



AEI Consultants

August 29, 2022

HUD CAPITAL NEEDS ASSESSMENT

Property Identification:

Highland park
50 Highland Street
Boston, Massachusetts 02119

AEI Project No. 463344
Site Inspection Date: July 5, 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
Highland park
50 Highland Street, Boston, Massachusetts 02119
AEI Project No. 463344

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

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION	6
1.1 Overall Condition Of The Property	7
1.2 Remaining Useful Life	7
1.3 List of Commonly Used Acronyms	7
2.0 PURPOSE AND SCOPE	9
2.1 Purpose	11
2.2 Scope of Work	11
2.3 Site Visit Information	13
2.4 Reliance	13
3.0 OVERALL GENERAL DESCRIPTION	15
3.1 Building and Unit Summary	15
3.2 Site	15
3.3 Structural Frame & Building Envelope	26
3.4 Mechanical & Electrical Systems	41
3.5 Elevators	47
3.6 Life & Fire Safety	48
3.7 Interior Elements	49
4.0 ADDITIONAL CONSIDERATIONS	60
4.1 Moisture and Microbial Growth	60
4.2 Pest Management	60
4.3 Seismic Zone	61
4.4 Wind Zone	62
4.5 Flood Plain	62
4.6 Known Problematic Building Materials	63
5.0 DOCUMENT REVIEW & INTERVIEWS	64
5.1 Documents Reviewed	64
5.2 Interviews	64
5.3 Building Code Compliance	64
5.4 Fire Code Compliance	64
5.5 Zoning Compliance	64
5.6 HUD Real Estate Assessment Center (REAC) Inspection	64
6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS	65
6.1 Accessibility	65
6.2 Intrusive Examinations	71
6.3 Owner Proposed Improvements	71
7.0 OPINIONS OF PROBABLE COST	72
7.1 Financial Recap	72
7.2 Critical Repairs	72
7.3 Non-Critical Repairs	74
7.4 Replacement Reserves	76
7.5 Insurable Value - Replacement Cost	78
8.0 ASSESSOR QUALIFICATIONS	79
9.0 LIMITING CONDITIONS	81

TABLE OF APPENDICES

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

APPENDIX E: Record of all Documents Reviewed, Interviews, and Supporting Information
APPENDIX F: Property Evaluator Qualifications

DRAFT

1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Boston Housing Authority on May 18, 2022 to conduct a Capital Needs Assessment (CNA) at Highland park located at 50 Highland Street in Boston, Massachusetts. The property features 26 dwelling units within 9 connected buildings, which were built in 1899 and are situated on 0.29 acres. The property was observed in good to fair physical condition.

The alley concrete pavement on the east elevation is all new and part of a storm drainage improvement program performed.

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

Item	Description
Property Type	Multifamily
Number of Floors	3
Number of Apartment Units	26
Total Number of Buildings	9 connected
Number of Apartment Buildings	9 connected
Ancillary Buildings	Not Applicable
Parking	Not Applicable
Gross Floor Area	33,051 per Parcel Records
Net Rentable Floor Area	22,900 per AEI Estimated
Site Area	0.29 acres per Parcel Records
Year of Construction	1899 per Assessor

1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

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

Overall Condition of the Property

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

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

Recommendations in this Report

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

1.2 REMAINING USEFUL LIFE

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

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

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 18, 2022 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed at Highland park property located at 50 Highland Street in Boston, Massachusetts. The scope of work included the following:

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

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

2.2.1 ASSESSMENT METHODOLOGY

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

Preliminary Due Diligence

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

Site Reconnaissance

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

Interviews and Research

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

Report

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

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

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

Standard Estimated Useful Life (EUL)

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

Assessed Remaining Useful Life (ARUL)

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

Standard Remaining Useful Life (SRUL)

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

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	July 5, 2022
Time of Site Visit	10:00 am
Weather Conditions	80 Degrees Fahrenheit and Partly Cloudy
Site Assessor	Jeb Bonnett and Kevin Damsma
Site Escorts	Yolanda Romero
Point of Contact	Yolanda Romero
Total Units Inspected	Seven (7)

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
Apartment Building 54	2-bed/1-bath	2	Occupied
Apartment Building 56	2-bed/1-bath	3	Occupied
Apartment Building 56	2-bed/1-bath	1	Occupied
Apartment Building 58	2-bed/1-bath	3	Occupied
Apartment Building 60	2-bed/1-bath	1	Occupied
Apartment Building 62	2-bed/1-bath	3	Occupied
Apartment Building 52	3-bed/1.5-bath	3	Occupied

2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Boston Housing Authority (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other

party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Boston Housing Authority on May 18, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

DRAFT

3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

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

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
2-bed/1-bath	850	22	18,700
3-bed/1.5-bath	1,050	4	4,200
		Total NSF:	22,900

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Apartment Building 52	3	4,128
Apartment Building 54	3	3,366
Apartment Building 56	3	3,018
Apartment Building 58	3	4,092
Apartment Building 60	3	4,092
Apartment Building 62	3	4,026
Apartment Building 64	3	3,087
Apartment Building 66	3	2,964
Apartment Building 68	3	4,278
	Total GSF:	33,051

3.2 SITE

3.2.1 SITE TOPOGRAPHY

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

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Stone and mortar retaining wall.	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	Landscaping slopes away from the foundation.	R&M	Good

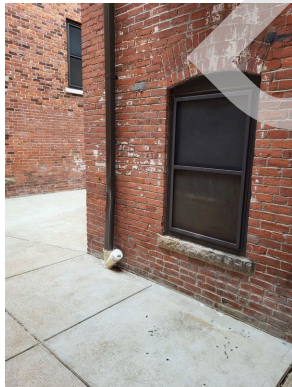
Item	Description	Action	Condition
Pavement Drainage System	Storm water area drains.	R&M	Good
Foundation Drainage System	Landscaping slopes away from the foundation.	R&M	Good

ASSESSMENT / RECOMMENDATION

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

The alley concrete pavement on the east elevation is all new and part of a storm drainage improvement program performed.

Photographs



Building downspout and drainage



Building downspout and drainage



East elevation stone retaining wall

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by One (1) promenading entrances / exits from Millmont Street and Nine (9) promenading entrances /exits from Highland 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

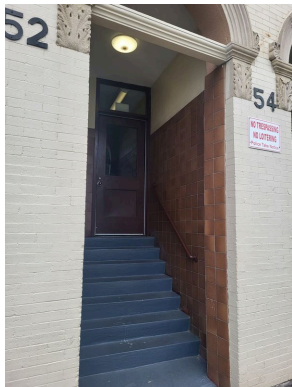
Photographs



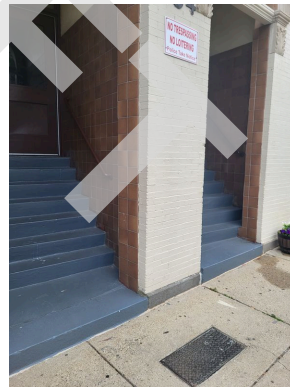
North elevation painted brick façade



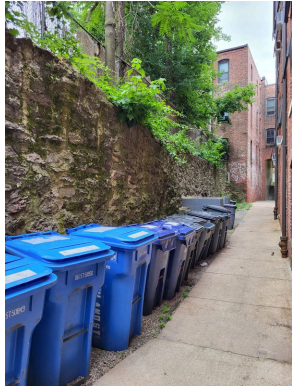
West elevation painted brick façade



Building 52 ingress/egress with signage



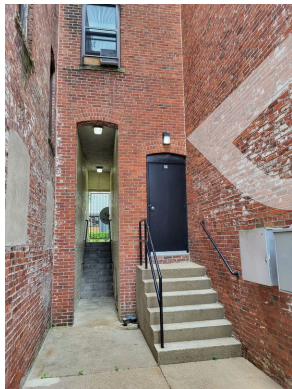
Building 52 and 54 ingress/egress stairs



East elevation trash containers



Court yard ingress/egress door and stairs



Court yard ingress/egress door and stairs

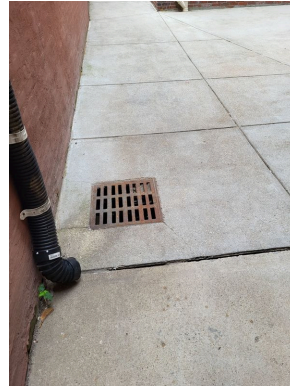
3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Not applicable	NA	Not applicable
Concrete Pavement	Concrete pavement is provided at the courtyard	RR	Good
Curbing	Not Applicable	NA	Not applicable
Seal Coating	Not applicable	NA	Not applicable
Striping	Not applicable	NA	Not applicable
Total Number of Parking Spaces	N/A	NA	Not applicable
Number of ADA Spaces	N/A	NA	Not applicable

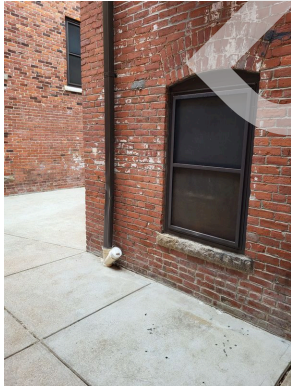
Photographs



Court Yard ingress/egress



Building downspout and drainage



Building downspout and drainage



Building downspout and drainage



East elevation trash containers



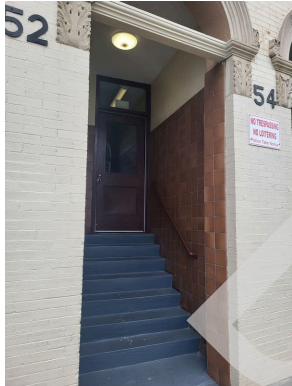
East elevation retaining wall and alley wood fence ingress/egress

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

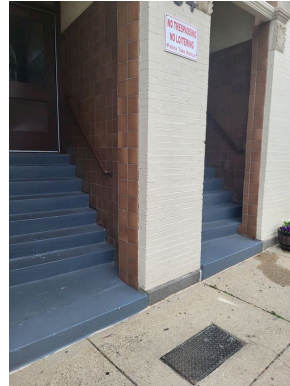
Item	Description	Action	Condition
Sidewalks	Concrete	IM/RR	Good/Fair

Item	Description	Action	Condition
Ramps	Not applicable	NA	Not applicable
Exterior Steps	Concrete steps and landing(s) at building entrance(s)	RR	Good
Handrails	Steel handrails protect exterior steps and ramps.	RR	Good
Loading Docks	Not applicable	NA	Not applicable

Photographs



Building 52 ingress/egress with signage



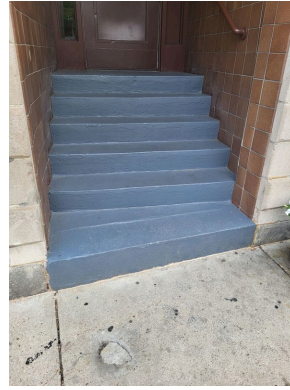
Building 52 and 54 ingress/egress stairs



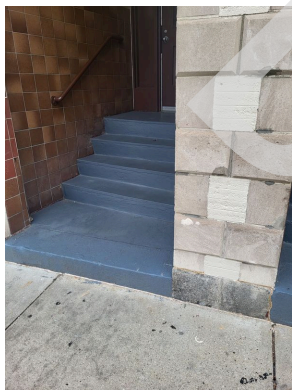
West elevation sidewalk damage trip hazard
(Critical Repair)



Building ingress/egress painted concrete stairs



Building ingress/egress painted ingress/egress stairs, handrails and door hardware Building ingress/egress painted concrete stairs



Building ingress/egress painted concrete stairs Court yard ingress/egress door and stairs

3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Urban site with limited landscaping; open areas predominantly covered by hardscape	NA	Not applicable
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Not applicable	NA	Not applicable
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Not applicable	NA	Not applicable
Site/Building Lighting	Exterior building mounted high intensity lights	R&M	Good
Parking Area Lighting	Not applicable	NA	Not applicable
Signage	Building-mounted signs	RR	Good
Water Features	Not applicable	NA	Not applicable

Photographs



North elevation painted brick façade



North elevation painted brick façade



North elevation painted brick façade and
common area ingress/egress



West elevation painted brick façade



Pole electric transformer



South elevation façade



East elevation



East elevation retaining wall and alley wood fence ingress/egress



West elevation pole light



Exterior wall mounted high density light fixture



Exterior wall mounted high density light fixture

3.2.7 RECREATIONAL FACILITIES

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not Applicable	NA	Not applicable
Barbecue	Not Applicable	NA	Not applicable
Picnic Areas	Not Applicable	NA	Not applicable
Sport Courts	Not Applicable	NA	Not applicable
Tennis Courts	Not Applicable	NA	Not applicable
Playground	Not Applicable	NA	Not applicable

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	Not applicable.	NA	Not applicable
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	National Grid
Electricity	Eversource
Potable Water	Boston water and sewer
Sanitary Sewerage	Boston water and sewer
Storm Sewer	Municipal
Fuel Oil	Not Applicable

Photographs



Gas meters



Electrical meters

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	R&M	Good
Waste Service Lines	Cast Iron and PVC	R&M	Good
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Not applicable	NA	Not applicable
Transformers	Overhead lines and pole-mounted electrical transformer(s)	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs



Pole electric transformer



Hot water heater copper pipes



Copper pipe



PVC pipe



Cast iron pipe

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

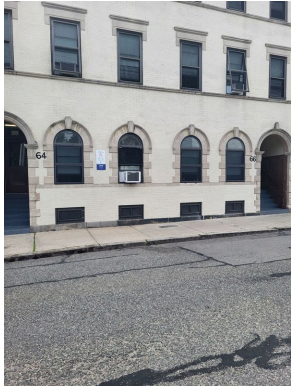
3.3.1 FOUNDATION

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

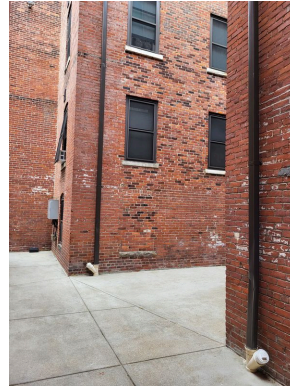
ASSESSMENT / RECOMMENDATION

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

Photographs



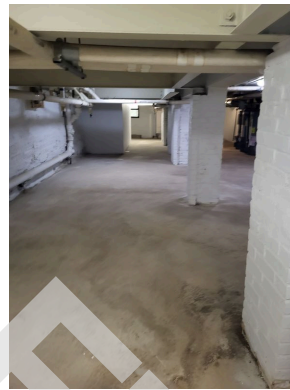
Window-mounted air conditioning, window screens and basement windows



Building downspout and drainage



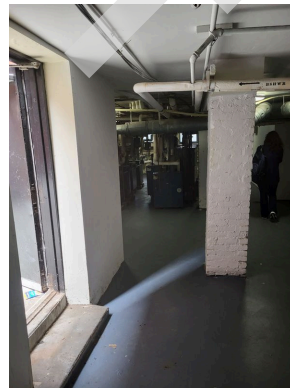
Basement area



Basement area



Basement concrete and brick wall



Basement ingress/egress



Basement light fixture



Basement support columns



Basement support beam

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

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

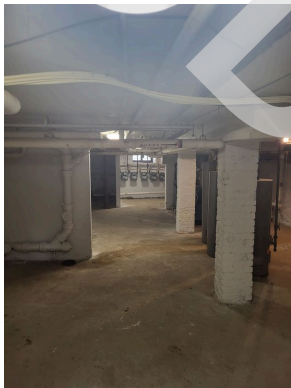
Photographs



Basement area



Basement concrete and brick wall



Basement support columns

3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

There are no crawl spaces at the apartment buildings.

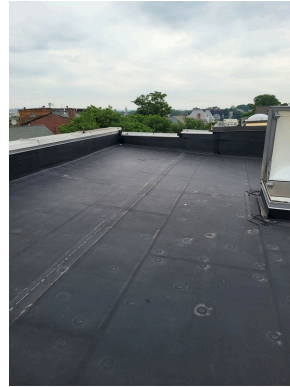
3.3.2.3 ROOF FRAME & SHEATHING

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

Photographs



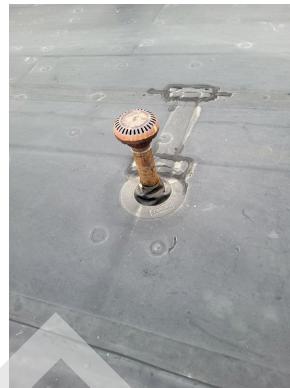
EPDM roofing



EPDM roofing



Roof skylight



Roof ventilation and flashing



Roof skylights

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good.

