



AEI Consultants

October 5, 2022

HUD CAPITAL NEEDS ASSESSMENT

Property Identification:

Franklin Field
180-20 Stratton Street
Dorchester, Massachusetts 02124

AEI Project No. 463341
Site Inspection Date: July 12, 14, 25, and 27, 2022

Prepared For:

Boston Housing Authority
52 Chauncy Street
Boston, Massachusetts 02111

Prepared By:

AEI Consultants
112 Water Street, 5th Floor
Boston, MA 02109
(857) 205-4165
AEI Main Contact: Karla King

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

Franklin Field
180-20 Stratton Street, Dorchester, Massachusetts 02124
AEI Project No. 463341

Dear Rick Jegorow:

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

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

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

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



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

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

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

Sincerely,

DRAFT
Karla King
Executive Vice President
AEI Consultants

DRAFT
Jeb Bonnett
Vice President - HUD Building Assessments
AEI Consultants

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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Boston Housing Authority on May 24, 2022 to conduct a Capital Needs Assessment (CNA) at Franklin Field located at 180-20 Stratton Street in Dorchester, Massachusetts. The property features 346 dwelling units within 19 buildings, which were built in 1962 and are situated on 18.18 acres. The property was observed in fair to poor physical condition.

According to the site contact, recently completed work includes

- domestic hot water boiler replacement (2012 and 2018-2019)
- heating hot water boiler replacements serving buildings 1 through 6, and 14 through 19 (2012 and 2018-2019)
- replacement of approximately 50% of interior light fixtures with LED type (2019-present)
- replacement of exterior building mounted light fixtures with LED type (2018-2019)
- roof replacement building 2 (2018)
- seal coat most asphalt paving (2018)
- trip hazard mitigation
- replacement of approximately 50% of units cabinets and counters (2017-present)
- select unit electrical panel replacements

According to the site contact, current work includes

- full renovations to select units

Reported future renovations include

- on going dwelling unit renovations
- 100% window replacement
- exterior brick masonry repointing
- resident unit bathroom fan installation
- older roof replacement
- heating hot water boiler replacement, buildings 7 though 13

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

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

Item	Description
Property Type	Multifamily
Number of Floors	Three

Item	Description
Number of Apartment Units	346
Total Number of Buildings	19
Number of Apartment Buildings	19
Ancillary Buildings	Not applicable
Parking	City street parking only, designated on-site parking is not provided. Source: Site Inspection
Gross Floor Area	581,200 per Estimated from Google Earth
Net Rentable Floor Area	278,640 per Estimated from Rent Roll and Google Earth
Site Area	18.18 acres per Estimated from Google Earth
Year of Construction	1962 per City of Boston Assessing Department

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1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

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

Overall Condition of the Property

Based on AEI's observation of the Property and improvements, the Property appears to be in overall fair to poor 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
-----	-------------------------------------

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

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

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

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

Critical Repairs

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

Life Safety repairs must be completed prior to Endorsement.

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

Non-Critical Repairs

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

Replacement Reserves

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

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

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

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

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

2.1 PURPOSE

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

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

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

2.2 SCOPE OF WORK

AEI was retained by Boston Housing Authority on May 24, 2022 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed at Franklin Field property located at 180-20 Stratton Street in Dorchester, Massachusetts. The scope of work included the following:

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

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

2.2.1 ASSESSMENT METHODOLOGY

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

Preliminary Due Diligence

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

Site Reconnaissance

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

Interviews and Research

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

Report

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

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

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

Standard Estimated Useful Life (EUL)

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

Assessed Remaining Useful Life (ARUL)

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

Standard Remaining Useful Life (SRUL)

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

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	July 12, 14, 25, and 27, 2022
Time of Site Visit	8 am
Weather Conditions	85 and Clear
Site Assessor	Keith Hoffses, R.A.
Site Escorts	Angel Lopez
Point of Contact	Angel Lopez
Total Units Inspected	49 units inspected

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
Building 1	2-bed-1-bath-TH	230A	Vacant
Building 1	2-bed-1-bath	230D	Occupied
Building 1	3-bed-1-bath	230E	Vacant
Building 1	2-bed-1-bath-TH	240A	Occupied
Building 1	3-bed-1-bath	240C	Vacant
Building 1	2-bed-1-bath	240D	Vacant
Building 2	1-bed-1-bath	30F	Vacant
Building 2	2-bed-1-bath-TH	38	Occupied
Building 2	1-bed-1-bath	40E	Occupied
Building 3	1-bed-1-bath	210D	Occupied
Building 3	3-bed-1.5-bath-TH	214	Occupied
Building 3	4-bed-2-bath-TH	218	Vacant
Building 4	3-bed-1-bath	5C	Occupied
Building 4	3-bed-1-bath-UFAS	13	Occupied
Building 4	2-bed-1-bath	15B	Vacant
Building 4	3-bed-1-bath	15C	Occupied
Building 5	4-bed-2-bath-TH	50A	Vacant
Building 6	1-bed-1-bath	21A	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
Building 6	1-bed-1-bath	21F	Occupied
Building 6	1-bed-1-bath	31E	Occupied
Building 6	3-bed-1.5-bath-TH	41E	Occupied
Building 7	2-bed-1-bath-UFAS	82	Occupied
Building 8	4-bed-2-bath-UFAS	53	Occupied
Building 8	3-bed-1-bath-UFAS	59	Occupied
Building 9	2-bed-1-bath-TH	71A	Occupied
Building 9	3-bed-1.5-bath-TH	79	Occupied
Building 10	2-bed-1-bath	100B	Vacant
Building 10	3-bed-1.5-bath-TH	106	Occupied
Building 11	4-bed-2-bath-TH	120A	Occupied
Building 12	5-bed-2-bath-TH	140A	Occupied
Building 12	2-bed-1-bath	140E	Vacant
Building 12	3-bed-1.5-bath-TH	146	Occupied
Building 13	2-bed-1-bath-TH	158	Occupied
Building 13	3-bed-1.5-bath-TH	160B	Vacant
Building 13	1-bed-1-bath	160F	Occupied
Building 13	3-bed-1-bath	170D	Occupied
Building 13	2-bed-1-bath-UFAS	172	Occupied
Building 14	5-bed-2-bath-TH	190A	Occupied
Building 15	2-bed-1-bath	160C	Occupied
Building 16	3-bed-1.5-bath-TH	138	Occupied
Building 16	5-bed-2-bath-TH	140A	Occupied
Building 16	3-bed-1.5-bath-TH	148	Vacant
Building 17	3-bed-1.5-bath-TH	22	Occupied
Building 17	2-bed-1-bath	40E	Vacant
Building 17	3-bed-1.5-bath-TH	42	Occupied
Building 18	2-bed-1-bath	50E	Occupied
Building 18	2-bed-1-bath	50G	Occupied
Building 19	3-bed-1.5-bath-TH	82	Occupied
Building 19	1-bed-1-bath	90D	Vacant

2.4 RELIANCE

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

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

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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, rent rolls, interviews with property management, and field inspection observations. Please note that the building and unit matrices were populated in the CNA E-Tool and the Building Unit Mix report generated from that effort is attached below:

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1-bed-1-bath	600	46	27,600
2-bed-1-bath	720	104	74,880
3-bed-1-bath	840	44	36,960
3-bed-1.5-bath-TH	880	70	61,600
4-bed-2-bath-TH	980	47	46,060
5-bed-2-bath-TH	1,080	14	15,120
2-bed-1-bath-TH	760	15	11,400
2-bed-1-bath-UFAS	720	3	2,280
3-bed-1-bath-UFAS	880	2	1,760
4-bed-2-bath-UFAS	980	1	980
		Total NSF:	278,640

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Building 1	3	28,000
Building 2	3	36,000
Building 3	3	28,000
Building 4	3	28,000
Building 5	3	28,000
Building 6	3	37,200
Building 7	3	37,200
Building 8	3	28,000
Building 9	3	28,000
Building 10	3	28,000
Building 11	3	28,000
Building 12	3	39,600
Building 13	3	39,200
Building 14	3	28,000
Building 15	3	28,000
Building 16	3	28,000
Building 17	3	28,000
Building 18	3	28,000
Building 19	3	28,000
	Total GSF:	581,200

3.2 SITE

3.2.1 SITE TOPOGRAPHY

The Property slopes moderately downward from west to the east across the site.

3.2.2 STORMWATER DRAINAGE

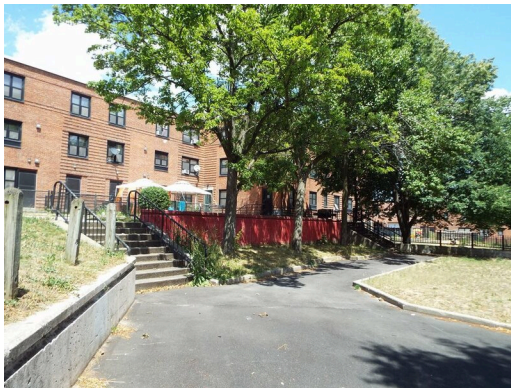
Item	Description	Action	Condition
Topography	Moderate slopes throughout Property	R&M	Good
Retaining Walls	Concrete retaining walls Wood timber retaining walls	IM/RR	Good/Fair
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaped areas sloped towards area drains	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Landscaping slopes away from the foundation. Pavement abuts the perimeter of the foundation.	R&M	Good/Fair

ASSESSMENT / RECOMMENDATION

Spalling and deterioration was observed at concrete retaining walls located at buildings 9, 12 and 19. Repair is recommended. (Non-Critical Repair)

Deterioration was observed at landscape timber retaining walls located at building 9 rear. Repair is recommended. (Non-Critical Repair)

Photographs



Topography



Topography



Area drain



Surface drain



Concrete retaining wall



Concrete retaining wall spalling - building 19
(Non-Critical Repair)



Concrete retaining wall spalling - rear building
9 (Non-Critical Repair)



Concrete retaining wall spalling - rear building
9 (Non-Critical Repair)



Concrete retaining wall spalling - rear building 9 (Non-Critical Repair)



Concrete retaining wall spalling - rear building 9 (Non-Critical Repair)



Concrete retaining wall spalling - rear building 12 (Non-Critical Repair)



Concrete retaining wall spalling - rear building 12 (Non-Critical Repair)



Concrete retaining wall spalling - rear building 12 (Non-Critical Repair)



Wood timber retaining wall condition - rear building 9 (Non-Critical Repair)

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by 3 entrances / exits from following adjoining municipal streets: Blue Hill Avenue, Lucerne Street, and Lyford Street	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



Site access - Ames Street



Site access - Westview Street

3.2.4 PAVING, CURBING, & PARKING

Cracking and was observed at asphalt pavement at scattered locations at the rear of buildings 1 thru 6, and 14 thru 19. Repair is recommended. (Non-Critical Repair)

Cracking and differential settlement was observed at concrete dumpster pads located at buildings 1 (qty 2), 7 10, 14-17, 15-16, and 18-19 . Repair is recommended. (Non-Critical Repair)

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	RR	Good/Fair
Concrete Pavement	Dumpster Pads	IM/RR	Good/Fair
Curbing	Granite	RR	Good/Fair
Seal Coating	Portions recently applied, elsewhere worn with grayish appearance but functional	RR	Good/Fair
Striping	Portions of striping recently applied, elsewhere worn but functional	RR	Good/Fair
Total Number of Parking Spaces	City street parking only, designated on-site parking is not provided.	NA	Not applicable
Number of ADA Spaces	Not applicable, designated on-site parking is not provided.	NA	Not applicable

Photographs



Typical asphalt street paving - Stratton Street Extension



Accessible parking - municipal street



Accessible parking - municipal street



Asphalt paving service area - building 19



Asphalt paving - rear buildings 1 thru 6 (Non-Critical Repair)



Asphalt pavement cracking building 3 rear (Non-Critical Repair)



Asphalt paving - rear building 12



Asphalt paving - buildings 14 thru 19
(Non-Critical Repair)



Dumpster pad condition - building 1
(Non-Critical Repair)



Dumpster pad condition - building 1
(Non-Critical Repair)



Dumpster pad condition - building 7
(Non-Critical Repair)



Dumpster pad condition - building 10
(Non-Critical Repair)



Dumpster pad condition - building 14-17
(Non-Critical Repair)



Dumpster pad condition - building 15-16
(Non-Critical Repair)



Dumpster pad condition - building 18-19
(Non-Critical Repair)



Granite curb

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Spalling and cracking of concrete was observed at exterior stairs located at buildings 7, 15, 16, 17, and 19. Repair is recommended. (Non-Critical Repair)

Deterioration of metal handrail post bases was observed at exterior stairs located at building 7, unit 88 and building 12 leasing office. Repair is recommended. (Non-Critical Repair)

Deterioration of metal handrail paint was observed scattered throughout the property. Scraping, preparation, and repainting is recommended. (Non-Critical Repair)

Item	Description	Action	Condition
Sidewalks	Concrete	IM/RR	Good/Fair
Ramps	Poured in place concrete	RR	Good/Fair
Exterior Steps	Concrete steps located along pedestrian walkways due to changes in topography Concrete steps and landings at building entrances	IM/RR	Good/Fair
Handrails	Steel handrails protect exterior steps and ramps.	IM/RR	Good/Fair
Loading Docks	Not applicable	NA	Not applicable

Photographs



Municipal sidewalk



Typical accessible route



Typical sidewalk - building 6



Concrete steps



Typical building entry steps



Concrete stair spalling - building 15
(Non-Critical Repair)



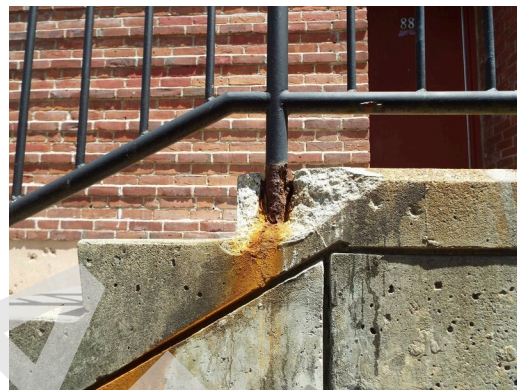
Concrete stair spalling - building 16
(Non-Critical Repair)



Concrete step spalling - building 17
(Non-Critical Repair)



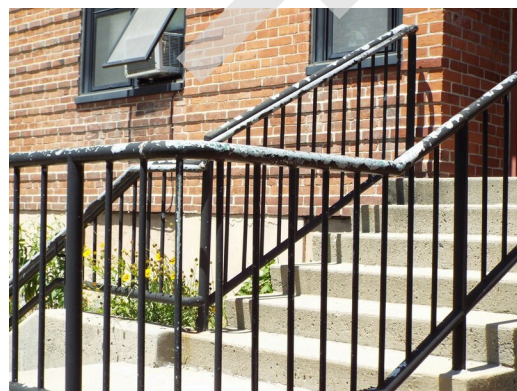
Concrete step spalling - building 19
(Non-Critical Repair)



Concrete step spalling and handrail post base condition - building 7 unit 88
(Non-Critical Repair)



Handrail post base condition - building 12
(Non-Critical Repair)



Handrail paint condition - building 10
(Non-Critical Repair)



Ramp access - building 12 leasing office



Ramp - building 7 unit 82



Ramp - Ames Way - building 6



Ramp - teen center entry - building 18

3.2.6 LANDSCAPING & APPURTENANCES

Weeds and overgrown vegetation was observed throughout the property. Overhanging trees were observed at buildings 2, 8 and 12. Removal of the overgrown vegetation and trimming of trees is required. (Non-Critical Repair)

Damaged CMU walls and precast concrete caps were observed at dumpster enclosures located at buildings 1 (qty 2), 5, 7, 10, 14-15, 14-17 and 15-16. Repairs are recommended. (Non-Critical Repair)

The decorative pole-mounted lights are in fair condition. There is significant evidence of wear and the fixtures have exceeded their Estimated Useful Life (EUL). AEI recommends that the decorative pole-mounted lights be replaced. (Non-Critical Repair)

A hole was observed at a tree stump located at building 4. The hole represents a trip hazard. Stump removal and backfill of the hole is required. (Critical Repair)

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	IM	Good/Fair
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Wrought iron metal fencing	RR	Good/Fair

Item	Description	Action	Condition
Entry Gates	Portions of the access to this property are restricted by fence gates	RR	Good/Fair
Patio Fencing	Wrought iron metal fencing Chain link	RR	Good/Fair
Refuse Area Fencing	Concrete Masonry Unit (CMU) wall with precast concrete caps	IM/RR	Fair
Site/Building Lighting	Exterior building mounted lights Decorative pole-mounted lights	IM	Good/Fair
Parking Area Lighting	Pole-mounted municipal-owned street fixtures	R&M	Good
Signage	Monument sign	RR	Good/Fair
Water Features	Not applicable	NA	Not applicable

Photographs



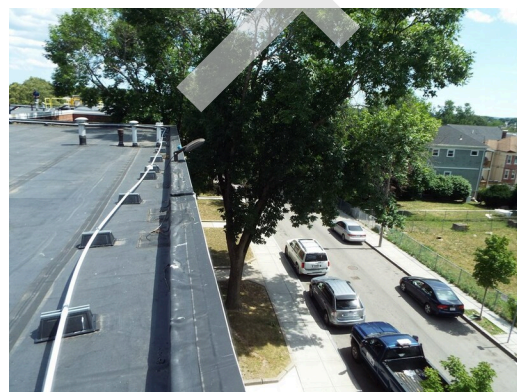
Landscaping



Landscaping



Hole at stump - building 4 (Critical Repair)



Overhanging tree - building 2 (Non-Critical Repair)



Overhanging tree - building 8 (Non-Critical Repair)



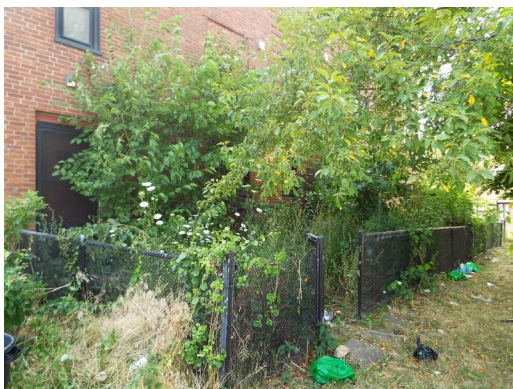
Overhanging tree - building 12 (Non-Critical Repair)



Overgrown vegetation - building 7 (Non-Critical Repair)



Overgrown vegetation - building 10 (Non-Critical Repair)



Wrought iron fencing



Property signage



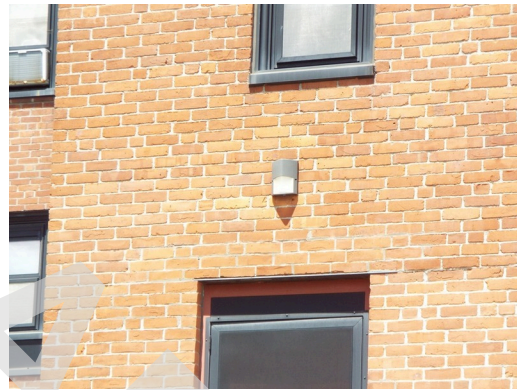
Chain link fencing



Wood fence post condition - rear buildings
9-12(Non-Critical Repair)



Wrought iron fencing



Building mounted lighting



Building mounted lighting



Decorative pole mounted lighting condition
(Non-Critical Repair)



Dumpster enclosure wall damage - building 5
(Non-Critical Repair)



Dumpster wall damage - building 14-17
(Non-Critical Repair)



Missing dumpster enclosure cap section -
building 1 (Non-Critical Repair)



Missing dumpster enclosure cap section -
building 1 (Non-Critical Repair)



Missing dumpster enclosure cap section -
building 7 (Non-Critical Repair)



Missing dumpster enclosure cap section -
building 10 (Non-Critical Repair)



Missing dumpster enclosure cap section - building 14-15 (Non-Critical Repair)



Missing dumpster enclosure cap section - building 15-16 (Non-Critical Repair)

3.2.7 RECREATIONAL FACILITIES

AEI observed concrete cracking and surface coating wear located at the basketball court. Repairs and recoating is recommended. (Non-Critical Repair)

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	One basketball court	IM/RR	Good/Fair
Tennis Courts	Not Applicable	NA	Not applicable
Playground	Not applicable	NA	Not applicable

Photographs



Basketball court



Basketball court surface condition (Non-Critical Repair)

3.2.8 SITE UTILITIES

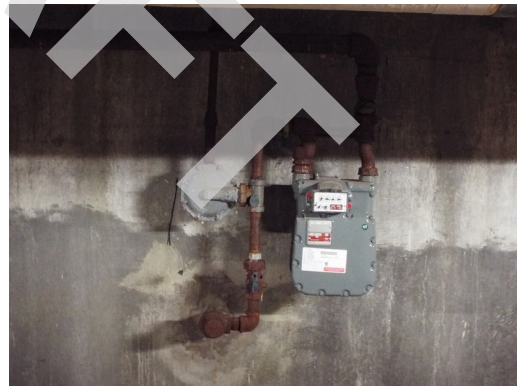
Utility Provider	Provider
Natural Gas	Eversource
Electricity	Eversource
Potable Water	Boston Water & Sewer
Sanitary Sewerage	Boston Water & Sewer
Storm Sewer	Municipal
Fuel Oil	Central dual fuel-fired boilers in building 12 boiler room

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

Photographs



Gas meter - building 12



Gas meter - building 19



Transformer

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

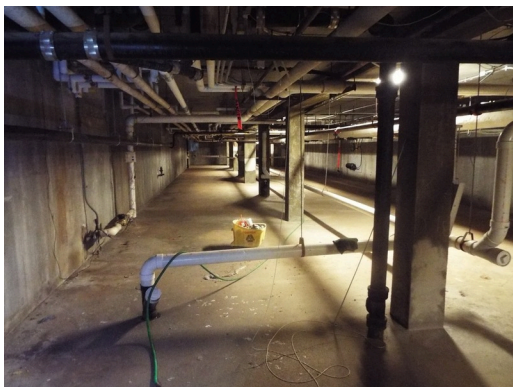
3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Basement	R&M	Good
Foundation Walls	Concrete basement walls	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/Fair
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	R&M	Good

ASSESSMENT / RECOMMENDATION

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

Photographs



Framing - basement - building 15



Framing - basement - building 17



Framing - basement - building 19



Framing - basement - building 19

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Cracking at mortar joints and previous repairs were observed at isolated areas in brick masonry walls located in building 15 basement. Repointing the affected areas and monitoring for future movement is recommended. (Non-Critical Repair)

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

Photographs



Masonry wall cracks - basement building 15
(Non-Critical Repair)



Masonry wall cracks - basement building 15
(Non-Critical Repair)

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	Poured in place concrete deck	R&M	Good
Roof Deck or Sheathing	Poured in place concrete deck	R&M	Good
FRT Plywood	FRT plywood was not observed	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

3.3.2.4 FLASHING & MOISTURE PROTECTION

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

3.3.2.5 ATTICS & EAVES

Not applicable. The property does not contain attics.

3.3.2.6 INSULATION

The roofs are reported to be insulated with rigid insulation.

The depth of the insulation was not observed and the R value was not determined.

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Dislocated concrete pavers and differential settlement was observed at resident patios located at buildings 15 and 16. The conditions represent trip hazards. Repair is required. (Critical Repair)

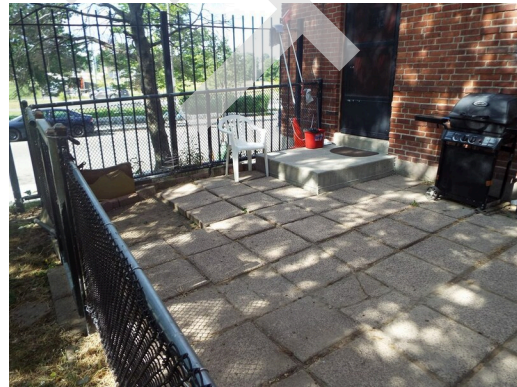
Deterioration of outdoor seating was observed at the terrace at the rear of building 17. Replacement is recommended. (Non-Critical Repair)

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 Concrete paver patio	IM/RR	Good/Fair
Terraces	An outdoor terraced amphitheater is located at the courtyard located at the rear of buildings 14 through 19. The terrace is constructed of concrete and wood retaining walls and landscaped seating. A concrete terrace is located at the courtyard at the rear of buildings 7 through 12. The terrace is constructed of cast in place concrete.	RR	Good/Fair
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Not applicable	NA	Not applicable

Photographs



Concrete patio paver condition - building 15
(Critical Repair)



Concrete patio paver condition - building 16
(Critical Repair)



Terrace - building 17



Terrace - building 19 rear



Concrete paver terrace - building 19



Concrete terrace seating area - building 17 rear



Outdoor seating condition - building 17 rear
(Non-Critical Repair)



Amphitheater

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

The exterior entry doors are in good to fair condition. There is significant evidence of wear at the building exterior doors throughout the property, and the several of the doors have exceeded their Estimated Useful Life (EUL). AEI recommends that the older doors be replaced. (Non-Critical Repair)

Item	Description	Action	Condition
Unit Entry Doors	Steel clad insulated door Fiberglass door	IM/RR	Good/Fair
Service Doors	Steel clad insulated door Fiberglass door	IM/RR	Good/Fair
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Roll-up, commercial grade doors at service area	RR	Good/Fair
Common Entrance Doors	Steel clad insulated door Fiberglass door Hollow metal entry system with glass inserts at leasing office entry	IM/RR	Good/Fair

Photographs



Building entry door condition - building 7
(Non-Critical Repair)



Leasing office entry door



Leasing office entry door



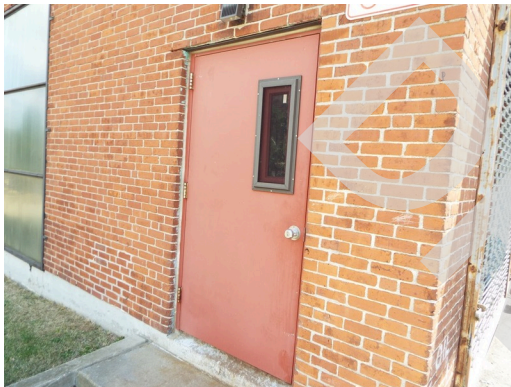
Teen center entry door - building 18



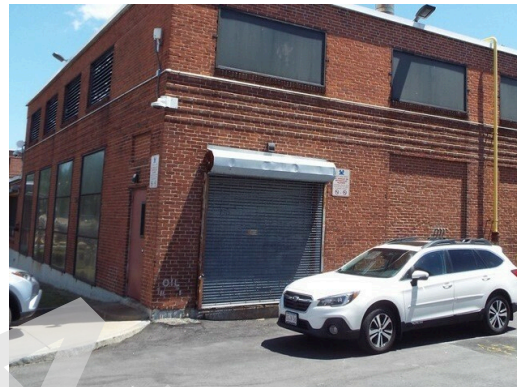
Teen center entry door - building 18



Teen center entry door - building 18



Service door



Overhead door

3.3.3 SIDEWALL SYSTEM

Brick spalling and masonry grout deterioration was observed at exterior brick masonry throughout the property. Inspection and repair recommendations by a licensed structural engineer is recommended. (Non-Critical Repair)

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted Masonry Brick	IM/RR	Good/Fair
Trim Finishes	Painted wood	RR	Good/Fair
Soffits/Eaves	Not applicable	RR	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good/Fair
Painting	Painting was reported to be performed on an ongoing basis	RR	Good/Fair

Photographs



Typical elevation -front - building 3



Typical elevation - front - building 12



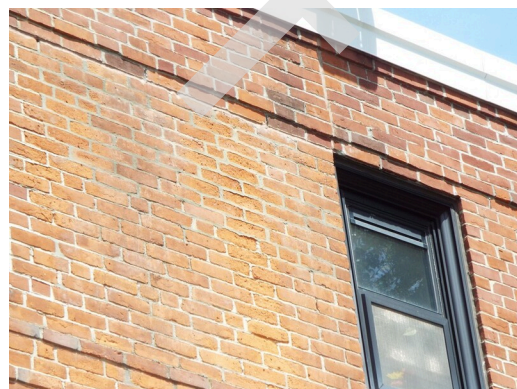
Typical elevation - rear - building 8



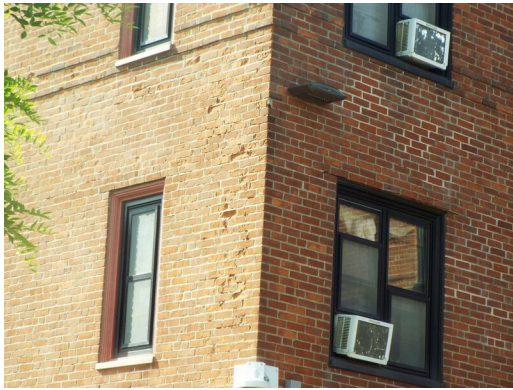
Typical elevation - side - building 11



Elevation - leasing and boiler room - building 12



Brick masonry condition - building 2
(Non-Critical Repair)



Brick masonry condition - building 3
(Non-Critical Repair)



Brick masonry condition - building 4
(Non-Critical Repair)



Brick masonry condition - building 6
(Non-Critical Repair)



Brick masonry condition - building 7
(Non-Critical Repair)



Brick masonry condition - building 8
(Non-Critical Repair)



Brick masonry condition - building 9
(Non-Critical Repair)



Brick masonry condition - building 10
(Non-Critical Repair)



Brick masonry condition - building 11
(Non-Critical Repair)



Brick masonry condition - building 12
(Non-Critical Repair)



Brick masonry condition - building 13
(Non-Critical Repair)



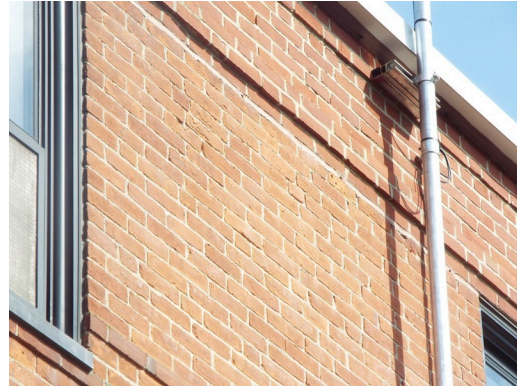
Brick masonry condition - building 14
(Non-Critical Repair)



Brick masonry condition - building 16
(Non-Critical Repair)



Brick masonry condition - building 17
(Non-Critical Repair)



Brick masonry condition - building 18
(Non-Critical Repair)



Brick masonry condition - building 19
(Non-Critical Repair)

3.3.3.1 WINDOWS

The windows were reported to be installed in the 1980's and 1990's and are in good to fair condition. According to management, full window replacement is in the planning stages. Based on condition, and Estimated Useful Life (EUL). AEI recommends that the windows be replaced during the reserve period.

