]				
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.19	
			0.19	1.57
Building 1 - 280 M.L.K. Jr Blvd - Unit 45 [Possible Points : 1.76]				
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	0.19	
			0.19	1.57
Building 1 - 280 M.L.K. Jr Blvd - Unit 55 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Walls	Unit - Peeling/Needs Paint (Walls)	Level 2	0.02	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.10	1.65
Building 1 - 280 M.L.K. Jr Blvd - Unit 64 [Possible Points : 1.76]				

Inspection Summary Report (POA) for Inspection #694201

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.18	1.57

Building 1 - 280 M.L.K. Jr Blvd - Unit 69 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.21	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.32	1.44

Building 1 - 280 M.L.K. Jr Blvd - Unit 78 [Possible Points : 1.76]				
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	0.19	
			0.19	1.57

Building 1 - 280 M.L.K. Jr Blvd - Unit 83 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 3	0.63	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.70	1.05

Building 1 - 280 M.L.K. Jr Blvd - Unit 87 [Possible Points : 1.76]				
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.63	
			0.71	1.04

Building 1 - 280 M.L.K. Jr Blvd - Unit 92 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #694201

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.19	1.57

Building 1 - 280 M.L.K. Jr Blvd - Unit 97 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.19	
			0.35	1.41

Building 1 - 280 M.L.K. Jr Blvd - Unit 101 [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.01	1.75

Inspection Summary Report (POA) for Inspection #694201

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - MLK TOWERS - Site(0)			
None			
Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Building Exterior			
None			
Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Building Systems			
Non-Health And Safety Deficiencies			
Emergency Power	Floor 1 Inoperable auxiliary light	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Storage	Floor 2 Cracked outlet/switch combo plate cover	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 101			
Non-Health And Safety Deficiencies			
Walls	Bedroom Unpainted wall surface	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 12			
Non-Health And Safety Deficiencies			
Windows	Kitchen Missing screen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Infestation	Kitchen Dead roaches observed in kitchen cabinets	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple dead roaches observed

Inspection Summary Report (POA) for Inspection #694201

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 17			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom	Unit - Plumbing - Clogged Drains (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a problem with the drainage - The basin will drain, but it is slow
Health And Safety Deficiencies			
Call-for-Aid	Bedroom Bedroom pull cord tied up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 2			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Infestation	Kitchen Dead roaches observed in kitchen cabinets	HS - Insects /roaches (Infestation) (NLT) - L3	<ul style="list-style-type: none"> - Evidence of roaches - Multiple dead roaches observed
Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 22			
Non-Health And Safety Deficiencies			
Doors	Bedroom Unpainted bedroom door surface	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Bathroom Unpainted bathroom door surface	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Surface is damaged - Door has significant peeling, cracked, or no paint.
Health And Safety Deficiencies			
Windows	Bedroom Bedroom window does not stay open as designed	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 4th floor or

Inspection Summary Report (POA) for Inspection #694201

Item	Location/Comments	Deficiency/Severity	Decisions
			above - There is NOT another operable window in the same floor area.

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 27

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Infestation	Kitchen Dead roaches observed in kitchen cabinets	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple dead roaches observed
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Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 31

Non-Health And Safety Deficiencies

Windows	Living Area Missing screen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
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Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 36

None

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 41

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Windows	Kitchen Missing window hardware	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
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Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 45

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Windows	Bedroom Bedroom window does not stay up	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do
---------	--	---	--

Inspection Summary Report (POA) for Inspection #694201

Item	Location/Comments	Deficiency/Severity	Decisions
			so.) - Window is on 4th floor or above - There is NOT another operable window in the same floor area.
Windows	Kitchen Missing window hardware	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 50

None

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 55

Non-Health And Safety Deficiencies

Walls	Kitchen	Unit - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
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Health And Safety Deficiencies

Call-for-Aid	Bathroom Pull cord coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
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Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 59

None

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 64

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen Torn refrigerator gasket	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Bedroom Hole in screen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or

Inspection Summary Report (POA) for Inspection #694201

Item	Location/Comments	Deficiency/Severity	Decisions
			missing

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 69

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom Leaky sink faucet	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
Windows	Living Area Damaged screen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Health And Safety Deficiencies

Call-for-Aid	Bathroom Pull cord not extended to the floor	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
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Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 73

None

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 78

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Windows	Bedroom Inoperable bedroom window	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 4th floor or above - There is NOT another operable window in the same floor area.
Windows	Kitchen Missing window hardware	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock)

Inspection Summary Report (POA) for Inspection #694201

Item	Location/Comments	Deficiency/Severity	Decisions
			- Window is NOT accessible from outside