3.3.2.5 ATTICS & EAVES

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

3.3.2.6 INSULATION

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

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Balcony framing cantilevers from the exterior wall	RR	Good
Balcony Deck Material	Metal	RR	Good
Balcony Railing	Metal railings	R&M	Good
Patio Construction	Not applicable	NA	Not applicable
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Partial metal framed escapes	RR	Good
Elevated Walkway	Poured in place concrete deck	R&M	Good
Exterior Stairs	Concrete stairs	RR	Good

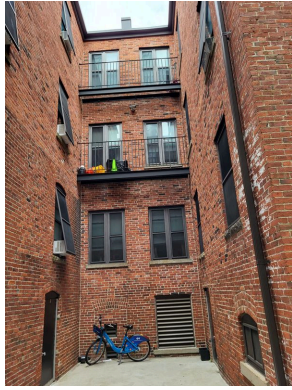
Photographs



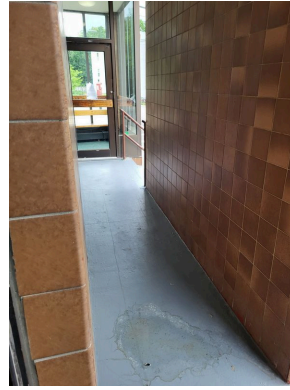
Southeast elevation court yard brick façade, balcony railings, window screens and high density light fixture



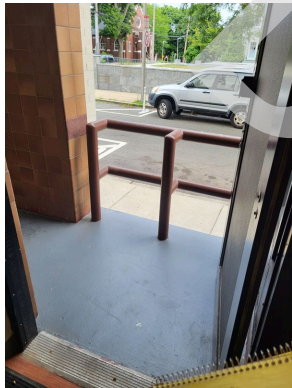
Northeast elevation court yard brick façade, balcony railings, window screens and high density light fixture



Northeast elevation court yard brick façade, balcony railings, window screens and high density light fixture



Building breezeway



Building ingress/egress doorway

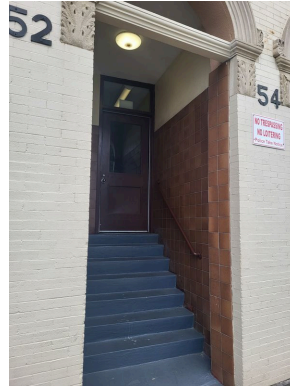
3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

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

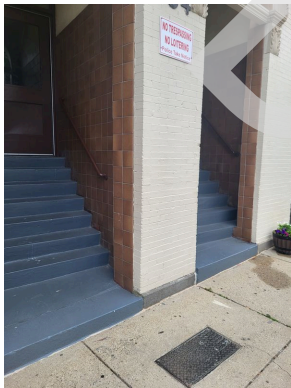
Photographs



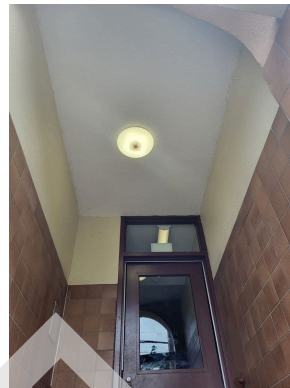
North elevation painted brick façade



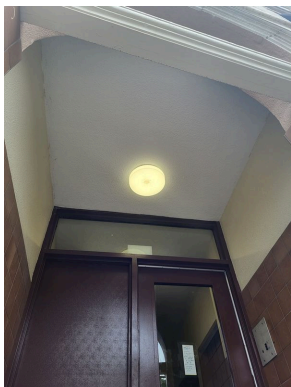
Building 52 ingress/egress with signage



Building 52 and 54 ingress/egress stairs



Building ingress/egress light fixture



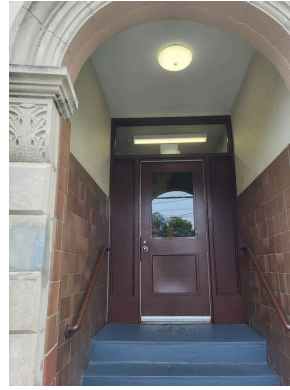
Building ingress/egress light fixture



Building ingress/egress door



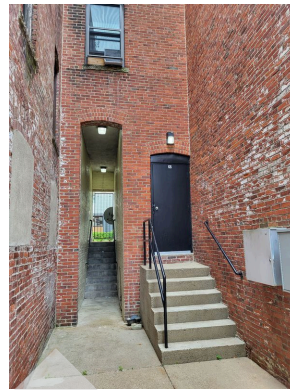
Building ingress/egress painted ingress/egress stairs, handrails and door hardware



Building ingress/egress lighting fixture



Exterior door ingress/egress



Court yard ingress/egress door and stairs



Community room and kitchen area emergency exit sign and emergency lighting

3.3.3 SIDEWALL SYSTEM

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Painted Masonry Brick and Unpainted Masonry Brick	IM/RR	Good/Fair
Trim Finishes	Metal	RR	Good
Soffits/Eaves	Exposed	RR	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Last painted 5+ year ago.	RR	Good

Photographs



North elevation painted brick façade



North elevation painted brick façade



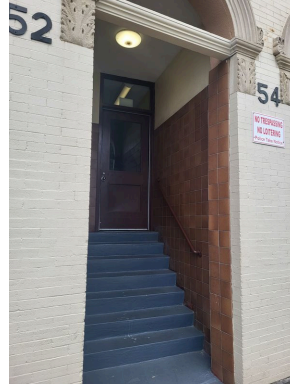
North elevation painted brick façade and common area ingress/egress



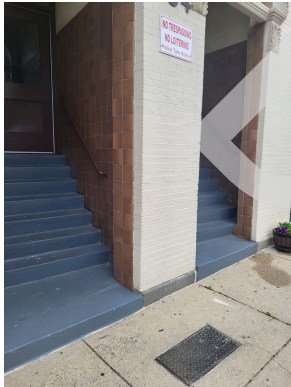
West elevation painted brick façade



Pole electric transformer



Building 52 ingress/egress with signage



Building 52 and 54 ingress/egress stairs



West elevation painted brick



West elevation windows



West elevation windows



West elevation pole light



West elevation fascia



Window-mounted air conditioning, window screens and basement windows



Building downspout and drainage



Southeast elevation brick façade



Roof gutters



Southeast elevation court yard brick façade, balcony railings, window screens and high density light fixture



Building downspout and drainage



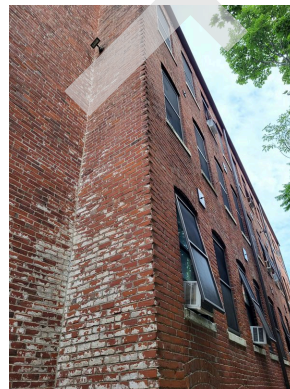
East elevation



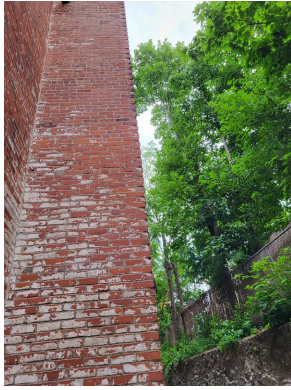
Court yard ingress/egress door and stairs



East elevation windows



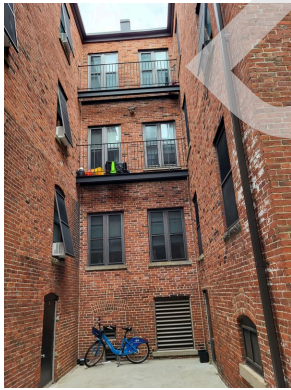
East elevation brick façade and high intensity wall mounted light fixture



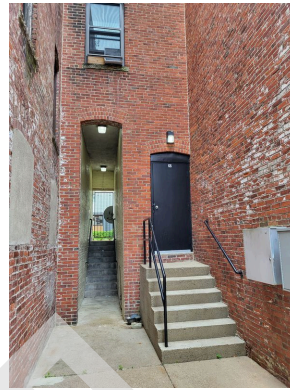
East elevation brick façade (Non-Critical Repair)



Northeast elevation court yard brick façade, balcony railings, window screens and high density light fixture



Northeast elevation court yard brick façade, balcony railings, window screens and high density light fixture



Court yard ingress/egress door and stairs

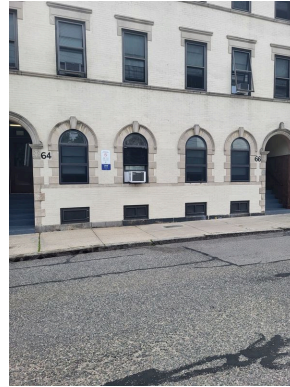
3.3.3.1 WINDOWS

Item	Description	Action	Condition
Window Type	Single Hung & Sliding windows	RR	Good
Window Frame	Aluminum frame	RR	Good
Window Panes	Double pane insulated	RR	Good

Photographs



West elevation windows



Window-mounted air conditioning, window screens and basement windows



Basement concrete window sill and small window

3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
All	Low slope with EPDM (mechanically fastened)	10,300 SF	11 years	4 years	Unknown	RR	Good

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
All	Gutters and downspouts	Not applicable	Domed skylights	RR	Good

Photographs



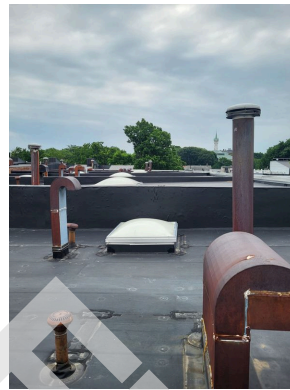
Common area stairwell sky light, light fixture and smoke detector



EPDM roofing



EPDM roofing



Roof skylight



Roof ventilation and flashing



Roof skylights

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	PVC pipe and Cast iron pipe	RR	Good
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Individual small, gas-fired, tank-type water heaters with 30-gallon and 40-gallon capacity including one (1) 108,000 Btu boilerTwo (2) 50-gallon capacity hot water heaters service the laundry room.	RR	Good
Domestic Water Boilers	Not applicable	NA	Not applicable
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

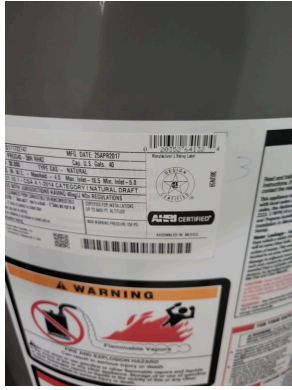
Photographs



Hot water heater copper pipes



Hot water heaters



Apartment 40 gallon hot water heater



Laundry room 50 gallon hot water heater



PVC pipe



Hot water heater



Cast iron pipe



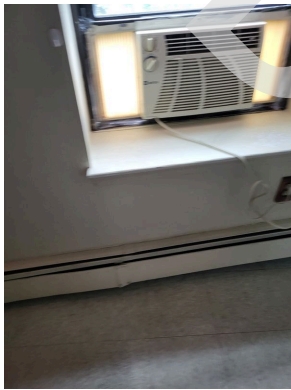
Copper pipe

3.4.2 HVAC SYSTEMS

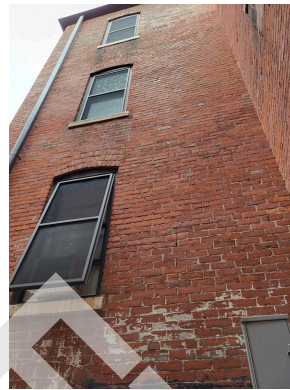
Item	Description	Action	Condition
Cooling Equipment	Individual Window-mounted Air-Conditioners and Two (2) ductless mini-split system in community room	RR	Good
Heating Equipment	Twenty Eight (28) 100,000 Btu Gas Fired Mini-Boilers With Hydronic Baseboards	RR	Good/Fair

Item	Description	Action	Condition
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Baseboard radiant heaters	IM/RR	Good/Fair
Tonnage of Cooling Equipment	Varies	RR	Good/Fair
Distribution System	Hydronic plumbing for boiler to baseboard hot water	RR	Good/Fair
Controls	Individual controls on each mechanical unit and One (1) local thermostat in the community room	R&M	Good
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

Photographs



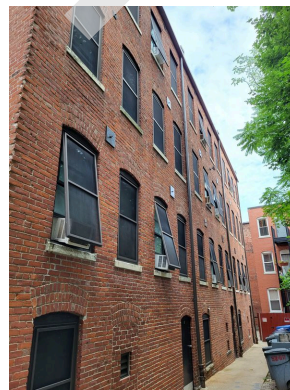
Apartment 58-3 window mounted air conditioner unit



Southeast elevation brick façade



East elevation



East elevation windows



Community room and kitchen area



Apartment 54-2 bathroom ventilation



Apartment 56-3 bathroom ventilation

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Overhead lines and pole-mounted electrical transformer(s)	R&M	Good
Building Service	120/240-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	60 Ampere breaker panel	R&M	Good
Panel Manufacturer	Gould	RR	Fair
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good

Photographs



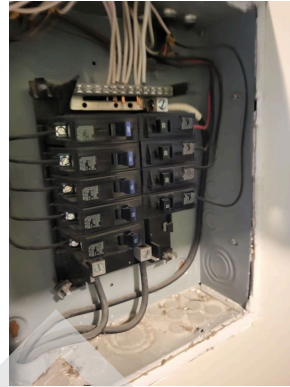
Apartment 54-2 kitchen GFCI



Apartment 54-2 bathroom GFCI



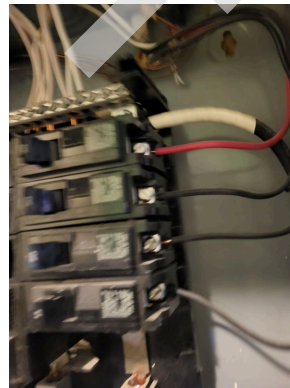
Apartment 56-3 circuit breaker box



Apartment 58-3 circuit breaker box (Critical Repair)



Apartment 58-3 circuit breaker box, copper lines



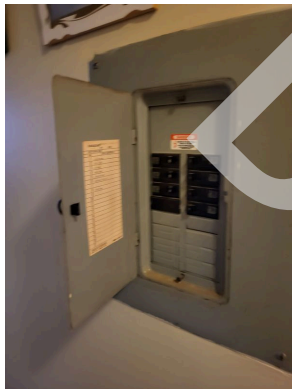
Apartment 58-3 circuit breaker box (Critical Repair)



Apartment 52-3 kitchen GFCI



Pole electric transformer



Apartment 52-3 circuit breaker box

ASSESSMENT / RECOMMENDATION

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

3.5 ELEVATORS

Elevator Summary

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
N/A	N/A	N/A	N/A	N/A	N/A	NA	Not applicable

Elevator Inspection

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevators	Annual		N/A	NA	Not applicable

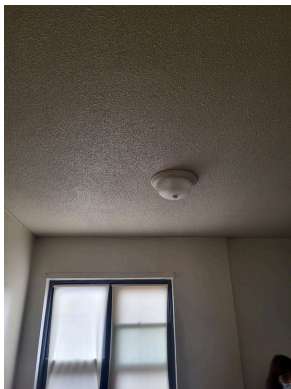
ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

3.6 LIFE & FIRE SAFETY

Item	Description	Condition	Action
Fire Suppression Systems	Not applicable	Not applicable	NA
Fire Suppression System Inspection Date	Not Applicable	Not applicable	NA
Other Equipment and Devices	Illuminated exit signs Battery back up light fixtures Hard-wired smoke detectors with CO2 detectors are located in the hallway of each apartment and are battery back-up and HUD COMPLIANT. There are no smoke/CO2 detectors in the bedrooms (Critical Repair)	Good/Poor	R&M IM
Fire Extinguishers	Not applicable	Not applicable	NA
Fire Alarms	Hard-wired alarm panel	Good	RR
Fire Alarm Inspection Date	AEI did not receive a alarm inspection report (Non-Critical Repair)	Fair/Poor	IM
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	The building features interior staircase towers	Good	R&M

Photographs



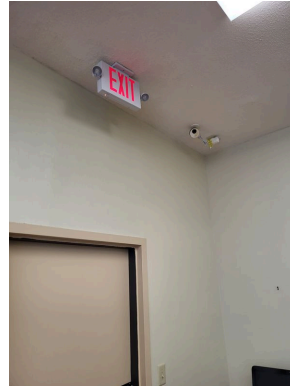
Apartment 56-3 living room area light fixture



Apartment 56-3 bedroom missing smoke detector (Critical Repair)



Apartment 52-3 kitchen range



Community room and kitchen area emergency exit sign and emergency lighting



Community room and kitchen area emergency exit sign and emergency lighting



Fire panel

3.7 INTERIOR ELEMENTS

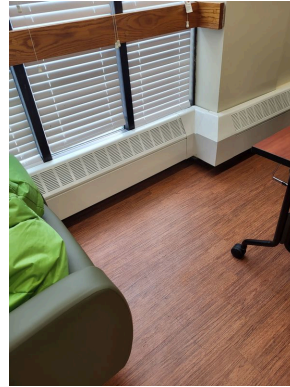
3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not Applicable	NA	Not applicable
Club Room	A Community room with a separate kitchen with numerous chairs, table, and accessories is located on the first (1) floor. Finishes plank vinyl tile with painted drywall walls and painted drywall ceilings.	RR	Good
Business Center	A resident business/computer center with two (2) computers, tables, chairs, and accessories.	RR	Good
Common Area Kitchen	Located off the community room.	RR	Good
Common Area Laundry	Located on the first (1) floor with leased equipment.	RR	Good