Item	Description	Action	Condition
Window Type	Single hung windows Fixed glass block at building entries Fixed glass at building 12 boiler room	RR	Good/Fair
Window Frame	Aluminum frame Steel frame at building 12 boiler room	RR	Good/Fair
Window Panes	Double pane insulated Single pane at building 12 boiler room	RR	Good/Fair

Photographs



Typical window



Typical window frame



Glass block



Steel framed fixed windows - building 12

3.3.4 ROOFING FINISH

Deterioration was observed at roof traffic pads located at buildings 1, and 3 thru 19. Refurbishing the traffic pads is recommended (Non-Critical Repair)

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Building 2	Low slope with EPDM (mechanically fastened)	9,000 SF	5 years	15 years	Not reported	RR	Good/Fair
Building 1, and buildings 3 thru 19	Low slope with EPDM Membrane with Gravel Ballast	139,400	17 years	3 years	Not reported	IM/RR	Good/Fair

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
All	Internal drains	Aluminum	Curb-mounted	RR	Good/Fair

Photographs



Roof overview - building 2



Roof flashing - building 2



Roof penetrations- building 2



Skylight - building 2



Roof overview - building 14



Roof coping - building 14



Roof penetrations - building 14



Skylight - building 14



Roof traffic surface condition (Non-Critical Repair)



Roof overview - building 12

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

A leak was observed at a repaired section of waste piping located in the building 17 basement. Repair is required (Non-Critical Repair)

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	R&M	Good/Fair
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	PVC pipe Cast iron pipe	IM	Good/Fair
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Not applicable	NA	Not applicable
Domestic Water Boilers	Central high-efficiency boilers with separate storage tanks, each with a 600,000 btu capacity, manufacture dates 2018-2019	RR	Good

Item	Description	Action	Condition
Boiler Peripherals	Hot water storage tanks, manufacture dates 2018-2019	RR	Good
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs



Domestic hot water boilers - building 12



Domestic hot water boilers - building 15



Domestic hot water circulation pumps - building 12



Domestic hot water mixing valves - building 12 (2)



Domestic hot water storage tanks - building 15



Ground water sump pump - building 15



Water meter - building 15



Domestic hot water boilers - building 18



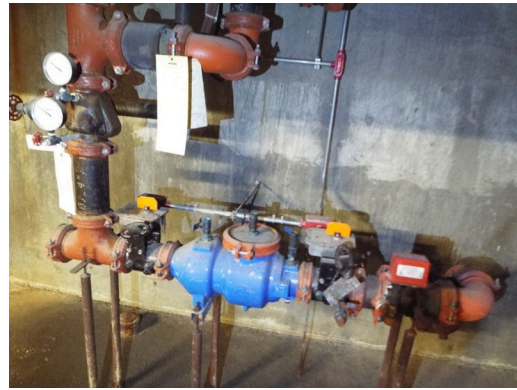
Domestic hot water storage tanks - building 18



Moisture at pipe leak - building 17 basement
(Non-Critical Repair)



Pipe leak at repair - building 17 basement
(Non-Critical Repair)



Water meter - building 19



Domestic hot water mixing valves - building
12

3.4.2 HVAC SYSTEMS

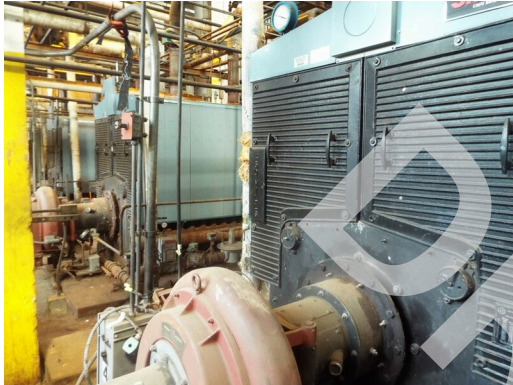
According to property management the 2 of the 4 heating hot water boilers located in building 12 serve buildings 7 through 13. The remaining 2 boilers are no longer in use. Property management reported replacement of the boilers in in the planning process.

According to property management heating hot water boilers have recently been installed in buildings 2, 3, and 6 which and serve buildings 1 through 6; and also recently been installed in buildings 15 and 18 which and serve buildings 14 through 19.

Item	Description	Action	Condition
Cooling Equipment	Individual, Tenant-owned, Window-mounted Air-Conditioners	R&M	Good/Fair
Heating Equipment	Central Hydronic Boilers with Baseboard distribution	RR	Good/Fair
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Baseboard radiant heaters	RR	Good/Fair
Tonnage of Cooling Equipment	Not applicable	NA	Not applicable
Distribution System	Two pipe hydronic distribution system using steel pipe	R&M	Good/Fair

Item	Description	Action	Condition
Controls	Local Thermostat	R&M	Good/Fair
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Not applicable	NA	Not applicable

Photographs



Heating hot water boilers - building 12



Heating hot water boilers - building 15



Heating hot water pumps - building 12



Heating hot water pumps - building 15



Heating hot water boilers - building 18



2-bed-1-bath - unit 160C - building 15 -
baseboard heating unit

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	600 to 1200-Amp, 120/208-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	70 Ampere breakers at meter disconnects	R&M	Good
Panel Manufacturer	General Electric (GE) I-T-E Gould	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Not determined	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good
	Surface-mounted resident unit light fixtures	IM	Good/Fair
	125 KW diesel emergency generator	RR	Good/Fair

Photographs



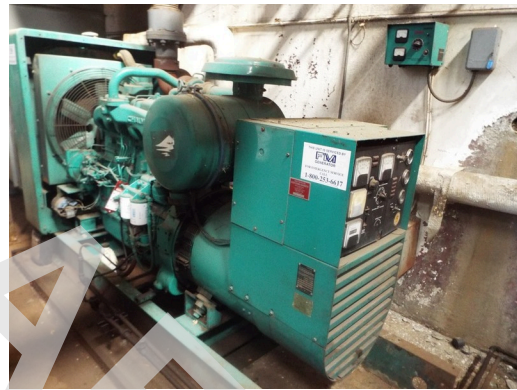
Electrical meters - building 15



Main electric distribution panel - building 15



Main electrical distribution panel and meters - building 18



Emergency generator - building 12



1-bed-1-bath - unit 90D - building 19 - unit electrical panel



1-bed-1-bath - unit 90D - building 19 - typical kitchen GFCI



1-bed-1-bath - unit 90D - building 19 - typical bathroom GFCI



2-bed-1-bath - unit 50G - building 18 - loose light fixture (Critical Repair)

ASSESSMENT / RECOMMENDATION

A loose light fixture was observed at the ceiling of unit 50G building 18. Repair is required. (Critical Repair).

The power to the property was reportedly sufficient.

3.5 ELEVATORS

ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

3.6 LIFE & FIRE SAFETY

Bedrooms were observed lacking smoke detectors. Installation of HUD compliant smoke detectors either hard-wired units or sealed battery detectors with 10-year life are required. (Critical Repair)

A current fire sprinkler inspection report was not provided. AEI recommends a current fire sprinkler inspection report be provided. (Critical Repair)

A current fire alarm inspection report was not provided. AEI recommends a current fire alarm inspection be performed and a report be provided. (Critical Repair)

Missing smoke detectors were observed in Unit 17 building 4, unit 31E building 6, Unit 82 building 7, Unit 90D building 19, Unit 190A building 14, and Unit 214 building 3. Replacement of missing smoke detectors is required. (Critical Repair)

Item	Description	Condition	Action
Fire Suppression Systems	Partial coverage, Wet pipe system sprinkler system	Good	RR

Item	Description	Condition	Action
Fire Suppression System Inspection Date	Not provided	Fair	IM
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures Hard-wired smoke/CO2 detectors with battery backup are located in common areas and unit halls. Bedrooms lack smoke detectors. Emergency pull-cords were observed in the UFAS designated unit bathrooms.	Good/Fair	IM/RR
Fire Extinguishers	Mounted on interior walls Last inspection completed on March 2022	Good	R&M
Fire Alarms	Hard-wired alarm panel each building	Good	RR
Fire Alarm Inspection Date	Not provided	Fair	IM
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	The buildings features interior staircase towers	Good	R&M

Photographs



Fire alarm control panel - building 15



Fire sprinkler riser - building 15



4-bed-2-bath-UFAS - unit 53 - building 8



1-bed-1-bath - unit 90D - building 19 - hall
smoke and CO2 detectors



1-bed-1-bath - unit 90D - building 19 -
missing smoke detector (Critical Repair)



3-bed-1.5-bath-TH - unit 214 - building 3 -
missing smoke detector (Critical Repair)



5-bed-2-bath-TH - unit 190A - building 14 -
disabled smoke detector (Critical Repair)



1-bed-1-bath - unit 31E - building 6 - missing
smoke detector (Critical Repair)



2-bed-1-bath - unit 82 - building 7 UFAS - missing smoke detector (Critical Repair)



4-bed-2-bath - unit 17 - building 4 - missing smoke detector (Critical Repair)

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

Damaged and missing vinyl tread coverings were observed at interior common stairs located at buildings 7, 10, 15, and 19. The damaged treads represent trip hazards. Repair is required. (Critical Repair)

Item	Description	Action	Condition
Teen Center	A teen center with numerous sofas, chairs, tables, kitchen, computers, and accessories is located in building 18. Finishes include polished concrete, ceramic tile and carpeted flooring with painted drywall walls and painted drywall ceilings.	RR	Good/Fair
Leasing Office	A leasing office with chairs, desks, and accessories is located in building 12. Finishes include vinyl tile and carpeted flooring with painted drywall walls and painted drywall ceilings.	RR	Good/Fair
Common Area Kitchen	Not Applicable	NA	Not applicable
Common Area Laundry	Not Applicable	NA	Not applicable

Photographs



Common area - building 12 - leasing area



Common area - building 12 - office



Common area - building 12 - mailbox area



Common area - building 12 - employee kitchen



Common area - building 12 - employee kitchen



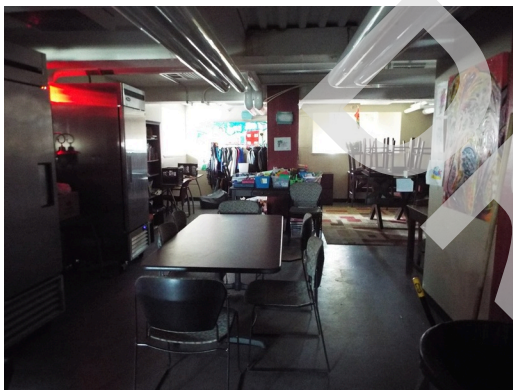
Common area - building 12 - men's restroom



Common area - building 12 - women's restroom



Common area - building 18 - teen center interior



Common area - building 18 - teen center interior



Common area - building 18 - teen center interior



Common area - building 18 - teen center interior



Common area - building 18 - teen center interior



Common area - building 18 - teen center - women's restroom



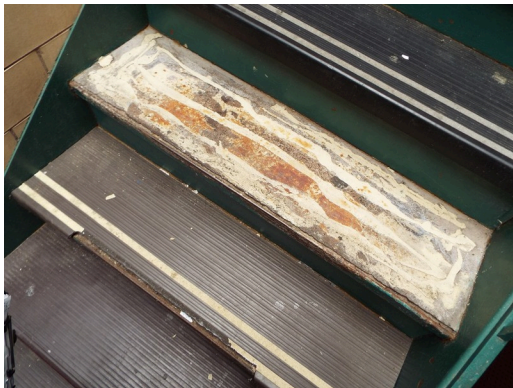
Common area - building 18 - teen center - men's restroom



Typical common hall- building 19



Typical upper level stair hall - building 7



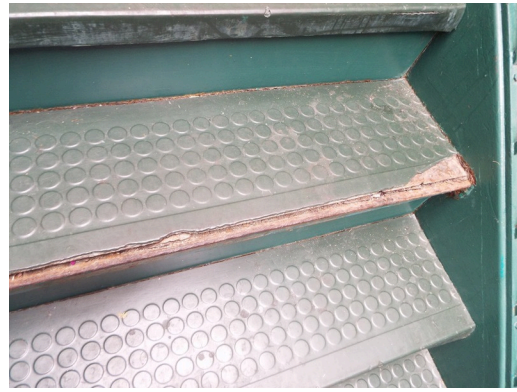
Interior stair tread condition - building 7 (Critical Repair)



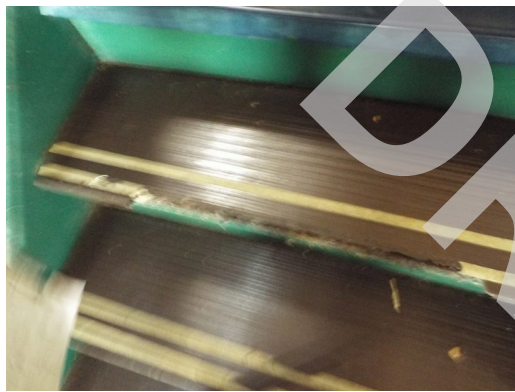
Interior stair tread condition - building 7 (Critical Repair)



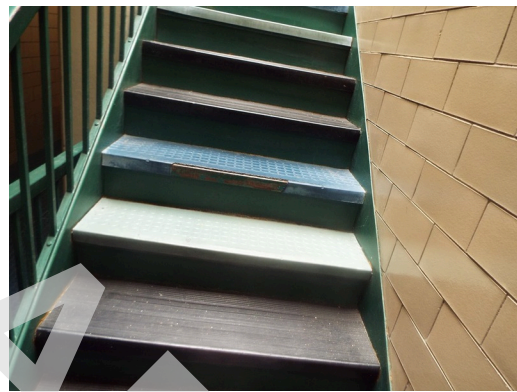
Interior stair tread condition - building 19
(Critical Repair)



Interior stair tread condition - building 19
(Critical Repair)



Interior stair tread condition - building 10
(Critical Repair)



Interior stair tread condition - building 15
(Critical Repair)

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

Active rodent infestation was reported by the tenant in Unit 160C building 15. A dead rodent was observed in the kitchen sink cabinet located in Unit 17 building 4. Treatment and sealing of rodent entry points is required. (Critical Repair)

Mold was observed at bathroom shower ceilings located in Unit 13, building 4, Unit 17 building 4, Unit 21A building 6, Unit 22 building 17, Unit 42 building 17, Unit 140A building 16, Unit 160B building 13, Unit 160C building 15, and Unit 230D building 1. Mold was observed at kitchen ceiling located in Unit 21A building 6. Mold was observed at a wall base located in Unit 160B building 13. Remediation is required as described in Section 4.1 of this report. (Critical Repair)

Paint peeling and bubbling was observed at ceilings and walls located in Unit 17 building 4, Unit 50E building 18, Unit 58 building 8, Unit 190A in building 14, and Unit 240A building 1. Proper surface preparation and repainting with compatible paint is required. (Non-Critical Repair).

Drywall deterioration and damage was observed at walls located in Unit 13 building 4, Unit 17 building 4, Unit 21 building 6, Unit 22 building 17, Unit 42 building 17, and Unit 240A building 1. Loose ceramic tile was observed at the tub shower enclosure located in Unit 42 building 17. Repair is required. (Non-Critical Repair)

Flooring wear was observed at Unit 21A building 6 and Unit 140A building 16. Repair is required. (Non-Critical Repair)

AEI observed isolated evidence of termite activity located at two (2) interior wood window sills in the bedroom of Unit 13 building 4. Repair is required as described in Section 4.2 of this report. (Critical Repair)

Kitchen cabinet countertop wear and missing cabinet doors were observed at unit 17 building 4. Replacement of kitchen counters and cabinets is recommended. (Non-Critical Repair)

Drywall deterioration and damage was observed at walls and ceilings located in unit 230A building 1 bathroom. Additional vacant units were observed in various stages of renovations, including flooring, fixture and cabinet replacements. Repairs are in process as part of an overall unit renovation. No costs are included in the Tables for work in process.

Unit Finishes

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

Photographs



1-bed-1-bath - unit 90D - building 19 - kitchen



1-bed-1-bath - unit 90D - building 19 - living room



1-bed-1-bath - unit 90D - building 19 -
bedroom



1-bed-1-bath - unit 90D - building 19 -
bathroom



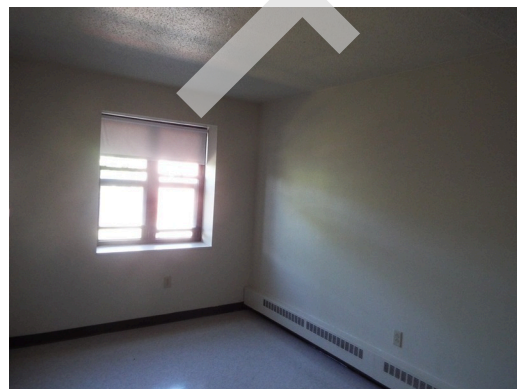
2-bed-1-bath - unit 140E - building 12 -
kitchen



2-bed-1-bath - unit 140E - building 12- living
room



2-bed-1-bath - unit 140E - building 12 -
bedroom



2-bed-1-bath - unit 140E - building 12 -
bedroom



2-bed-1-bath - unit 140E - building 12 -
bathroom



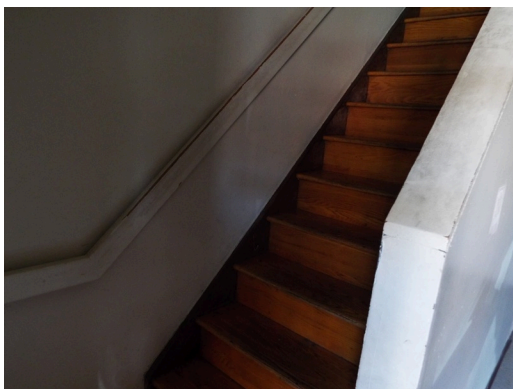
3-bed-1.5-bath-TH - unit 160B - building 13 -
living room



3-bed-1.5-bath-TH - unit 160B - building 13 -
kitchen



3-bed-1.5-bath-TH - unit 160B - building 13 -
bedroom



3-bed-1.5-bath-TH - unit 160B - building 13 -
stair



3-bed-1.5-bath-TH - unit 160B - building 13 -
bedroom



3-bed-1.5-bath-TH - unit 160B - building 13 -
bathroom



3-bed-1.5-bath-TH - unit 160B - building 13 -
bedroom



4-bed-2-bath-TH - unit 50A - building 5 -
living room



4-bed-2-bath-TH - unit 50A - building 5 -
kitchen



4-bed-2-bath-TH - unit 50A - building 5 -
bedroom



4-bed-2-bath-TH - unit 50A - building 5 -
bathroom



4-bed-2-bath-TH - unit 50A - building 5 -
bedroom



4-bed-2-bath-TH - unit 50A - building 5 - stair



4-bed-2-bath-TH - unit 50A - building 5 -
bedroom



4-bed-2-bath-TH - unit 50A - building 5 -
bathroom



4-bed-2-bath-TH - unit 50A - building 5



5-bed-2-bath-TH - unit 190A - building 14 -
living room



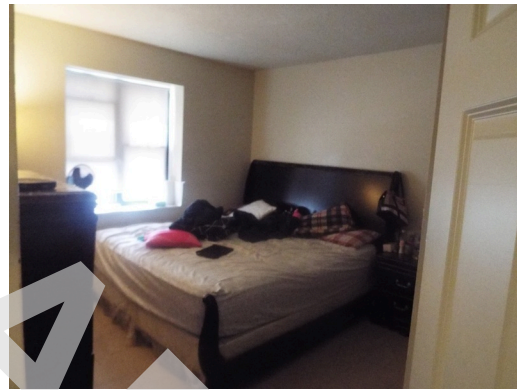
5-bed-2-bath-TH - unit 190A - building 14 - dining room



5-bed-2-bath-TH - unit 190A - building 14 - kitchen



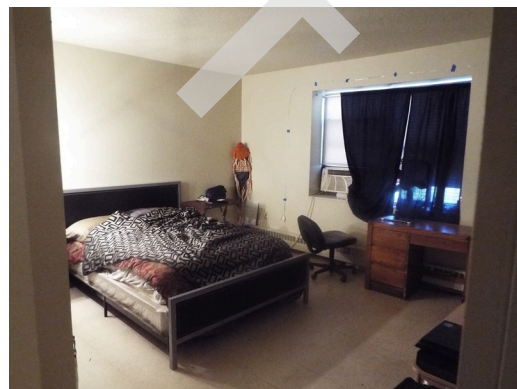
5-bed-2-bath-TH - unit 190A - building 14 - bathroom



5-bed-2-bath-TH - unit 190A - building 14 - bedroom



5-bed-2-bath-TH - unit 190A - building 14 - stair



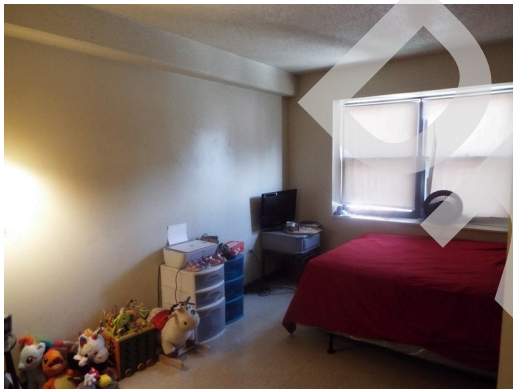
5-bed-2-bath-TH - unit 190A - building 14 - bedroom



5-bed-2-bath-TH - unit 190A - building 14 -
bathroom



5-bed-2-bath-TH - unit 190A - building 14 -
bedroom



5-bed-2-bath-TH - unit 190A - building 14 -
bedroom



4-bed-2-bath-TH - unit 218 - building 3 -
laundry wall condition (Non-Critical Repair)



5-bed-2-bath-TH - unit 140A - building 16 -
bathroom ceiling mold (Critical Repair)



5-bed-2-bath-TH - unit 190A - building 14 -
bathroom paint condition (Non-Critical Repair)



3-bed-1-bath-UFAS - unit 13 - building 4 - termites reported (Non-Critical Repair)



3-bed-1-bath-UFAS - unit 13 - building 4 - termites reported (Non-Critical Repair)



5-bed-2-bath-TH - unit 140A - building 16 - flooring condition (Non-Critical Repair)



3-bed-1-bath-UFAS - unit 13 - building 4 - wall condition (Non-Critical Repair)



3-bed-1.5-bath-TH - unit 214 - building 3 - bathroom ceiling mold (Critical Repair)



3-bed-1-bath-UFAS - unit 13 - building 4 - bathroom ceiling mold (Critical Repair)



3-bed-1.5-bath-TH - unit 160B - building 13 - bathroom ceiling mold (Critical Repair)



3-bed-1.5-bath-TH - unit 160B - building 13 - wall mold (Critical Repair)



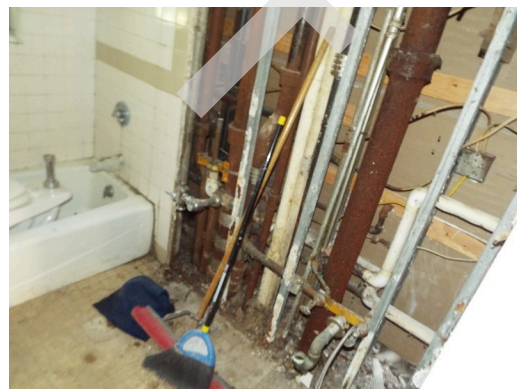
2-bed-1-bath - unit 240A - building 1 - ceiling paint condition (Non-Critical Repair)



3-bed-1.5-bath-TH - unit 22 - building 17 - washer wall condition (Non-Critical Repair)



2-bed-1-bath- unit 230A - building 1 - bathroom ceiling repairs (Non-Critical Repair)



2-bed-1-bath- unit 230A - building 1 - bathroom wall repairs (Non-Critical Repair)



2-bed-1-bath - unit 230D - building 1 - bathroom ceiling mold (Critical Repair)



2-bed-1-bath - unit 160C - building 15 - rodents reported - kitchen (Critical Repair)



3-bed-1-bath-UFAS - unit 13 - building 4 - wall condition (Non-Critical Repair)



2-bed-1-bath - unit 50E - building 18 - wall paint condition (Non-Critical repair)



2-bed-1-bath - unit 50E - building 18 - wall paint condition (Non-Critical repair)



3-bed-1.5 bath - unit 42 - building 17 - bathroom ceiling mold (Critical Repair)



3-bed-1.5 bath - unit 42 - building 17 -
bathroom shower tile condition (Non-Critical
Repair)



3-bed-1.5 bath - unit 42 - building 17 -
bathroom wall condition (Non-Critical Repair)



3-bed-1-bath-UFAS - unit 58 - building 8 -
kitchen ceiling condition (Non-Critical Repair)



4-bed-2-bath - unit 17 - building 4



4-bed-2-bath - unit 17 - building 4 wall
damage (Non-Critical Repair)



4-bed-2-bath - unit 17 - building 4 - bathroom
ceiling mold (Critical Repair)



4-bed-2-bath - unit 17 - building 4 - wall condition (Non-Critical Repair)



4-bed-2-bath - unit 17 - building 4 - ceiling condition (Non-Critical Repair)



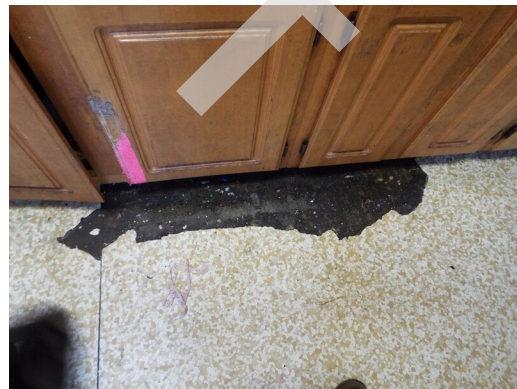
1-bed-1-bath - unit 21A - building 6 - bathroom wall condition (Non-Critical Repair)



1-bed-1-bath - unit 21A - building 6 - bathroom ceiling mold (Critical Repair)