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 8

None

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 83

Non-Health And Safety Deficiencies

Doors	Hallway Damaged hardware	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Kitchen Items	Kitchen Inoperable oven	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	<ul style="list-style-type: none"> - Range/Stove/Oven - Electric Range/Stove/Oven - Oven is not functioning - This condition DOES NOT RESULT in a Health and Safety concern.
Windows	Living Area Damaged screen	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 87

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Call-for-Aid	Living Area Block pull cord	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Infestation.	Kitchen Dead roaches observed in kitchen cabinets	HS - Insects /roaches (Infestation) (NLT) - L3	<ul style="list-style-type: none"> - Evidence of roaches - Multiple dead roaches observed

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 92

Inspection Summary Report (POA) for Inspection #694201

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Doors	Hallway Missing hallway closet door	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Health And Safety Deficiencies			
Call-for-Aid	Bedroom Blocked pull cord	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1 - 280 M.L.K. Jr Blvd[Sample,Inspected] - Unit 97

Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen Torn refrigerator gasket	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Health And Safety Deficiencies			
Windows	Bedroom Inoperable window lock	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building WTBN01 - Brick Utility Storage Shed[Sample,Inspected] - Building Exterior

None

Building WTBN01 - Brick Utility Storage Shed[Sample,Inspected] - Building Systems

None

Building WTBN01 - Brick Utility Storage Shed[Sample,Inspected] - Common Areas

None

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>



**SUFFOLK COUNTY DISTRICT ATTORNEY'S OFFICE
DISTRICT ATTORNEY KEVIN R. HAYDEN**

June 14, 2022

VIA EMAIL

Gregory Banks
Gbanks@aeiconsultants.com

Re: *Public Records Request* #22-0613

Dear Mr. Banks,

On June 13, 2022, this Office received your public records request in which you were seeking information about listed properties in Suffolk County, Massachusetts. Our Office does not have any responsive materials to your request.

You may want to reach out to the City of Boston to see if they have any responsive materials. Here is the website where you can file your request:

<https://www.boston.gov/departments/public-records>

Should you have further questions, please feel free to contact me directly at claudia.buruca@mass.gov.

Sincerely,
/s/ Claudia Buruca

Claudia Buruca
Records Access Officer



6/15/2022 09:00

INFORMATION - APPLICATION# ASB222264

Application Type BFDAsbRem
Application Type Description BFD – Asbestos Removal
Primary Applicant Last Name NG Environmental Contractors, LLC
Address Location 280 Martin Luther King Jr BLVD 12 Roxbury MA 02119
 Application is Closed.
 Application has been finalized on 2/22/2013 1:25:48 PM.
 Current unpaid amount of \$0.00.

Job Description

Status Dates

Processed by 2/22/2013 12:03
Issued by 2/22/2013 13:25
Final by 2/22/2013 13:25
Temp COO by COO
Expires by

Job Description

Work Type Description
Occupancy Type Description
Priority Description
A/P Name
Square Footage 0.00
of Plans 0
of Pages 0
Declared Valuation 0.00
Calculated Valuation 0.00
Actual Valuation 0.00
Comments
 REMOVAL OF ASBESTOS

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

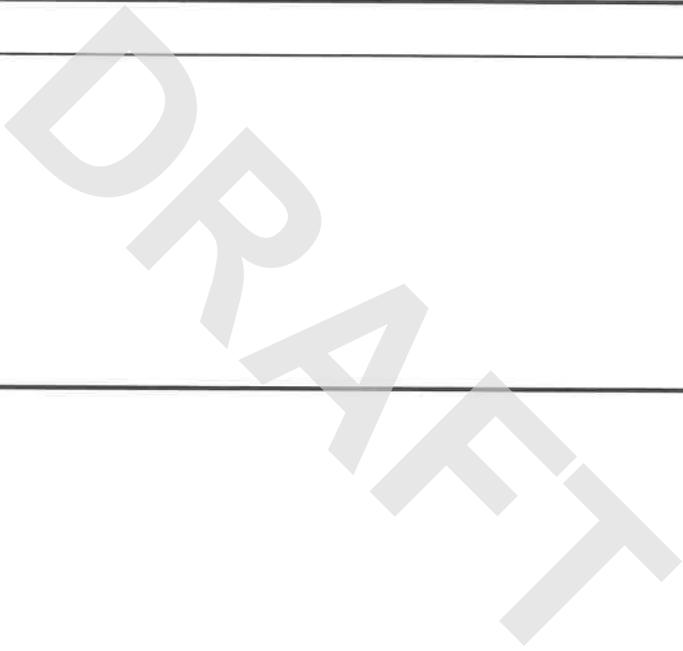
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Conditions

(Tab Not Loaded)

Required Licenses

(Tab Not Loaded)