Photographs



Community room and kitchen area



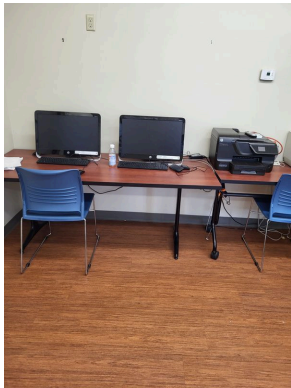
Community room and kitchen area baseboard heat distribution



Community room and kitchen area



Community room and kitchen area emergency exit sign and emergency lighting



Community business center computers and accessories



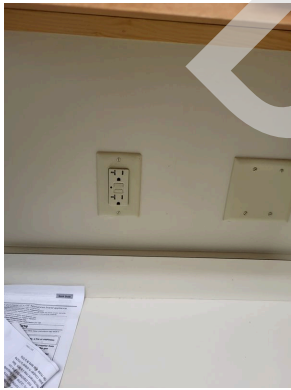
Community room kitchen area light fixture



Community room kitchen area flooring, cabinets, countertops, range hood and hydronic baseboard



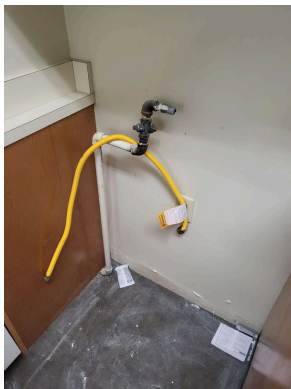
Community room kitchen area stainless steel sink and faucet



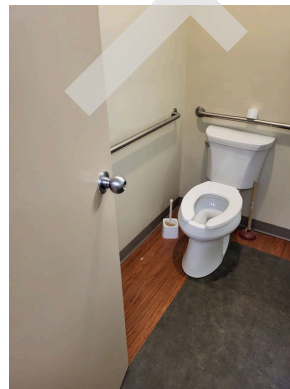
Community room kitchen area GFCI



Community room kitchen area refrigerator



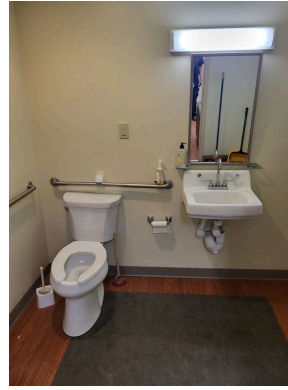
Community room kitchen area gas range hookup (Non-Critical Repair)



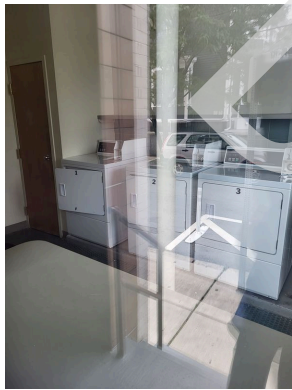
Community room restroom door hardware



Common area laundry room leased front end loader washers and dryers



Community room restroom toilet, grab bars and sink



Common area laundry room front end loader dryers



Common area laundry room front end loader washers

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

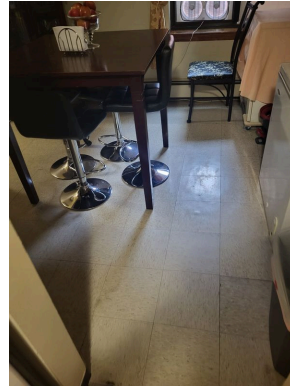
Unit Finishes

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

Photographs



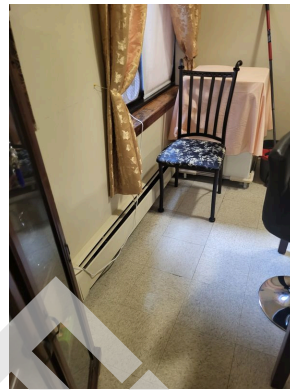
Apartment 54-2 kitchen cabinets, appliances and flooring



Apartment 54-2 dining area vinyl tile flooring (Non-Critical Repair)



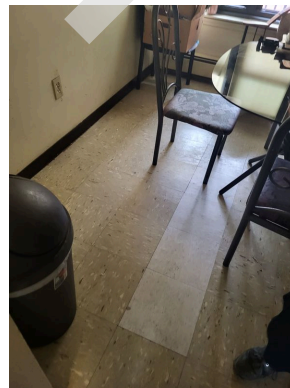
Apartment 54-2 bathroom vanity



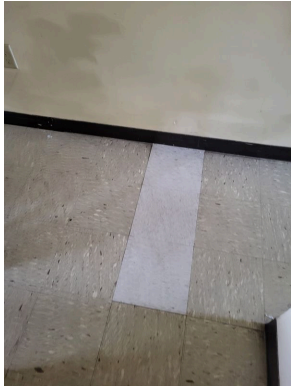
Apartment 54-2 living room area hydronic baseboard



Apartment 56-3 kitchen sheet vinyl flooring (Non-Critical Repair)



Apartment 56-3 dining room area vinyl tile flooring (Non-Critical Repair)



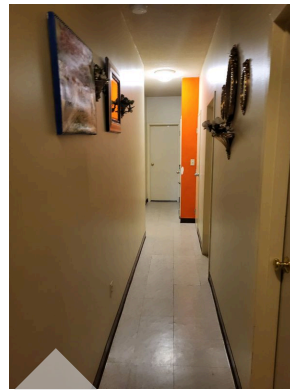
Apartment 56-3 living room area vinyl tile flooring (Non-Critical Repair)



Apartment 56-3 bathroom vanity, sink, toilet and flooring



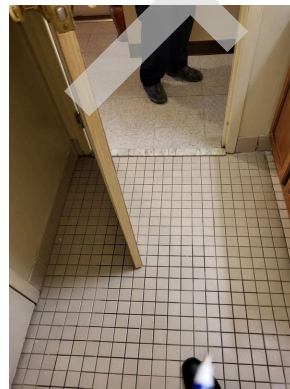
Apartment 58-3 kitchen cabinets, countertops, vinyl tile flooring and appliances



Apartment 52-3 hallway vinyl tile flooring (Non-Critical Repair)



Apartment 52-3 bathroom toilet, vanity, sink and ceramic tile flooring



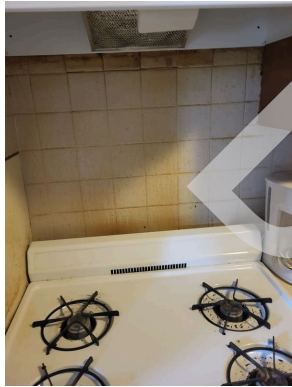
Apartment 52-3 bathroom ceramic tile flooring

Appliances

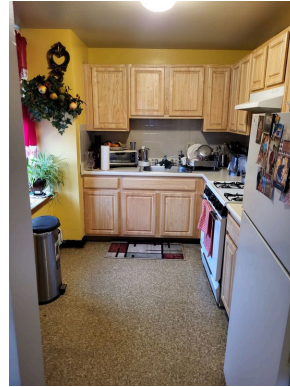
Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	RR	Good/Fair
Ranges	Units vary in age and condition	RR	Good/Fair

Item	Description	Action	Condition
Range hoods	Not applicable	NA	Not applicable
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Garbage disposals are provided	R&M	Good
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Not applicable	NA	Not applicable

Photographs



Apartment 56-3 kitchen range and range hood



Apartment 52-3 kitchen cabinets, countertops, sheet vinyl flooring, appliances, range hood and sink



Apartment 54-2 kitchen garbage disposal



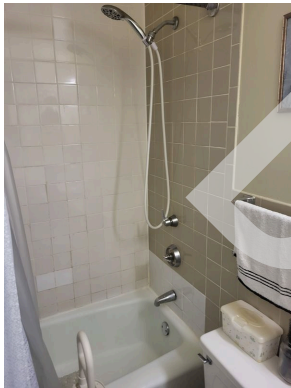
Apartment 52-3 kitchen range

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board with stainless steel sink	RR	Good/Fair
Bathroom Sink and Countertop	Vanity unit with cultured marble counter top and plastic sink	RR	Good/Fair

Item	Description	Action	Condition
Kitchen Cabinetry	Wood frame with solid wood doors	RR	Good/Fair
Bathroom Cabinetry	Wood frame with solid wood doors	RR	Good/Fair
Bathtub/Shower and Enclosure	Enamel over steel bathtub with fiberglass/ceramic tile tub surround	RR	Fair
Toilet	Tank top toilet with large capacity tank	RR	Fair
Accessories	Medicine cabinet	RR	Fair
	Towel bar		

Photographs



Apartment 54-2 bathroom bathtub



Apartment 54-2 bathroom toilet



Apartment 54-2 bathroom sink



Apartment 54-2 bathroom vanity



Apartment 54-2 bathroom light fixture and medicine cabinet



Apartment 54-2 bathroom faucet



Apartment 54-2 bathroom shower head



Apartment 54-2 bathroom bathtub hardware



Apartment 56-3 bathroom vanity, sink, toilet and flooring



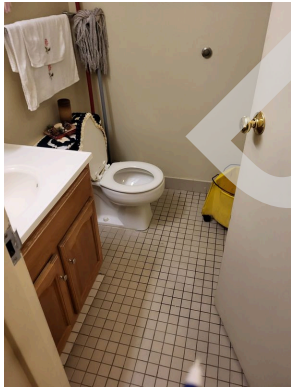
Apartment 56-3 bathroom light fixture



Apartment 56-3 bathroom toilet



Apartment 56-3 bathroom bathtub hardware



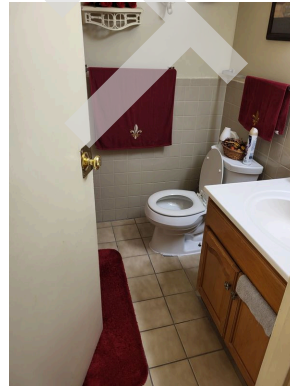
Apartment 52-3 bathroom toilet, vanity, sink and ceramic tile flooring



Apartment 52-3 bathroom light fixture and medicine cabinet



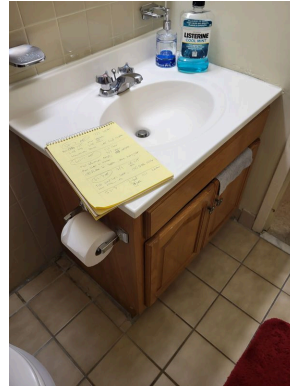
Apartment 52-3 bathroom toilet



Apartment 52-3 bathroom toilet, vanity, sink and ceramic tile flooring



Apartment 52-3 bathroom bathtub



Apartment 52-3 bathroom vanity and sink



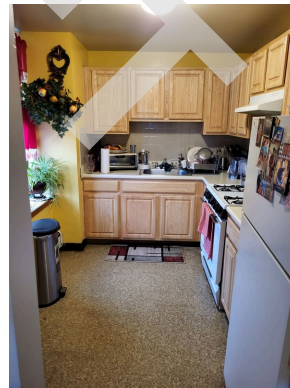
Apartment 56-3 kitchen cabinets, countertop and sink



Apartment 56-3 kitchen refrigerator



Apartment 58-3 stainless steel kitchen sink



Apartment 52-3 kitchen cabinets, countertops, sheet vinyl flooring, appliances, range hood and sink

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.

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

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

Yolanda Romero was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property.

ASSESSMENT / RECOMMENDATION

The bathtub in apartment building sixty two (62), apartment three (3) was reported to have a leak. Repairing the leak is recommended (Non-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.

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

ASSESSMENT / RECOMMENDATION

AEI did observe rodents in the alley behind the building and one tenant did complain of rodents in the apartment unit. Continued efforts to eradicate the rodent problem is recommended. Property management detailed that the issue mainly arises from tenants not placing their trash in the containers properly in the alley, and they just leave the bags on the ground where the rodents can access.

4.3 SEISMIC ZONE

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

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

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

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

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

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

ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

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

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 25025C00791, dated 03/16/2016, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

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

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Construction Drawings	Boston Housing Authority	July 5, 2022
Unit Data	Boston Housing Authority	July 5, 2022

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Yolanda Romero	Property Manager	617.756.3506	Provided interview and conducted the site visit
Freddie Carrillo	Maintenance Supervisor		Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

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

5.4 FIRE CODE COMPLIANCE

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

At this time there are no Hazardous records on file with Boston Fire Department for 50 Highland St.

5.5 ZONING COMPLIANCE

The property is zoned RH - Row House 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)	No	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)	Yes	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure? (ADAAG Question)	No	Properties classified as such are exempt from complying with the ADAAG.
Use: Does the property plan a significant renovation that is at least 20% of the value of the building? (If so, the renovation budget should include upgrades to correct all ADA issues). (ADAAG Question)	No	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.
Use: Does the property feature federal financial assistance? (UFAS Question)	Yes	Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States. . .shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This

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

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?			✓	No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?			✓	
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?			✓	
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?			✓	
5.	Is any litigation pending related to ADA issues?			✓	
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			✓	N/A total spaces N/A designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?			✓	
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?			✓	
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

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

Abbreviated Screening Checklist for FHA Compliance

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

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

RECOMMENDATIONS

ADAAG Concerns:

- ADAAG does not apply, there is no on site leasing office.

UFAS/State Code Concerns:

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

If the property were to be separate from the portfolio during a RAD transaction than a UFAS feasibility study would have to be performed at the property. There are steps leading into all sections of the building, as a result, it is not realistic that UFAS compliant could be achieved at the property.

FHA Design Concerns:

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

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation. The sewer lines are replaced as needed.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements.

7.0 OPINIONS OF PROBABLE COST

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	\$947,637	\$3,645
1-10 Year Inflated Costs	\$1,116,307	\$4,293
11-20 Year Un-Inflated Costs	\$1,077,888	\$4,146
11-20 Year Inflated Costs	\$1,581,204	\$6,082
1-20 Year Un-Inflated Costs	\$2,025,526	\$3,895
1-20 Year Inflated Costs	\$2,697,511	\$5,188

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 (LIFE SAFETY)								
Concrete	Correct Concrete Sidewalk Trip Hazards (Critical Repair)	West elevation	Repair	1	Each	\$ -	\$ -	One section on the west elevation sidewalk was observed with abrupt elevation changes, resulting in trip hazards. In order to prevent injury to a resident, repair of the trip hazards is required. The municipality should be involved and therefore no cost has been assigned.
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	Bedrooms	Level 1 Alteration	56	Each	\$ 30.00	\$ 1,680.00	The dwelling unit bedrooms were observed without smoke detectors or with non-compliant smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.

Life Safety Subtotal: \$ 1,680.00
Total: \$ 1,680.00

7.3 NON-CRITICAL REPAIRS

DRAFT

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Aluminum	Replace Windows (Non-Critical Repair)	Apartment building windows	Level 1 Alteration	197	Each	\$ 667.00	\$ 131,399.00	The Boston Housing Authority stated the windows were difficult to operate and want them replaced. AEI observed the tightness of the windows and also recommends replacing the apartment unit windows.
Smoke and fire detection system, central panel	Central Fire Panel (Non-Critical Repair)	Basement	Repair	1	Each	\$ -	\$ -	A copy of the current fire panel inspection report has not been provided. AEI requested a copy of the report.
Range, cook top, wall oven - Common	Range/Oven - Common Area (Non-Critical Repair)	Community room kitchen	Level 1 Alteration	1	Each	\$ 869.00	\$ 869.00	AEI observed the common area missing a range/oven. Replacing the Range/Oven is recommended.
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Kitchens, Living Areas and Bedrooms (Dwelling Units) (Older) (Non-Critical Repair)	Majority of dwelling units with vinyl tile in living areas, kitchen and bedrooms	Level 1 Alteration	22	Each	\$ 2,000.00	\$ 44,000.00	AEI observed the majority of the dwelling units with damaged or old or mismatched vinyl tile in living areas, kitchens and bedrooms. Replacing the vinyl tile is recommended.
Hardwood floor (3/4" strip or parquet)	Repair Floor (Dwelling Unit 54-2) (Non-Critical Repair)	Unit 54-2 flooring	Repair	1	Each	\$ 2,500.00	\$ 2,500.00	AEI observed a soft spot in the floor in the living room of unit 54-2. Replacement of the finished floor and subfloor is recommended.
Cement Board Siding	Ceramic tile on foyer walls (Non-Critical Repair)	Building ingress/egress foyers	Repair	200	SF	\$ 8.00	\$ 1,600.00	AEI observed several areas of exterior ceramic wall tile with damage and missing grout. Repairing the tile and grout is recommended.
Fire escapes, metal	Fire Escapes (Non-Critical Repair)	Exterior of each numbered building	Level 1 Alteration	9	Each	\$ 16,000.00	\$ 144,000.00	The Boston Housing Authority indicated the need to install fire escapes for a building emergency. Installing fire escapes for each separate building address number is recommended. The current escapes do not lead down to the ground.
Radiation-steam/hydronic (baseboard or freestanding radiator)	Hydronic Baseboard Heaters (Non-Critical Repair)	Building 56, apartment 3 and building 54, apartment 2	Repair	2	Each	\$ 500.00	\$ 1,000.00	AEI observed hydronic baseboard heaters damaged in both apartment building 56, apartment 3 and apartment building 54, apartment 2. Repairing the hydronic baseboard heaters is recommended.
Brick/block veneer	Brick Veneer (Non-Critical Repair)	East elevation	Repair	400	SF	\$ 8.00	\$ 3,200.00	AEI observed brick deterioration or damage on the east elevation of the building facade. Repairing the brick is recommended.
Clothes washer/dryer - Common	Residential Clothes Dryer (Non-Critical Repair)	Common area laundry room	Repair	1	Each	\$ 200.00	\$ 200.00	AEI observed the dryer ventilation in the common area laundry room damaged. Repairing the damaged dryer ventilation is recommended.
Tenant buzzer / intercom /secured entry system	Intercom System (Non-Critical Repair)	Apartments and foyers	Level 1 Alteration	26	Each	\$ 600.00	\$ 15,600.00	AEI observed the intercom system throughout the building past the estimated useful life (EUL). Replacing the intercom system is recommended.
Passage & lock sets	Main Ingress/Egress Passage Locks (Non-Critical Repair)	Apartment main ingress/egress doors	Level 1 Alteration	26	Each	\$ 150.00	\$ 3,900.00	The Boston Housing Authority indicated the need to install new passage locks located at the units main ingress/egress door. Installing new passage locks at the unit main ingress/egress door is recommended.
Air filtration/humidity control devices (humidifiers, HRV's)	Common Area Laundry Room Ventilation (Non-Critical Repair)	Common area laundry room	Level 1 Alteration	1	Each	\$ 8,000.00	\$ 8,000.00	AEI observed that the common area laundry room has no air circulation and that the space becomes humid and potentially unsanitary at times due to lack of ventilation. Installing an HVAC system for this space is recommended.
Bubs tubs & sinks, enameled or stainless steel, fiberglass	Plumbing Leak (Non-Critical Repair)	Apartment building 62, apartment 3	Repair	1	Each	\$ 400.00	\$ 400.00	AEI observed a plumbing leak from the bathtub located in apartment building sixty two (62), apartment three (3). Repairing the bathtub plumbing leak is recommended to prevent further damage.