1-bed-1-bath - unit 21A - building 6 - kitchen ceiling mold (Critical Repair)



1-bed-1-bath - unit 21A - building 6 - kitchen flooring condition (Non-Critical Repair)



3-bed-1.5-bath-TH - unit 22 - building 17 - bathroom ceiling condition (Critical Repair)



4-bed-2-bath - unit 17 - building 4 - dead rodent (Critical Repair)



4-bed-2-bath-UFAS - unit 53 - building 8 - living room



4-bed-2-bath-UFAS - unit 53 - building 8 - kitchen



4-bed-2-bath-UFAS - unit 53 - building 8 - bedroom



4-bed-2-bath-UFAS - unit 53 - building 8 - bathroom

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

Item	Description	Action	Condition
Range hoods	Units vary in age and condition	R&M	Good/Fair
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Washer/dryer connections are provided	R&M	Good

Photographs



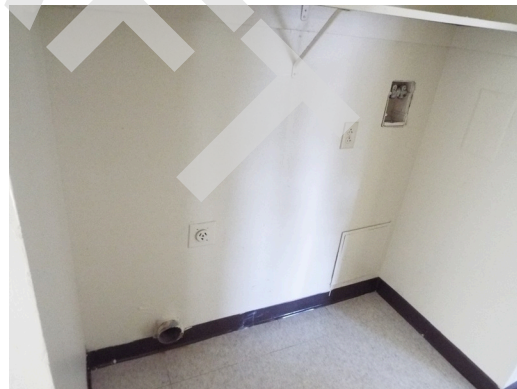
1-bed-1-bath - unit 90D - building 19 - range



1-bed-1-bath - unit 90D - building 19 - refrigerator



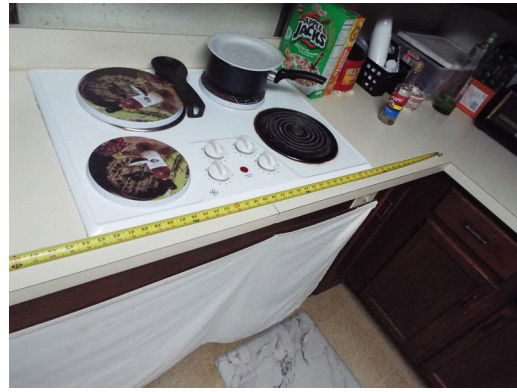
1-bed-1-bath - unit 90D - building 19 - range hood



2-bed-1-bath - unit 140E - building 12 - laundry hookups



UFAS wall oven - unit 53 - building 8



UFAS cooktop - unit 13 - building 4

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminate countertops with stainless steel, single basin sink	IM/RR	Good/Fair
Bathroom Sink and Countertop	Wall hung porcelain lavatory Vanity unit with cultured marble counter with integral sink	RR	Good/Fair
Kitchen Cabinetry	Wood frame with solid wood doors	IM/RR	Good/Fair
Bathroom Cabinetry	Wood frame with solid wood doors	IM/RR	Fair
Bathtub/Shower and Enclosure	Enamel over steel bathtub with ceramic tile tub surround	IM/RR	Fair
Toilet	Flush valve toilet	IM/RR	Fair
Accessories	Medicine cabinet	IM/RR	Fair

Photographs



1-bed-1-bath - unit 90D - building 19 - kitchen cabinets (older)



1-bed-1-bath - unit 90D - building 19 - vanity



1-bed-1-bath - unit 90D - building 19 - tub shower



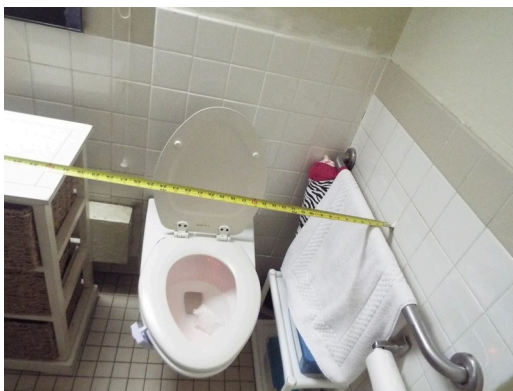
2-bed-1-bath - unit 140E - building 12 - kitchen cabinets (newer)



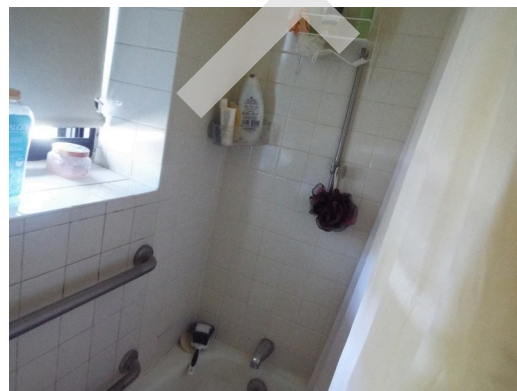
UFAS kitchen cabinets - 3-bed-1-bath-UFAS - unit 13 - building 4



UFAS bathroom fixtures- unit 13 - building 4



UFAS toilet lacks rear grab bar- unit 13 - building 4 (Critical Repair)



UFAS tub shower - unit 13 - building 4



4-bed-2-bath - unit 17 - building 4 - missing kitchen cabinet doors (Non-Critical Repair)



4-bed-2-bath - unit 17 - building 4 - kitchen counter wear (Non-Critical Repair)

DRAFT

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.

Angel Lopez reported that he was aware of suspected mold or microbial growth at the Property and that tenant occupants have had complaints concerning suspected mold or microbial growth. Angel Lopez indicated that no formal indoor air quality management plan currently exists at the Property.

AEI observed interior areas of the subject property buildings in order to identify the presence of mold. During the on-site reconnaissance, the following obvious visible signs of mold growth or conditions conducive for suspect mold growth were observed:

Bathroom shower ceilings located in Unit 13, building 4, Unit 17 building 4, Unit 21A building 6, Unit 22 building 17, Unit 42 building 17, Unit 140A building 16, Unit 160B building 13, Unit 160C building 15, and Unit 230D building 1. Kitchen ceiling located in Unit 21A building 6. Wall base located in Unit 160B building 13. The affected areas at each location range in size from 2 to 15 square feet.

Please refer to the appendices and Section 3.7.2 of this report for related photographs.

Although typically not included in the scope of work for a Phase I ESA, the presence of the suspect mold identified may pose a health and safety concern to any subsequent occupants and/or construction workers during future renovation activities. Based upon the amount of suspect fungal growth observed, AEI recommends clean-up of visible, suspect mold be conducted within the affected area, which should include but not be limited to the following:

- Remediation/cleanup using a mold cleaning solution and mild disinfectant by appropriate personnel utilizing appropriate PPE and engineering controls.
- Disposal of all suspected mold affected building materials that may not be cleaned, as well as used disposable PPE gloves and masks, in sealed plastic bags.

- Repairs to prevent or correct the source of the water damage should also be performed.

AEI's remediation recommendations are based upon accepted guidelines determined by the American Conference of Industrial Hygienists (ACGIH), New York City Department of Health (NYCDOH), and Environmental Protection Agency (EPA).

In addition, in order to assist on-site staff with proper methods of mold growth evaluation and remediation, as well as proper training for on-site maintenance personnel, it would be prudent for the property owner to implement a Mold/Moisture Plan (MMP).

Angel Lopez was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property, with the exception of the basement in building 10 due to a pipe leak. According to the site contact, the pipe leak has been repaired, however, moisture remediation is still ongoing in the basement. Although requested, AEI was not provided with access to the basement due to the nature of remediation.

No flood drain or ground water problems were reported.

ASSESSMENT / RECOMMENDATION

Mold was observed at bathroom shower ceilings located in Unit 13, building 4, Unit 17 building 4, Unit 21A building 6, Unit 22 building 17, Unit 42 building 17, Unit 140A building 16, Unit 160B building 13, Unit 160C building 15, and Unit 230D building 1. Mold was observed at kitchen ceiling located in Unit 21A building 6. Mold was observed at a wall base located in Unit 160B building 13. Remediation is required as described in Section 4.1 of this report. (Critical Repair)

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.

AEI observed isolated evidence of termite activity located at two (2) interior wood window sills in the bedroom of unit 13 building 4. Based on the conditions noted during our assessment, replacement of damaged wood is recommended. Further discussion of these replacements may be found in the Exterior Walls section of this report. The wood replacements/repairs include sufficient funds to remove all affected wood. Additional repair funds are recommended to perform WDO colony elimination treatments to eradicate the WDO colonies. These treatments are estimated to cost approximately \$1,000 per unit; and repair funding is recommended accordingly.

Upon completion of the WDO colony treatment and elimination, AEI recommends that the property contract a local pest control and termite elimination company to perform annual inspections on the buildings and eliminate any WDOs upon their discovery. Generally, these contracts are manageable as part of the normal operating budget of the property and no additional funds are recommended. For more discussion of exterior finishes, please see the Exterior Walls sections of this report. An opinion of cost for this work is included in the Tables.

ASSESSMENT / RECOMMENDATION

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

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

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

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

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

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

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

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

No further action recommended.

ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

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

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 25025C0087G, dated 9/25/2009, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (F RTP)	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	Yes	Repair
Wood Destroying Organisms	No	Not applicable

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Not received	NA
Construction Drawings	Not received	NA
ALTA Survey	Not received	NA
Historical Capital Schedule	Not received	NA
Rent Roll	Management	Undated
Site Diagram	Management	Undated

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Angel Lopez	Property Manager	617.347.6065	Provided interview
Eric Carnazzo	Maintenance Supervisor	617.304.1898	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 Dorchester 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 Dorchester Fire Department.

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

5.5 ZONING COMPLIANCE

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

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was not provided with a copy of the most recent REAC inspection for review. Therefore, it is recommended that the owner provide a copy of the most recent REAC inspection for review as a Critical Repair.

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 and teen center	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?	✓			ADA improvements to the property include: installation of grab bars in restrooms
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?			✓	City street parking only, designated on-site parking is not provided
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?			✓	Not applicable, designated on-site parking is not provided
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?			✓	

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

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

	Building History	Yes	No	N/A	Comments
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?	✓			Per the rent roll, the following units are designated UFAS units: Building 4 unit 13, building 8 unit 53, building 8 unit 59, building 6 unit 29, building 7 unit 82, building 13 unit 172. No units are designated audio/visual sensory.
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	✓	✓		Thermostats were observed to be over 54 inch height.
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?	✓			Kitchen cabinets shelves were observed to be over 48 inch height.
7.	Accessible Kitchens: Are the countertops and sinks lowered from 36" to approximately 34"?		✓		Kitchen countertops were observed to be over 34 inch height at sinks and cooktops.

	Building History	Yes	No	N/A	Comments
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)?	✓	✓		Wheel-under kitchen and bathroom sinks lack pipe protection. Unit 13 building 4 bathroom toilet lacks rear grab bar.

Abbreviated Screening Checklist for FHA Compliance

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

	Building History	Yes	No	N/A	Comments
	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:

- Two (2) sinks located in the teen center women's restroom, and two (2) sinks located in the teen center men's restroom, were observed without pipe protection. (Critical Repair).

UFAS/State Code Concerns:

- The designated handicapped dwelling unit kitchen countertops were observed to be 36 inch height at sinks and cooktops. Countertops must be lowered to 34 inches to comply with UFAS requirements. (Critical Repair). The designated handicapped dwelling unit kitchen cabinet shelves were observed to be over 48 inch height to the lowest shelf. At least one shelf must be lowered to 48 maximum inches to comply with UFAS requirements. (Critical Repair)
- The designated handicapped dwelling units were observed without pipe protection at sinks in the bathrooms and kitchens (Critical Repair).
- The designated handicapped dwelling unit thermostats were observed to over 48 inch height. Thermostats must be lowered to 54 maximum inches to comply with UFAS requirements. (Critical Repair)
- Unit 13 building 4 bathroom toilet lacks rear grab bar. (Critical Repair)

FHA Design Concerns:

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

Photographs



UFAS kitchen sink lacks pipe protection - unit 53 - building 8 (Critical Repair)



UFAS bathroom sink lacks pipe protection - unit 53 - building 8 (Critical Repair)



UFAS kitchen sink lacks pipe protection - unit 13 - building 4



UFAS bathroom sink lacks pipe protection - unit 13 - building 4 (Critical Repair)



UFAS thermostat exceeds 54 inch height - unit 38 building 2 (Critical Repair)



UFAS unit 172 - building 13 - kitchen sink counters exceed 34 inch height (Critical Repair)



UFAS kitchen cabinet shelf exceeds 48 inch height - unit 13 - building 4 (Critical Repair)



UFAS toilet lacks rear grab bar- unit 13 - building 4 (Critical Repair)



Common area - building 18 - teen center - men's restroom 2 of 3 sinks lack pipe protection (Critical Repair)



Common area - building 18 - teen center - women's restroom 2 of 3 sinks lack pipe protection (Critical Repair)

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

Reported owner proposed improvements include

- 100% window replacement
- exterior brick masonry repointing
- resident unit bathroom fan installation

- older roof replacement
- heating hot water boiler replacement, buildings 7 through 13

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

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7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$6,468,105	\$1,869
1-10 Year Inflated Costs	\$6,934,479	\$2,004
11-20 Year Un-Inflated Costs	\$6,144,765	\$1,776
11-20 Year Inflated Costs	\$7,910,944	\$2,286
1-20 Year Un-Inflated Costs	\$12,612,871	\$1,823
1-20 Year Inflated Costs	\$14,845,423	\$2,145

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)								
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Teen center restrooms	Repair	4	Each	\$ 80.00	\$ 320.00	Two (2) sinks located in the teen center women's restroom, and two (2) sinks located in the teen center men's restroom, were observed without pipe protection. This is a requirement of UFAS and ADAAG.
Dwelling/common area thermostat	Lower Thermostats Per UFAS (Critical Repair)	Designated Handicapped Dwelling Units	Repair	6	Each	\$ 100.00	\$ 600.00	The designated handicapped dwelling unit thermostats were observed to over 48 inch height. Thermostats must be lowered to 54 maximum inches to comply with UFAS requirements
Bath accessories (towel bars, grab bars, etc.)	Install Grab Bar (Critical Repair)	Unit 13 building 4	Repair	1	Each	\$ 250.00	\$ 250.00	Unit 13 building 4 bathroom toilet lacks rear grab bar.
Cabinets & vanities	Replace UFAS Unit Kitchen Cabinets and Countertops (Critical Repair)	Designated Handicapped Dwelling Units	Repair	6	Each	\$ 5,061.73	\$ 30,370.38	The designated handicapped dwelling unit kitchen countertops were observed to be 36 inch height at sinks and cooktops. Countertops must be lowered to 34 inches to comply with UFAS requirements. The designated handicapped dwelling unit kitchen cabinet shelves were observed to be over 48 inch height to the lowest shelf. At least one shelf must be lowered to 48 maximum inches to comply with UFAS requirements.
Bath accessories (towel bars, grab bars, etc.)	Install Scald and Abrasion Sink Wrap, Dwelling Unit (Critical Repair)	Designated Handicapped Dwelling Units	Repair	12	Each	\$ 80.00	\$ 960.00	The designated handicapped dwelling units were observed without pipe protection at sinks in the bathrooms and kitchens. Installation of the pipe protection is required per UFAS.
CRITICAL REPAIRS (LIFE SAFETY)								
Concrete	Concrete Patio, Repair Trip Hazards (Critical Repair)	Resident patios located at buildings 15 and 16	Repair	2	Each	\$ 1,000.00	\$ 2,000.00	Dislocated concrete pavers and differential settlement was observed at resident patios located at buildings 15 and 16. The conditions represent trip hazards. Repair is required.
Lighting - Tenant Spaces	Repair Light Fixture (Critical Repair)	Ceiling of unit 50G building 18	Repair	1	Each	\$ 200.00	\$ 200.00	A loose light fixture was observed at the ceiling of unit 50G building 18. Repair is required.
Smoke and fire detection system, central panel	Perform Fire Alarm System Inspection (Critical Repair)	General site	Repair	19	Each	\$ 750.00	\$ 14,250.00	A current fire alarm inspection report was not provided. AEI recommends a current fire alarm inspection be performed and a report be provided.
Building fire suppression sprinklers, standpipes	Perform Fire Sprinkler System Inspection (Critical Repair)	General site	Repair	19	Each	\$ 750.00	\$ 14,250.00	A current fire sprinkler inspection report was not provided. AEI recommends a current fire sprinkler inspection report be provided.
Resilient tile or sheet floor (vinyl, linoleum) - Common	Repair Stair Treads (Critical Repair)	Interior common stairs located at buildings 7, 10, 15, and 19	Repair	40	Each	\$ 50.00	\$ 2,000.00	Damaged and missing vinyl tread coverings were observed at interior common stairs located at buildings 7, 10, 15, and 19. The damaged treads represent trip hazards. Repair is required.
Mold-treat-remediate	Treat Mold (Critical Repair)	Bathroom shower ceilings located in Unit 13, building 4, Unit 17 building 4, Unit 21A building 6, Unit 22 building 17, Unit 42 building 17, Unit 140A building 16, Unit 160B building 13, Unit 160C building 15, and Unit 230D building 1. Mold was observed at kitchen ceiling located in Unit 21A building 6. Mold was observed at a wall base located in Unit 160B building 13	Repair	11	Each	\$ 1,200.00	\$ 13,200.00	Mold was observed at bathroom shower ceilings located in Unit 13, building 4, Unit 17 building 4, Unit 21A building 6, Unit 22 building 17, Unit 42 building 17, Unit 140A building 16, Unit 160B building 13, Unit 160C building 15, and Unit 230D building 1. Mold was observed at kitchen ceiling located in Unit 21A building 6. Mold was observed at a wall base located in Unit 160B building 13. Remediation is required as described in Section 4.1 of this report.
Pest Control/Integrated Pest Management Plan	Treat Rodent Infestation (Critical Repair)	Unit 160C building 15 and Unit 17 building 4	Repair	2	Each	\$ 500.00	\$ 1,000.00	Active rodent infestation was reported by the tenant in Unit 160C building 15. A dead rodent was observed in the kitchen sink cabinet located in Unit 17 building 4. Treatment and sealing of rodent entry points is required.
Pest Control/Integrated Pest Management Plan	Treat Termite Infestation (Critical Repair)	Unit 13 building 4	Repair	1	Each	\$ 500.00	\$ 500.00	AEI observed isolated evidence of termite activity located at two (2) interior wood window sills in the bedroom of Unit 13 building 4. Repair is required as described in Section 4.2 of this report.
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	Bedrooms	Repair	900	Each	\$ 30.00	\$ 27,000.00	Bedrooms were observed lacking smoke detectors. Installation of HUD compliant smoke detectors either hard-wired units or sealed battery detectors with 10-year life are required.
Residential smoke detectors	Replace Missing Smoke Detectors (Critical Repair)	Unit 17 building 4, unit 31E building 6, Unit 82 building 7, Unit 90D building 19, Unit 190A building 14, and Unit 214 building 3	Repair	5	Each	\$ 30.00	\$ 150.00	Missing smoke detectors were observed in Unit 17 building 4, unit 31E building 6, Unit 82 building 7, Unit 90D building 19, Unit 190A building 14, and Unit 214 building 3. Replacement of missing smoke detectors is required.
Earthwork, swales, drainways, erosion controls	Repair Trip Hazard, Tree Stump Hole (Critical Repair)	Building 4	Repair	1	Each	\$ 1,000.00	\$ 1,000.00	A hole was observed at a tree stump located at building 4. The hole represents a trip hazard. Stump removal and backfill of the hole is required.
Asbestos Removal	Address Future ACM Issues (Critical Repair)	General site	Repair	1	Each	\$ 5,000.00	\$ 5,000.00	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.

Accessibility Subtotal:	\$	32,500.38
Life Safety Subtotal:	\$	80,550.00
Total:	\$	113,050.38

7.3 NON-CRITICAL REPAIRS

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NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Asphalt Pavement	Repair Asphalt Paving (Non-Critical Repair)	Scattered locations at the rear of buildings 1 thru 6, and 14 thru 19	Repair	500	SF	\$ 5.00	\$ 2,500.00	Cracking and was observed at asphalt pavement at scattered locations at the rear of buildings 1 thru 6, and 14 thru 19. Repair is recommended.
Concrete Pavement	Repair Concrete Dumpster Pads (Non-Critical Repair)	Concrete dumpster pads located at buildings 1 (qty 2), 7, 10, 14-17, 15-16, and 18-19	Repair	6	Each	\$ 4,000.00	\$ 24,000.00	Cracking and differential settlement was observed at concrete dumpster pads located at buildings 1 (qty 2), 7, 10, 14-17, 15-16, and 18-19. Repair is recommended.
Storage sheds	Replace Wood Seating (Non-Critical Repair)	Rear of building 17	Repair	1	Each	\$ 1,080.00	\$ 1,080.00	Deterioration of outdoor seating was observed at the terrace at the rear of building 17. Replacement is recommended.
Retaining Walls, treated timber	Repair Wood Timber Retaining Walls (Non-Critical Repair)	Building 9 rear	Repair	1	Each	\$ 4,000.00	\$ 4,000.00	Deterioration was observed at landscape timber retaining walls located at building 9 rear. Repair is recommended.
Retaining Walls, reinforced concrete masonry unit (CMU)	Repair Concrete Retaining Wall (Non-Critical Repair)	Buildings 9, 12 and 19	Repair	3	Each	\$ 5,000.00	\$ 15,000.00	Spalling and deterioration was observed at concrete retaining walls located at buildings 9, 12 and 19. Repair is recommended.
Fencing, concrete Masonry unit (CMU)	Repair CMU Dumpster Enclosures (Non-Critical Repair)	Dumpster enclosures located at buildings 1 (qty 2), 5, 7, 10, 14-15, 14-17 and 15-16	Repair	8	Each	\$ 1,400.00	\$ 11,200.00	Damaged CMU walls and precast concrete caps were observed at dumpster enclosures located at buildings 1 (qty 2), 5, 7, 10, 14-15, 14-17 and 15-16. Repairs are recommended.
Pole mounted lights	Replace Pole-Mounted Lights (Non-Critical Repair)	General site	Repair	6	Each	\$ 3,000.00	\$ 18,000.00	The decorative pole-mounted lights are in fair condition. There is significant evidence of wear and the fixtures have exceeded their Estimated Useful Life (EUL). AEI recommends that the decorative pole-mounted lights be replaced.
Sport Court - asphalt	Repair Concrete Basketball Court (Non-Critical Repair)	Basketball court	Repair	3500	SF	\$ 5.00	\$ 17,500.00	AEI observed concrete cracking and surface coating wear located at the basketball court. Repairs and recoating is recommended.
Solid Masonry (obsolete)	Repair Brick Masonry (Non-Critical Repair)	Building 15 basement	Repair	1	Each	\$ 7,500.00	\$ 7,500.00	Cracking at mortar joints and previous repairs were observed at isolated areas in brick masonry walls located in building 15 basement. Repointing the affected areas and monitoring for future movement is recommended.
Exterior Stairs, Concrete	Repair Exterior Concrete Framed Steps (Non-Critical Repair)	Exterior stairs located at buildings 7, 15, 16, 17, and 19	Repair	5	Each	\$ 1,200.00	\$ 6,000.00	Spalling and cracking of concrete was observed at exterior stairs located at buildings 7, 15, 16, 17, and 19. Repair is recommended.
Railings, metal	Repair Metal Handrails (Non-Critical Repair)	Exterior stairs located at building 7, unit 88 and building 12 leasing office	Repair	3	Each	\$ 800.00	\$ 2,400.00	Deterioration of metal handrail post bases was observed at exterior stairs located at building 7, unit 88 and building 12 leasing office. Repair is recommended.
Railings, metal	Prep and Paint Exterior Handrails (Non-Critical Repair)	General site	Repair	20	Each	\$ 560.00	\$ 11,200.00	Deterioration of metal handrail paint was observed scattered throughout the property. Scraping, preparation, and repainting is recommended.
Unit Entry Door, Exterior, solid wood/metal clad	Replace Apartment Building Entry/Exit Doors, Common (Non-Critical Repair)	General site	Level 1 Alteration	20	Each	\$ 600.00	\$ 12,000.00	The exterior entry doors are in good to fair condition. There is significant evidence of wear at the building exterior doors throughout the property, and the several of the doors have exceeded their Estimated Useful Life (EUL). AEI recommends that the older doors be replaced.
Brick/block veneer	Brick Masonry - Repair Study (Non-Critical Repair)	Exterior brick masonry throughout the property	Repair	1	Each	\$ 5,000.00	\$ 5,000.00	Brick spalling and masonry grout deterioration was observed at exterior brick masonry throughout the property. Inspection and repair recommendations by a licensed structural engineer and façade specialist is recommended.
Brick/block veneer	Brick Masonry - Repairs Per Study Recommendation (Non-Critical Repair)	Estimated 10% Exterior brick masonry throughout the property	Repair	42300	SF	\$ 4.54	\$ 192,042.00	Repairs Per Study Recommendation, Cost to be Determined
Low slope-Adhered rubber membrane, (EPDM)	Repair Traffic Pads, EPDM Roofing W/Gravel (Mid-Rise) (Non-Critical Repair)	Buildings 1, and 3 thru 19	Repair	8400	SF	\$ 5.00	\$ 42,000.00	Deterioration was observed at roof traffic pads located at buildings 1, and 3 thru 19. Refurbishing the traffic pads is recommended.
Cast iron sanitary waste	Sewer Mains (Non-Critical Repair)	Cast iron sewer lines	Level 1 Alteration	19	Each	\$ 54,750.00	\$ 1,040,250.00	The interior sewer lines behind the walls are primarily original cast iron sewer lines that are deteriorated and past their useful lives. AEI observed some of these lines in the down units. Full replacement of the original sewer lines throughout the property is recommended in the near term to prevent future sewer related damage.
Cast iron sanitary waste	Repair Waste Pipe Leak (Non-Critical Repair)	Waste piping located in the building 17 basement	Repair	1	Each	\$ 2,000.00	\$ 2,000.00	A leak was observed at a repaired section of waste piping located in the building 17 basement. Repair is required.
Resilient tile or sheet floor (vinyl, linoleum)	Repair Vinyl Flooring (Non-Critical Repair)	Unit 21A building 6 and Unit 140A building 16	Level 1 Alteration	2	Each	\$ 500.00	\$ 1,000.00	Flooring wear was observed at Unit 21A building 6 and Unit 140A building 16. Repair is required.
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units)(Non-Critical Repair)	Unit 17 building 4	Level 1 Alteration	1	Each	\$ 5,061.73	\$ 5,061.73	Kitchen cabinet countertop wear and missing cabinet doors were observed at unit 17 building 4. Replacement of kitchen counters and cabinets is recommended.
Paints, stains, clear finishes, interior	Repaint Ceilings (Non-Critical Repair)	Unit 17 building 4, Unit 50E building 18, Unit 58 building 8, Unit 190A in building 14, and Unit 240A building 1	Repair	5	Each	\$ 500.00	\$ 2,500.00	Paint peeling and bubbling was observed at ceilings and walls located in Unit 17 building 4, Unit 50E building 18, Unit 58 building 8, Unit 190A in building 14, and Unit 240A building 1. Proper surface preparation and repainting with compatible paint is required.
Drywall	Repair Damaged Drywall (Non-Critical Repair)	Unit 13 building 4, Unit 17 building 4, Unit 21 building 6, Unit 22 building 17, Unit 42 building 17, and Unit 240A building 1. Loose ceramic tile was observed at the tub shower enclosure located in Unit 42 building 17	Repair	7	Each	\$ 500.00	\$ 3,500.00	Drywall deterioration and damage was observed at walls located in Unit 13 building 4, Unit 17 building 4, Unit 21 building 6, Unit 22 building 17, Unit 42 building 17, and Unit 240A building 1. Loose ceramic tile was observed at the tub shower enclosure located in Unit 42 building 17. Repair is required.
Earthwork, swales, drainways, erosion controls	Trim Overgrown Vegetation and Trees (Non-Critical Repair)	Throughout site	Repair	1	Each	\$ 20,000.00	\$ 20,000.00	Weeds and overgrown vegetation was observed throughout the property. Overhanging trees were observed at buildings 2, 8 and 12. Removal of the overgrown vegetation and trimming of trees is required.
Mold-treat-remediate	Install Bathroom Exhaust Fans (Non-Critical Repair)	Unit bathrooms	Level 1 Alteration	346	Each	\$ 1,000.00	\$ 346,000.00	The dwelling unit bathrooms were observed without exhaust fans and reportedly causing mildew growth. Installation of exhaust fans in order to remove excess moisture is recommended.
Bath tubs & sinks, cast iron	Fully Remodel Bathrooms (Non-Critical Repair)	Unit bathrooms	Level 1 Alteration	346	Each	\$ 17,500.00	\$ 6,055,000.00	The majority of the bathrooms had old fixtures, finishes and accessories and are in need of remodeling to prevent additional leaks and deterioration.
Copper Tube, supply	Plumbing Supply Line Replacement (Non-Critical Repair)	Unit bathrooms	Level 1 Alteration	346	Each	\$ 2,400.00	\$ 830,400.00	The plumbing lines are near the end of their lives and should be replaced during the bathroom renovation project.