6/15/2022 09:00

INFORMATION - APPLICATION# ASB357897

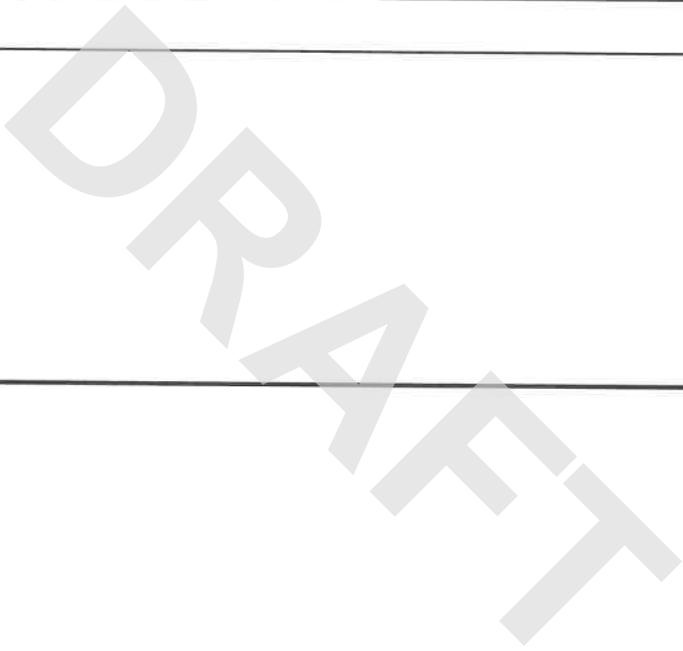
Application Type BFDAsbRem
Application Type Description BFD – Asbestos Removal
Primary Applicant Last Name E & F Environmental
Address Location 280 Martin Luther King Jr BLVD 12 Roxbury MA 02119

Application is Closed.
 Application has been finalized on 5/1/2014 2:57:52 PM.
 Current unpaid amount of \$0.00.

Job Description

Status Dates

Processed by 5/1/2014 09:43
Issued by 5/1/2014 14:57
Final by 5/1/2014 14:57
Temp COO by
COO by
Expires



Job Description

Work Type Description
Occupancy Type Description
Priority Description
A/P Name
Square Footage 0.00
of Plans 0
of Pages 0
Declared Valuation 0.00
Calculated Valuation 0.00
Actual Valuation 0.00
 Comments

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

(Tab Not Loaded)

Conditions

(Tab Not Loaded)

Required Licenses

(Tab Not Loaded)



6/15/2022 09:00

INFORMATION - APPLICATION# SPRK985496

Application Type BFDSprink
Application Type Description BFD – Sprinkler System
Primary Applicant George
Primary Applicant Last Name Laws
Address Location 280 Martin Luther King Jr BLVD 12 Roxbury MA 02119

Application is Open.
 Current milestone is Issued.
 Current unpaid amount of \$0.00.

Job Description

Status Dates

Processed 8/6/2019 15:21
by Online Permit
Issued 8/16/2019 08:50
by Online Permit
Final
by
Temp COO
by
COO
by
Expires 8/15/2020

Job Description

Work Type BFDPermSpr
Work Type Description Permanent Sprinkler
Occupancy Type
Occupancy Type Description
Priority
Priority Description
A/P Name
Square Footage 0.00
of Plans 0
of Pages 0
Declared Valuation 0.00
Calculated Valuation 0.00
Actual Valuation 0.00
Comments
 Replace 25ft of 6" fire service line on ground floor.Pump truck to be requested for duration of this repair.Per NFPA 13 and 780 cmr. *** BFD Paid Detail Required ***

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

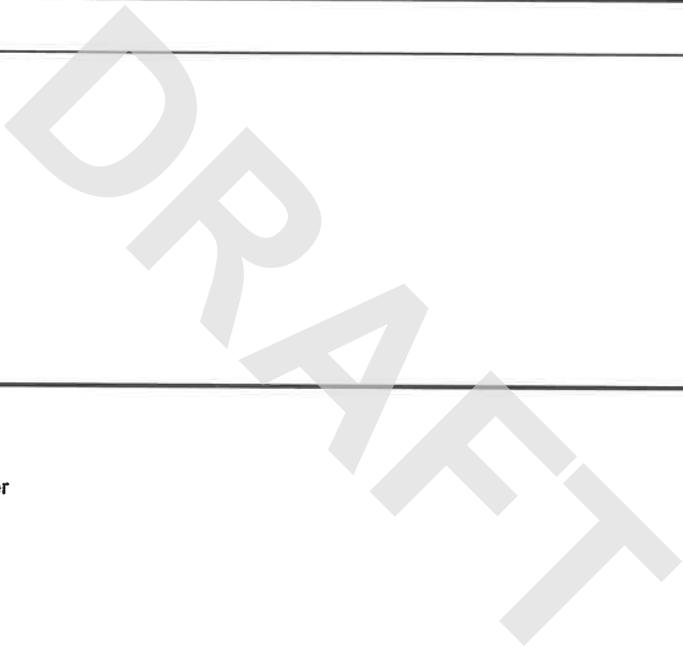
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Conditions