Total: \$ 356,668.00

7.4 REPLACEMENT RESERVES

DRAFT

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
Apartment Building 52	208	RS MEANS	858,624
Apartment Building 54	208	RS MEANS	700,128
Apartment Building 56	208	RS MEANS	627,744
Apartment Building 58	208	RS MEANS	851,136
Apartment Building 60	208	RS MEANS	851,136
Apartment Building 62	208	RS MEANS	837,408
Apartment Building 64	208	RS MEANS	642,096
Apartment Building 66	208	RS MEANS	616,512
Apartment Building 68	208	RS MEANS	889,824
		TOTAL:	\$ 6,874,608.00

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 5, 2022

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

DRAFT

Kevin Damsma, Assessment Project Manager

DRAFT

Jeb Bonnett, Senior Vice President - HUD Building Assessments



David Taylor, Accessibility Manager

DRAFT

Roy Anderson PE, Vice President

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

DRAFT

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.

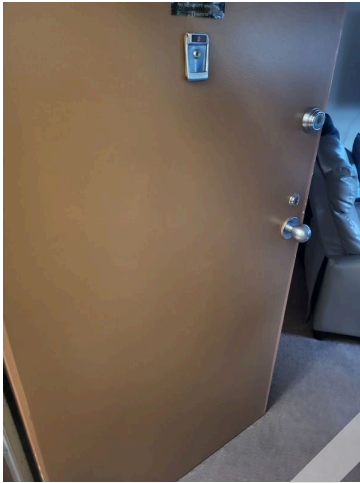
No destructive or invasive testing was included in the scope of this Assessment.

DRAFT

APPENDIX A

Dwelling Unit Photo Documentation

DRAFT



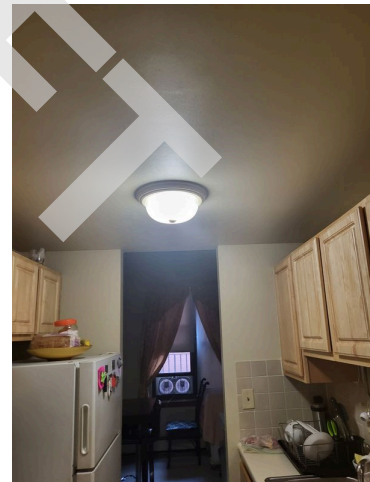
1. Apartment 54-2 main ingress/egress door hardware



2. Apartment 54-2 hallway lighting



3. Apartment 54-2 intercom (Non-Critical Repair)



4. Apartment 54-2 kitchen lighting



5. Apartment 54-2 kitchen cabinets, appliances and flooring



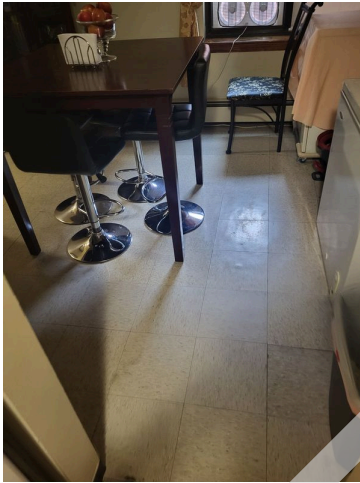
6. Apartment 54-2 kitchen sink and faucet



7. Apartment 54-2 kitchen GFCI



8. Apartment 54-2 kitchen garbage disposal



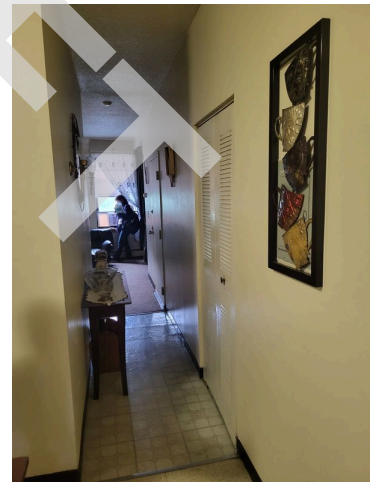
9. Apartment 54-2 dining area vinyl tile flooring
(Non-Critical Repair)



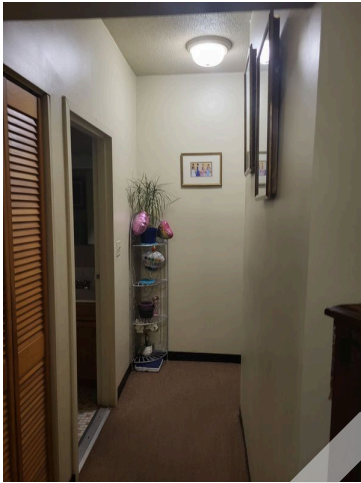
10. Apartment 54-2 dining area light fixture



11. Apartment 54-2 aluminum frame window



12. Apartment 54-2 hallway



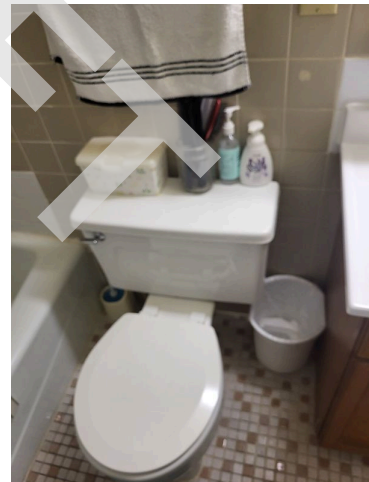
13. Apartment 54-2 hallway light fixture



14. Apartment 54-2 bathroom ventilation



15. Apartment 54-2 bathroom bathtub



16. Apartment 54-2 bathroom toilet



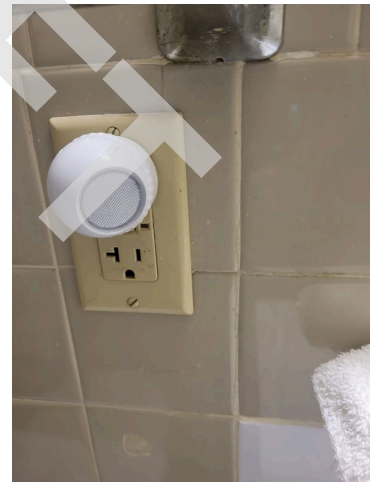
17. Apartment 54-2 bathroom sink



18. Apartment 54-2 bathroom vanity



19. Apartment 54-2 bathroom light fixture and medicine cabinet



20. Apartment 54-2 bathroom GFCI



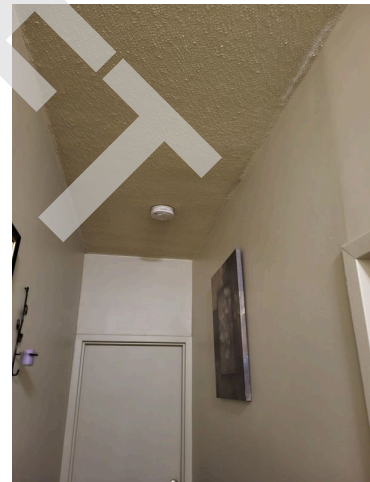
21. Apartment 54-2 bathroom toilet tank GPF



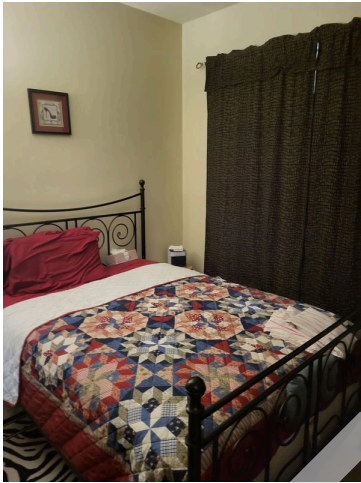
22. Apartment 54-2 bathroom shower head



23. Apartment 54-2 bathroom bathtub hardware



24. Apartment 54-2 hallway smoke detector



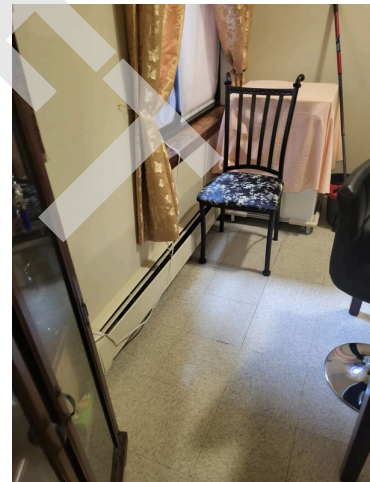
25. Apartment 54-2 bedroom



26. Apartment 54-2 bedroom lighting



27. Apartment 54-2 bedroom hydronic baseboard
(Non-Critical Repair)



28. Apartment 54-2 living room area hydronic
baseboard



29. Apartment 56-3 kitchen range and range hood



30. Apartment 56-3 kitchen cabinets, countertop and sink



31. Apartment 56-3 kitchen refrigerator



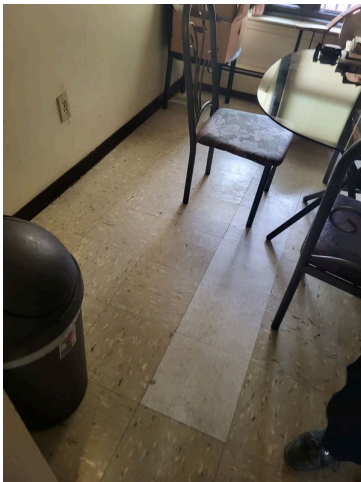
32. Apartment 56-3 kitchen sheet vinyl flooring
(Non-Critical Repair)



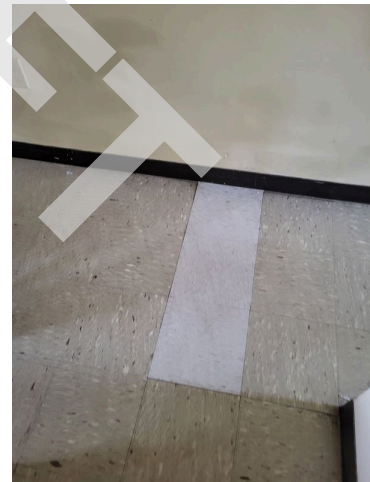
33. Apartment 56-3 kitchen GFCI



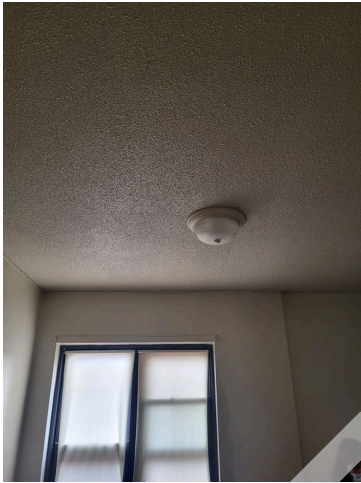
34. Apartment 56-3 kitchen light fixture



35. Apartment 56-3 dining room area vinyl tile flooring (Non-Critical Repair)



36. Apartment 56-3 living room area vinyl tile flooring (Non-Critical Repair)



37. Apartment 56-3 living room area light fixture



38. Apartment 56-3 circuit breaker box



39. Apartment 56-3 bathroom vanity, sink, toilet and flooring



40. Apartment 56-3 bathroom GFCI



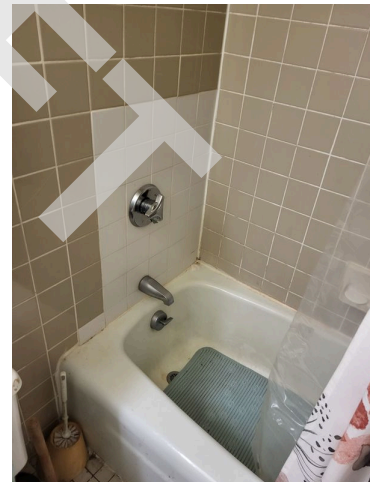
41. Apartment 56-3 bathroom light fixture



42. Apartment 56-3 bathroom ventilation



43. Apartment 56-3 bathroom toilet



44. Apartment 56-3 bathroom bathtub hardware



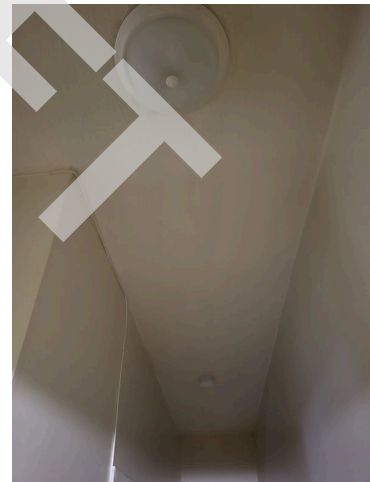
45. Apartment 56-3 bathroom bathtub shower head



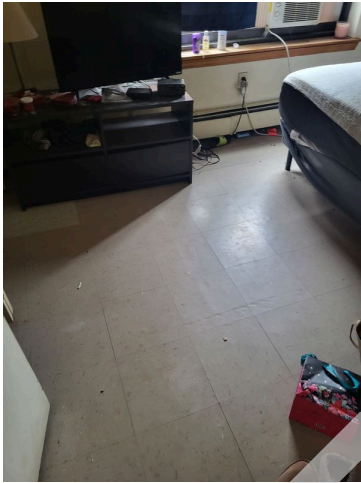
46. Apartment 56-3 bathroom bathtub shower head



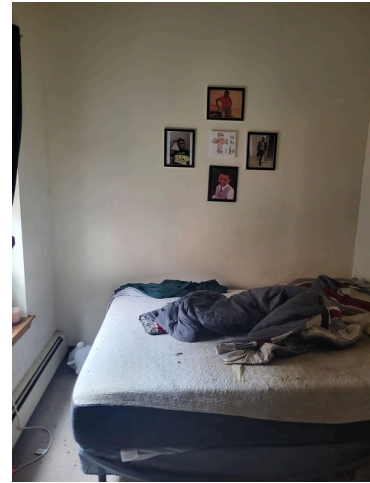
47. Apartment 56-3 hallway vinyl tile flooring (Non-Critical Repair)



48. Apartment 56-3 hallway light fixer and smoke detector



49. Apartment 56-3 bedroom vinyl tile flooring (Non-Critical Repair)



50. Apartment 56-3 bedroom



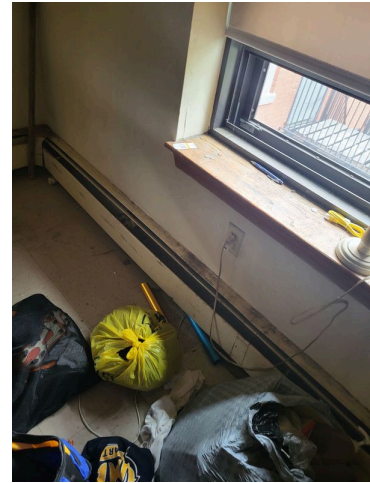
51. Apartment 56-3 bedroom window



52. Apartment 56-3 bedroom missing smoke detector (Critical Repair)



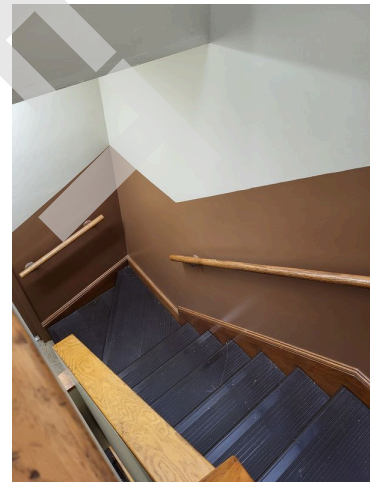
53. Apartment 56-3 bedroom hydronic baseboard damage (Non-Critical Repair)