Total: \$ 8,677,133.73

7.4 REPLACEMENT RESERVES

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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
Building 1	215	Marshall & Swift	6,020,000
Building 2	215	Marshall & Swift	7,740,000
Building 3	215	Marshall & Swift	6,020,000
Building 4	215	Marshall & Swift	6,020,000
Building 5	215	Marshall & Swift	6,020,000
Building 6	215	Marshall & Swift	7,998,000
Building 7	215	Marshall & Swift	7,998,000
Building 8	215	Marshall & Swift	6,020,000
Building 9	215	Marshall & Swift	6,020,000
Building 10	215	Marshall & Swift	6,020,000
Building 11	215	Marshall & Swift	6,020,000
Building 12	215	Marshall & Swift	8,514,000
Building 13	215	Marshall & Swift	8,471,000
Building 14	215	Marshall & Swift	6,020,000
Building 15	215	Marshall & Swift	6,020,000
Building 16	215	Marshall & Swift	6,020,000
Building 17	215	Marshall & Swift	5,977,000
Building 18	215	Marshall & Swift	6,020,000
Building 19	215	Marshall & Swift	6,020,000
		TOTAL:	\$ 124,958,000.00

8.0 ASSESSOR QUALIFICATIONS

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

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

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

The site inspection was completed on July 12, 14, 25, and 27, 2022

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

DRAFT

Keith Hoffses, R.A., Assessment Project Manager

DRAFT

Jeb Bonnett, Senior Vice President - HUD Building Assessments



David Taylor, Accessibility Manager

DRAFT

Roy Anderson PE, Vice President

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

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9.0 LIMITING CONDITIONS

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

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

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

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

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

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

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

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

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

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

- The site contact reported moisture remediation ongoing in the basement of building 10. Although requested, AEI was not provided with access to the basement due to the nature of remediation.
- Unit 31F building 6, unit 20C unit building 2, unit 30D building 2, unit 50D building 5, and 180B building 14 were not accessed due to lack of keys
- UFAS unit 29 building 6 was not accessed due to tenant quarantine.
- Unit 132 building 11 was not accessed due to unaccompanied minor.
- Building 7 roof was not accessed due to lack of roof hatch key.

APPENDIX A

Dwelling Unit Photo Documentation

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1. 1-bed-1-bath - unit 90D - building 19



2. 1-bed-1-bath - unit 90D - building 19



3. 1-bed-1-bath - unit 90D - building 19



4. 1-bed-1-bath - unit 90D - building 19 - kitchen



5. 1-bed-1-bath - unit 90D - building 19



6. 1-bed-1-bath - unit 90D - building 19



7. 1-bed-1-bath - unit 90D - building 19



8. 1-bed-1-bath - unit 90D - building 19



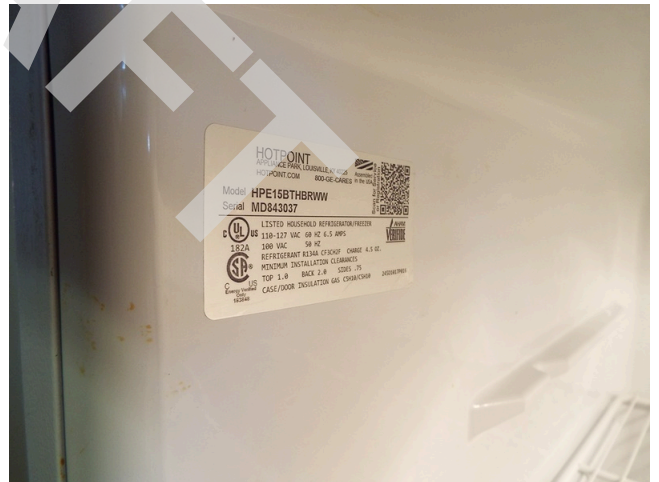
9. 1-bed-1-bath - unit 90D - building 19 - typical kitchen GFCI



10. 1-bed-1-bath - unit 90D - building 19 - range



11. 1-bed-1-bath - unit 90D - building 19 - refrigerator



12. 1-bed-1-bath - unit 90D - building 19



13. 1-bed-1-bath - unit 90D - building 19 - range hood



14. 1-bed-1-bath - unit 90D - building 19



15. 1-bed-1-bath - unit 90D - building 19



16. 1-bed-1-bath - unit 90D - building 19 - unit electrical panel



17. 1-bed-1-bath - unit 90D - building 19



18. 1-bed-1-bath - unit 90D - building 19 - living room



19. 1-bed-1-bath - unit 90D - building 19



20. 1-bed-1-bath - unit 90D - building 19



21. 1-bed-1-bath - unit 90D - building 19



22. 1-bed-1-bath - unit 90D - building 19



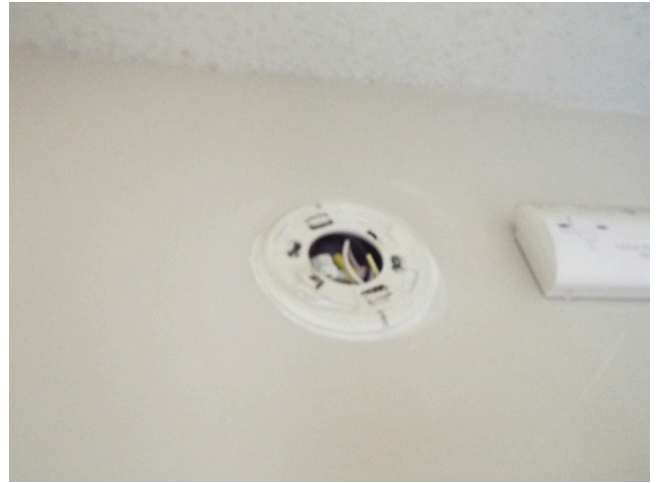
23. 1-bed-1-bath - unit 90D - building 19



24. 1-bed-1-bath - unit 90D - building 19 - laundry hookup



25. 1-bed-1-bath - unit 90D - building 19 - hall
smoke and CO2 detectors



26. 1-bed-1-bath - unit 90D - building 19 - missing
smoke detector (Critical Repair)



27. 1-bed-1-bath - unit 90D - building 19



28. 1-bed-1-bath - unit 90D - building 19



29. 1-bed-1-bath - unit 90D - building 19



30. 1-bed-1-bath - unit 90D - building 19 - bathroom



31. 1-bed-1-bath - unit 90D - building 19 - vanity



32. 1-bed-1-bath - unit 90D - building 19



33. 1-bed-1-bath - unit 90D - building 19



34. 1-bed-1-bath - unit 90D - building 19 - tub shower



35. 1-bed-1-bath - unit 90D - building 19



36. 1-bed-1-bath - unit 90D - building 19



37. 1-bed-1-bath - unit 90D - building 19 - typical bathroom GFCI



38. 1-bed-1-bath - unit 90D - building 19 - bedroom



39. 1-bed-1-bath - unit 90D - building 19



40. 1-bed-1-bath - unit 90D - building 19



41. 1-bed-1-bath - unit 90D - building 19



42. 1-bed-1-bath - unit 90D - building 19



43. 1-bed-1-bath - unit 90D - building 19



44. 1-bed-1-bath - unit 90D - building 19



45. 1-bed-1-bath - unit 90D - building 19



46. 1-bed-1-bath - unit 90D - building 19 - kitchen cabinets (older)



47. 1-bed-1-bath - unit 90D - building 19



48. 1-bed-1-bath - unit 90D - building 19



49. 1-bed-1-bath - unit 90D - building 19



50. 2-bed-1-bath - unit 100B - building 12 - broken window glass (Critical Repair)



51. 2-bed-1-bath - unit 140E - building 12



52. 2-bed-1-bath - unit 140E - building 12- living room



53. 2-bed-1-bath - unit 140E - building 12



54. 2-bed-1-bath - unit 140E - building 12 - kitchen



55. 2-bed-1-bath - unit 140E - building 12 - kitchen cabinets (newer)



56. 2-bed-1-bath - unit 140E - building 12



57. 2-bed-1-bath - unit 140E - building 12



58. 2-bed-1-bath - unit 140E - building 12



59. 2-bed-1-bath - unit 140E - building 12



60. 2-bed-1-bath - unit 140E - building 12



61. 2-bed-1-bath - unit 140E - building 12



62. 2-bed-1-bath - unit 140E - building 12



63. 2-bed-1-bath - unit 140E - building 12



64. 2-bed-1-bath - unit 140E - building 12



65. 2-bed-1-bath - unit 140E - building 12 -
bedroom



66. 2-bed-1-bath - unit 140E - building 12 -
bedroom



67. 2-bed-1-bath - unit 140E - building 12 -
bathroom



68. 2-bed-1-bath - unit 140E - building 12



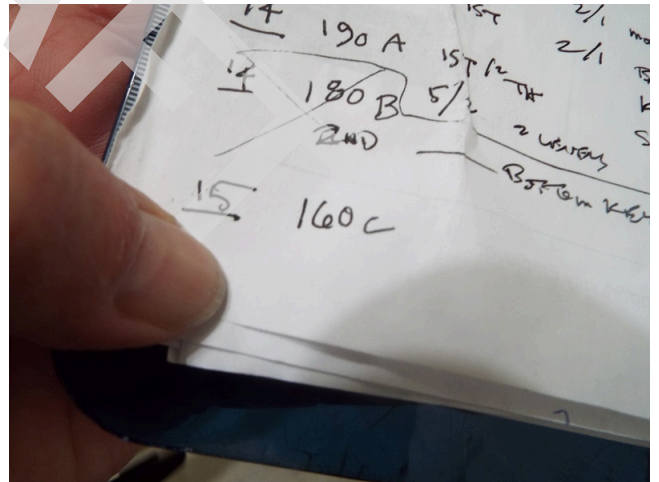
69. 2-bed-1-bath - unit 140E - building 12



70. 2-bed-1-bath - unit 140E - building 12



71. 2-bed-1-bath - unit 140E - building 12 - laundry hookups



72. 2-bed-1-bath - unit 160C - building 15 - rodents reported - kitchen (Critical Repair)



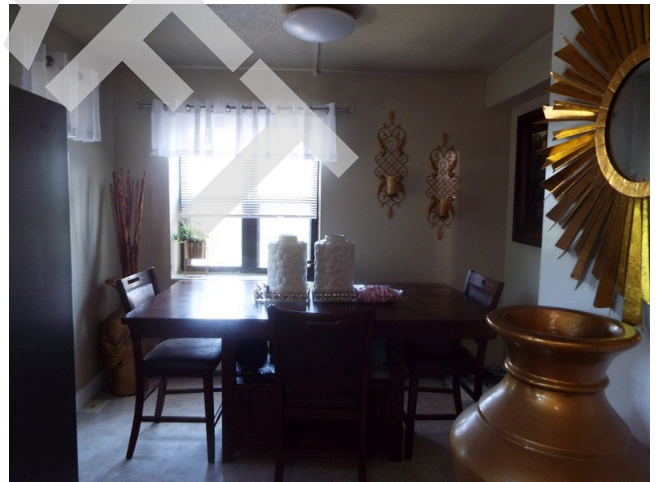
73. 2-bed-1-bath - unit 160C - building 15 - rodents reported - kitchen (Critical Repair)



74. 2-bed-1-bath - unit 160C - building 15 - rodents reported - kitchen (Critical Repair)



75. 2-bed-1-bath - unit 160C - building 15 - rodents reported - kitchen (Critical Repair)



76. 2-bed-1-bath - unit 160C - building 15 - rodents reported - kitchen (Critical Repair)



77. 2-bed-1-bath - unit 160C - building 15 - rodents reported - kitchen (Critical Repair)



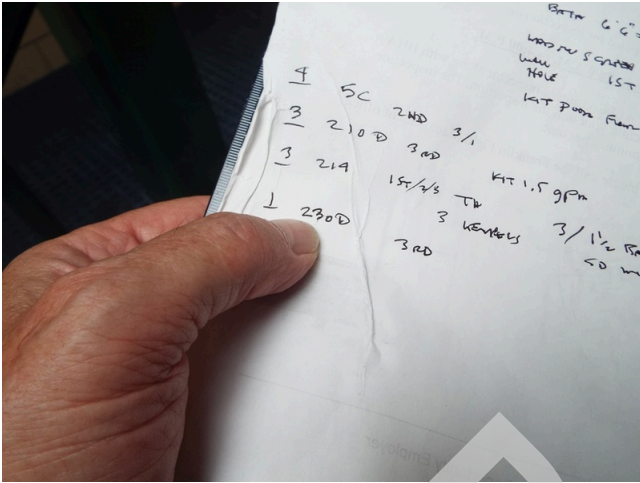
78. 2-bed-1-bath - unit 160C - building 15 - rodents reported - kitchen (Critical Repair)



79. 2-bed-1-bath - unit 160C - building 15 - baseboard heating unit



80. 2-bed-1-bath - unit 160C - building 15 - rodents reported - kitchen (Critical Repair)



81. 2-bed-1-bath - unit 230D - building 1



82. 2-bed-1-bath - unit 230D - building 1



83. 2-bed-1-bath - unit 230D - building 1



84. 2-bed-1-bath - unit 230D - building 1



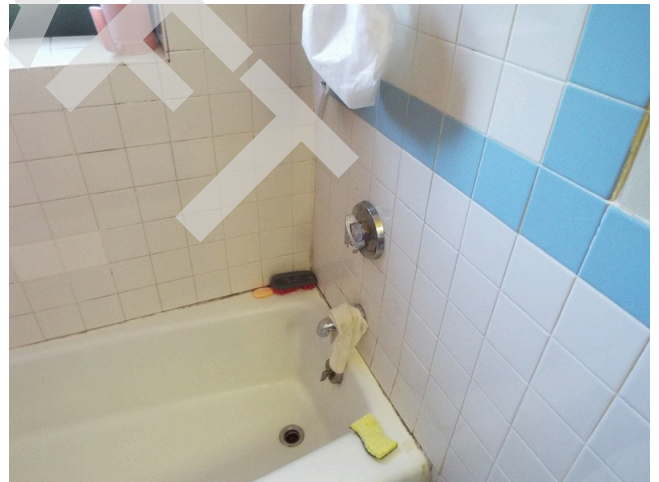
85. 2-bed-1-bath - unit 230D - building 1



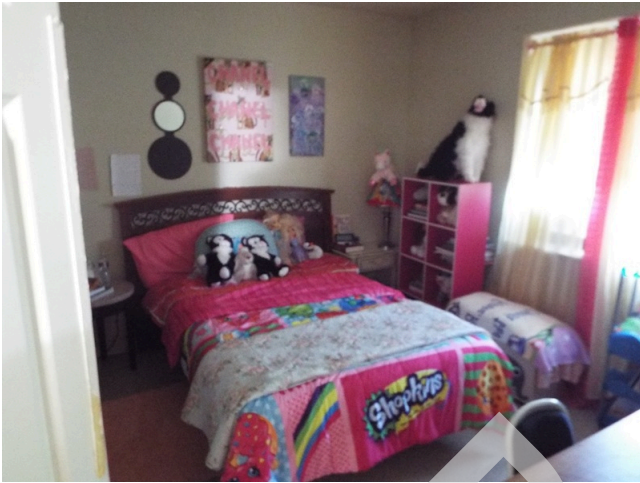
86. 2-bed-1-bath - unit 230D - building 1



87. 2-bed-1-bath - unit 230D - building 1 - bathroom ceiling mold (Critical Repair)



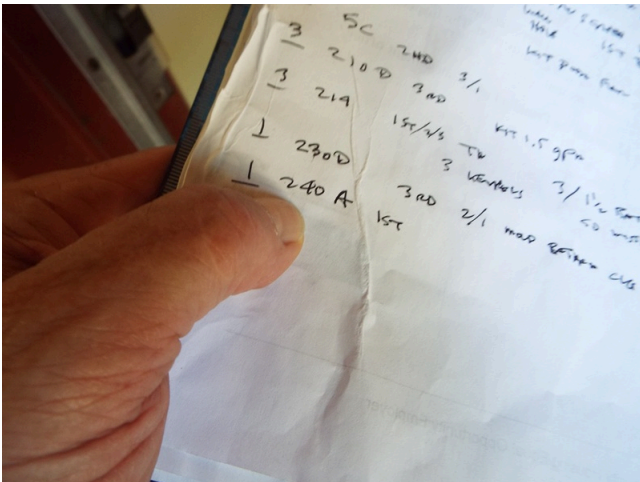
88. 2-bed-1-bath - unit 230D - building 1



89. 2-bed-1-bath - unit 230D - building 1



90. 2-bed-1-bath - unit 230D - building 1



91. 2-bed-1-bath - unit 240A - building 1



92. 2-bed-1-bath - unit 240A - building 1



93. 2-bed-1-bath - unit 240A - building 1



94. 2-bed-1-bath - unit 240A - building 1



95. 2-bed-1-bath - unit 240A - building 1



96. 2-bed-1-bath - unit 240A - building 1



97. 2-bed-1-bath - unit 240A - building 1



98. 2-bed-1-bath - unit 240A - building 1 - ceiling paint condition (Non-Critical Repair)



99. 2-bed-1-bath - unit 240A - building 1



100. 2-bed-1-bath - unit 240A - building 1



101. 2-bed-1-bath - unit 240A - building 1



102. 2-bed-1-bath- unit 230A - building 1



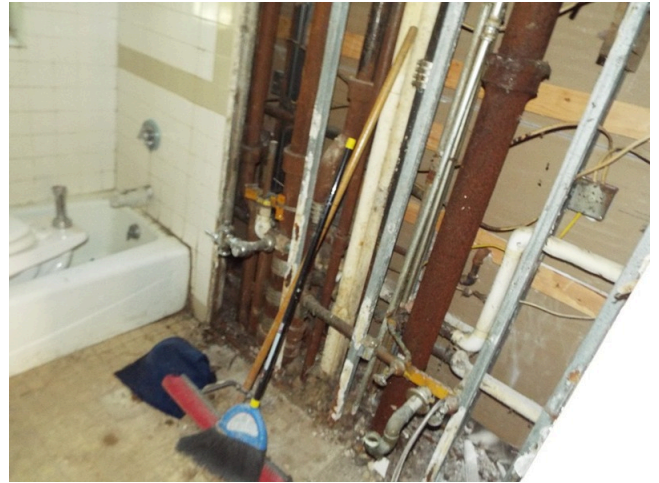
103. 2-bed-1-bath- unit 230A - building 1



104. 2-bed-1-bath- unit 230A - building 1



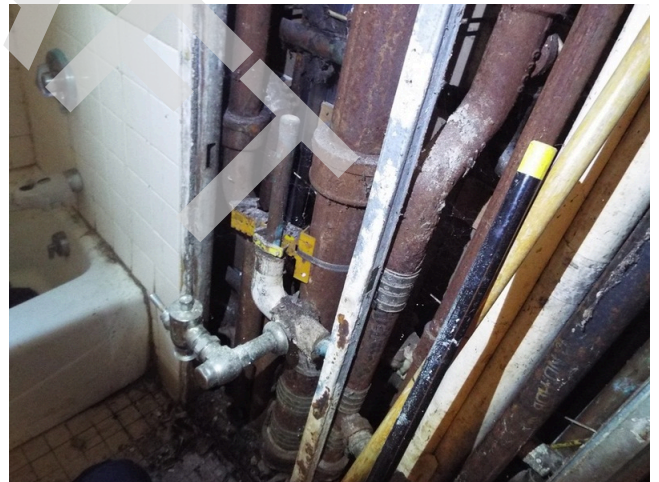
105. 2-bed-1-bath- unit 230A - building 1



106. 2-bed-1-bath- unit 230A - building 1 -
bathroom wall repairs (Non-Critical Repair)



107. 2-bed-1-bath- unit 230A - building 1 -
bathroom ceiling repairs (Non-Critical Repair)



108. 2-bed-1-bath- unit 230A - building 1



109. 2-bed-1-bath- unit 230A - building 1



110. 2-bed-1-bath- unit 230A - building 1



111. 2-bed-1-bath- unit 230A - building 1



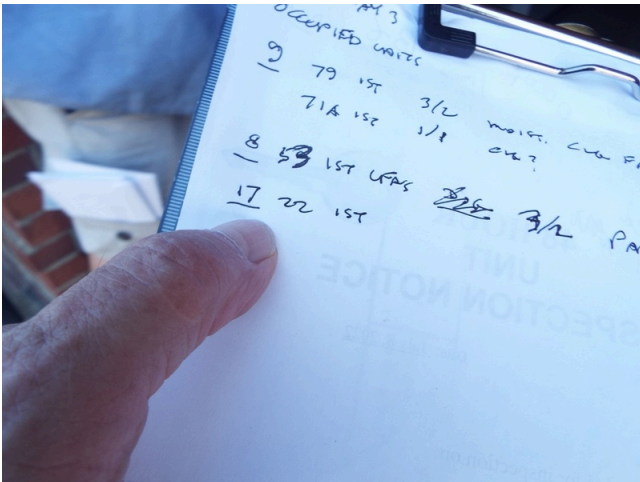
112. 2-bed-1-bath- unit 230A - building 1



113. 2-bed-1-bath- unit 230A - building 1



114. 2-bed-1-bath- unit 230A - building 1



115. 3-bed-1.5-bath-TH - unit 22 - building 17



116. 3-bed-1.5-bath-TH - unit 22 - building 17



117. 3-bed-1.5-bath-TH - unit 22 - building 17 - washer wall condition (Non-Critical Repair)



118. 3-bed-1.5-bath-TH - unit 22 - building 17 - bathroom ceiling condition (Critical Repair)



119. 3-bed-1.5-bath-TH - unit 22 - building 17 - bathroom ceiling condition (Critical Repair)



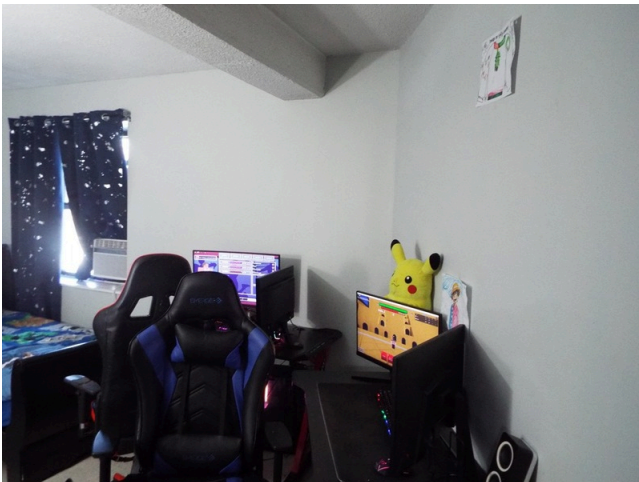
120. 3-bed-1.5-bath-TH - unit 22 - building 17 - bathroom ceiling condition (Critical Repair)



121. 3-bed-1.5-bath-TH - unit 22 - building 17



122. 3-bed-1.5-bath-TH - unit 22 - building 17



123. 3-bed-1.5-bath-TH - unit 22 - building 17



124. 3-bed-1.5-bath-TH - unit 22 - building 17(10)



125. 3-bed-1.5-bath-TH - unit 22 - building 17



126. 3-bed-1.5-bath-TH - unit 22 - building 17



127. 3-bed-1.5-bath-TH - unit 22 - building 17



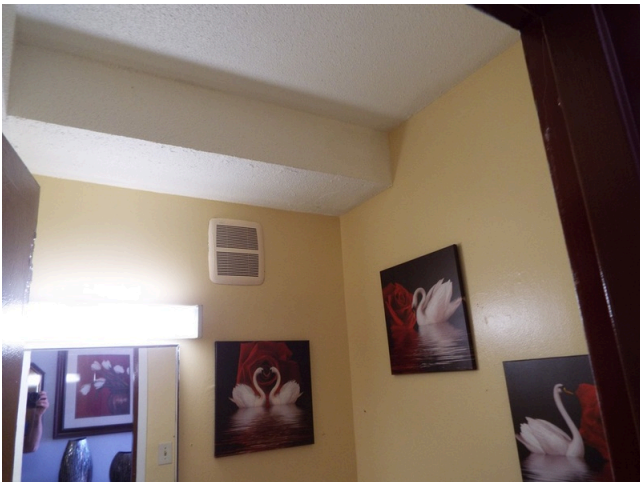
128. 3-bed-1.5-bath-TH - unit 22 - building 17



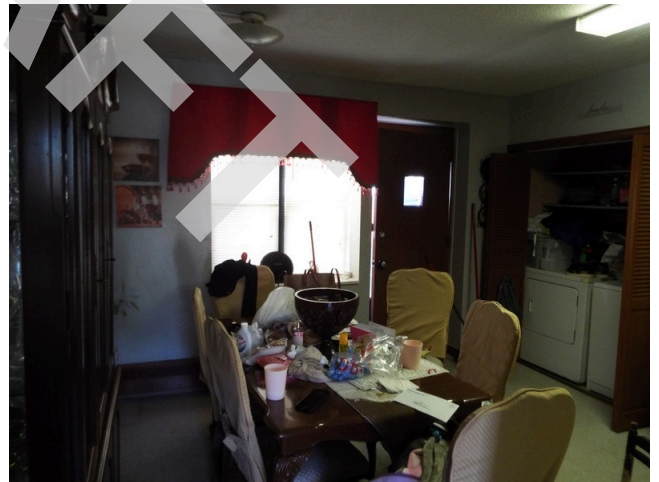
129. 3-bed-1.5-bath-TH - unit 79 - building 9



130. 3-bed-1.5-bath-TH - unit 79 - building 9



131. 3-bed-1.5-bath-TH - unit 79 - building 9



132. 3-bed-1.5-bath-TH - unit 79 - building 9



133. 3-bed-1.5-bath-TH - unit 79 - building 9



134. 3-bed-1.5-bath-TH - unit 79 - building 9



135. 3-bed-1.5-bath-TH - unit 79 - building 9



136. 3-bed-1.5-bath-TH - unit 79 - building 9



137. 3-bed-1.5-bath-TH - unit 79 - building 9



138. 3-bed-1.5-bath-TH - unit 79 - building 9



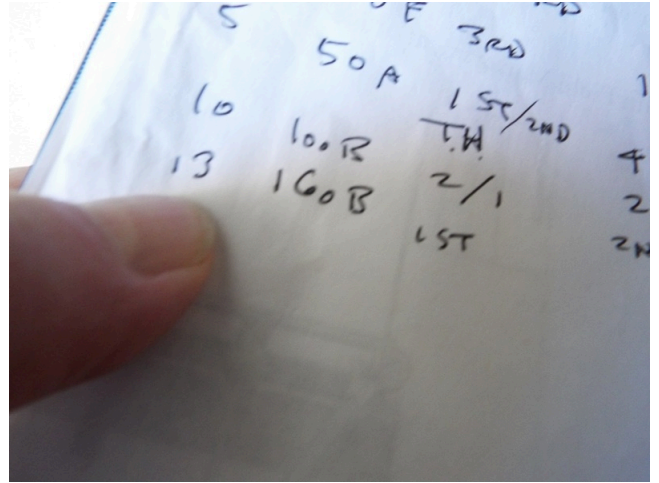
139. 3-bed-1.5-bath-TH - unit 79 - building 9



140. 3-bed-1.5-bath-TH - unit 79 - building 9



141. 3-bed-1.5-bath-TH - unit 79 - building 9



142. 3-bed-1.5-bath-TH - unit 160B - building 13



143. 3-bed-1.5-bath-TH - unit 160B - building 13 - living room



144. 3-bed-1.5-bath-TH - unit 160B - building 13 - kitchen



145. 3-bed-1.5-bath-TH - unit 160B - building 13 -
bedroom



146. 3-bed-1.5-bath-TH - unit 160B - building 13 -
stair



147. 3-bed-1.5-bath-TH - unit 160B - building 13 -
bedroom



148. 3-bed-1.5-bath-TH - unit 160B - building 13 -
bathroom



149. 3-bed-1.5-bath-TH - unit 160B - building 13 - bathroom ceiling mold (Critical Repair)