(Tab Not Loaded)

Required Licenses

(Tab Not Loaded)





6/15/2022 09:00

INFORMATION - APPLICATION# SPRK1012949

Application Type BFDSprink
Application Type Description BFD – Sprinkler System
Primary Applicant George
Primary Applicant Last Name Laws
Address Location 280 Martin Luther King Jr BLVD 12 Roxbury MA 02119
 Application is Open.
 Current milestone is Issued.
 Current unpaid amount of \$0.00.

Job Description

Status Dates

Processed 10/15/2019 12:56
by Online Permit
Issued 10/24/2019 10:43
by Online Permit
Final
by
Temp COO
by
COO
by
Expires 10/21/2020

Job Description

Work Type BFDPermSpr
Work Type Description Permanent Sprinkler
Occupancy Type
Occupancy Type Description
Priority
Priority Description
A/P Name
Square Footage 0.00
of Plans 0
of Pages 0
Declared Valuation 0.00
Calculated Valuation 0.00
Actual Valuation 0.00
Comments
 Emergency repair-Boston Housing Authority.District chief will be contacted/notified.Replace 30' of leaking 6" fire service line.Fire detail will be requested for the duration of the repair.Installation shall be per NFPA 13+780 CMR.

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

(Tab Not Loaded)

Conditions

(Tab Not Loaded)

Required Licenses



6/15/2022 09:00

INFORMATION - APPLICATION# ASB1015963

Application Type BFDAsbRem
Application Type Description BFD – Asbestos Removal
Primary Applicant Keri
Primary Applicant Last Name Mosman
Address Location 280 Martin Luther King Jr BLVD 12 #34 Roxbury MA 02119

Application is Open.
 Current milestone is Issued.
 Current unpaid amount of \$0.00.

Job Description

Status Dates

Processed 10/23/2019 13:25
by Online Permit
Issued 10/24/2019 15:58
by Online Permit
Final
by
Temp COO
by
COO
by
Expires 11/1/2019

Job Description

Work Type BFDOther
Work Type Description BFD Other
Occupancy Type
Occupancy Type Description
Priority
Priority Description
A/P Name
Square Footage 0.00
of Plans 0
of Pages 0
Declared Valuation 0.00
Calculated Valuation 0.00
Actual Valuation 0.00
Comments
 Asbestos removal

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

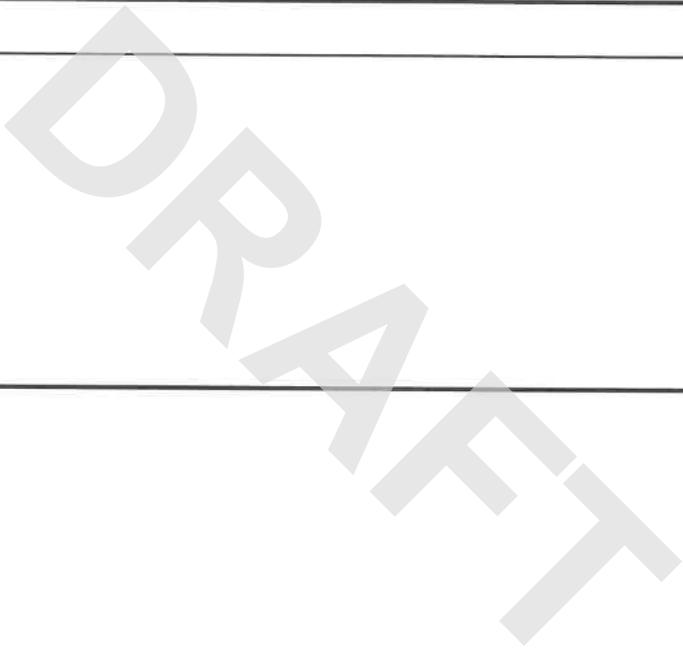
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Conditions

(Tab Not Loaded)

Required Licenses

(Tab Not Loaded)





6/15/2022 09:00

INFORMATION - APPLICATION# BFDF1131298

Application Type BFDFireAlm
Application Type Description BFD – Fire Alarm Installations
Primary Applicant Damian
Primary Applicant Last Name Brown
Address Location 280 Martin Luther King Jr BLVD 12 Roxbury MA 02119
 Application is Closed.
 Application has been finalized on 8/30/2021 7:54:37 AM.
 Current unpaid amount of \$0.00.