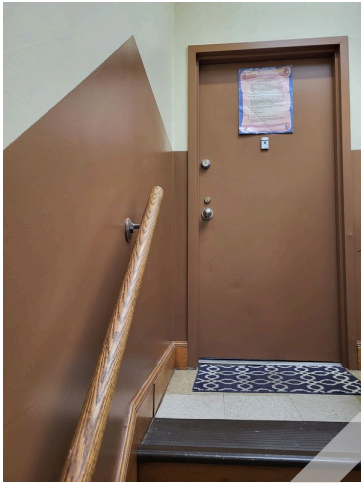
54. Apartment 56-3 hydronic baseboard electrical cord (Non-Critical Repair)



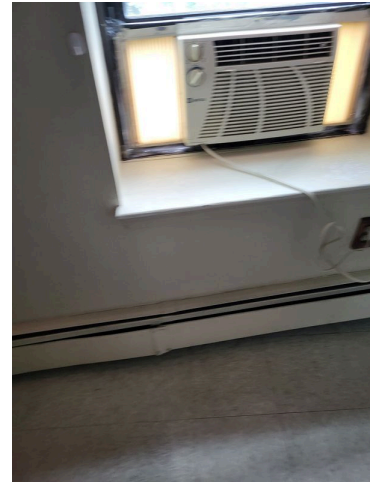
55. Common area stairwell sky light, light fixture and smoke detector



56. Common area stairs



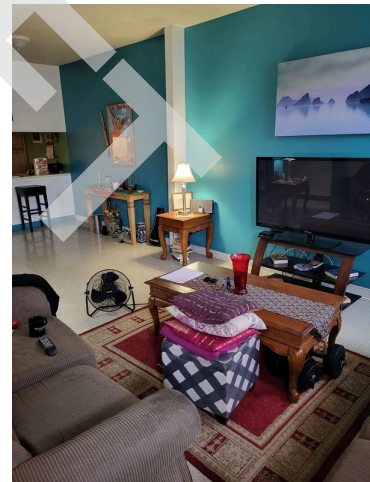
57. Common area front door and door hardware



58. Apartment 58-3 window mounted air conditioner unit



59. Apartment 58-3 living room area



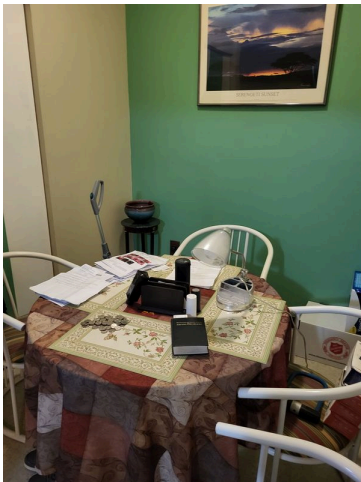
60. Apartment 58-3 living room area



61. Apartment 58-3 living room area light fixture and vinyl tile flooring



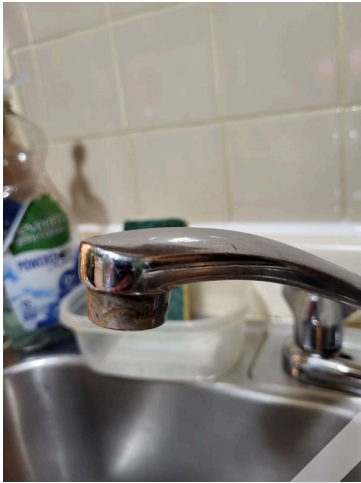
62. Apartment 58-3 dining room area light fixture



63. Apartment 58-3 dining room area



64. Apartment 58-3 kitchen cabinets, countertops, vinyl tile flooring and appliances



65. Apartment 58-3 kitchen faucet



66. Apartment 58-3 stainless steel kitchen sink



67. Apartment 58-3 living room area



68. Apartment 58-3 bathroom vanity, sink, toilet and bathtub



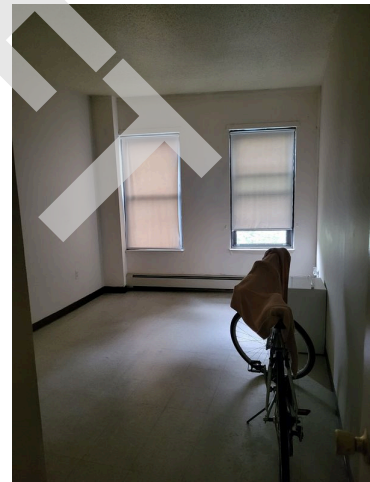
69. Apartment 58-3 bathroom light fixture and medicine cabinet



70. Apartment 58-3 bathroom sink faucet



71. Apartment 58-3 bathroom toilet



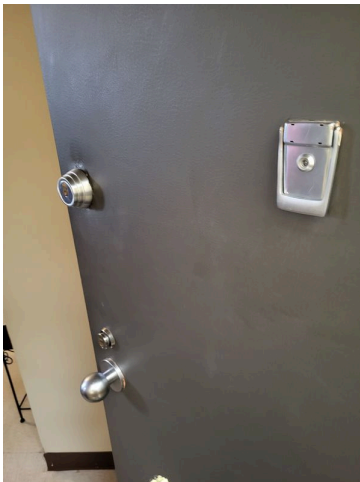
72. Apartment 58-3 bedroom missing smoke detector (Critical Repair)



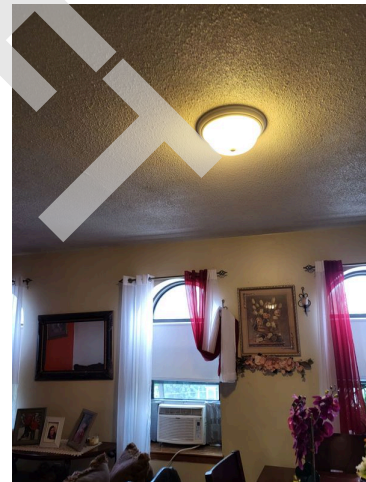
73. Apartment 58-3 circuit breaker box (Critical Repair)



74. Apartment 58-3 circuit breaker box, copper lines



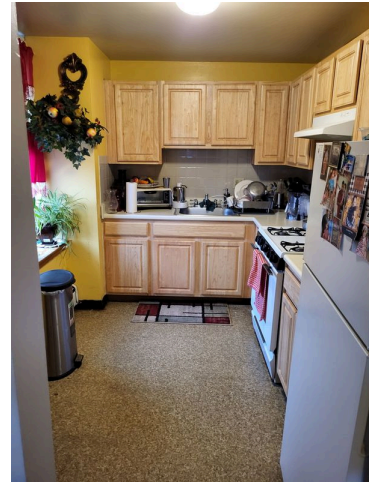
75. Apartment 52-3 main ingress/egress door hardware



76. Apartment 52-3 living room area light fixture



77. Apartment 52-3 living room area window mounted air conditioner



78. Apartment 52-3 kitchen cabinets, countertops, sheet vinyl flooring, appliances, range hood and sink



79. Apartment 52-3 kitchen light fixture



80. Apartment 52-3 kitchen range



81. Apartment 52-3 kitchen refrigerator



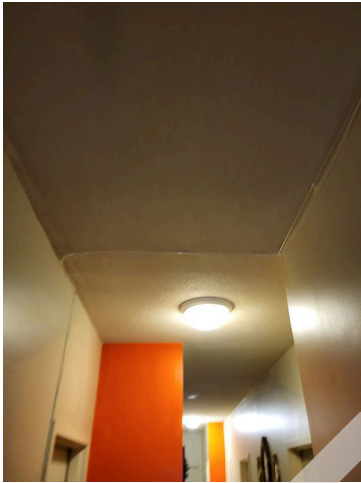
82. Apartment 52-3 kitchen outlet



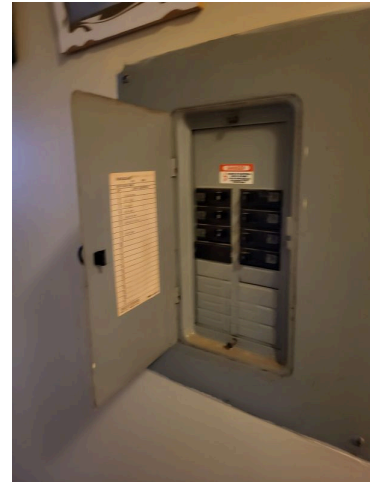
83. Apartment 52-3 kitchen outlet and switch



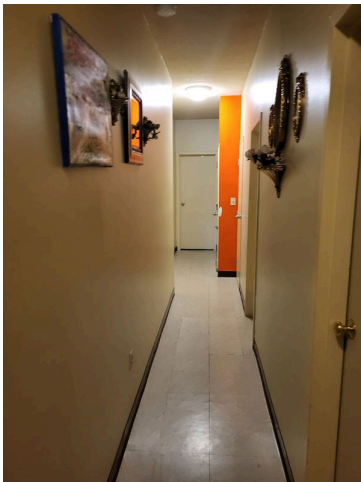
84. Apartment 52-3 kitchen GFCI



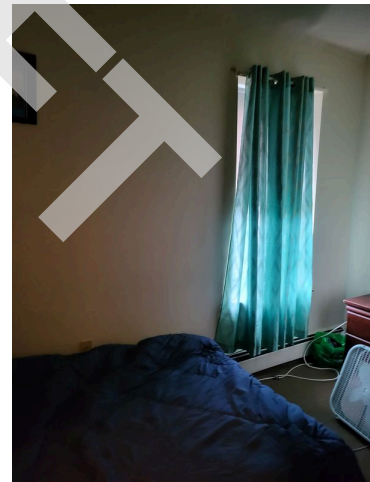
85. Apartment 52-3 hallway light fixture



86. Apartment 52-3 circuit breaker box



87. Apartment 52-3 hallway vinyl tile flooring (Non-Critical Repair)



88. Apartment 52-3 bedroom missing smoke detector (Critical Repair)



89. Apartment 52-3 bathroom toilet, vanity, sink and ceramic tile flooring



90. Apartment 52-3 bathroom light fixture and medicine cabinet



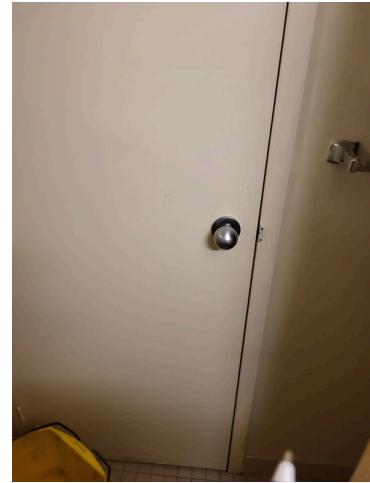
91. Apartment 52-3 bathroom sink faucet



92. Apartment 52-3 bathroom toilet



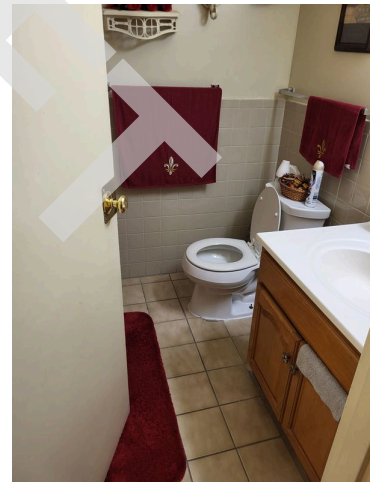
93. Apartment 52-3 bathroom ceramic tile flooring



94. Apartment 52-3 bathroom door hardware



95. Apartment 52-3 bathroom ventilation



96. Apartment 52-3 bathroom toilet, vanity, sink and ceramic tile flooring



97. Apartment 52-3 bathroom light fixture



98. Apartment 52-3 bathroom toilet



99. Apartment 52-3 bathroom toilet



100. Apartment 52-3 bathroom bathtub hardware



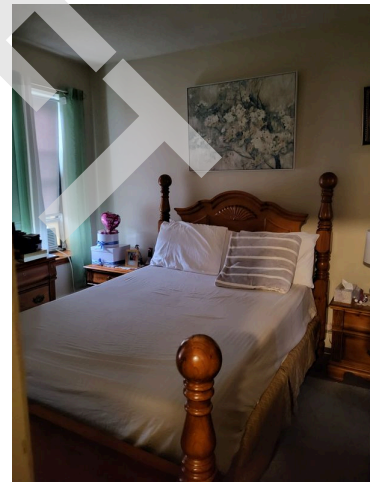
101. Apartment 52-3 bathroom bathtub



102. Apartment 52-3 bathroom shower head



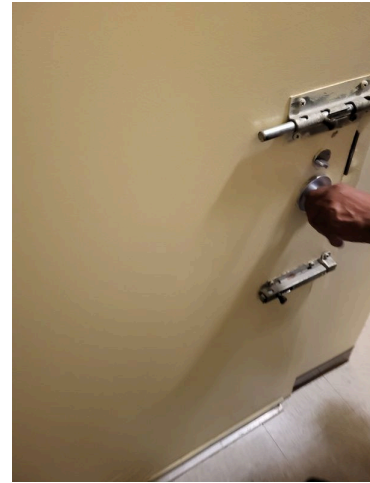
103. Apartment 52-3 bedroom missing smoke detector (Critical Repair)



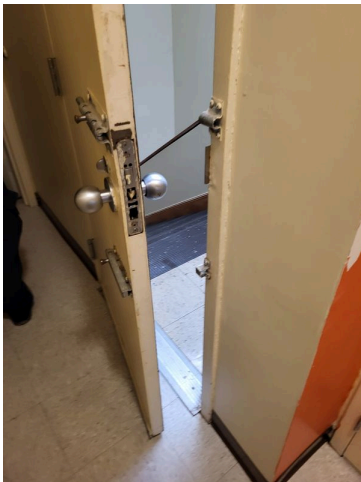
104. Apartment 52-3 bedroom missing smoke detector (Critical Repair)



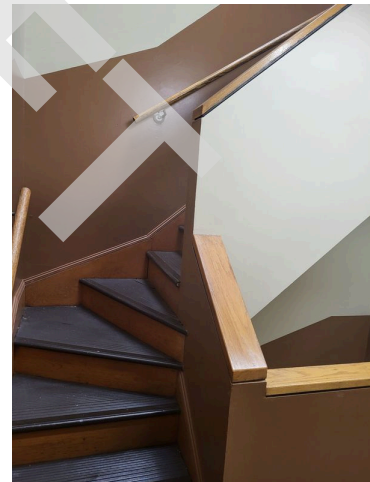
105. Apartment 52-3 bedroom light fixture and missing smoke detector (Critical Repair)



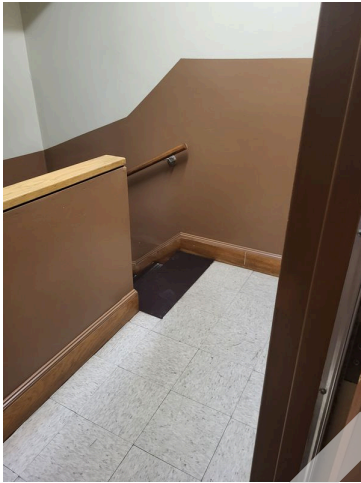
106. Apartment 52-3 main ingress/egress door hardware



107. Apartment 52-3 main ingress/egress door hardware



108. Common area stairs



109. Common area vinyl tile

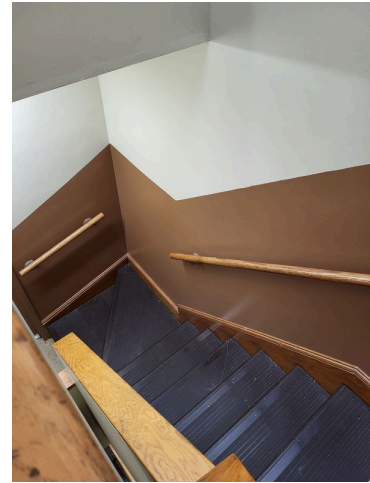
APPENDIX B

General Photo Documentation

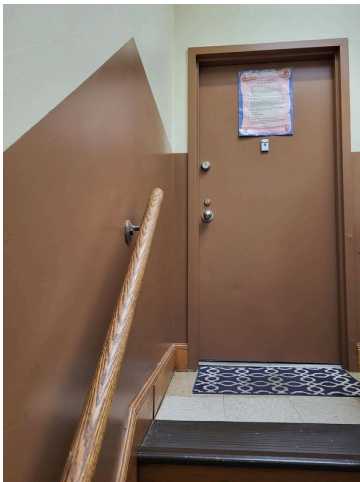
DRAFT



1. Common area skylight, smoke detector, emergency strobe light, and light fixture



2. Common area stairs with rubber treads



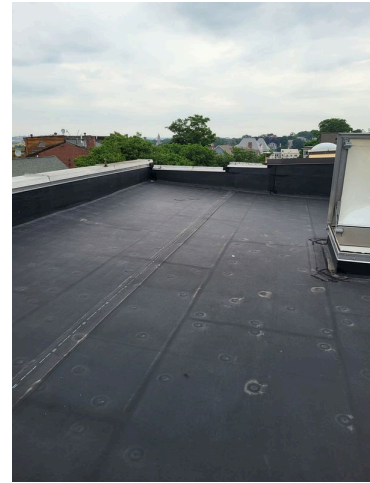
3. Typical apartment front door



4. Building roof ingress/egress roof hatch



5. EPDM roofing



6. EPDM roofing



7. Roof skylight



8. Roof ventilation and flashing



9. Roof skylights



10. North elevation



11. North elevation painted brick façade



12. North elevation painted brick façade



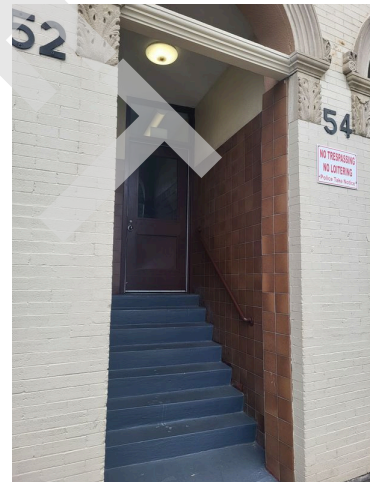
13. North elevation painted brick façade and common area ingress/egress