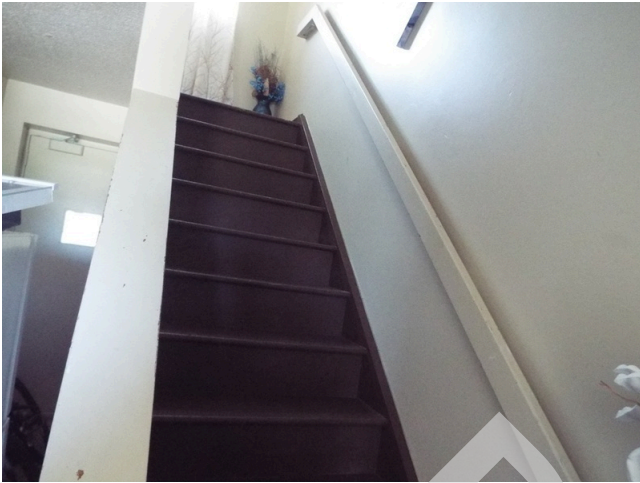
150. 3-bed-1.5-bath-TH - unit 160B - building 13



151. 3-bed-1.5-bath-TH - unit 160B - building 13 - bedroom



152. 3-bed-1.5-bath-TH - unit 160B - building 13 - wall mold (Critical Repair)



157. 3-bed-1.5-bath-TH - unit 214 - building 3



158. 3-bed-1.5-bath-TH - unit 214 - building 3



159. 3-bed-1.5-bath-TH - unit 214 - building 3



160. 3-bed-1.5-bath-TH - unit 214 - building 3



161. 3-bed-1.5-bath-TH - unit 214 - building 3



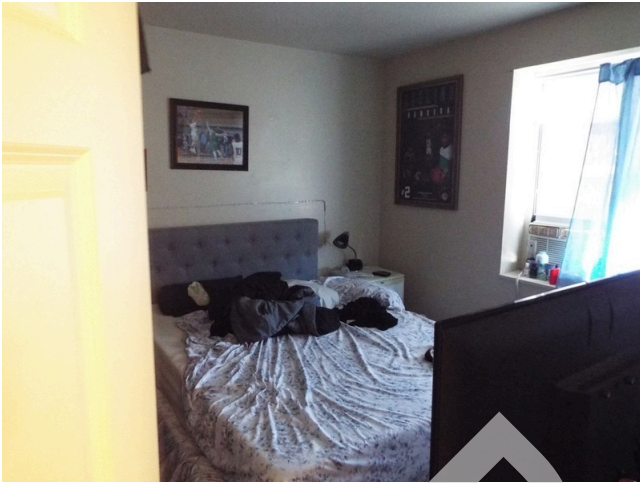
162. 3-bed-1.5-bath-TH - unit 214 - building 3



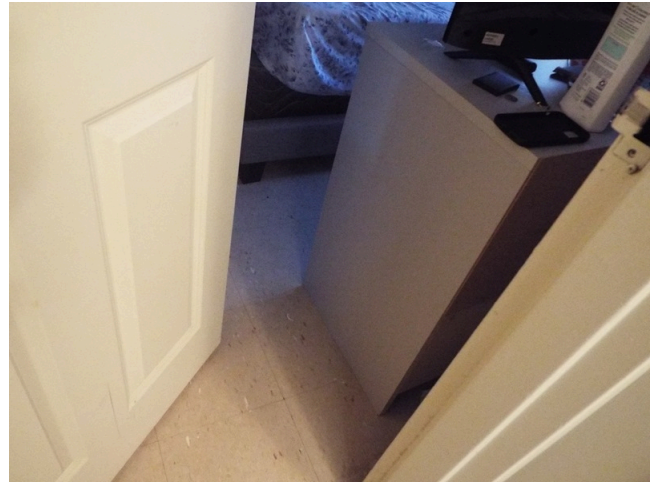
163. 3-bed-1.5-bath-TH - unit 214 - building 3



164. 3-bed-1.5-bath-TH - unit 214 - building 3 -
bathroom ceiling mold (Critical Repair)



165. 3-bed-1.5-bath-TH - unit 214 - building 3



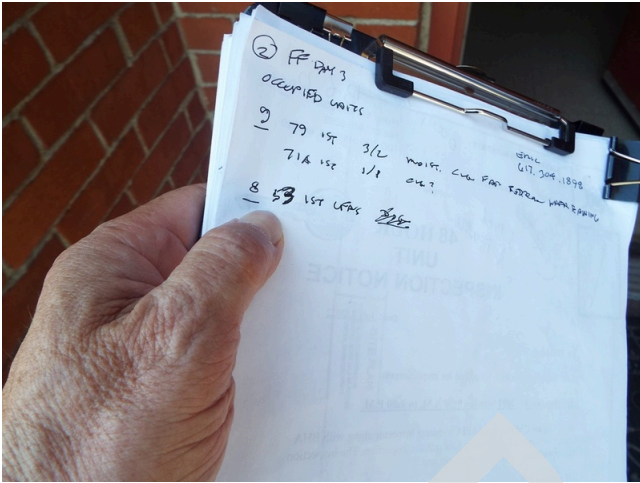
166. 3-bed-1.5-bath-TH - unit 214 - building 3



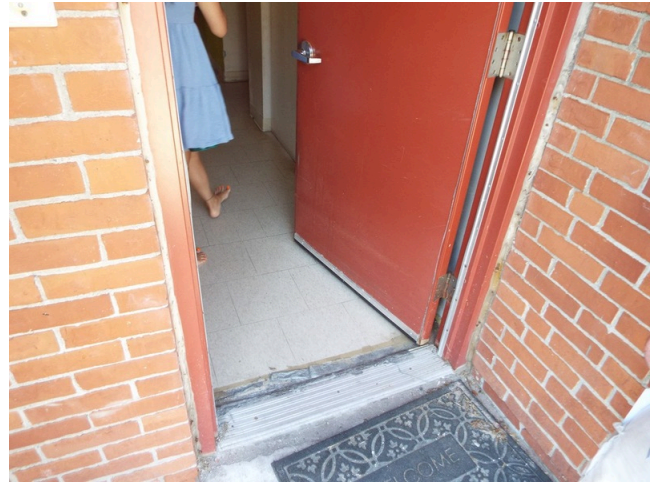
167. 3-bed-1.5-bath-TH - unit 214 - building 3



168. 3-bed-1.5-bath-TH - unit 214 - building 3 -
missing smoke detector (Critical Repair)



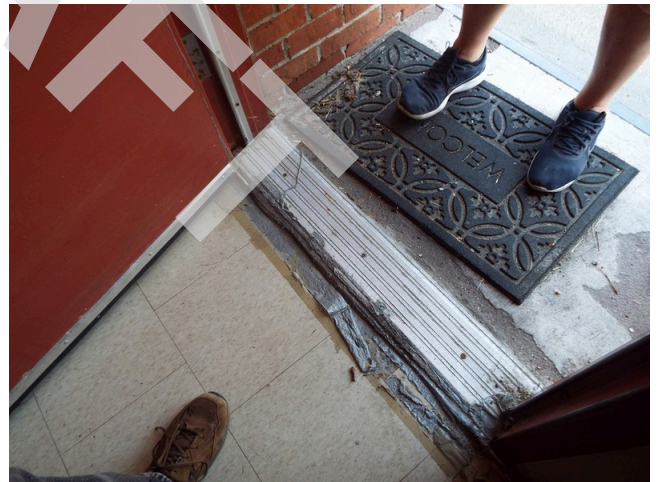
169. 4-bed-2-bath-UFAS - unit 53 - building 8



170. 4-bed-2-bath-UFAS - unit 53 - building 8



171. 4-bed-2-bath-UFAS - unit 53 - building 8



172. 4-bed-2-bath-UFAS - unit 53 - building 8



173. 4-bed-2-bath-UFAS - unit 53 - building 8 -
living room



174. 4-bed-2-bath-UFAS - unit 53 - building 8



175. 4-bed-2-bath-UFAS - unit 53 - building 8



176. 4-bed-2-bath-UFAS - unit 53 - building 8



177. 4-bed-2-bath-UFAS - unit 53 - building 8



178. 4-bed-2-bath-UFAS - unit 53 - building 8



179. 4-bed-2-bath-UFAS - unit 53 - building 8 -
kitchen



180. 4-bed-2-bath-UFAS - unit 53 - building 8, too
high (Critical Repair)



181. 4-bed-2-bath-UFAS - unit 53 - building 8



182. UFAS kitchen sink lacks pipe protection - unit 53 - building 8 (Critical Repair)



183. 4-bed-2-bath-UFAS - unit 53 - building 8



184. UFAS cooktop - unit 53 - building 8



185. UFAS wall oven - unit 53 - building 8



186. UFAS kitchen cabinet shelf exceeds 48 Inch height - unit 53 - building 8



187. 4-bed-2-bath-UFAS - unit 53 - building 8



188. 4-bed-2-bath-UFAS - unit 53 - building 8



189. 4-bed-2-bath-UFAS - unit 53 - building 8



190. 4-bed-2-bath-UFAS - unit 53 - building 8



191. 4-bed-2-bath-UFAS - unit 53 - building 8



192. 4-bed-2-bath-UFAS - unit 53 - building 8



193. 4-bed-2-bath-UFAS - unit 53 - building 8 -
bedroom



194. 4-bed-2-bath-UFAS - unit 53 - building 8



195. 4-bed-2-bath-UFAS - unit 53 - building 8



196. 4-bed-2-bath-UFAS - unit 53 - building 8



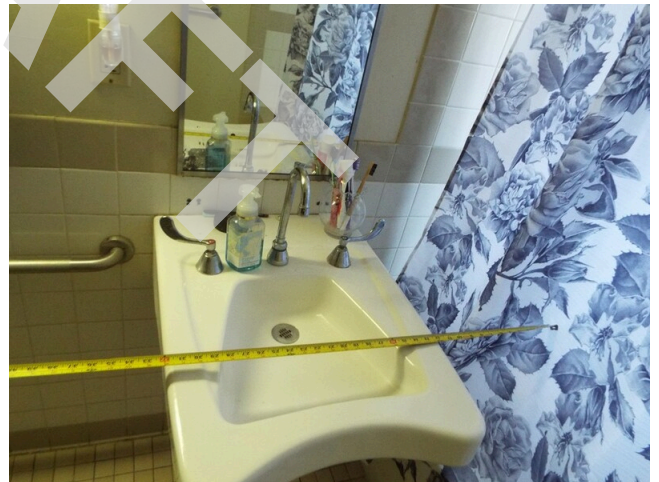
197. 4-bed-2-bath-UFAS - unit 53 - building 8 -
bathroom



198. 4-bed-2-bath-UFAS - unit 53 - building 8



199. UFAS bathroom sink lacks pipe protection - unit
53 - building 8 (Critical Repair)



200. 4-bed-2-bath-UFAS - unit 53 - building 8



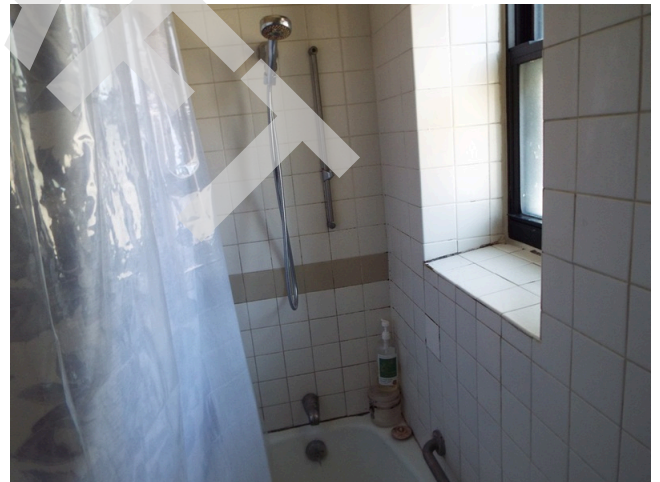
201. 4-bed-2-bath-UFAS - unit 53 - building 8



202. 4-bed-2-bath-UFAS - unit 53 - building 8



203. 4-bed-2-bath-UFAS - unit 53 - building 8



204. 4-bed-2-bath-UFAS - unit 53 - building 8



205. 4-bed-2-bath-UFAS - unit 53 - building 8



206. 4-bed-2-bath-UFAS - unit 53 - building 8



207. 4-bed-2-bath-UFAS - unit 53 - building 8



208. 3-bed-1-bath - unit 230E - building 1



209. 3-bed-1-bath - unit 230E - building 1



210. 3-bed-1-bath - unit 230E - building 1



211. 3-bed-1-bath - unit 230E - building 1



212. 3-bed-1-bath - unit 230E - building 1



213. 3-bed-1-bath - unit 230E - building 1



214. 3-bed-1-bath - unit 230E - building 1



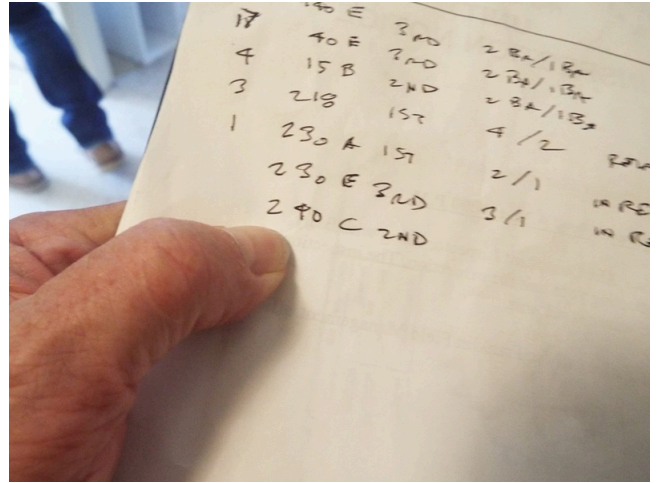
215. 3-bed-1-bath - unit 230E - building 1



216. 3-bed-1-bath - unit 230E - building 1



217. 3-bed-1-bath - unit 230E - building 1



218. 3-bed-1-bath - unit 240C - building 1



219. 3-bed-1-bath - unit 240C - building 1



220. 3-bed-1-bath - unit 240C - building 1



221. 3-bed-1-bath - unit 240C - building 1



222. 3-bed-1-bath - unit 240C - building 1



223. 3-bed-1-bath - unit 240C - building 1



224. 3-bed-1-bath - unit 240C - building 1



225. 3-bed-1-bath - unit 240C - building 1



226. 3-bed-1-bath - unit 240C - building 1



227. 3-bed-1-bath-UFAS - unit 13 - building 4



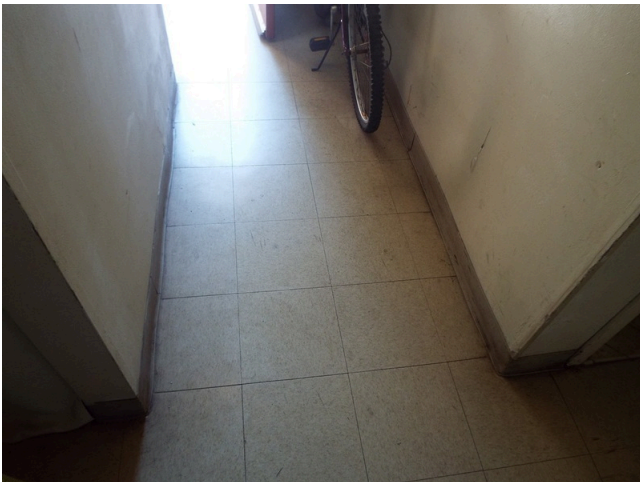
228. 3-bed-1-bath-UFAS - unit 13 - building 4



229. 3-bed-1-bath-UFAS - unit 13 - building 4



230. 3-bed-1-bath-UFAS - unit 13 - building 4



231. 3-bed-1-bath-UFAS - unit 13 - building 4



232. 3-bed-1-bath-UFAS - unit 13 - building 4



233. 3-bed-1-bath-UFAS - unit 13 - building 4



234. UFAS kitchen cabinets - 3-bed-1-bath-UFAS - unit 13 - building 4



235. 3-bed-1-bath-UFAS - unit 13 - building 4



236. UFAS kitchen sink lacks pipe protection - unit 13 - building 4



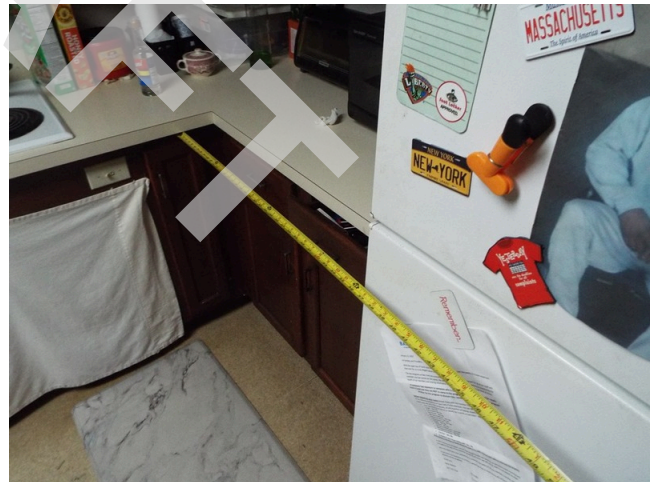
237. 3-bed-1-bath-UFAS - unit 13 - building 4



238. UFAS cooktop - unit 13 - building 4



239. 3-bed-1-bath-UFAS - unit 13 - building 4



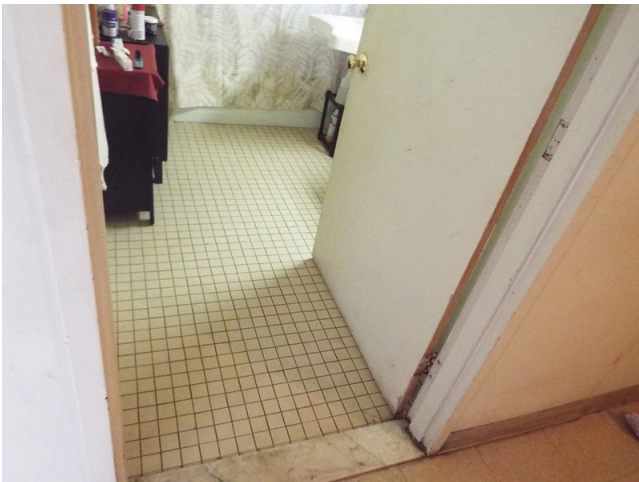
240. 3-bed-1-bath-UFAS - unit 13 - building 4



241. 3-bed-1-bath-UFAS - unit 13 - building 4



242. 3-bed-1-bath-UFAS - unit 13 - building 4



243. 3-bed-1-bath-UFAS - unit 13 - building 4



244. 3-bed-1-bath-UFAS - unit 13 - building 4



245. 3-bed-1-bath-UFAS - unit 13 - building 4



246. UFAS bathroom fixtures- unit 13 - building 4



247. 3-bed-1-bath-UFAS - unit 13 - building 4



248. UFAS bathroom sink lacks pipe protection - unit 13 - building 4 (Critical Repair)



249. UFAS toilet lacks rear grab bar- unit 13 - building 4 (Critical Repair)



250. 3-bed-1-bath-UFAS - unit 13 - building 4



251. 3-bed-1-bath-UFAS - unit 13 - building 4



252. 3-bed-1-bath-UFAS - unit 13 - building 4



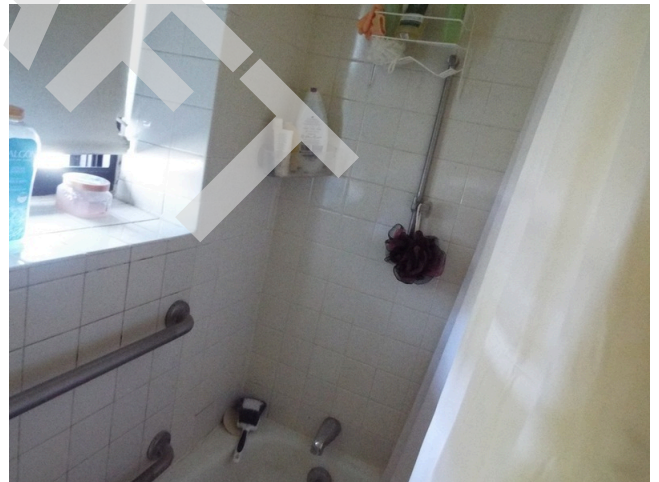
253. 3-bed-1-bath-UFAS - unit 13 - building 4



254. 3-bed-1-bath-UFAS - unit 13 - building 4



255. 3-bed-1-bath-UFAS - unit 13 - building 4



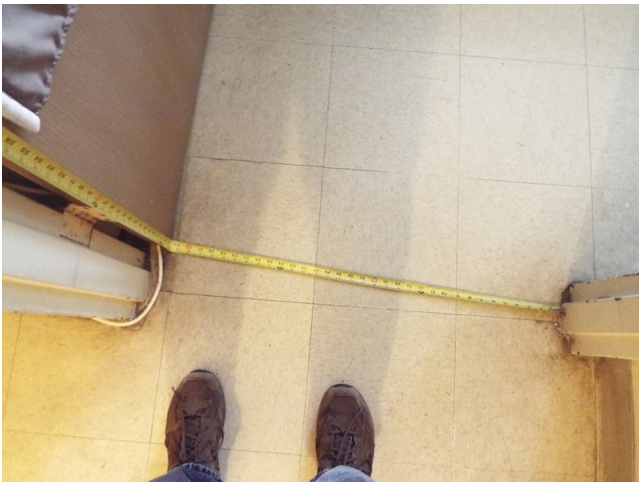
256. UFAS tub shower - unit 13 - building 4



257. 3-bed-1-bath-UFAS - unit 13 - building 4



258. 3-bed-1-bath-UFAS - unit 13 - building 4



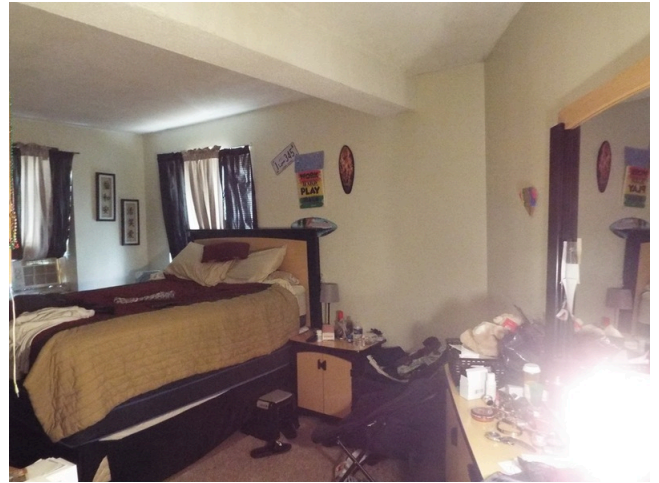
259. 3-bed-1-bath-UFAS - unit 13 - building 4



260. 3-bed-1-bath-UFAS - unit 13 - building 4



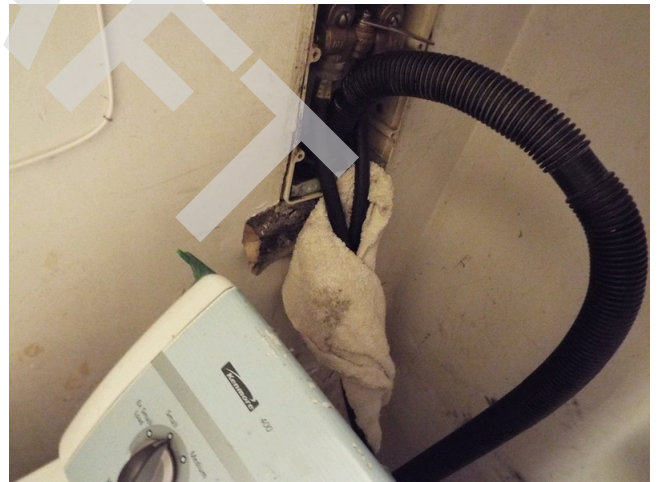
261. 3-bed-1-bath-UFAS - unit 13 - building 4



262. 3-bed-1-bath-UFAS - unit 13 - building 4



263. 3-bed-1-bath-UFAS - unit 13 - building 4



264. 3-bed-1-bath-UFAS - unit 13 - building 4



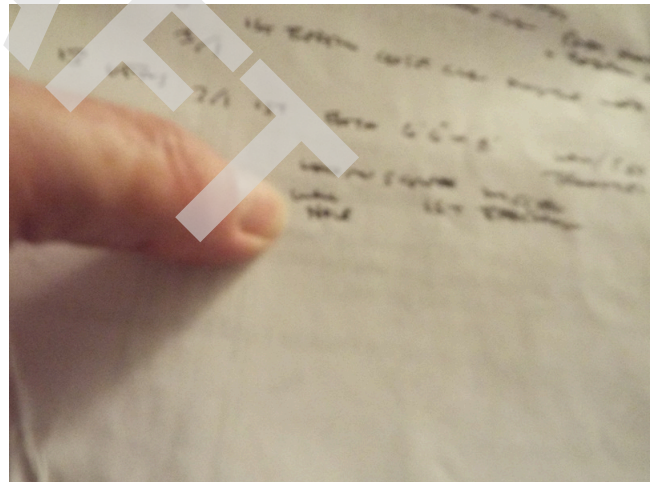
265. 3-bed-1-bath-UFAS - unit 13 - building 4 - termites reported (Non-Critical Repair)



266. 3-bed-1-bath-UFAS - unit 13 - building 4 - termites reported (Non-Critical Repair)



267. 3-bed-1-bath-UFAS - unit 13 - building 4 - bathroom ceiling mold (Critical Repair)



268. 3-bed-1-bath-UFAS - unit 13 - building 4



269. 3-bed-1-bath-UFAS - unit 13 - building 4



270. 3-bed-1-bath-UFAS - unit 13 - building 4



271. 3-bed-1-bath-UFAS - unit 13 - building 4



272. 3-bed-1-bath-UFAS - unit 13 - building 4



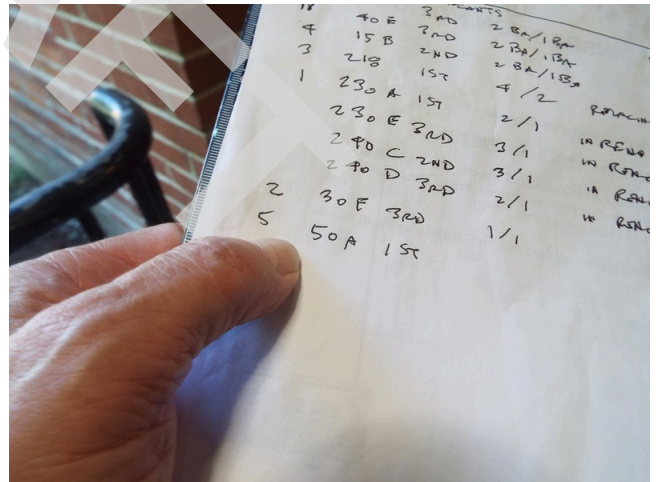
273. 3-bed-1-bath-UFAS - unit 13 - building 4 - wall condition (Non-Critical Repair)



274. 3-bed-1-bath-UFAS - unit 13 - building 4



275. 3-bed-1-bath-UFAS - unit 13 - building 4 - wall condition (Non-Critical Repair)