Job Description

Status Dates

Processed 10/27/2020 10:57
by Online Permit
Issued 1/21/2021 08:52
by Online Permit
Final 8/30/2021 07:54
by Karen L Rankin
Temp COO
by
COO
by
Expires 1/20/2022

Job Description

Work Type BFD10Less
Work Type Description Alteration to an Existing System with ten (10) or fewer devices
Occupancy Type
Occupancy Type Description
Priority
Priority Description
A/P Name
Square Footage 0.00
of Plans 0
of Pages 0
Declared Valuation 0.00
Calculated Valuation 0.00
Actual Valuation 0.00
Comments
 MLK Housing Authority-Furnish and install the fire alarm equipment for MXL to Desigo Modular upgrade. Upgrade to include existing Main FACP, (3) transponder panels, and (1) remote annunciator panel, Install new DACT and wireless dialer. All existing devices to remain.

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

(Tab Not Loaded)

Conditions

(Tab Not Loaded)

Required Licenses



6/15/2022 09:01

INFORMATION - APPLICATION# BFDATR1230771

Application Type BFDTankRem
Application Type Description BFD Application Tank Removal
Primary Applicant Last Name BOSTON HOUSING AUTH
Address Location 280 Martin Luther King Jr BLVD 12 Roxbury MA 02119
 Application is Closed.
 Application has been finalized on 8/4/2021 12:42:12 PM.
 Current unpaid amount of \$0.00.

Job Description

Status Dates

Processed by 8/4/2021 12:41
 Adrienne Farrar
Issued by
Final by 8/4/2021 12:42
 Adrienne Farrar
Temp COO by
 COO
Expires by

Job Description

Work Type
Work Type Description
Occupancy Type
Occupancy Type Description
Priority
Priority Description
A/P Name
Square Footage 0.00
of Plans 0
of Pages 0
Declared Valuation 0.00
Calculated Valuation 0.00
Actual Valuation 0.00
 Comments
 PUT UP FOR RECORD RETENTION ONLY

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

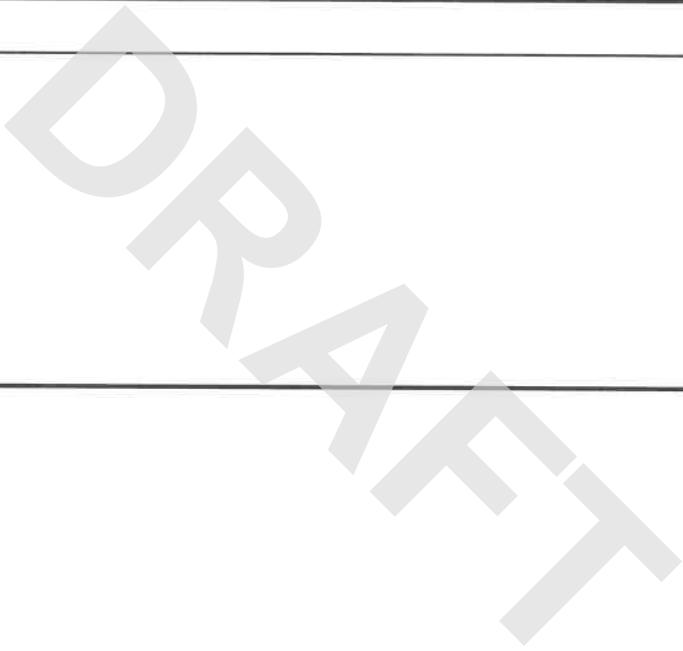
(Tab Not Loaded)

Conditions

(Tab Not Loaded)

Required Licenses

(Tab Not Loaded)





6/15/2022 09:03

Search Criteria

License Description
License Type bfd%
Add By:
Mod By:

Site
Search for Primary & Linked Sites
Address
Number 280
Street Name Martin%

Applicants and Employees
Applicant Type ---

Milestone and Status
License Date
To
Issued Date
To
Inactive Date
To
Expire Date
To
Grace Exp Date
To
Renewed From
To
Modified From
To