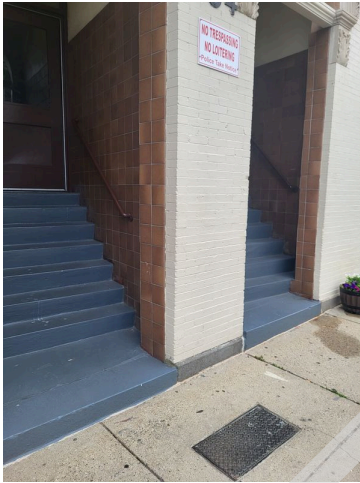
14. West elevation painted brick façade



15. Pole electric transformer



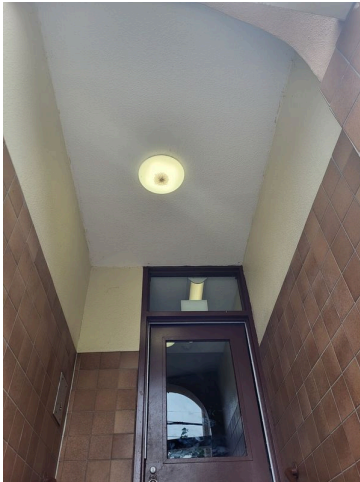
16. Building 52 ingress/egress with signage



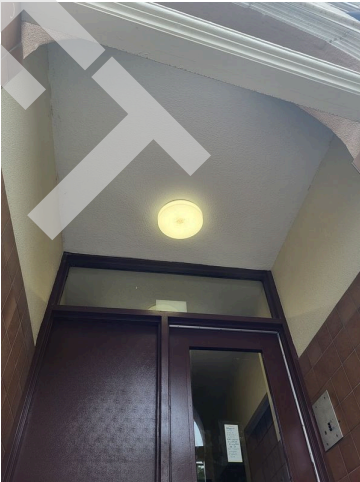
17. Building 52 and 54 ingress/egress stairs



18. West elevation painted brick



19. Building ingress/egress light fixture



20. Building ingress/egress light fixture



21. Building ingress/egress ceramic tile wall damage
(Non-Critical Repair)



22. Building ingress/egress ceramic tile wall damage
(Non-Critical Repair)



23. Building ingress/egress stairs railing and
intercom



24. Building ingress/egress stairs railing and
intercom (Non-Critical Repair)



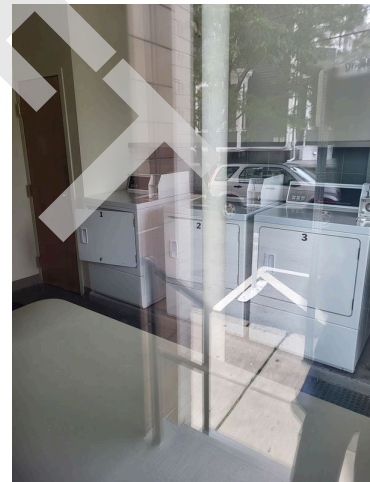
25. Common hallway light fixture



26. Common hallway light fixture



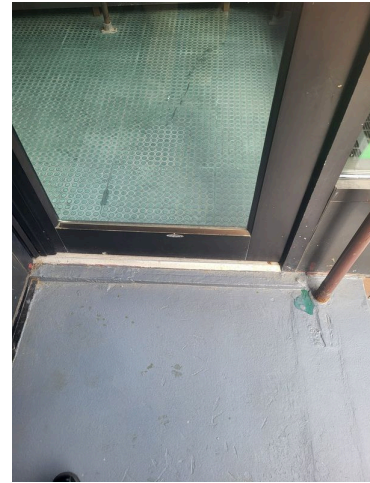
27. Common hallway ventilation



28. Common area laundry room front end loader dryers



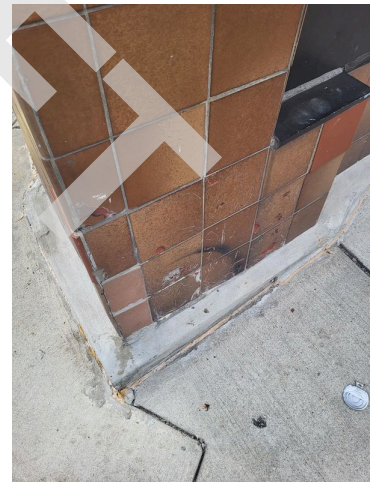
29. Common area laundry room front end loader washers



30. Building ingress/egress door threshold



31. Common area hydronic baseboard



32. Exterior ceramic tile damage (Non-Critical Repair)



33. West elevation windows



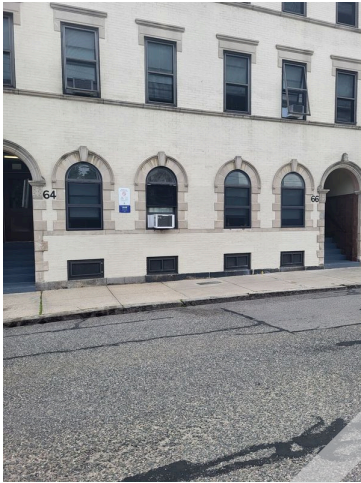
34. West elevation windows



35. West elevation pole light



36. West elevation fascia



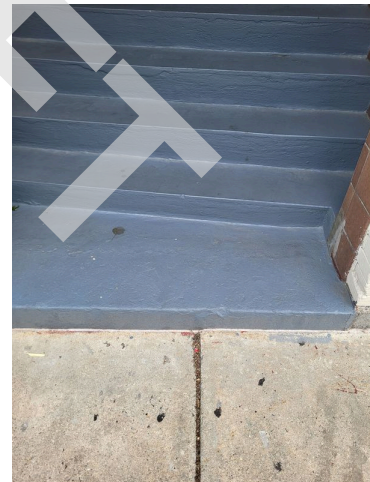
37. Window-mounted air conditioning, window screens and basement windows



38. West elevation sidewalk damage trip hazard (Critical Repair)



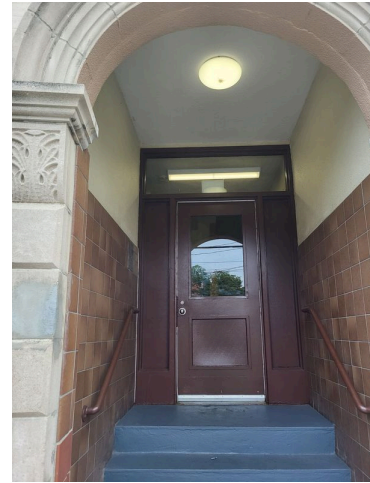
39. Building ingress/egress door



40. Building ingress/egress painted concrete stairs



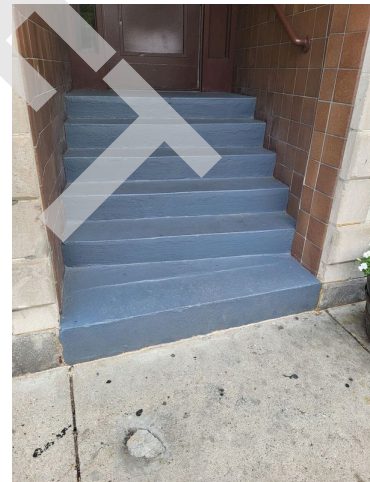
41. Building ingress/egress painted ingress/egress stairs, handrails and door hardware



42. Building ingress/egress lighting fixture



43. Building 66 signage



44. Building ingress/egress painted concrete stairs



45. Building ingress/egress painted concrete stairs



46. South elevation



47. South elevation façade



48. South elevation façade



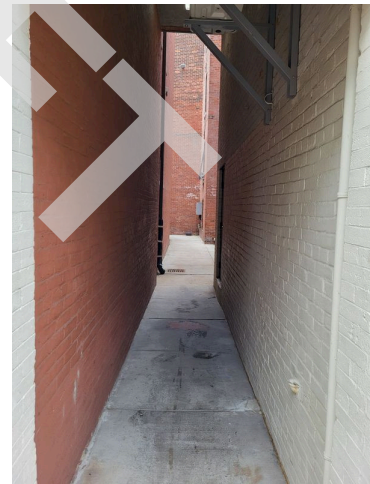
49. Exterior wall mounted high density light fixture



50. South elevation façade painted brick and ceramic tile



51. Exterior wall mounted high density light fixture



52. Court Yard ingress/egress



53. Court yard ingress/egress mini split system and light fixtures



54. Court yard ingress/egress mini split system



55. Exterior door ingress/egress



56. Building downspout and drainage



57. Building downspout and drainage



58. Southeast elevation brick façade



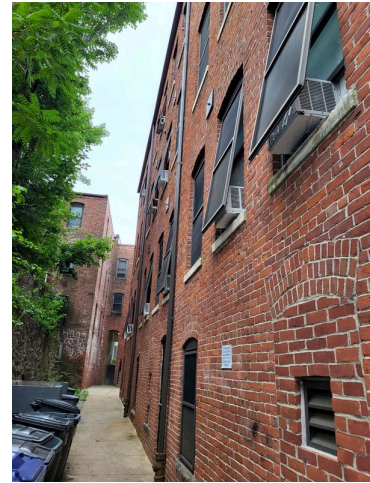
59. Roof gutters



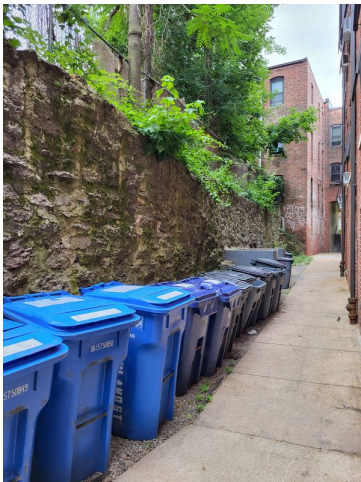
60. Southeast elevation courtyard brick façade, balcony railings, window screens and high density light fixture



61. Building downspout and drainage



62. East elevation



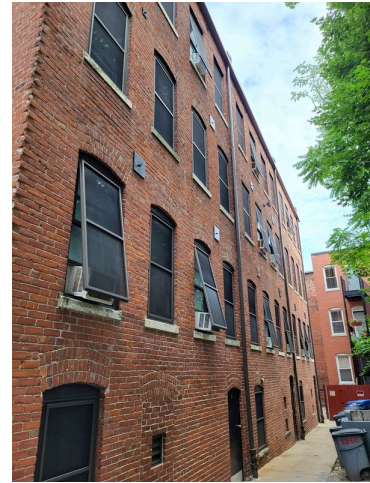
63. East elevation trash containers



64. East elevation stone retaining wall



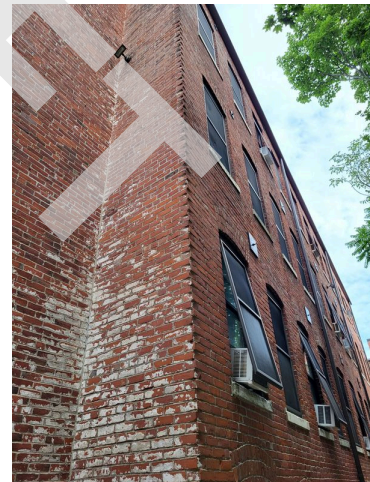
65. Court yard ingress/egress door and stairs



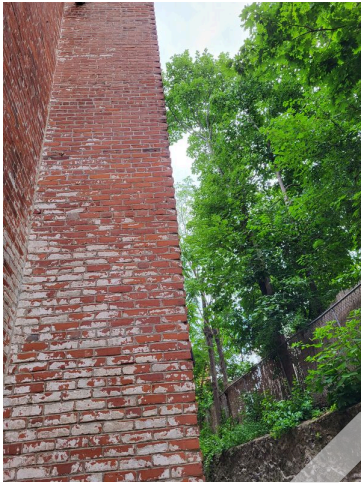
66. East elevation windows



67. East elevation retaining wall and alley wood fence ingress/egress



68. East elevation brick façade and high intensity wall mounted light fixture



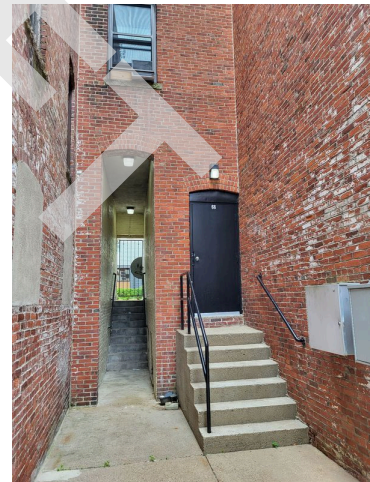
69. East elevation brick façade (Non-Critical Repair)



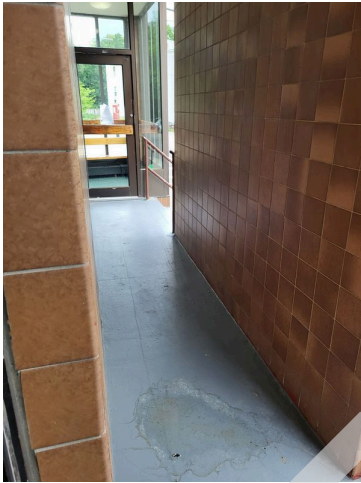
70. Northeast elevation court yard brick façade, balcony railings, window screens and high density light fixture



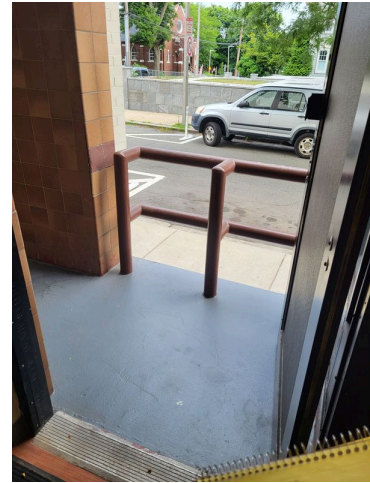
71. Northeast elevation court yard brick façade, balcony railings, window screens and high density light fixture



72. Court yard ingress/egress door and stairs



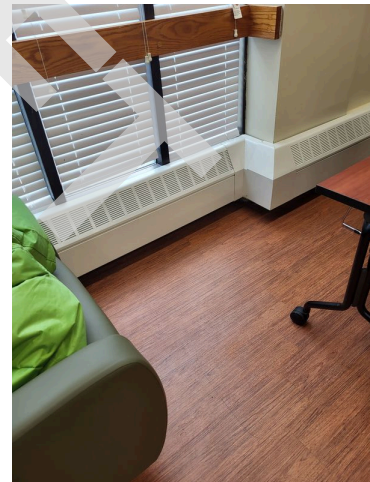
73. Building breezeway



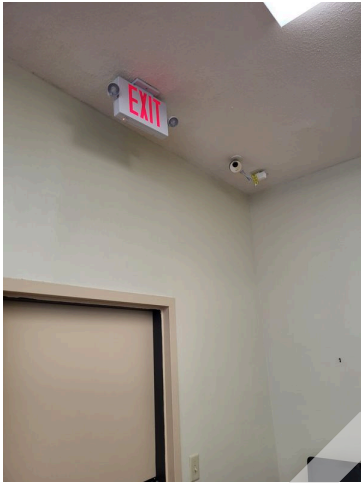
74. Building ingress/egress doorway



75. Community room and kitchen area



76. Community room and kitchen area baseboard heat distribution



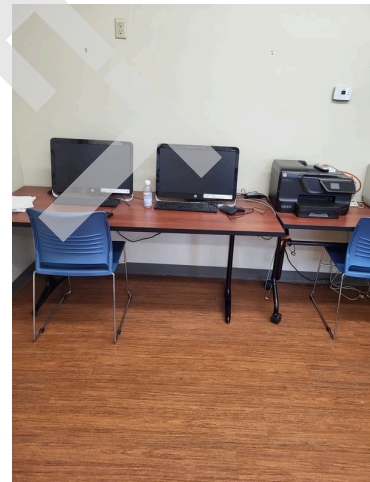
77. Community room and kitchen area emergency exit sign and emergency lighting