276. 4-bed-2-bath-TH - unit 50A - building 5



277. 4-bed-2-bath-TH - unit 50A - building 5 - living room



278. 4-bed-2-bath-TH - unit 50A - building 5 - kitchen



279. 4-bed-2-bath-TH - unit 50A - building 5 - bedroom



280. 4-bed-2-bath-TH - unit 50A - building 5 - bathroom



281. 4-bed-2-bath-TH - unit 50A - building 5



282. 4-bed-2-bath-TH - unit 50A - building 5



283. 4-bed-2-bath-TH - unit 50A - building 5 -
bedroom



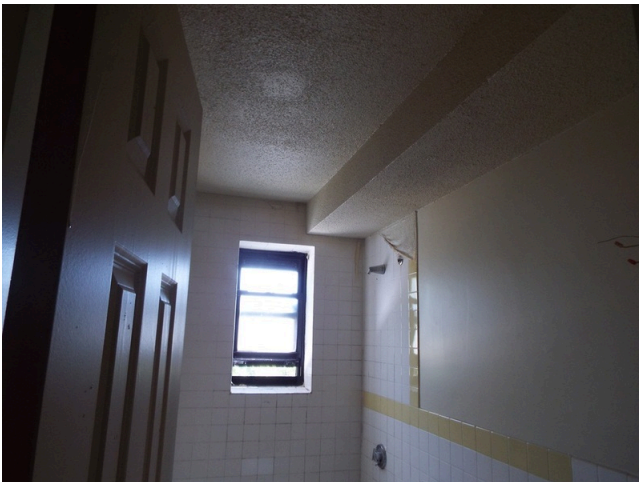
284. 4-bed-2-bath-TH - unit 50A - building 5 - stair



285. 4-bed-2-bath-TH - unit 50A - building 5 -
bedroom



286. 4-bed-2-bath-TH - unit 50A - building 5 -
bathroom



287. 4-bed-2-bath-TH - unit 50A - building 5



288. 4-bed-2-bath-TH - unit 50A - building 5



289. 4-bed-2-bath-TH - unit 50A - building 5



290. 4-bed-2-bath-TH - unit 50A - building 5



291. 4-bed-2-bath-TH - unit 218 - building 3



292. 4-bed-2-bath-TH - unit 218 - building 3



293. 4-bed-2-bath-TH - unit 218 - building 3



294. 4-bed-2-bath-TH - unit 218 - building 3



295. 4-bed-2-bath-TH - unit 218 - building 3 -
laundry wall condition (Non-Critical Repair)



296. 4-bed-2-bath-TH - unit 218 - building 3



297. 4-bed-2-bath-TH - unit 218 - building 3



298. 4-bed-2-bath-TH - unit 218 - building 3



299. 4-bed-2-bath-TH - unit 218 - building 3



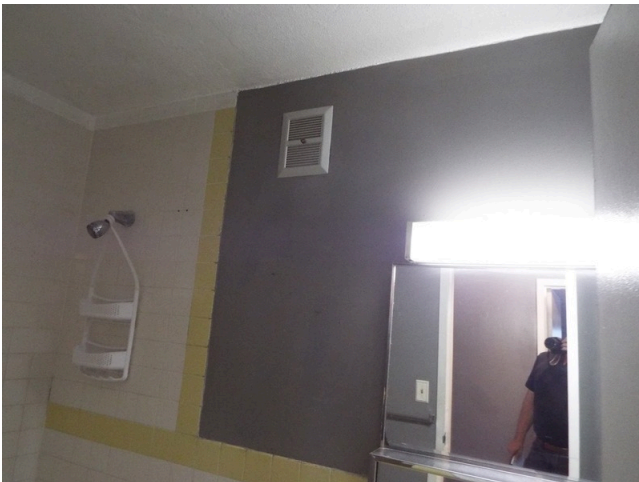
300. 4-bed-2-bath-TH - unit 218 - building 3



301. 4-bed-2-bath-TH - unit 218 - building 3



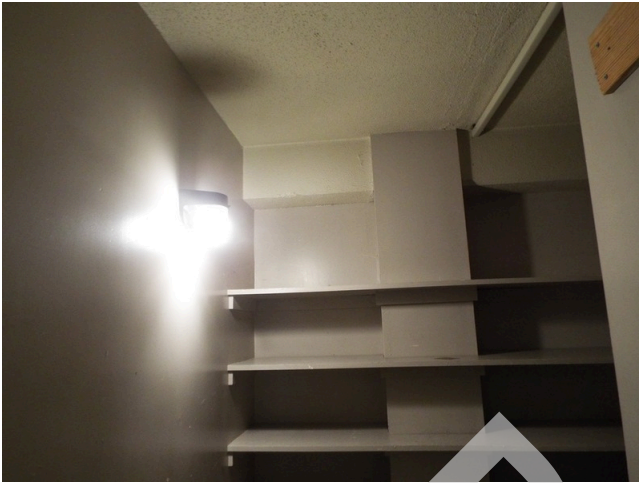
302. 4-bed-2-bath-TH - unit 218 - building 3



303. 4-bed-2-bath-TH - unit 218 - building 3



304. 4-bed-2-bath-TH - unit 218 - building 3



305. 4-bed-2-bath-TH - unit 218 - building 3



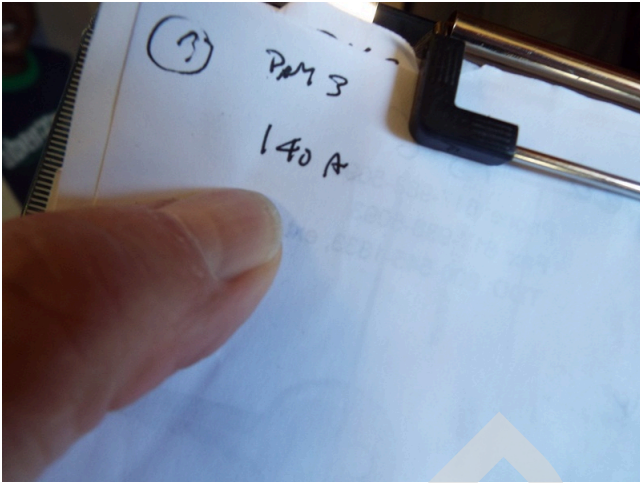
306. 4-bed-2-bath-TH - unit 218 - building 3



307. 4-bed-2-bath-TH - unit 218 - building 3



308. 4-bed-2-bath-TH - unit 218 - building 3



309. 5-bed-2-bath-TH - unit 140A - building 16



310. 5-bed-2-bath-TH - unit 140A - building 16



311. 5-bed-2-bath-TH - unit 140A - building 16



312. 5-bed-2-bath-TH - unit 140A - building 16



313. 5-bed-2-bath-TH - unit 140A - building 16



314. 5-bed-2-bath-TH - unit 140A - building 16 - flooring condition (Non-Critical Repair)



315. 5-bed-2-bath-TH - unit 140A - building 16



316. 5-bed-2-bath-TH - unit 140A - building 16



317. 5-bed-2-bath-TH - unit 140A - building 16



318. 5-bed-2-bath-TH - unit 140A - building 16



319. 5-bed-2-bath-TH - unit 140A - building 16



320. 5-bed-2-bath-TH - unit 140A - building 16



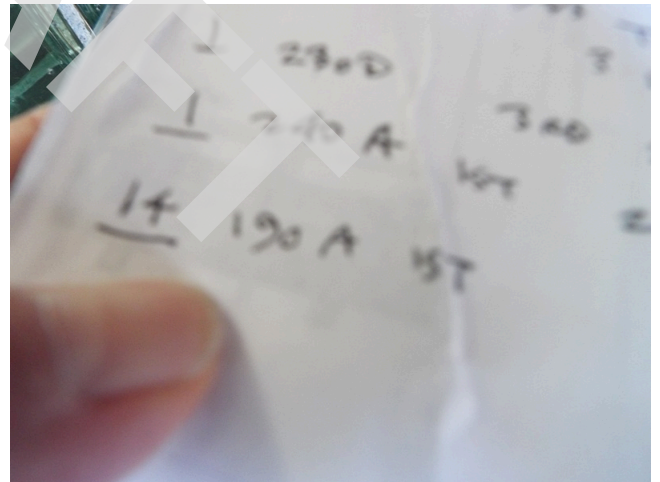
321. 5-bed-2-bath-TH - unit 140A - building 16



322. 5-bed-2-bath-TH - unit 140A - building 16 -
bathroom ceiling mold (Critical Repair)



323. 5-bed-2-bath-TH - unit 140A - building 16



324. 5-bed-2-bath-TH - unit 190A - building 14



325. 5-bed-2-bath-TH - unit 190A - building 14 - living room



326. 5-bed-2-bath-TH - unit 190A - building 14 - dining room



327. 5-bed-2-bath-TH - unit 190A - building 14 - kitchen



328. 5-bed-2-bath-TH - unit 190A - building 14



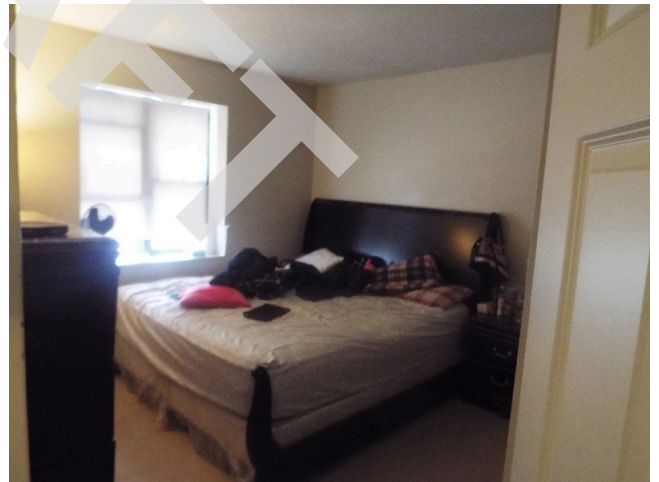
329. 5-bed-2-bath-TH - unit 190A - building 14



330. 5-bed-2-bath-TH - unit 190A - building 14 -
bathroom



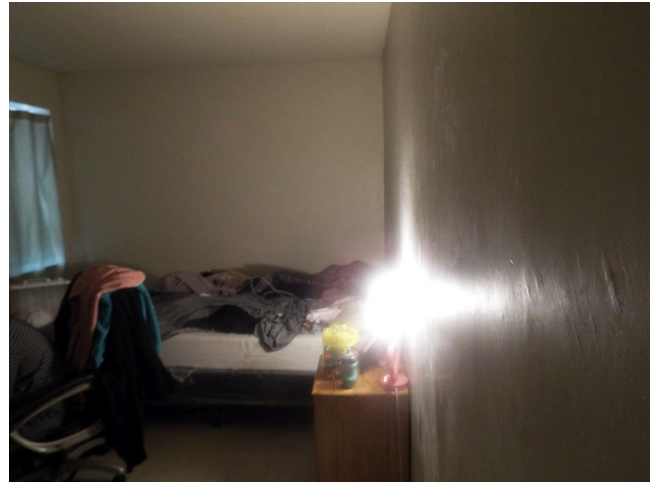
331. 5-bed-2-bath-TH - unit 190A - building 14 -
bathroom paint condition (Non-Critical Repair)



332. 5-bed-2-bath-TH - unit 190A - building 14 -
bedroom



333. 5-bed-2-bath-TH - unit 190A - building 14 - stair



334. 5-bed-2-bath-TH - unit 190A - building 14



335. 5-bed-2-bath-TH - unit 190A - building 14 - disabled smoke detector (Critical Repair)



336. 5-bed-2-bath-TH - unit 190A - building 14 - bedroom



337. 5-bed-2-bath-TH - unit 190A - building 14 - bathroom



338. 5-bed-2-bath-TH - unit 190A - building 14 - bedroom



339. 5-bed-2-bath-TH - unit 190A - building 14 - bedroom



340. 1-bed-1-bath - unit 31E - building 6 - missing smoke detector (Critical Repair)



341. 2-bed-1-bath - unit 50E - building 18 - wall paint condition (Non-Critical repair)



342. 2-bed-1-bath - unit 50E - building 18 - wall paint condition (Non-Critical repair)



343. 2-bed-1-bath - unit 50G - building 18 - loose light fixture (Critical Repair)



344. 2-bed-1-bath - unit 82 - building 7 UFAS - missing smoke detector (Critical Repair)



345. 3-bed-1.5 bath - unit 42 - building 17 -
bathroom ceiling mold (Critical Repair)



346. 3-bed-1.5 bath - unit 42 - building 17 -
bathroom shower tile condition (Non-Critical Repair)



347. 3-bed-1.5 bath - unit 42 - building 17 -
bathroom wall condition (Non-Critical Repair)



348. 3-bed-1-bath-UFAS - unit 58 - building 8 -
kitchen ceiling condition (Non-Critical Repair)



353. 4-bed-2-bath - unit 17 - building 4 wall damage
(Non-Critical Repair)



354. 4-bed-2-bath - unit 17 - building 4 wall damage
(Non-Critical Repair)



355. 4-bed-2-bath - unit 17 - building 4 - dead
rodent (Critical Repair)



356. 4-bed-2-bath - unit 17 - building 4



357. 4-bed-2-bath - unit 17 - building 4 - bathroom ceiling mold (Critical Repair)



358. 4-bed-2-bath - unit 17 - building 4 - missing smoke detector (Critical Repair)



359. 4-bed-2-bath - unit 17 - building 4 - wall condition (Non-Critical Repair)



360. 4-bed-2-bath - unit 17 - building 4 - ceiling condition (Non-Critical Repair)



361. 1-bed-1-bath - unit 21A - building 6 - bathroom wall condition (Non-Critical Repair)



362. 1-bed-1-bath - unit 21A - building 6 - bathroom ceiling mold (Critical Repair)



363. 1-bed-1-bath - unit 21A - building 6 - kitchen ceiling mold (Critical Repair)



364. 1-bed-1-bath - unit 21A - building 6 - kitchen flooring condition (Non-Critical Repair)



365. UFAS unit 172 - building 13 - kitchen sink counters exceed 34 inch height (Critical Repair)



366. UFAS thermostat exceeds 54 inch height - unit 38 building 2 (Critical Repair)



367. UFAS kitchen cabinet shelf exceeds 48 inch height - unit 13 - building 4 (Critical Repair)

APPENDIX B

General Photo Documentation

DRAFT



1. Topography



2. Topography



3. Area drain



4. Surface drain



5. Concrete retaining wall



6. Concrete retaining wall spalling - building 19
(Non-Critical Repair)



7. Concrete retaining wall spalling - rear building 9
(Non-Critical Repair)



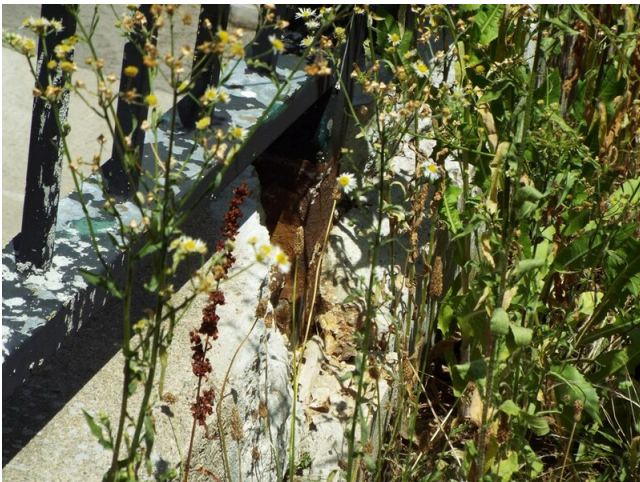
8. Concrete retaining wall spalling - rear building 9
(Non-Critical Repair)



9. Concrete retaining wall spalling - rear building 9
(Non-Critical Repair)



10. Concrete retaining wall spalling - rear building 9
(Non-Critical Repair)



11. Concrete retaining wall spalling - rear building 12
(Non-Critical Repair)



12. Concrete retaining wall spalling - rear building 12
(Non-Critical Repair)



13. Concrete retaining wall spalling - rear building 12 (Non-Critical Repair)



14. Wood timber retaining wall condition - rear building 9 (Non-Critical Repair)



15. Site access - Ames Street



16. Site access - Westview Street



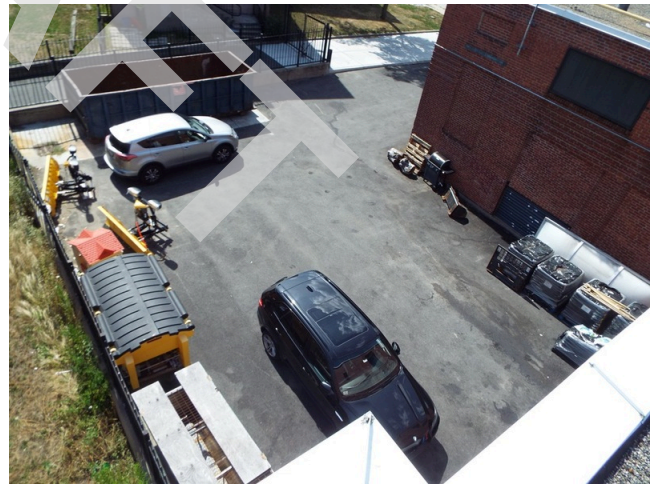
17. Typical asphalt street paving - Stratton Street Extension



18. Accessible parking - municipal street



19. Accessible parking - municipal street



20. Asphalt paving service area - building 19



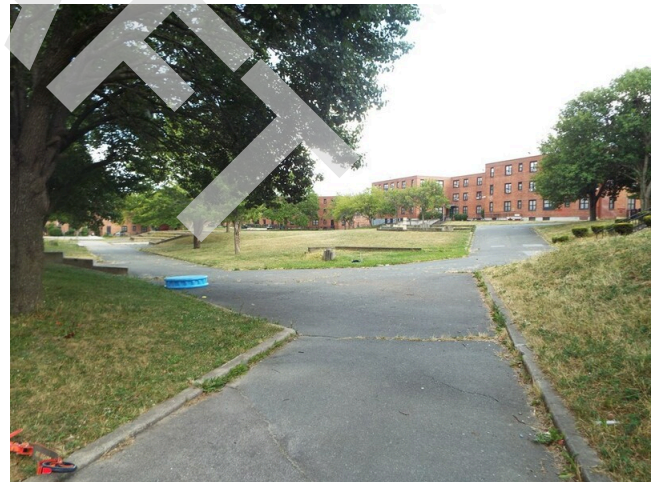
21. Asphalt paving - rear buildings 1 thru 6 (Non-Critical Repair)



22. Asphalt pavement cracking building 3 rear (Non-Critical Repair)



23. Asphalt paving - rear building 12



24. Asphalt paving - buildings 14 thru 19 (Non-Critical Repair)



25. Dumpster pad condition - building 1 (Non-Critical Repair)



26. Dumpster pad condition - building 1 (Non-Critical Repair)



27. Dumpster pad condition - building 7 (Non-Critical Repair)



28. Dumpster pad condition - building 10 (Non-Critical Repair)



29. Dumpster pad condition - building 14-17 (Non-Critical Repair)



30. Dumpster pad condition - building 15-16 (Non-Critical Repair)



31. Dumpster pad condition - building 18-19 (Non-Critical Repair)



32. Granite curb



33. Municipal sidewalk



34. Typical accessible route



35. Typical sidewalk - building 6



36. Concrete steps



37. Typical building entry steps



38. Concrete stair spalling - building 15 (Non-Critical Repair)



39. Concrete stair spalling - building 16 (Non-Critical Repair)



40. Concrete step spalling - building 17 (Non-Critical Repair)



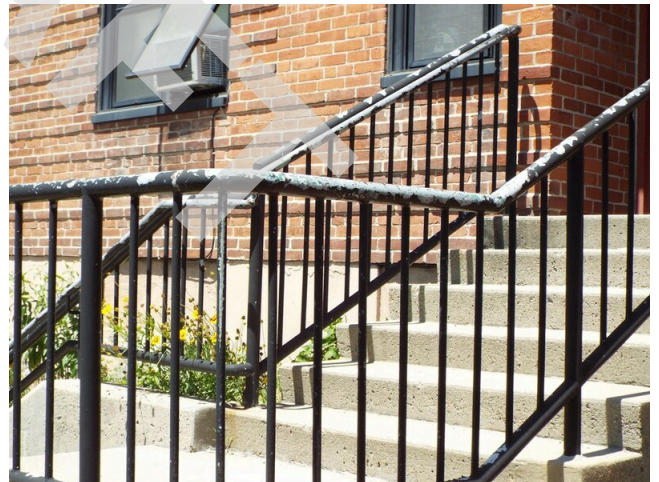
41. Concrete step spalling - building 19 (Non-Critical Repair)



42. Concrete step spalling and handrail post base condition - building 7 unit 88 (Non-Critical Repair)



43. Handrail post base condition - building 12 (Non-Critical Repair)



44. Handrail paint condition - building 10 (Non-Critical Repair)



45. Ramp access - building 12 leasing office



46. Ramp - building 7 unit 82



47. Ramp - Ames Way - building 6



48. Ramp - teen center entry - building 18



49. Landscaping



50. Landscaping



51. Hole at stump - building 4 (Critical Repair)



52. Overhanging tree - building 2 (Non-Critical Repair)



53. Overhanging tree - building 8 (Non-Critical Repair)



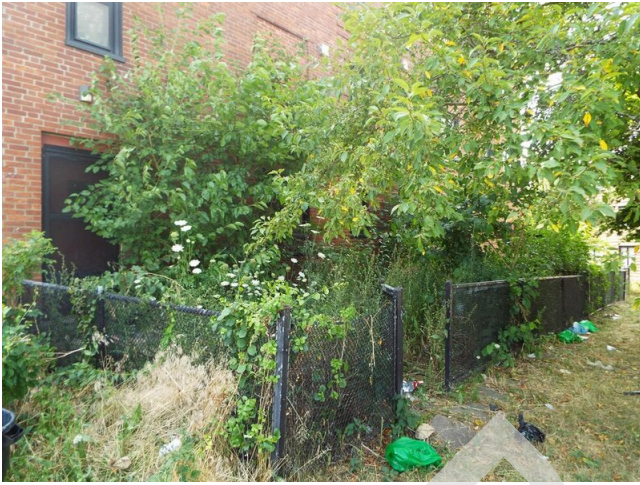
54. Overhanging tree - building 12 (Non-Critical Repair)



55. Overgrown vegetation - building 7 (Non-Critical Repair)



56. Overgrown vegetation - building 10 (Non-Critical Repair)



57. Wrought iron fencing



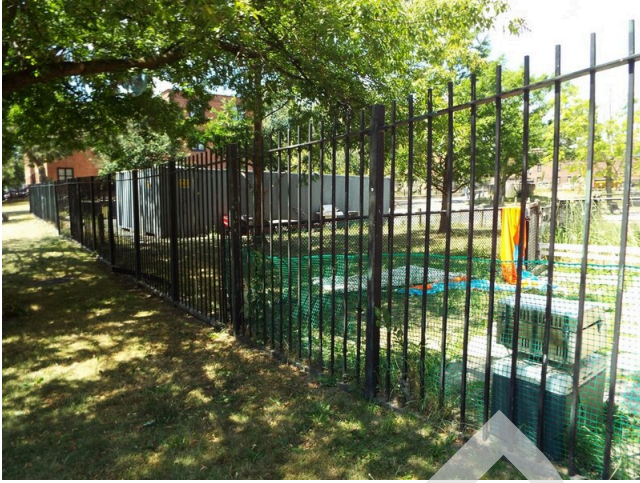
58. Property signage



59. Chain link fencing



60. Wood fence post condition - rear buildings
9-12(Non-Critical Repair)



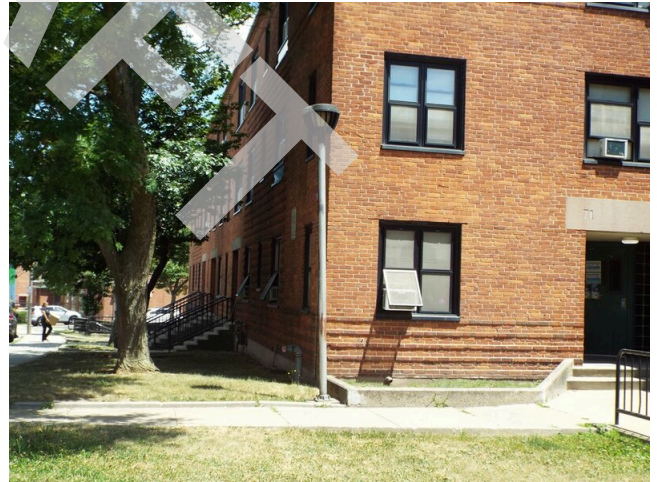
61. Wrought iron fencing



62. Building mounted lighting



63. Building mounted lighting



64. Decorative pole mounted lighting condition
(Non-Critical Repair)



65. Dumpster enclosure wall damage - building 5
(Non-Critical Repair)



66. Dumpster wall damage - building 14-17 (Non-Critical Repair)



67. Missing dumpster enclosure cap section -
building 1 (Non-Critical Repair)



68. Missing dumpster enclosure cap section -
building 1 (Non-Critical Repair)



69. Missing dumpster enclosure cap section - building 7 (Non-Critical Repair)



70. Missing dumpster enclosure cap section - building 10 (Non-Critical Repair)



71. Missing dumpster enclosure cap section - building 14-15 (Non-Critical Repair)



72. Missing dumpster enclosure cap section - building 15-16 (Non-Critical Repair)



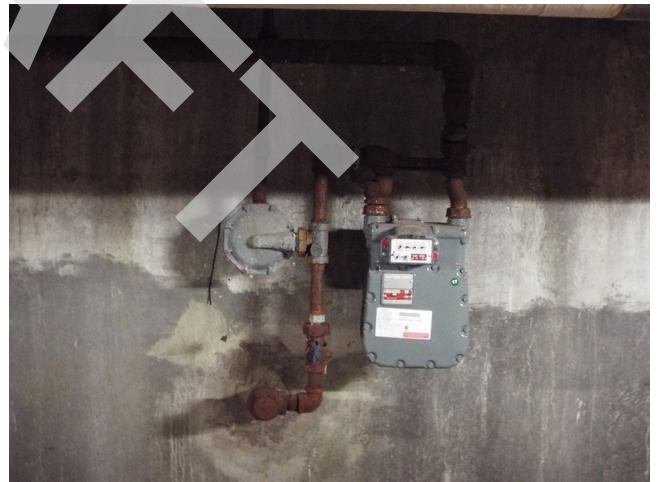
73. Basketball court



74. Basketball court surface condition (Non-Critical Repair)



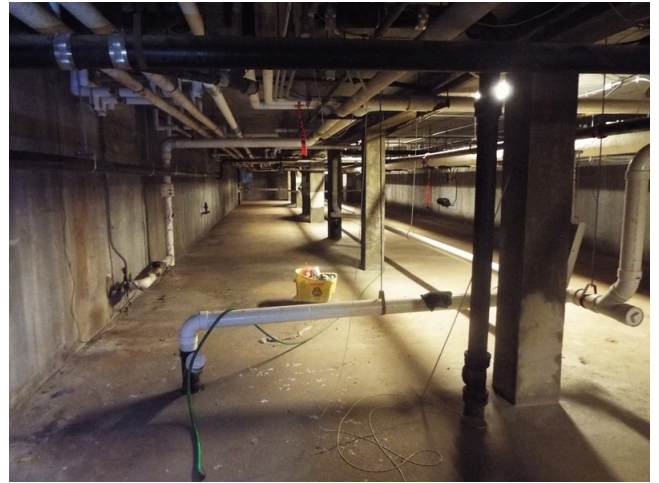
75. Gas meter - building 12



76. Gas meter - building 19



77. Transformer



78. Framing - basement - building 15



79. Framing - basement - building 17



80. Framing - basement - building 19



81. Framing - basement - building 19



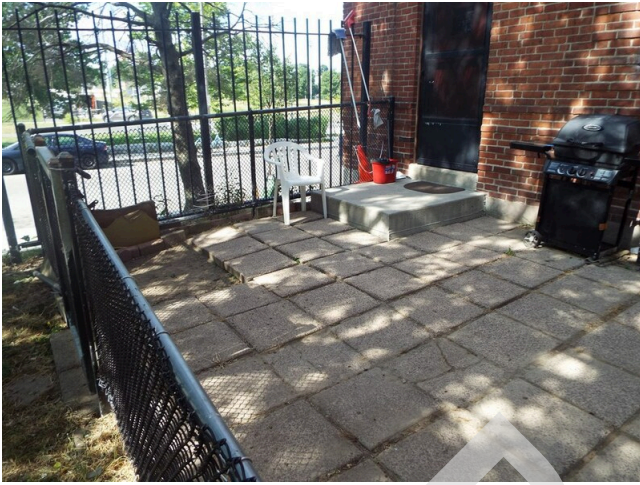
82. Masonry wall cracks - basement building 15
(Non-Critical Repair)