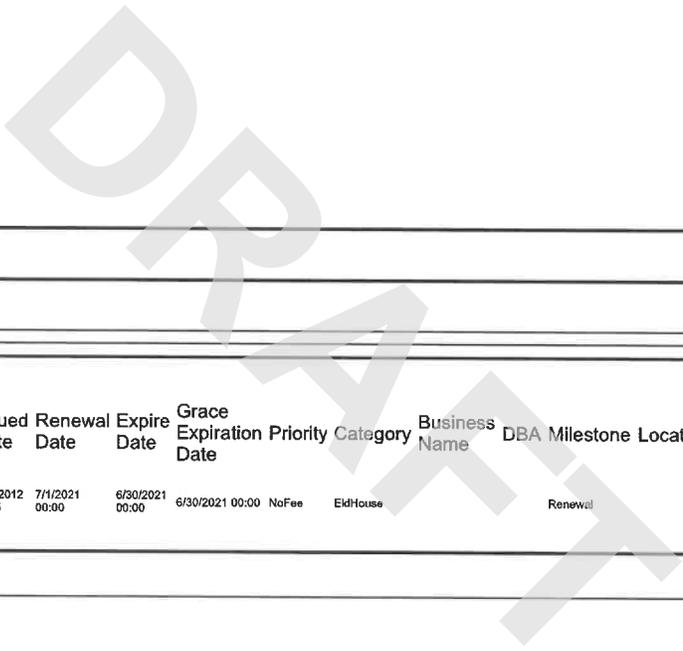
Related Records

Historical License Search

Results

License #	Type	Status	First Name	Last Name	Address	Issued Date	Renewal Date	Expire Date	Grace Expiration Date	Priority	Category	Business Name	DBA	Milestone	Location	Last Renewed	Last Modified	Day Phone	Evening Phone
QRTINS86075	BFDQrlinsp	Active	MARTIN LUTHER KING TOWERS	280 Martin Luther King Jr BLVD 12	Roxbury MA 02119	12/4/2012 17:05	7/1/2021 00:00	6/30/2021 00:00	6/30/2021 00:00	NoFee	EldHouse			Renewal		4/1/2021 00:00	1/21/2022 10:32		

Map



APPENDIX G

Property Evaluator Qualifications

DRAFT

Christopher Johnson – Project Manager

Bachelor of Architecture – Catholic University of America, D.C. 2021

Bachelor of Civil Engineering – Catholic University of America, D.C. 2021

Christopher Johnson is currently working as a project manager for AEI Consultants. He has performed building and property assessments for varying scopes and customer requirements for the commercial real estate, banking, and insurance industries. In addition to his project management experience, Mr. Johnson has 2 years of experience in architectural design and construction documentation. Mr. Johnson's understanding of the construction industry comes from his collegiate education from Catholic University of America.

Currently, Mr. Johnson is responsible for performing Property Condition Assessments that include identifying deficiencies, providing overall professional judgment of a property's condition, and preparing cost estimates for repairs and projected replacement costs. He performs Property Condition Assessments of varying property types including retail, office, commercial, hospitality, industrial, multi-family, and senior living facilities throughout the United States.

Relevant Project experience for Mr. Johnson includes:

- Performing HUD Map 223(a)(7) assessments.
- Multi-Family – New York City, New York; Capital Needs Assessment scope multi-family portfolio with 800 apartment Units per location
- Elderly – Raleigh, North Carolina; Capital Needs Assessment scope multi-family portfolio with 40 apartment Units per location
- Performing HUD LEAN assessments
- Assisted Living & Skilled Nursing Facility – Wooster, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units
- Assisted Living & Skilled Nursing Facility – Parma, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units
- HUD LEAN portfolio work in Mississippi and Philadelphia



Jeb Bonnett – Director of Building Assessments - HUD

Education:

B.B.A - Finance, James Madison University
Principles of Real Estate Program, James Madison University

Training/Licenses/Registrations:

HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar – New York City
HUD Multi-Family Accelerated Processing (MAP) PCNA Workshop – Columbus
Virginia Housing Development Authority – Universal Design Training
Fair Housing Act Accessibility Training Course– Phillip Zook
Fair Housing Act Accessibility Training Seminar– Fair Housing Act First
Elevator Training Courses – Sanjay Kamani, QEI, KP Property Advisors LLC
Building Performance Institute – Training Services
Building Specs Training Institute, Building/Design Inspection Courses

Experience:

Mr. Bonnett has worked exclusively in the niche HUD real estate due diligence consulting industry since 2005. He has performed and directed thousands of building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He has expert knowledge of HUD's Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As Director of Building Assessments - HUD, Mr. Bonnett is responsible for providing direction for the development of HUD Building Assessment services throughout AEI. Day to day responsibilities include, creating organizational process assets, training internal and external stakeholders, identifying and understanding industry guidelines for HUD Building Assessment services, senior reviewing, project oversight, business development and client management.

Mr. Bonnett's HUD's industry experience includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.

REPRESENTATIVE EXPERIENCE

Physical Needs Assessments & Property Condition Assessments

Richmond Redevelopment & Housing Authority, Richmond, VA – HUD RAD Physical Condition Assessments (RPCAs) and HUD Green Physical Needs Assessments (GPNA Tool) – Acted as the overall project lead organizing the field and report writing efforts of three different engineering teams and one team of energy auditors. This role required extensive collaboration with RRHA personnel to organize the PIC data, the addresses to be inspected, and the site documents to evaluate. The project efforts simultaneously created HUD compliant RAD and PHA GPNA Tool reports for the entire 4,000 unit RRHA housing portfolio. The simultaneous RAD/GPNA reporting process provided insight into the Immediate Repairs, deferred maintenance issues, and general capital needs for each address at the site. The reporting efforts created an RS MEANS based pricing library for nearly every construction component at the sites. The reports also fulfilled RRHAs mandatory 5-year capital planning requirement for HUD Public Housing, while providing flexibility and documentation for future RAD transactions and Choice Neighborhood Planning Grants applications.