78. Community room and kitchen area



79. Community room and kitchen area emergency exit sign and emergency lighting



80. Community business center computers and accessories



81. Gould electrical Panel



82. Gould electrical Panel



83. Community room kitchen area light fixture



84. Community room kitchen area flooring, cabinets, countertops, range hood and hydronic baseboard



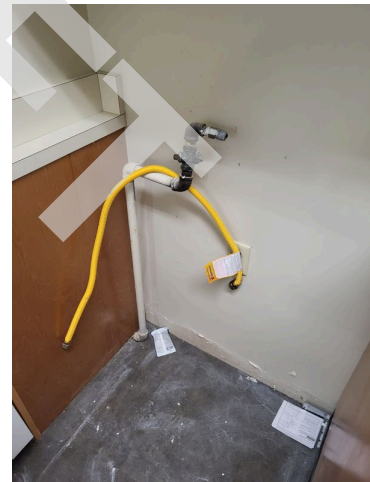
85. Community room kitchen area stainless steel sink and faucet



86. Community room kitchen area GFCI



87. Community room kitchen area refrigerator



88. Community room kitchen area gas range hookup (Non-Critical Repair)



89. Community room restroom door hardware



90. Community room restroom toilet, grab bars and sink



91. Community room restroom light fixture



92. Common area hallway light fixtures



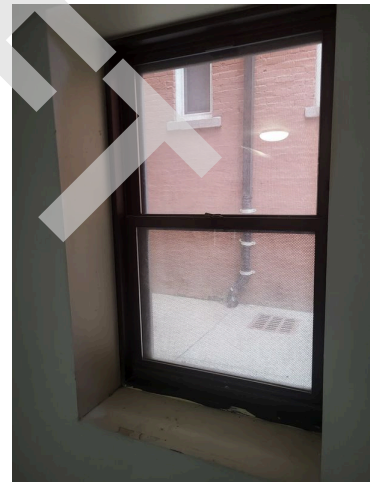
93. Laundry room dryer vent damaged (Non-Critical Repair)



94. Laundry room dryer vent damaged (Non-Critical Repair)



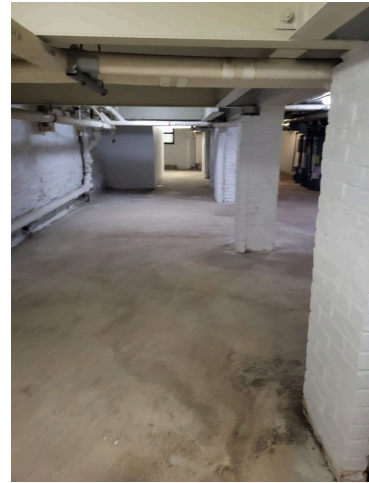
95. Laundry room acoustical ceiling tile



96. Laundry room concrete window sill



97. Basement area



98. Basement area



99. Basement concrete and brick wall



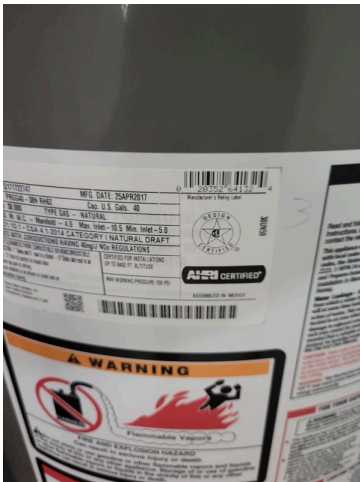
100. Basement ingress/egress



101. Hot water heater copper pipes



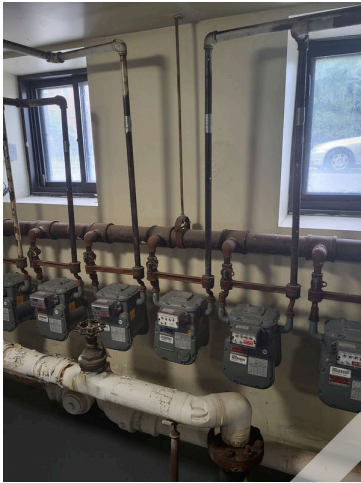
102. Hot water heaters



103. Apartment 40 gallon hot water heater



104. Laundry room 50 gallon hot water heater



105. Gas meters



106. Gas meters



107. Basement concrete window sill and small window



108. Circulation pump



109. Boiler



110. Boilers with copper pipes



111. Basement drain



112. Cast iron pipe



113. Copper pipe



114. Electrical meters



115. Gould main breaker switch



116. Fire panel



117. Basement light fixture



118. Basement support columns



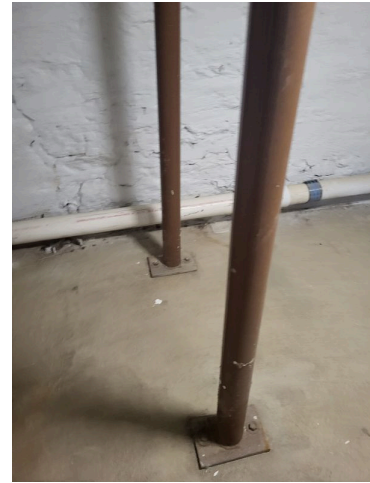
119. Basement support columns



120. Basement wall concrete and brick wall with PVC pipes



121. PVC pipe



122. PVC pipe



123. Basement support beam

APPENDIX C

Street Map and Aerial Photo

DRAFT



STREET MAP

AEI
Consultants



20 m
50 ft

— Approximate Property Boundary

Leaflet | Powered by Esri | Maxar, Microsoft



AERIAL SITE PHOTO

50 Highland Street, Roxbury, Massachusetts 02119
AEI Project Number: 463344



APPENDIX D

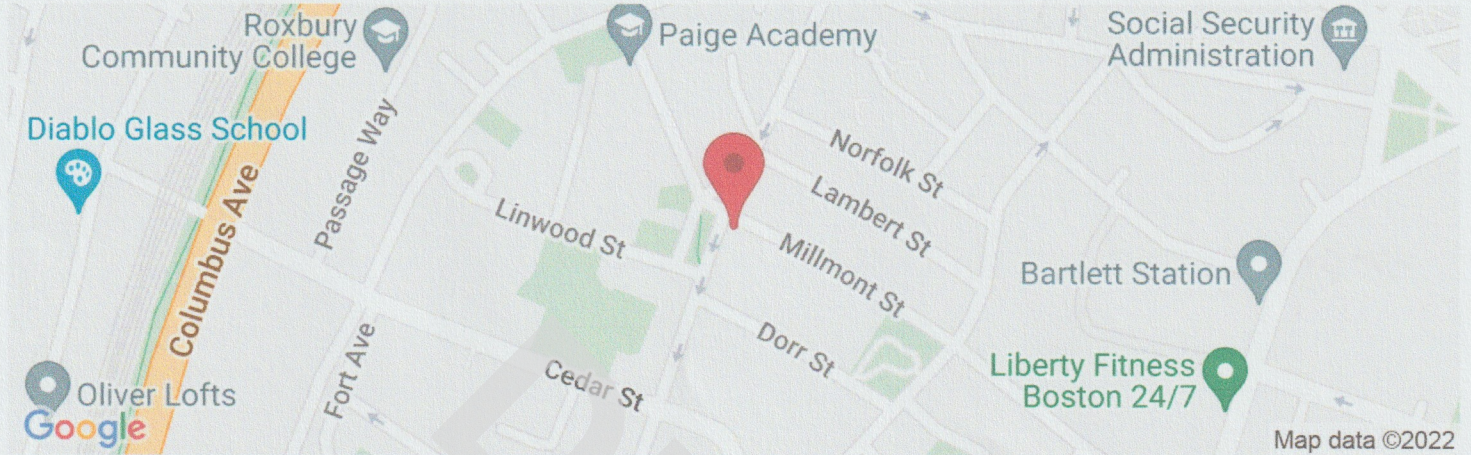
USGS Seismic Design Map

DRAFT



50-52 Highland St, Roxbury, MA 02119, USA

Latitude, Longitude: 42.32812149999999, -71.0921891



Date	7/7/2022, 2:00:32 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)	0.212
S ₁	spectral response (1.0 s)	0.068
S _{XS}	site-modified spectral response (0.2 s)	0.339
S _{X1}	site-modified spectral response (1.0 s)	0.164
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.238
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.212
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.076
cr1	coefficient of risk (1.0 s)	0.899
s1rt	risk-targeted hazard (1.0 s)	0.068
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{XS}	site-modified spectral response (0.2 s)	0.226
S _{X1}	site-modified spectral response (1.0 s)	0.11

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.128
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.205
S_{X1}	site-modified spectral response (1.0 s)	0.106
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

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

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

DISCLAIMER

While the information presented on this website is believed to be correct, SEAOC / OSHPD and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in this web application should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. SEAOC / OSHPD do not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the seismic data provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the search results of this website.

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

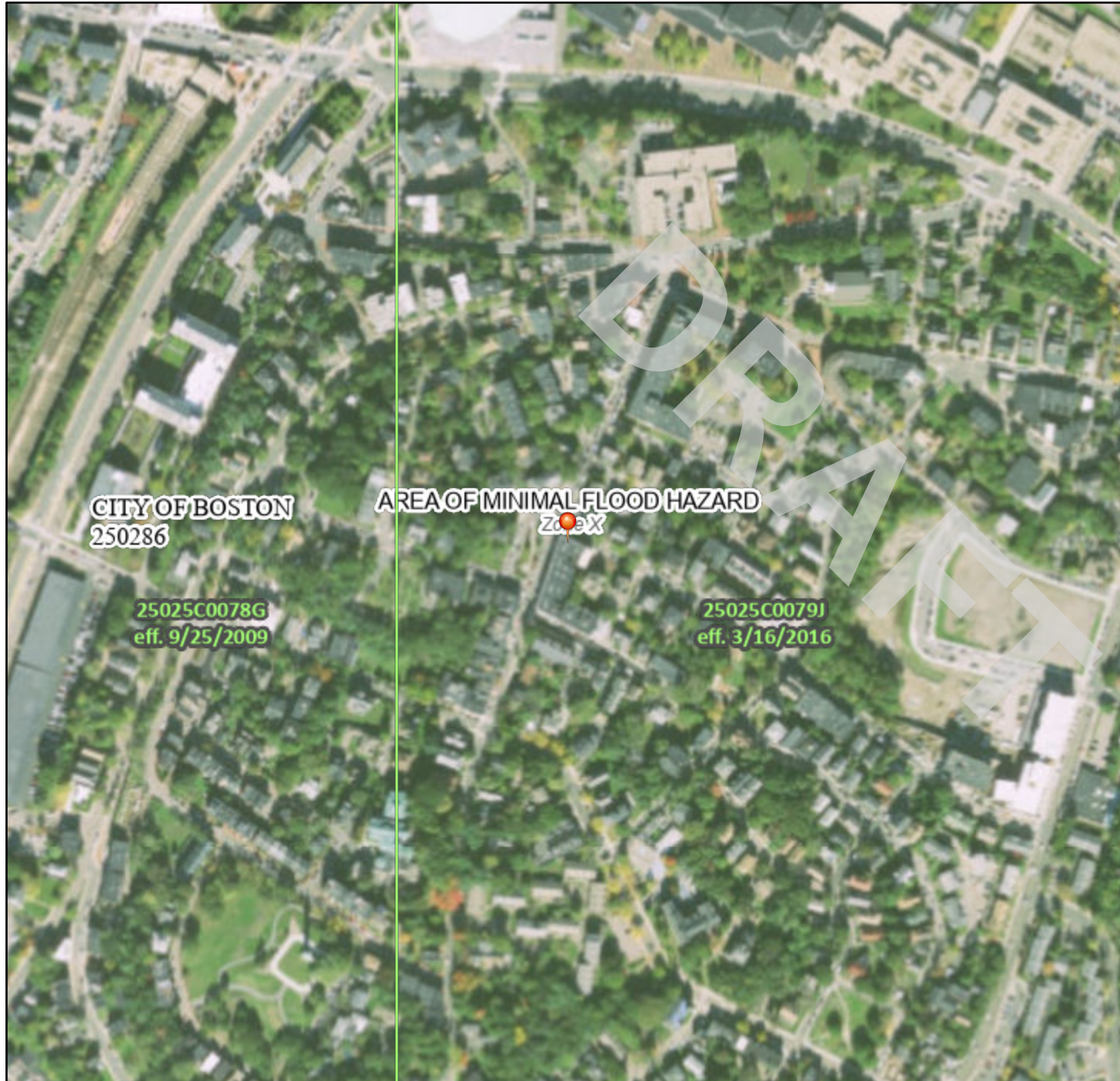
e. mcastelli@aeiconsultants.com
www.aeiconsultants.com



National Flood Hazard Layer FIRMMette



71°5'51"W 42°19'55"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/7/2022 at 2:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Development	DevelopmentID	DevelopmentName	BuildingNo	BldgAddress	Entrance	UnitID
193-Highland Park	193	Highland Park	1	52 Highland Street, Roxbury, MA 02119		1 HP1001
193-Highland Park	193	Highland Park	1	52 Highland Street, Roxbury, MA 02119		1 HP1002
193-Highland Park	193	Highland Park	1	54 Highland Street, Roxbury, MA 02119		2 HP2001
193-Highland Park	193	Highland Park	1	54 Highland Street, Roxbury, MA 02119		2 HP2002
193-Highland Park	193	Highland Park	1	54 Highland Street, Roxbury, MA 02119		2 HP2003
193-Highland Park	193	Highland Park	1	56 Highland Street, Roxbury, MA 02119		3 HP3001
193-Highland Park	193	Highland Park	1	56 Highland Street, Roxbury, MA 02119		3 HP3002
193-Highland Park	193	Highland Park	1	56 Highland Street, Roxbury, MA 02119		3 HP3003
193-Highland Park	193	Highland Park	1	58 Highland Street, Roxbury, MA 02119		4 HP4001
193-Highland Park	193	Highland Park	1	58 Highland Street, Roxbury, MA 02119		4 HP4002
193-Highland Park	193	Highland Park	1	58 Highland Street, Roxbury, MA 02119		4 HP4003
193-Highland Park	193	Highland Park	1	60 Highland Street, Roxbury, MA 02119		5 HP5001
193-Highland Park	193	Highland Park	1	60 Highland Street, Roxbury, MA 02119		5 HP5002
193-Highland Park	193	Highland Park	1	60 Highland Street, Roxbury, MA 02119		5 HP5003
193-Highland Park	193	Highland Park	1	62 Highland Street, Roxbury, MA 02119		6 HP6001
193-Highland Park	193	Highland Park	1	62 Highland Street, Roxbury, MA 02119		6 HP6002
193-Highland Park	193	Highland Park	1	62 Highland Street, Roxbury, MA 02119		6 HP6003
193-Highland Park	193	Highland Park	1	64 Highland Street, Roxbury, MA 02119		7 HP7001
193-Highland Park	193	Highland Park	1	64 Highland Street, Roxbury, MA 02119		7 HP7002
193-Highland Park	193	Highland Park	1	64 Highland Street, Roxbury, MA 02119		7 HP7003
193-Highland Park	193	Highland Park	1	66 Highland Street, Roxbury, MA 02119		8 HP8001
193-Highland Park	193	Highland Park	1	66 Highland Street, Roxbury, MA 02119		8 HP8002
193-Highland Park	193	Highland Park	1	66 Highland Street, Roxbury, MA 02119		8 HP8003
193-Highland Park	193	Highland Park	1	68 Highland Street, Roxbury, MA 02119		9 HP9001
193-Highland Park	193	Highland Park	1	68 Highland Street, Roxbury, MA 02119		9 HP9002
193-Highland Park	193	Highland Park	1	68 Highland Street, Roxbury, MA 02119		9 HP9003

Street	Apt	Bedroom	WCUnit	UnitStatus	StatusCode	Vacant	Occupied	ProgramUnit
52 Highland Street	2		3	Occupied	O	0	1	1
52 Highland Street	3		3	Occupied	O	0	1	1
54 Highland Street	1		2	Occupied	O	0	1	1
54 Highland Street	2		2	Occupied	O	0	1	1
54 Highland Street	3		2	Occupied	O	0	1	1
56 Highland Street	1		2	Occupied	O	0	1	1
56 Highland Street	2		2	Occupied	O	0	1	1
56 Highland Street	3		2	Occupied	O	0	1	1
58 Highland Street	1		2	Occupied	O	0	1	1
58 Highland Street	2		2	Occupied	O	0	1	1
58 Highland Street	3		2	Occupied	O	0	1	1
60 Highland Street	1		2	Occupied	O	0	1	1
60 Highland Street	2		2	Occupied	O	0	1	1
60 Highland Street	3		2	Occupied	O	0	1	1
62 Highland Street	1		2	Occupied	O	0	1	1
62 Highland Street	2		2	Occupied	O	0	1	1
62 Highland Street	3		2	Occupied	O	0	1	1
64 Highland Street	1		2	Occupied	O	0	1	1
64 Highland Street	2		2	Occupied	O	0	1	1
64 Highland Street	3		2	Occupied	O	0	1	1
66 Highland Street	1		2	Occupied	O	0	1	1
66 Highland Street	2		2	Occupied	O	0	1	1
66 Highland Street	3		2	Occupied	O	0	1	1
68 Highland Street	1		2	Occupied	O	0	1	1
68 Highland Street	2		3	Occupied	O	0	1	1
68 Highland Street	3		3	Occupied	O	0	1	1

From: [City of Boston](#)
To: [Gregory Banks](#)
Subject: City of Boston Public Records Office City Public Records Request :: R001760-061422
Date: Tuesday, June 21, 2022 11:19:07 AM

--- Please respond above this line ---

Hi Gregory, At this time there are no Hazardous records on file with BFD for 50 Highland St

Thanks
Lori Donovan
06/21/2022

Gregory Banks
4009 Fitzhugh Avenue, Suite 200
Richmond, 23230

RE: Public Records Request R001760-061422 submitted to City of Boston on June 14, 2022

Dear Gregory Banks,

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

Hello,

*AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Highland Park, located at: 50 Highland street, Roxbury, MA, 02119 , Hyde park, MA, 02136 . Is this property within your jurisdiction?
As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:*

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

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:
1.) Building code enforced at the time the property was constructed;
2.) Additional building codes enforced at the property since construction;
3.) Current building code enforced by the municipality; and
4.) Copies of any outstanding building code violations

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

Who would be the appropriate contacts to provide all necessary information and documents?