83. Masonry wall cracks - basement building 15
(Non-Critical Repair)



84. Concrete patio paver condition - building 15
(Critical Repair)



85. Concrete patio paver condition - building 16
(Critical Repair)



86. Terrace - building 17



87. Terrace - building 19 rear



88. Concrete paver terrace - building 19



89. Concrete terrace seating area - building 17 rear



90. Outdoor seating condition - building 17 rear
(Non-Critical Repair)



91. Amphitheater



92. Building entry door condition - building 7 (Non-Critical Repair)



93. Leasing office entry door



94. Leasing office entry door



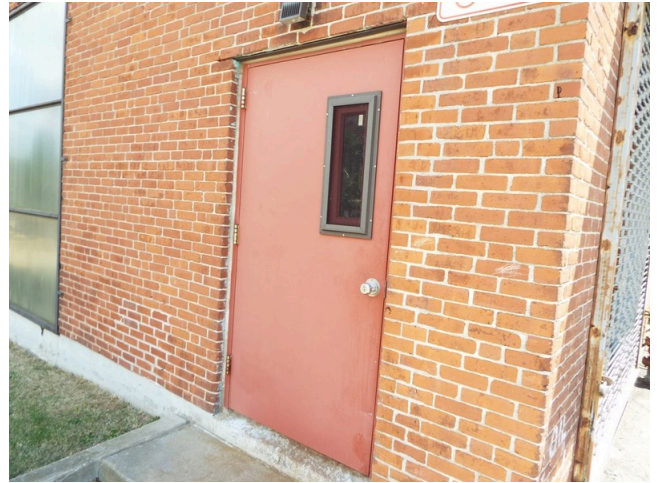
95. Teen center entry door - building 18



96. Teen center entry door - building 18



97. Teen center entry door - building 18



98. Service door



99. Overhead door



100. Typical elevation -front - building 3



101. Typical elevation - front - building 12



102. Typical elevation - rear - building 8



103. Typical elevation - side - building 11



104. Elevation - leasing and boiler room - building 12



105. Brick masonry condition - building 2 (Non-Critical Repair)



106. Brick masonry condition - building 3 (Non-Critical Repair)



107. Brick masonry condition - building 4 (Non-Critical Repair)



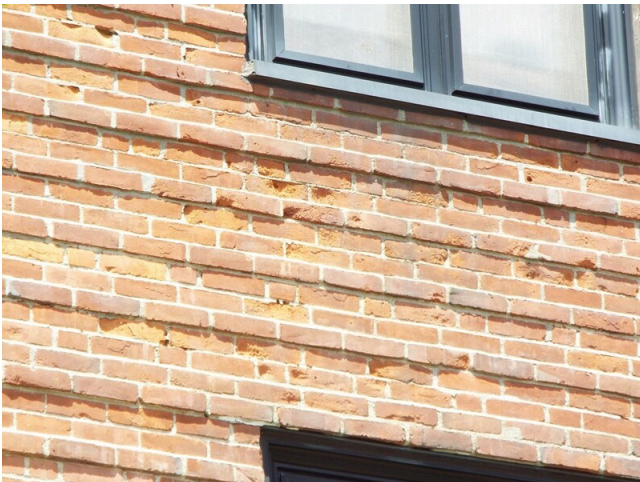
108. Brick masonry condition - building 6 (Non-Critical Repair)



109. Brick masonry condition - building 7 (Non-Critical Repair)



110. Brick masonry condition - building 8 (Non-Critical Repair)



111. Brick masonry condition - building 9 (Non-Critical Repair)



112. Brick masonry condition - building 10 (Non-Critical Repair)



113. Brick masonry condition - building 11 (Non-Critical Repair)



114. Brick masonry condition - building 12 (Non-Critical Repair)



115. Brick masonry condition - building 13 (Non-Critical Repair)



116. Brick masonry condition - building 14 (Non-Critical Repair)



117. Brick masonry condition - building 16 (Non-Critical Repair)



118. Brick masonry condition - building 17 (Non-Critical Repair)



119. Brick masonry condition - building 18 (Non-Critical Repair)



120. Brick masonry condition - building 19 (Non-Critical Repair)



121. Typical window



122. Typical window frame



123. Glass block



124. Steel framed fixed windows - building 12



125. Roof overview - building 2



126. Roof flashing - building 2



127. Roof penetrations- building 2



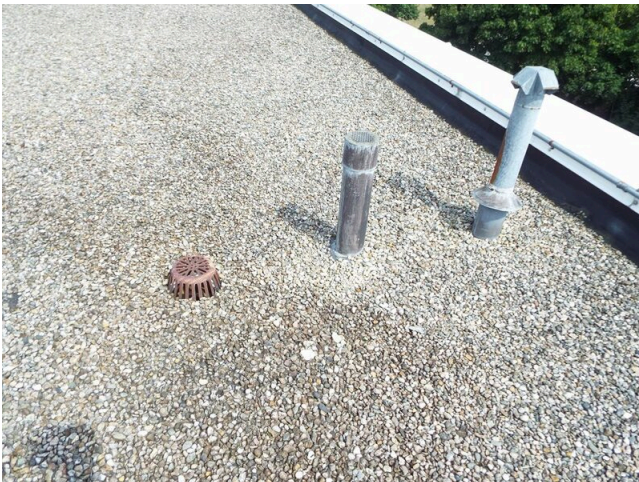
128. Skylight - building 2



129. Roof overview - building 14



130. Roof coping - building 14



131. Roof penetrations - building 14



132. Skylight - building 14



133. Roof traffic surface condition (Non-Critical Repair)



134. Roof overview - building 12



135. Domestic hot water boilers - building 12



136. Domestic hot water boilers - building 15



137. Domestic hot water circulation pumps - building 12



138. Domestic hot water mixing valves - building 12 (2)



139. Domestic hot water storage tanks - building 15



140. Ground water sump pump - building 15



141. Water meter - building 15



142. Domestic hot water boilers - building 18



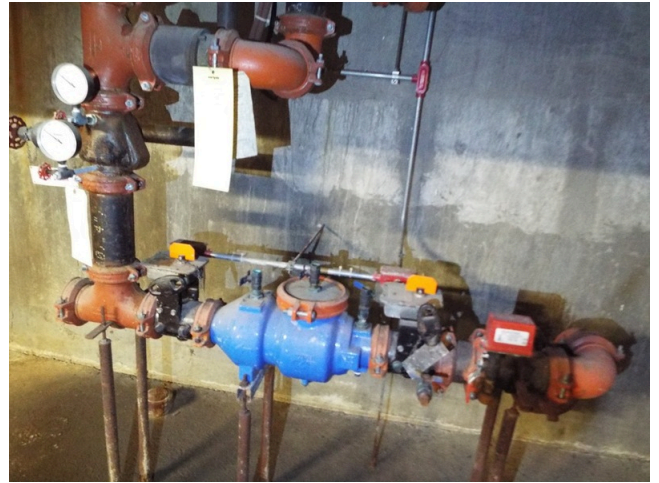
143. Domestic hot water storage tanks - building 18



144. Moisture at pipe leak - building 17 basement
(Non-Critical Repair)



145. Pipe leak at repair - building 17 basement
(Non-Critical Repair)



146. Water meter - building 19



147. Domestic hot water mixing valves - building 12



148. Heating hot water boilers - building 12



149. Heating hot water boilers - building 15



150. Heating hot water pumps - building 12



151. Heating hot water pumps - building 15



152. Heating hot water boilers - building 18



153. Electrical meters - building 15



154. Main electric distribution panel - building 15



155. Main electrical distribution panel and meters - building 18



156. Emergency generator - building 12



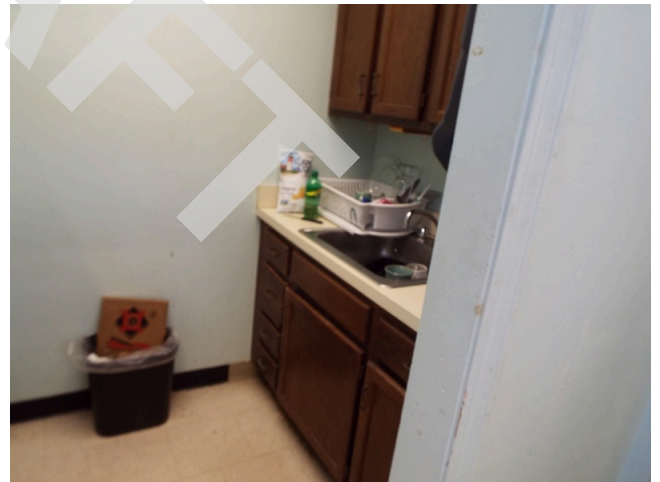
165. Common area - building 12 - leasing area



166. Common area - building 12 - office



167. Common area - building 12 - mailbox area



168. Common area - building 12 - employee kitchen



169. Common area - building 12 - employee kitchen



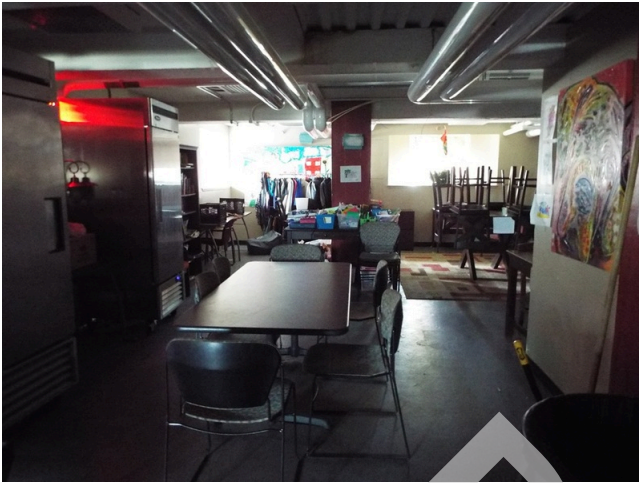
170. Common area - building 12 - men's restroom



171. Common area - building 12 - women's restroom



172. Common area - building 18 - teen center interior



173. Common area - building 18 - teen center interior



174. Common area - building 18 - teen center interior



175. Common area - building 18 - teen center interior



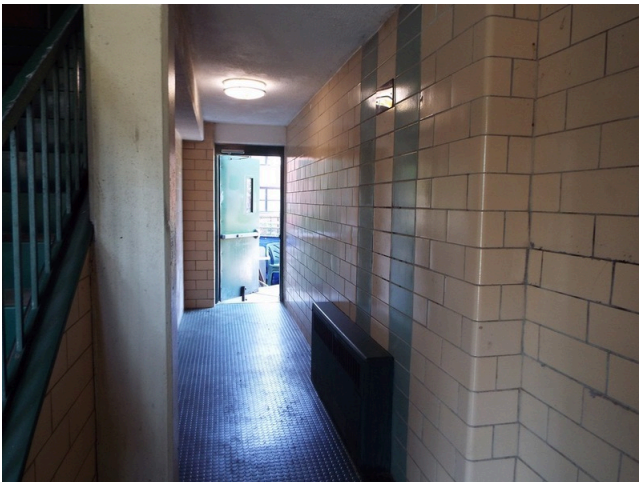
176. Common area - building 18 - teen center interior



177. Common area - building 18 - teen center - women's restroom



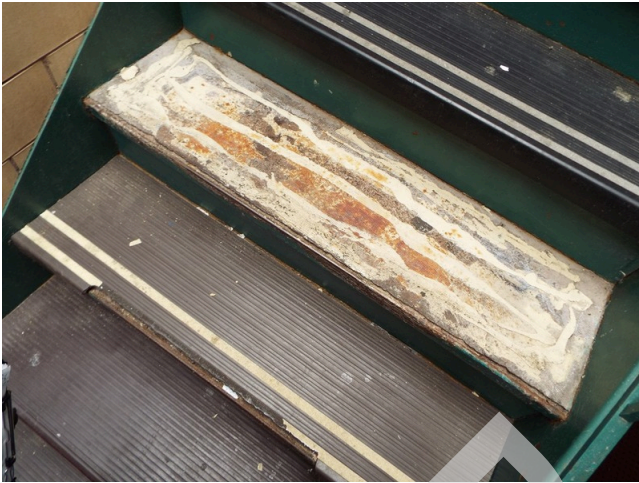
178. Common area - building 18 - teen center - men's restroom



179. Typical common hall- building 19



180. Typical upper level stair hall - building 7



181. Interior stair tread condition - building 7
(Critical Repair)



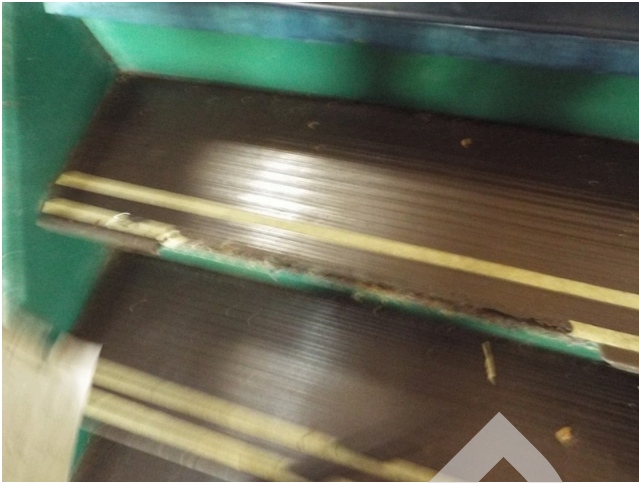
182. Interior stair tread condition - building 7
(Critical Repair)



183. Interior stair tread condition - building 19
(Critical Repair)



184. Interior stair tread condition - building 19
(Critical Repair)



185. Interior stair tread condition - building 10
(Critical Repair)



186. Interior stair tread condition - building 15
(Critical Repair)



187. Common area - building 18 - teen center -
men's restroom 2 of 3 sinks lack pipe protection
(Critical Repair)



188. Common area - building 18 - teen center -
women's restroom 2 of 3 sinks lack pipe protection
(Critical Repair)

189. David Taylor signature



190. Accessible parking - municipal street



191. Concrete terrace



192. Ramp - teen center entry - building 18



193. Ramp - teen center entry - building 18



194. Ramp - teen center entry - building 18



195. Ramp - teen center entry - building 18



196. Accessible parking - municipal street



197. Municipal pole mounted lighting



198. Ramp - Ames Way - building 6



199. Ramp - Ames Way - building 6



200. Ramp access - building 12 leasing office



201. Brick masonry condition - building 17 (Non-Critical Repair)



202. Brick masonry condition - building 18 (Non-Critical Repair)



203. Common area - building 12 - leasing area



204. Common area - building 12 - leasing area



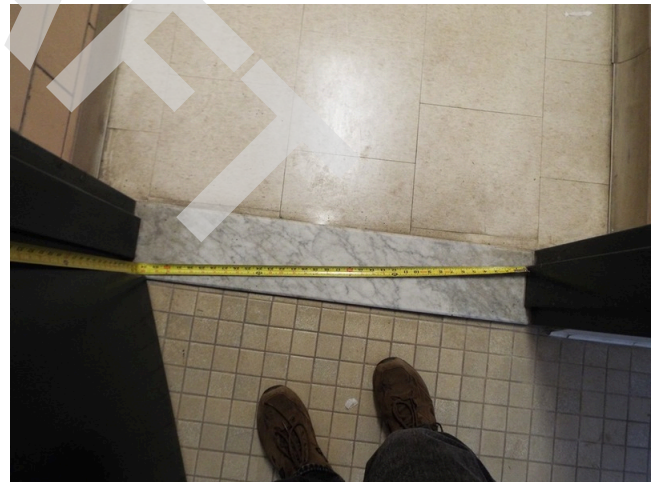
205. Common area - building 12 - mailboxes



206. Common area - building 12 - mailboxes



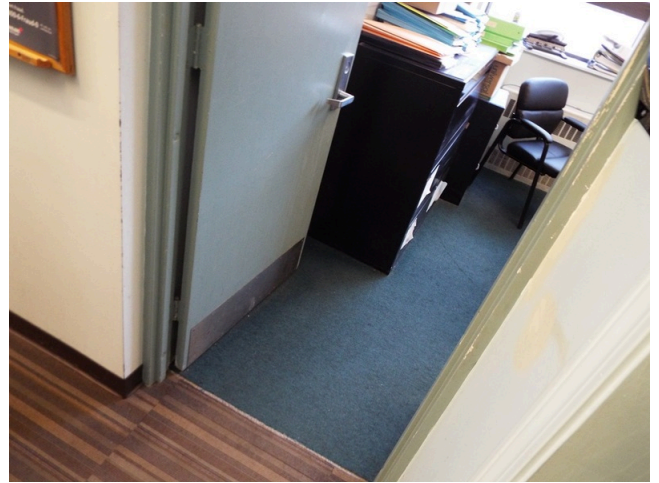
207. Common area - building 12 - men's restroom



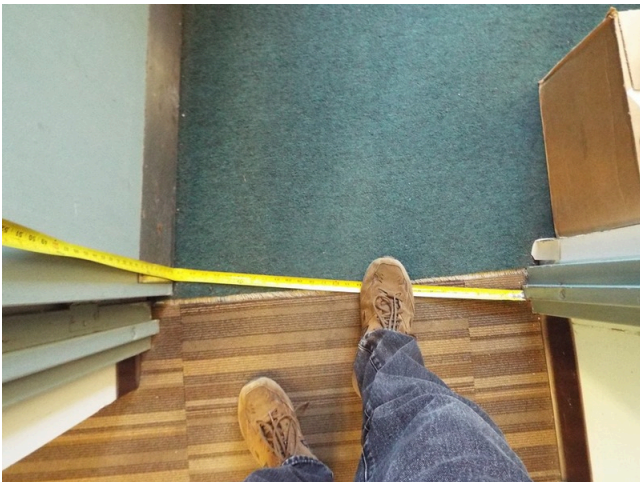
208. Common area - building 12 - men's restroom



209. Common area - building 12 - men's restroom



210. Common area - building 12 - office



211. Common area - building 12 - office door lacks 32 inch clearance (Critical Repair)



212. Common area - building 12 - women's restroom



213. Common area - building 12 - women's restroom



214. Common area - building 12 - women's restroom



215. Common area - building 12 - women's restroom



216. Common area - building 12 - women's restroom



217. Common area - building 12 - women's restroom



218. Common area - building 12 - women's restroom



219. Common area - building 12 - women's restroom



220. Common area - building 12 - women's restroom



221. Common area - building 12



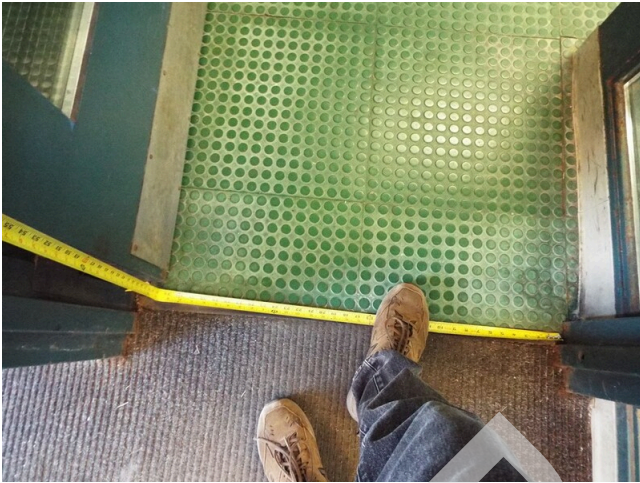
222. Common area - building 12 - leasing area exterior entry door



223. Common area - building 12 - leasing area exterior entry door



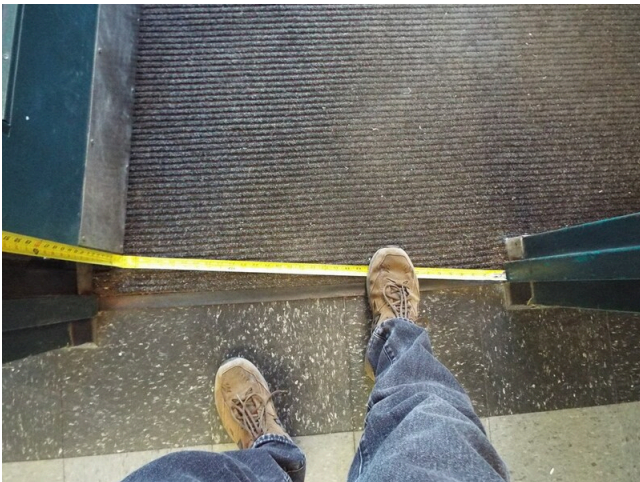
224. Common area - building 12 leasing area entry door



225. Common area - building 12 - leasing area interior entry door



226. Common area - building 12 - leasing area interior entry door



227. Common area - building 12 - leasing area interior entry door



228. Common area - building 18 - teen center - interior entry door



229. Common area - building 18 - teen center - interior entry door



230. Common area - building 18 - teen center interior



231. Common area - building 18 - teen center interior



232. Common area - building 18 - teen center - kitchen



233. Common area - building 18 - teen center - kitchen



234. Common area - building 18 - teen center - kitchen



235. Common area - building 18 - teen center - kitchen



236. Common area - building 18 - teen center - kitchen



237. Common area - building 18 - teen center - kitchen



238. Common area - building 18 - teen center - kitchen



239. Common area - building 18 - teen center - kitchen



240. Common area - building 18 - teen center - kitchen



241. Common area - building 18 - teen center - kitchen



242. Common area - building 18 - teen center - kitchen



243. Common area - building 18 - teen center - kitchen



244. Common area - building 18 - teen center - kitchen



245. Common area - building 18 - teen center - kitchen



246. Common area - building 18 - teen center interior



247. Common area - building 18 - teen center - women's restroom



248. Common area - building 18 - teen center - women's restroom



249. Common area - building 18 - teen center - women's restroom



250. Common area - building 18 - teen center - women's restroom



251. Common area - building 18 - teen center - women's restroom



252. Common area - building 18 - teen center - women's restroom



253. Common area - building 18 - teen center - women's restroom



254. Common area - building 18 - teen center - women's restroom



255. Common area - building 18 - teen center



256. Common area - building 18 - teen center - women's restroom



257. Common area - building 18 - teen center - women's restroom



258. Common area - building 18 - teen center - men's restroom



259. Common area - building 18 - teen center - men's restroom



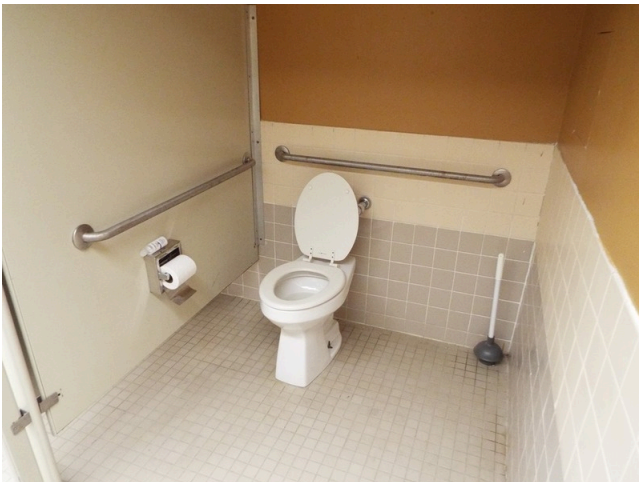
260. Common area - building 18 - teen center - men's restroom



261. Common area - building 18 - teen center - men's restroom



262. Common area - building 18 - teen center - men's restroom



263. Common area - building 18 - teen center - men's restroom



264. Common area - building 18 - teen center - men's restroom



265. Common area - building 18 - teen center - men's restroom



266. Common area - building 18 - teen center - men's restroom

APPENDIX C

Street Map and Aerial Photo

DRAFT



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



STREET MAP

100 Ames Street, Dorchester, Massachusetts 02124

AEI Project Number: 463341





AERIAL PHOTO

100 Ames Street, Dorchester, Massachusetts 02124
AEI Project Number: 463341



APPENDIX D

USGS Seismic Design Map

DRAFT



100 Ames St, Boston, MA 02124, USA

Latitude, Longitude: 42.2901918, -71.0827619



Date	9/24/2022, 1:23:29 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)	0.208
S ₁	spectral response (1.0 s)	0.068
S _{Xs}	site-modified spectral response (0.2 s)	0.333
S _{X1}	site-modified spectral response (1.0 s)	0.163
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4

Type	Description	Value
ssuh	max direction uniform hazard (0.2 s)	0.233
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.208
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.075
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.068
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{Xs}	site-modified spectral response (0.2 s)	0.222
S_{X1}	site-modified spectral response (1.0 s)	0.108

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

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

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

DISCLAIMER

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APPENDIX E

Record of all Documents Reviewed, Interviews, and Supporting Information

DRAFT

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

Hello,

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

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

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

Are these properties within your jurisdiction?

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

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

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

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

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

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

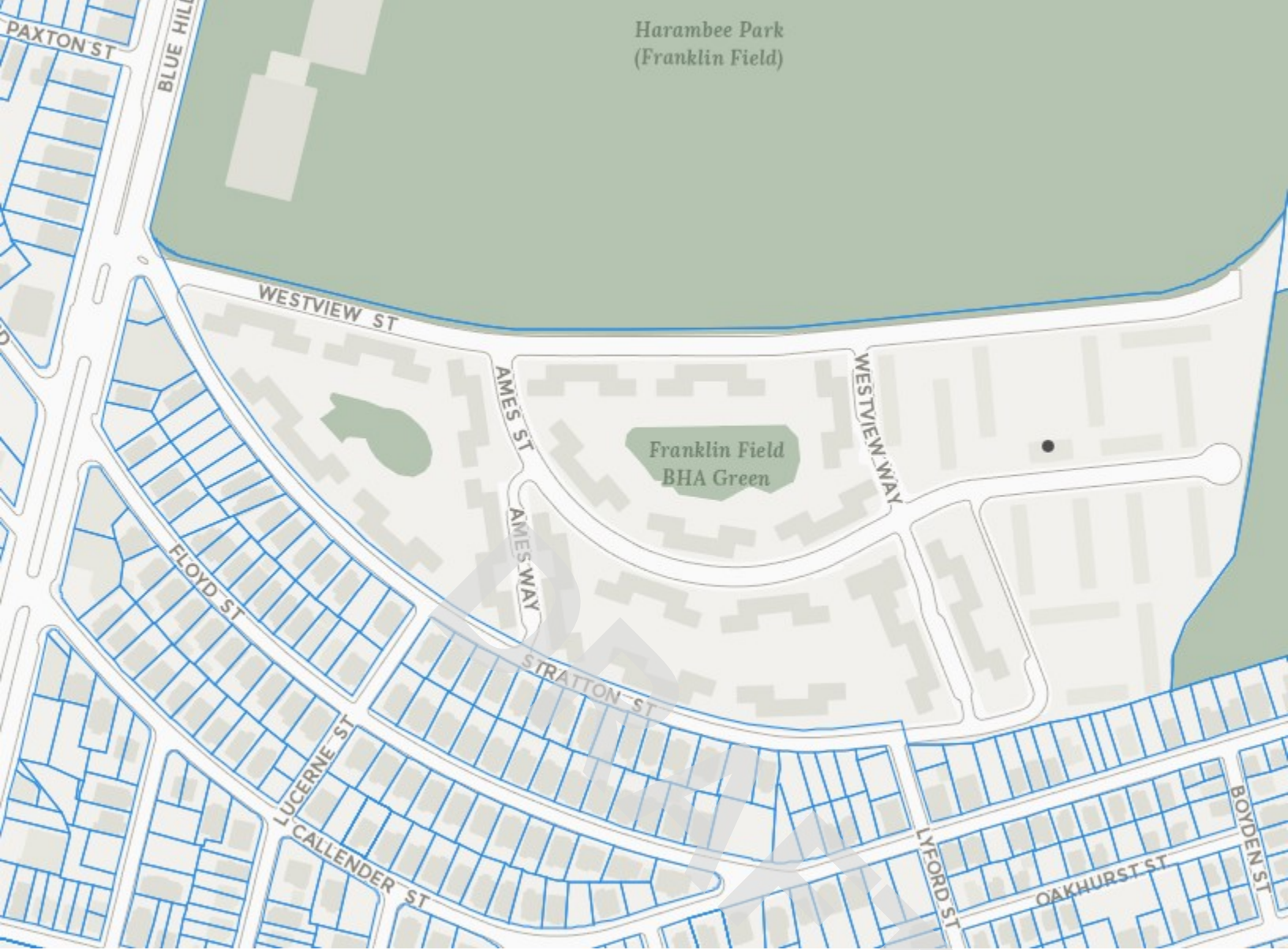
Thank you in advance for your help,

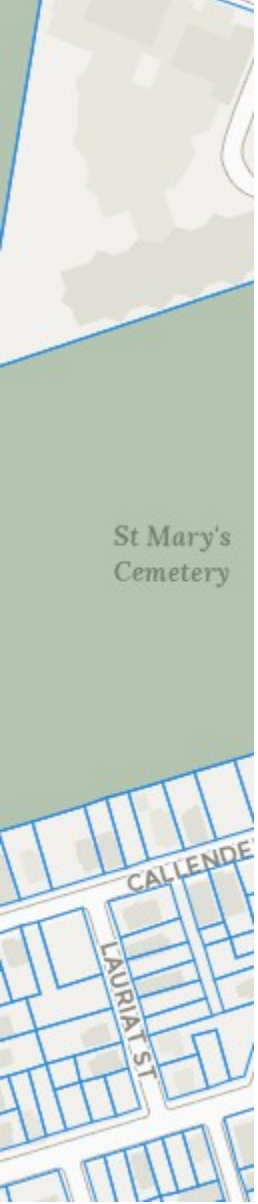
Maggie Castelli (she/her)
 Administrative Assistant – HUD Services Division
AEI Consultants
 1525 Hugesunot Road, Suite 202
 Midlothian VA, 23113

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



Harambee Park
(Franklin Field)





DRAFT

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1402862000
Address:	180-20 STRATTON ST BOSTON MA 02124
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	1,210,492 sq ft
Gross Area:	712,896 sq ft
Year Built:	1962
Owner on Saturday, January 1, 2022:	CITY OF BOSTON
Owner's Mailing Address:	180 STRATTON DORCHESTER MA 02124
Residential Exemption:	No
Personal Exemption:	No

Value/Tax	
Assessment as of Friday, January 1, 2021, statutory lien date.	
FY2022 Building value:	\$52,801,600.00
FY2022 Land Value:	\$23,183,300.00
FY2022 Total Assessed Value:	\$75,984,900.00
FY2022 Tax Rates (per thousand):	
- Residential:	\$10.88
- Commercial:	\$24.98
FY2023 Preliminary Tax (Q1 + Q2):	
Estimated Tax:	\$0.00
Community Preservation:	\$0.00
Total Tax, First Half:	\$0.00

Abatements/Exemptions

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

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

Current Owner	
1	CITY OF BOSTON
Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021.	