Metropolitan Development & Housing Agency, Nashville, TN – HUD RAD Physical Condition Assessments (RPCAs) and ASHRAE Level Two Energy Audits – Acted as the overall project lead organizing the field and report writing efforts of three different engineering teams and one team of energy auditors. This role required extensive collaboration with MDHA personnel to organize the inspection logistics, the site documents to evaluate, and the presentation and acceptance of the final deliverable. The project efforts created HUD compliant RAD due diligence reporting for the majority of the 5,500 unit MDHA housing portfolio. The HUD RAD reporting assisted MDHAs application in earning the Choice Neighborhood Planning Grant award from HUD and provided MDHA the flexibility to convert its entire housing stock from public housing to Project Based Section 8 housing. The Section 8 housing conversion provided MDHA the financial flexibility to obtain much needed collateral to revitalize the housing assets.

Rockford Housing Authority, Rockford, IL – Data driven Physical Needs Assessments (PNAs) – Acted as the lead software project manager and overall project lead, developing a custom inspection application that was utilized to collect detailed field data from over 310 different residential sites that spanned the city of Rockford, Illinois. My responsibilities included coordinating the development of the field application, testing the application, training the engineering inspectors on use of the application, and inspecting the properties as an additional engineering inspector. Upon completion of the field survey I managed the efforts of the internal development team to create summary findings from the field data that were clear and meaningful to the leadership of the property management firm. The data reports provided insight into the Immediate Repairs, deferred maintenance issues, and general capital needs for each address at the site. The data reports grouped addresses with similar capital needs, which allowed the property management group to simulate different rehabilitation and preservation scenarios.

Prepared Project Capital Needs Assessments in compliance with the HUD Multifamily Accelerated Processing (MAP) Guide and the HUD LEAN Statement of Work on thousands of properties located throughout the United States. Representative Projects are listed below:

Facility Name	HUD Program	City	State
Arnold Gardens Apartments	HUD MAP Section 207/223(f)	Suitland	Maryland
Carmel Knoll	HUD MAP Section 207/223(f)	Indianapolis	Indiana
Ingleside Retirement Apartments	HUD MAP Section 207/223(f)	Wilmington	Delaware
Echo Ridge Apartments	HUD MAP Section 207/223(f)	Indianapolis	Indiana
Emerson Village Lakes	HUD MAP Section 207/223(f)	Indianapolis	Indiana
Northpoint Apartments	HUD MAP Section 207/223(f)	Spring Lake	North Carolina
Lake Broadway Townhomes	HUD MAP Section 207/223(f)	Columbia	Missouri
Bradley Royale Health Care Center	HUD LEAN Section 232/223(f)	Bradley	Illinois
Brentwood Place	HUD LEAN Section 232/223(f)	Denison	Texas
Cardinal Hill Healthcare	HUD LEAN Section 232/223(f)	Greenville	Illinois
Community's Hearth & Home	HUD LEAN Section 232/223(f)	Urbana	Ohio
Eden Heights of Olean	HUD LEAN Section 232/223(f)	Olean	New York
Colonial Manor	HUD LEAN Section 232/223(f)	York	Pennsylvania
Atlanta NAPFE Elderly Towers	HUD MAP Section 202/223(f)	Atlanta	Georgia
Casa Miguel Apartments	HUD MAP Section 202/223(f)	Clearwater	Florida
Columbia Hills Retirement Center	HUD MAP Section 202/223(f)	St. Helens	Oregon
Lindenwold Towers	HUD MAP Section 202/223(f)	Lindenwold	New Jersey
La Colonia	HUD MAP Section 202/223(f)	Topeka	Kansas

William David Taylor – National Client Manager - HUD

Training/Licenses/Registrations:

International Code Council Certified Building Inspector
International Code Council Certified Commercial Building Inspector
International Code Council Certified Residential Building Inspector
International Code Council Certified Accessibility Inspector / Plan Examiner
Commonwealth of Virginia Certified Commercial Building Inspector
Commonwealth of Virginia Certified Residential Building Inspector
Integrated Pest Management in Multifamily Housing (Training)
International Code Council Accessibility & Usability for Residential Buildings (Training)
Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
Property Maintenance Inspection, Electrical Inspection & Understanding Braced Walls Training by Virginia
Building Code Academy
Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
VHDA Universal Design Course

Education:

J. Sargent Reynolds Community College – Courses in Architectural Design

Experience:

Mr. Taylor has extensive experience with regards to commercial and residential construction, design, and inspection issues. Mr. Taylor has greater than fifteen (15) years' experience in the construction field. He was in the Building Inspections for the City of Richmond and did construction design for Virginia based construction and engineering firms. During his former employment he was responsible for design, review, and inspection for code compliance on multiple projects throughout the Commonwealth of Virginia. Mr. Taylor has attended specialized building classes and has in depth understanding regarding building construction and inspection. He has performed and multiple building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He is knowledgeable of HUD's Capital Needs Assessment guidelines and software. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As a Project Manager - HUD, Mr. Taylor is responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout AEI.