Value History		
Fiscal Year	Property Type	Assessed Value *
2022	Exempt	\$75,984,900.00
2021	Exempt	\$75,878,100.00
2020	Exempt	\$71,758,600.00
2019	Exempt	\$68,713,000.00
2018	Exempt	\$64,788,000.00
2017	Exempt	\$62,882,500.00
2016	Exempt	\$56,763,500.00
2015	Exempt	\$49,548,500.00
2014	Exempt	\$46,859,500.00
2013	Exempt	\$41,043,500.00
2012	Exempt	\$37,976,000.00
2011	Exempt	\$37,231,500.00
2010	Exempt	\$37,600,000.00
2009	Exempt	\$39,558,500.00
2008	Exempt	\$39,558,500.00
2007	Exempt	\$39,150,500.00
2006	Exempt	\$36,469,500.00
2005	Apartment Building	\$32,311,000.00
2004	Apartment Building	\$33,701,500.00
2003	Apartment Building	\$22,748,000.00
2002	Exempt	\$24,251,500.00
2001	Exempt	\$21,520,000.00
2000	Exempt	\$16,636,500.00
1999	Exempt	\$14,854,500.00
1998	Exempt	\$14,854,500.00
1997	Exempt	\$15,569,000.00
1996	Exempt	\$14,792,500.00
1995	Exempt	\$14,246,000.00
1994	Exempt	\$14,285,500.00
1993	Exempt	\$14,285,500.00
1992	Exempt	\$15,448,500.00
1991	Exempt	\$3,266,500.00
1990	Exempt	\$3,266,500.00
1989	Exempt	\$10,989,000.00
1988	Exempt	\$9,007,500.00
1987	Exempt	\$7,633,500.00
1986	Exempt	\$7,003,000.00
1985	Exempt	\$4,884,700.00

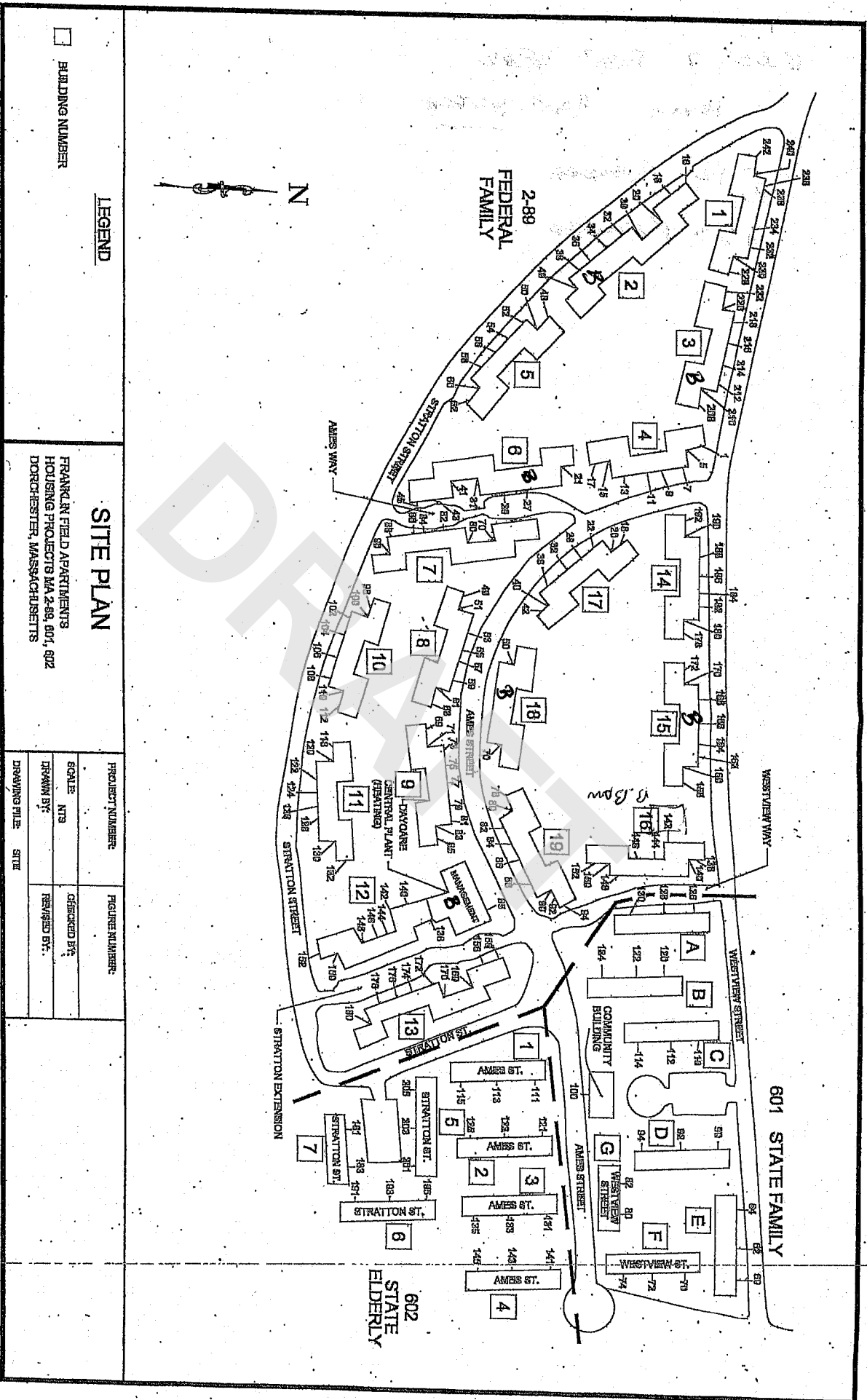
* Actual Billed Assessments

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

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

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

DRAFT



BUILDING NUMBER

LEGEND

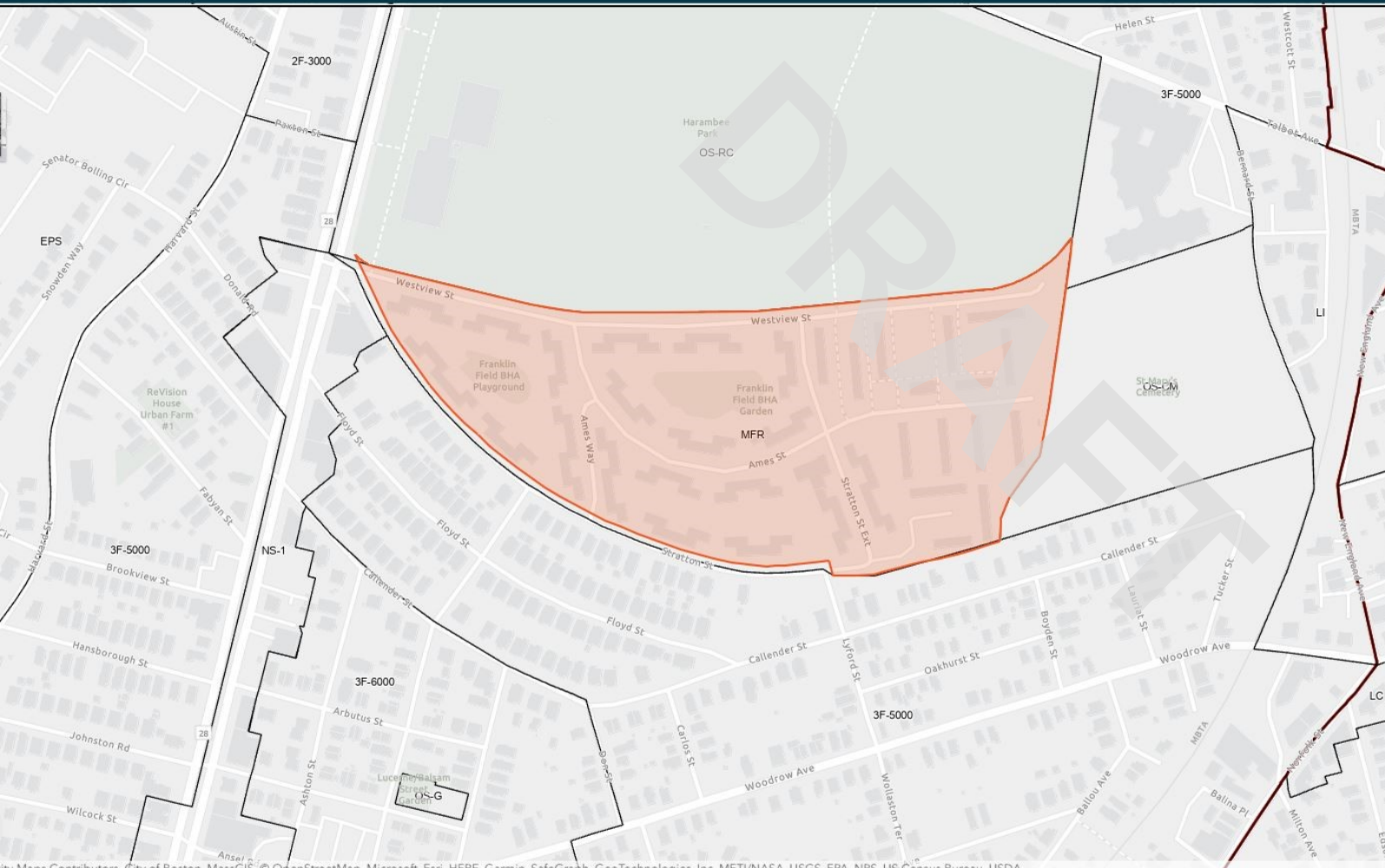
SITE PLAN

FRANKLIN FIELD APARTMENTS
HOUSING PROJECTS MA 2-89, 601, 602
DORCHESTER, MASSACHUSETTS

PROJECT NUMBER	FIGURE NUMBER
SCALE: NTS	CHECKED BY:
DRAWN BY:	REVISOR BY:
DRAWING FILE: SITE	

Development	DevelopmentID	DevelopmentName	BuildingNo	BldgAddress	Entrance	UnitID	Street	Apt	Bedroom	WCUnit	UnitStatus	StatusCode	Vacant	Occupied	ProgramUnit
189-Franklin Field	189	Franklin Field	N-1	Management Building, Dorchester, MA 02124		1 FF-CCSBAL	Management Building			0			0	1	1
189-Franklin Field	189	Franklin Field	2	30B Stratton Street, Dorchester, MA 02124		10 FF0046	30B Stratton Street			0			0	1	1
189-Franklin Field	189	Franklin Field	4	1 Ames Street, Dorchester, MA 02124		1 FF1000	1 Ames Street			5	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	5A Ames Street, Dorchester, MA 02124		2 FF1003	5A Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	5B Ames Street, Dorchester, MA 02124		3 FF1006	5B Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	5C Ames Street, Dorchester, MA 02124		4 FF1009	5C Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	5D Ames Street, Dorchester, MA 02124		5 FF1012	5D Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	5E Ames Street, Dorchester, MA 02124		6 FF1015	5E Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	7 Ames Street, Dorchester, MA 02124		7 FF1018	7 Ames Street			4	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	9 Ames Street, Dorchester, MA 02124		8 FF1021	9 Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	11 Ames Street, Dorchester, MA 02124		9 FF1024	11 Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	13 Ames Street, Dorchester, MA 02124		10 FF1027	13 Ames Street		3 UFAS		Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	15A Ames Street, Dorchester, MA 02124		11 FF1030	15A Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	15B Ames Street, Dorchester, MA 02124		12 FF1033	15B Ames Street			2	Q-Work Pending-No Offers	Q	1	0	1
189-Franklin Field	189	Franklin Field	4	15C Ames Street, Dorchester, MA 02124		13 FF1036	15C Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	15D Ames Street, Dorchester, MA 02124		14 FF1039	15D Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	15E Ames Street, Dorchester, MA 02124		15 FF1042	15E Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	4	17 Ames Street, Dorchester, MA 02124		16 FF1045	17 Ames Street			4	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	18 Ames Street, Dorchester, MA 02124		1 FF1048	18 Ames Street			4	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	20A Ames Street, Dorchester, MA 02124		2 FF1051	20A Ames Street			4	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	20B Ames Street, Dorchester, MA 02124		3 FF1054	20B Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	20C Ames Street, Dorchester, MA 02124		4 FF1057	20C Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	20D Ames Street, Dorchester, MA 02124		5 FF1060	20D Ames Street			1	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	20E Ames Street, Dorchester, MA 02124		6 FF1063	20E Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	22 Ames Street, Dorchester, MA 02124		7 FF1066	22 Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	28 Ames Street, Dorchester, MA 02124		8 FF1069	28 Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	32 Ames Street, Dorchester, MA 02124		9 FF1072	32 Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	38 Ames Street, Dorchester, MA 02124		10 FF1075	38 Ames Street			4	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	40A Ames Street, Dorchester, MA 02124		11 FF1078	40A Ames Street			5	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	40B Ames Street, Dorchester, MA 02124		12 FF1081	40B Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	40C Ames Street, Dorchester, MA 02124		13 FF1084	40C Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	40D Ames Street, Dorchester, MA 02124		14 FF1087	40D Ames Street			1	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	40E Ames Street, Dorchester, MA 02124		15 FF1090	40E Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	17	42 Ames Street, Dorchester, MA 02124		16 FF1093	42 Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	49 Ames Street, Dorchester, MA 02124		1 FF1096	49 Ames Street			5	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50A Ames Street, Dorchester, MA 02124		1 FF1099	50A Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50B Ames Street, Dorchester, MA 02124		2 FF1102	50B Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50C Ames Street, Dorchester, MA 02124		3 FF1105	50C Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50D Ames Street, Dorchester, MA 02124		4 FF1108	50D Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50E Ames Street, Dorchester, MA 02124		5 FF1111	50E Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50F Ames Street, Dorchester, MA 02124		6 FF1114	50F Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50G Ames Street, Dorchester, MA 02124		7 FF1117	50G Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50H Ames Street, Dorchester, MA 02124		8 FF1120	50H Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50I Ames Street, Dorchester, MA 02124		9 FF1123	50I Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50J Ames Street, Dorchester, MA 02124		10 FF1126	50J Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50K Ames Street, Dorchester, MA 02124		11 FF1129	50K Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	50L Ames Street, Dorchester, MA 02124		12 FF1132	50L Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	51A Ames Street, Dorchester, MA 02124		2 FF1135	51A Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	51B Ames Street, Dorchester, MA 02124		3 FF1138	51B Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	51C Ames Street, Dorchester, MA 02124		4 FF1141	51C Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	51D Ames Street, Dorchester, MA 02124		5 FF1144	51D Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	51E Ames Street, Dorchester, MA 02124		6 FF1147	51E Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	53 Ames Street, Dorchester, MA 02124		7 FF1150	53 Ames Street		4 UFAS		Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	55 Ames Street, Dorchester, MA 02124		8 FF1153	55 Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	57 Ames Street, Dorchester, MA 02124		9 FF1156	57 Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	59 Ames Street, Dorchester, MA 02124		10 FF1159	59 Ames Street		3 UFAS		Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	61A Ames Street, Dorchester, MA 02124		11 FF1162	61A Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	61B Ames Street, Dorchester, MA 02124		12 FF1165	61B Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	61C Ames Street, Dorchester, MA 02124		13 FF1168	61C Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	61D Ames Street, Dorchester, MA 02124		14 FF1171	61D Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	61E Ames Street, Dorchester, MA 02124		15 FF1174	61E Ames Street			3	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	8	63 Ames Street, Dorchester, MA 02124		16 FF1177	63 Ames Street			4	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	9	69 Ames Street, Dorchester, MA 02124		1 FF1180	69 Ames Street			5	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70A Ames Street, Dorchester, MA 02124		13 FF1183	70A Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70B Ames Street, Dorchester, MA 02124		14 FF1186	70B Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70C Ames Street, Dorchester, MA 02124		15 FF1189	70C Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70D Ames Street, Dorchester, MA 02124		16 FF1192	70D Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70E Ames Street, Dorchester, MA 02124		17 FF1195	70E Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70F Ames Street, Dorchester, MA 02124		18 FF1198	70F Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70G Ames Street, Dorchester, MA 02124		19 FF1201	70G Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70H Ames Street, Dorchester, MA 02124		20 FF1204	70H Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70I Ames Street, Dorchester, MA 02124		21 FF1207	70I Ames Street			2	Occupied	O	0	1	1
189-Franklin Field	189	Franklin Field	18	70J Ames Street, Dorchester, MA 02124		22 FF1210	70J Ames Street			2	Occupied	O	0	1	1

189-Franklin Field	189 Franklin Field	14	190B Westview Street, Dorchester, MA 02124	12 FF1879	190B Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	14	190C Westview Street, Dorchester, MA 02124	13 FF1882	190C Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	14	190D Westview Street, Dorchester, MA 02124	14 FF1885	190D Westview Street	1	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	14	190E Westview Street, Dorchester, MA 02124	15 FF1888	190E Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	14	192 Westview Street, Dorchester, MA 02124	16 FF1891	192 Westview Street	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	208 Westview Street, Dorchester, MA 02124	1 FF1894	208 Westview Street	4	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	210A Westview Street, Dorchester, MA 02124	2 FF1897	210A Westview Street	4	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	210B Westview Street, Dorchester, MA 02124	3 FF1900	210B Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	210C Westview Street, Dorchester, MA 02124	4 FF1903	210C Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	210D Westview Street, Dorchester, MA 02124	5 FF1906	210D Westview Street	1	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	210E Westview Street, Dorchester, MA 02124	6 FF1909	210E Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	212 Westview Street, Dorchester, MA 02124	7 FF1912	212 Westview Street	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	214 Westview Street, Dorchester, MA 02124	8 FF1915	214 Westview Street	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	216 Westview Street, Dorchester, MA 02124	9 FF1918	216 Westview Street	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	218 Westview Street, Dorchester, MA 02124	10 FF1921	218 Westview Street	4	Q-Work Pending-No Offers	Q	1	0	1
189-Franklin Field	189 Franklin Field	3	220A Westview Street, Dorchester, MA 02124	11 FF1924	220A Westview Street	5	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	220B Westview Street, Dorchester, MA 02124	12 FF1927	220B Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	220C Westview Street, Dorchester, MA 02124	13 FF1930	220C Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	220D Westview Street, Dorchester, MA 02124	14 FF1933	220D Westview Street	1	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	220E Westview Street, Dorchester, MA 02124	15 FF1936	220E Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	3	222 Westview Street, Dorchester, MA 02124	16 FF1939	222 Westview Street	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	228 Westview Street, Boston, MA 02116	1 FF1942	228 Westview Street	4	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	230A Westview Street, Boston, MA 02116	2 FF1945	230A Westview Street	2	U-Uninhabitable	U	1	0	1
189-Franklin Field	189 Franklin Field	1	230B Westview Street, Dorchester, MA 02124	3 FF1948	230B Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	230C Westview Street, Dorchester, MA 02124	4 FF1951	230C Westview Street	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	230D Westview Street, Dorchester, MA 02124	5 FF1954	230D Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	230E Westview Street, Dorchester, MA 02124	6 FF1957	230E Westview Street	3	Q-Work Pending-No Offers	Q	1	0	1
189-Franklin Field	189 Franklin Field	1	232 Westview Street, Dorchester, MA 02124	7 FF1960	232 Westview Street	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	234 Westview Street, Dorchester, MA 02124	8 FF1963	234 Westview Street	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	236 Westview Street, Dorchester, MA 02124	9 FF1966	236 Westview Street	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	238 Westview Street, Dorchester, MA 02124	10 FF1969	238 Westview Street	4	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	240A Westview Street, Dorchester, MA 02124	11 FF1972	240A Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	240B Westview Street, Dorchester, MA 02124	12 FF1975	240B Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	240C Westview Street, Dorchester, MA 02124	13 FF1978	240C Westview Street	3	Q-Work Pending-No Offers	Q	1	0	1
189-Franklin Field	189 Franklin Field	1	240D Westview Street, Dorchester, MA 02124	14 FF1981	240D Westview Street	2	Q-Work Pending-No Offers	Q	1	0	1
189-Franklin Field	189 Franklin Field	1	240E Westview Street, Dorchester, MA 02124	15 FF1984	240E Westview Street	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	1	242 Westview Street, Dorchester, MA 02124	16 FF1987	242 Westview Street	5	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	138 Westview Way, Dorchester, MA 02124	1 FF1990	138 Westview Way	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	140A Westview Way, Dorchester, MA 02124	2 FF1993	140A Westview Way	5	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	140B Westview Way, Dorchester, MA 02124	3 FF1996	140B Westview Way	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	140C Westview Way, Dorchester, MA 02124	4 FF1999	140C Westview Way	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	140D Westview Way, Dorchester, MA 02124	5 FF2002	140D Westview Way	1	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	140E Westview Way, Dorchester, MA 02124	6 FF2005	140E Westview Way	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	142 Westview Way, Dorchester, MA 02124	7 FF2008	142 Westview Way	4	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	144 Westview Way, Dorchester, MA 02124	8 FF2011	144 Westview Way	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	146 Westview Way, Dorchester, MA 02124	9 FF2014	146 Westview Way	3	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	148 Westview Way, Dorchester, MA 02124	10 FF2017	148 Westview Way	3	Q-Work Pending-No Offers	Q	1	0	1
189-Franklin Field	189 Franklin Field	16	150A Westview Way, Dorchester, MA 02124	11 FF2020	150A Westview Way	4	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	150B Westview Way, Dorchester, MA 02124	12 FF2023	150B Westview Way	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	150C Westview Way, Dorchester, MA 02124	13 FF2026	150C Westview Way	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	150D Westview Way, Dorchester, MA 02124	14 FF2029	150D Westview Way	1	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	150E Westview Way, Dorchester, MA 02124	15 FF2032	150E Westview Way	2	Occupied	O	0	1	1
189-Franklin Field	189 Franklin Field	16	152 Westview Way, Dorchester, MA 02124	16 FF2035	152 Westview Way	4	Occupied	O	0	1	1



1402862000

⚠️ Regulations may apply! Please contact us for more detail.

📷 See Street View by StreetSmart

Assessing

Parcel ID	1402862000
Address	180 20 STRATTON ST, 02124
Owner	CITY OF BOSTON
Assessor's Report	📄
Property Viewer	📄

Zoning

Zoning District	Greater Mattapan Neighborhood
Zoning SubDistrict	MFR
Subdistrict Type	Multifamily Residential
Zoning Overlays	None
Map No.	8D-8F 📄
Article	60 (Table)

Others

Parks Design Review	Ordinance 7.4-11
Boston MHC Historic Inventory Areas	📄

From: [Lori Donovan](#)
To: [Gregory Banks](#)
Subject: Re: Gbanks@aeiconsultants.com
Date: Tuesday, June 21, 2022 1:44:13 PM

Hi, BFD does not have any records on file for 100 Ames St

Thanks

Lori Donovan
Senior Administrative Assistant- Fire Marshal Office
Boston Fire Prevention Division
1010 Massachusetts Avenue, 4th Floor
Boston, MA 02118
Direct Line: 617-343-3402
Email: lori.donovan@boston.gov

On Mon, Jun 20, 2022 at 12:23 PM BFD Public Infomation <BFDPublicInfo@boston.gov> wrote:

Sent from my iPhone

Begin forwarded message:

From: "Boston.gov Contact Form" <hj1vv7m1gf4k@contactform.boston.gov>
Date: June 20, 2022 at 10:40:46 AM EDT
To: BFDpublicinfo@boston.gov
Subject: Gbanks@aeiconsultants.com
Reply-To: Gregory Banks <Gbanks@aeiconsultants.com>

-- REPLY ABOVE THIS LINE --

Hello,
AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property : Franklin field, Located at 100 Ames Street, Dorchester, MA, 02124. Is this property within your jurisdiction?
As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

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

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,

This message was sent using the contact form on Boston.gov. It was sent by Gregory Banks from Gbanks@aeiconsultants.com. It was sent from <https://www.boston.gov/departments/fire-operations>.

DRAFT

APPENDIX F

Property Evaluator Qualifications

DRAFT



KEITH HOFFSES

ASSOCIATE CONSULTANT

EDUCATION

- Certificate, Franklin Institute of Boston (1980)
- Bachelor of Architecture, Boston Architectural College (1986)
- Certificate, Theater Design, Harvard University (1996)

CERTIFICATIONS

- Registered Architect, MA 6933
- Registered Architect, ME 3973
- National Council of Architectural Registration Boards, 58035

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Hoffses has been active in the construction industry since 1980. His experience includes Property Condition Assessments (PCAs), Equity Property Condition Assessments (PCEs), HUD MAP, RAD and LEAN property condition assessments, feasibility studies, architectural design, construction supervision and construction.

PROJECT EXPERIENCE

Project experience for Mr. Hoffses includes:

- **Various Locations throughout the United States and Puerto Rico, Property Condition Assessments for debt, equity and HUD** - Mr. Hoffses has performed Property Condition Assessments on various property types including retail, multi-family, healthcare, hotel and industrial properties.
- **Various Locations, FL, Roof Inspection** - Mr. Hoffses served as project manager for the roof inspections and report for several hospitality properties.
- **State of FL, Project Manager** - Mr. Hoffses performed a comprehensive wind mitigation inspection of approximately 700 state owned buildings.
- **Norfolk County, MA, Courthouse Study** - Mr. Hoffses served as project manager and performed a comprehensive analysis for potential capital improvements to the Norfolk County courthouses.
- **MA, Public Facilities Department Study** - Mr. Hoffses performed cost estimating and reports for improvements to several city-owned buildings, including the police department, library and courthouse.
- **Milwaukie, WI, Federal Plaza Study** - As project manager Mr. Hoffses performed a code and condition analysis on an existing downtown office building.
- **Boston, MA, Student Housing** - Mr. Hoffses performed a feasibility study including schematic designs and reports for alterations to several Greater Boston buildings to house special needs students.
- **New York, NY, High Rise Office** - Mr. Hoffses served as project manager for an analysis for potential buyers of a new high rise office building in mid-town Manhattan.
- **Northampton, MA, State Hospital** - As project manager Mr. Hoffses prepared a study regarding the adaptive reuse of 5000 SF of ward space into offices.

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



Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

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

CERTIFICATIONS

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

SUMMARY OF PROFESSIONAL EXPERIENCE

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

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

PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, Fannie Mae and HUD execution.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.

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