Mr. Taylor's HUD's industry experience includes:

- Performing RAD Physical Condition Assessments at more than 50 Public Housing Authority's
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, HUD, and Fannie Mae execution
- Performing over 200 HUD MAP 223(f) assessments.
- Performing HUD Map 202 assessments in multiple states.
- Performing over 100 HUD LEAN assessments.
- Performing HUD MAP 223(a)(7) assessments.
- Performing Tax Credit assessments in multiple states.
- Performing HUD (SPRAC), HUD OAHP, Standard and Poor, ASTM, and Freddie Mac assessments.





INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

Certificate No. 8076685

Handwritten signature of Cindy Davis in black ink.

Cindy Davis, CBO
President, Board of Directors

Handwritten signature of Dominic Sims in black ink.

Dominic Sims, CBO
Chief Executive Officer



Roy Anderson PE – Seismic Services Manager, Building Assessments

University of California, San Diego; BS Structural Engineering 1990

Professional Engineer, California, Civil 82059

California Licensed General Contractor, B641049, Inactive

ATC First Responder Training, California OES Volunteer

Redwood Empire Remodelers Association, Board Member, Past President

Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman

Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios

American Society of Civil Engineers (ASCE)

Structural Engineers Association of Northern California (SEAONC)

Earthquake Engineering Research Institute (EERI)

Mr. Anderson has over 39 years of construction, construction management, structural design, seismic retrofit, structural assessment, and commercial due diligence experience. He owned and operated a successful structural design consulting firm for over 14 years. His project experience includes public infrastructure, public works, and private developments including both residential and commercial projects. He has acted as a regional manager for a national consulting services firm overseeing property and casualty and seismic risk assessment operations in the western states, performing over 2000 Seismic Risk Assessment (Probable Maximum Loss) assessments and reports in the seismically active United States, Europe, and Mexico, over 100 Property Condition Assessments, and over 400 Property Damage Assessments for the insurance industry in 38 states. He has investigated and assessed damage in the 2014 Napa 6.0, Virginia 5.8, Oklahoma 5.7, and Northridge 6.7 earthquakes.

Mr. Anderson currently oversees and manages the Seismic Services Division of AEI's Building Assessments Department. Responsibilities include Senior Assessment of Seismic Risk Assessment Reports, Conducting Peer Reviews, scheduling, Seismic Retrofit Design, interfacing with Clients, providing outreach and education to Clients and Building Owners.

Some of his specific areas of expertise include: forensic analysis of architectural and structural damage, seismic assessments of buildings, structural remediation and rehabilitation of properties (URM, Historic, seismic, tornado, hurricane, flood, and fire), and structural design of swimming pools, wood and timber framed structures, structural steel structures, reinforced concrete structures, reinforced masonry structures, and pre-manufactured light gage steel structures.

Key experience for Mr. Anderson includes:

- Structural Design since 1991
- Seismic Retrofit Design since 1991
- Seismic Risk Assessments since 1994
- Forensic Assessments since 2007

Publications: 2016 ASTM Seismic Standards Update, California Mortgage Finance News, Fall 2016

Karla L. King, P.E., Esq., LEED AP – Executive Vice President

EDUCATION:

JD – Law, Concentration in Environmental Law, Massachusetts School of Law, Andover, MA

MS – Engineering Management, Certificate in Environmental Management, Tufts University, Medford, MA

BS – Civil/Environmental Engineering, Minor in Business Management, Northeastern University, Boston, MA

CERTIFICATIONS:

Professional Engineer, Licensed in MA, CT, RI, VT, NH, ME, NY, NC

LEED AP BD+C (Leadership in Energy and Environmental Design Accredited Professional Building Design and Construction)

State Bar of Massachusetts, Admitted June 2017

Massachusetts Certified Public Purchasing Official (MCPPO) Program Certification for School Project Designers and Owner's Project Managers

OSHA 10-Hour Construction Certificate

Confined Space and First Aid Training

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.

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.

Outlined below are some of the many notable projects directed, managed, and performed by Ms. King throughout her career:

- ***FoxRock 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