Please notify me in advance if the fees for this request are estimated to exceed \$75. Thank you in advance for your help,

Response : Full Release

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



Shawn A. Williams, Esq.

[Director of Public Records](#)

Records Access Officer

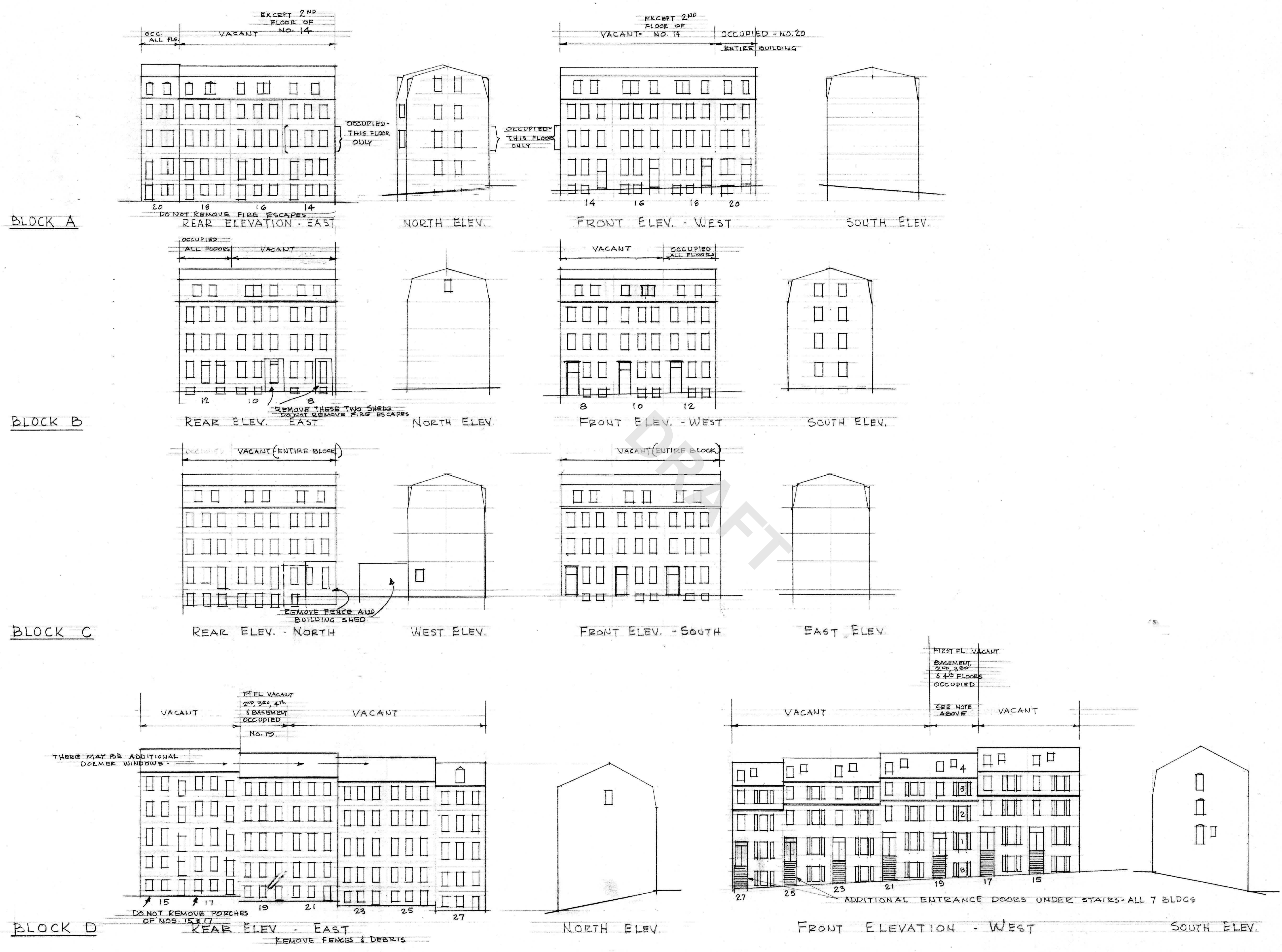
City of Boston

One City Hall Square

Boston, MA 02201

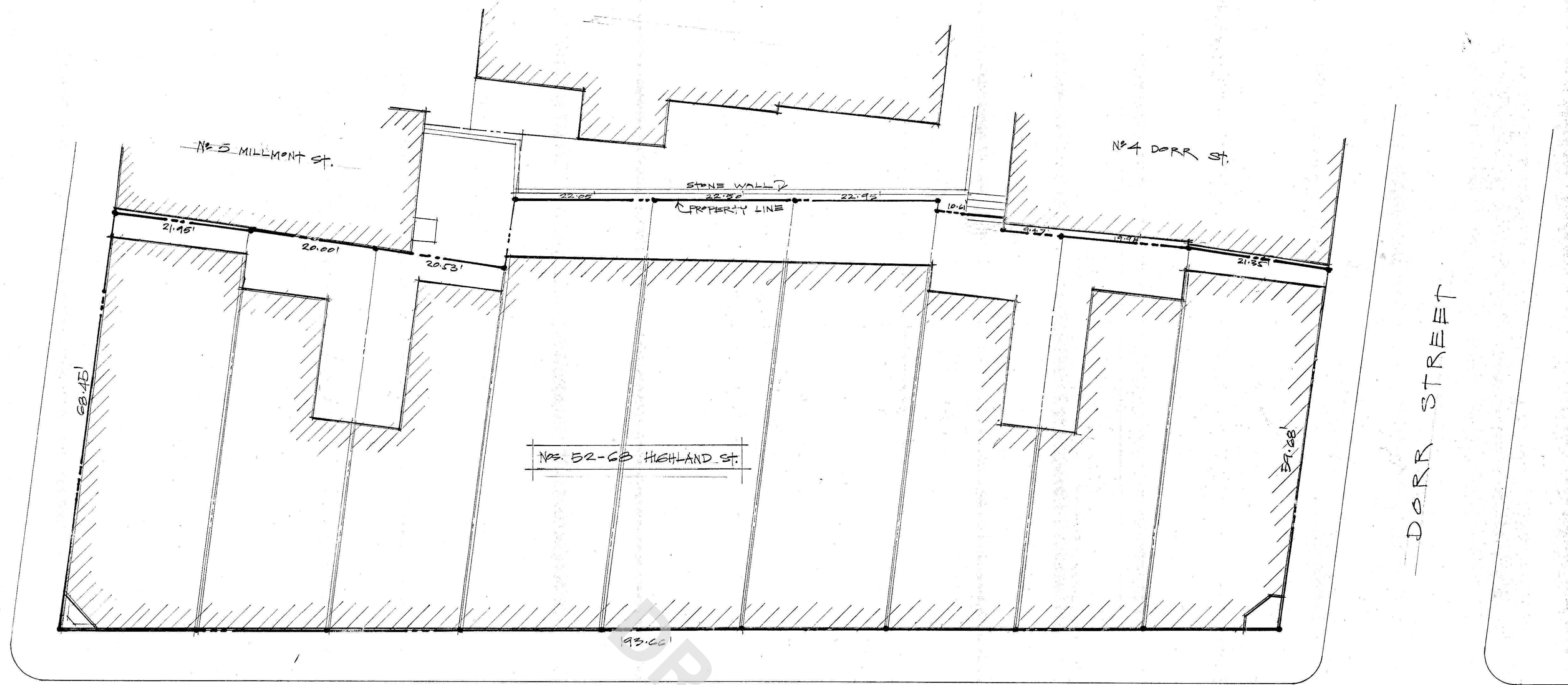
publicrecords@boston.gov

DRAFT



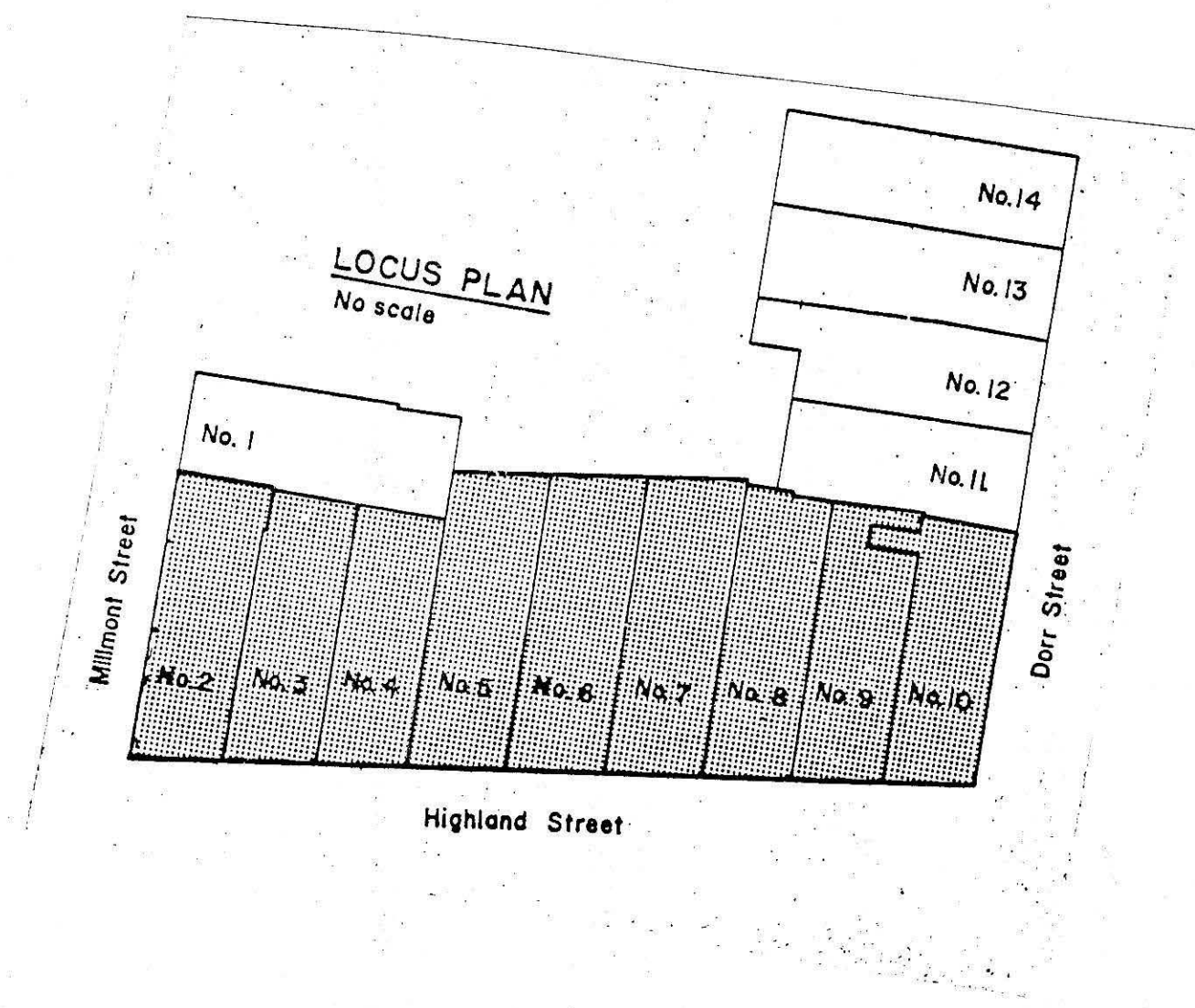
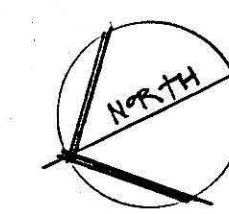
SCALE 1" = 20'

MILLMONT STREET

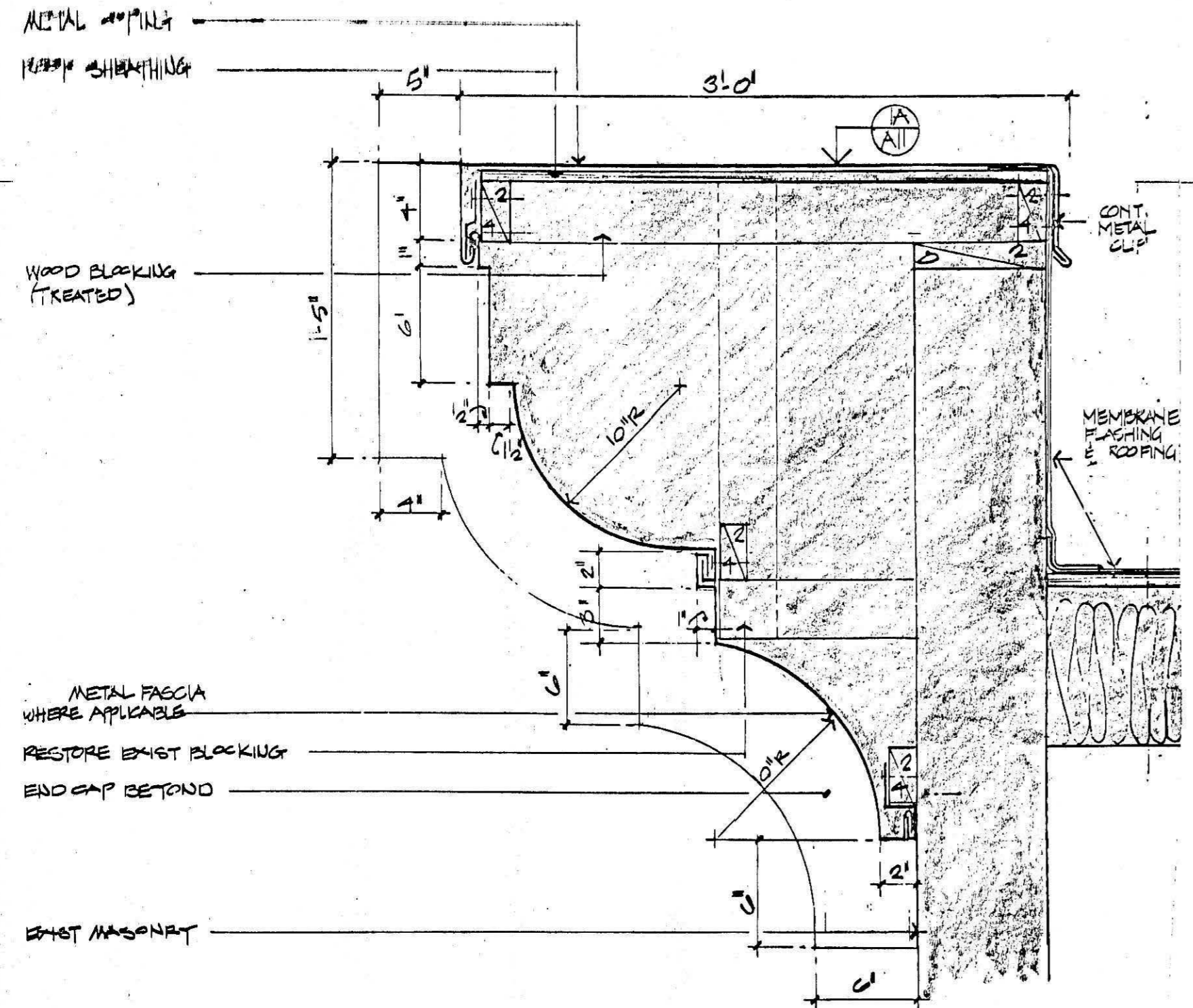


DORR STREET

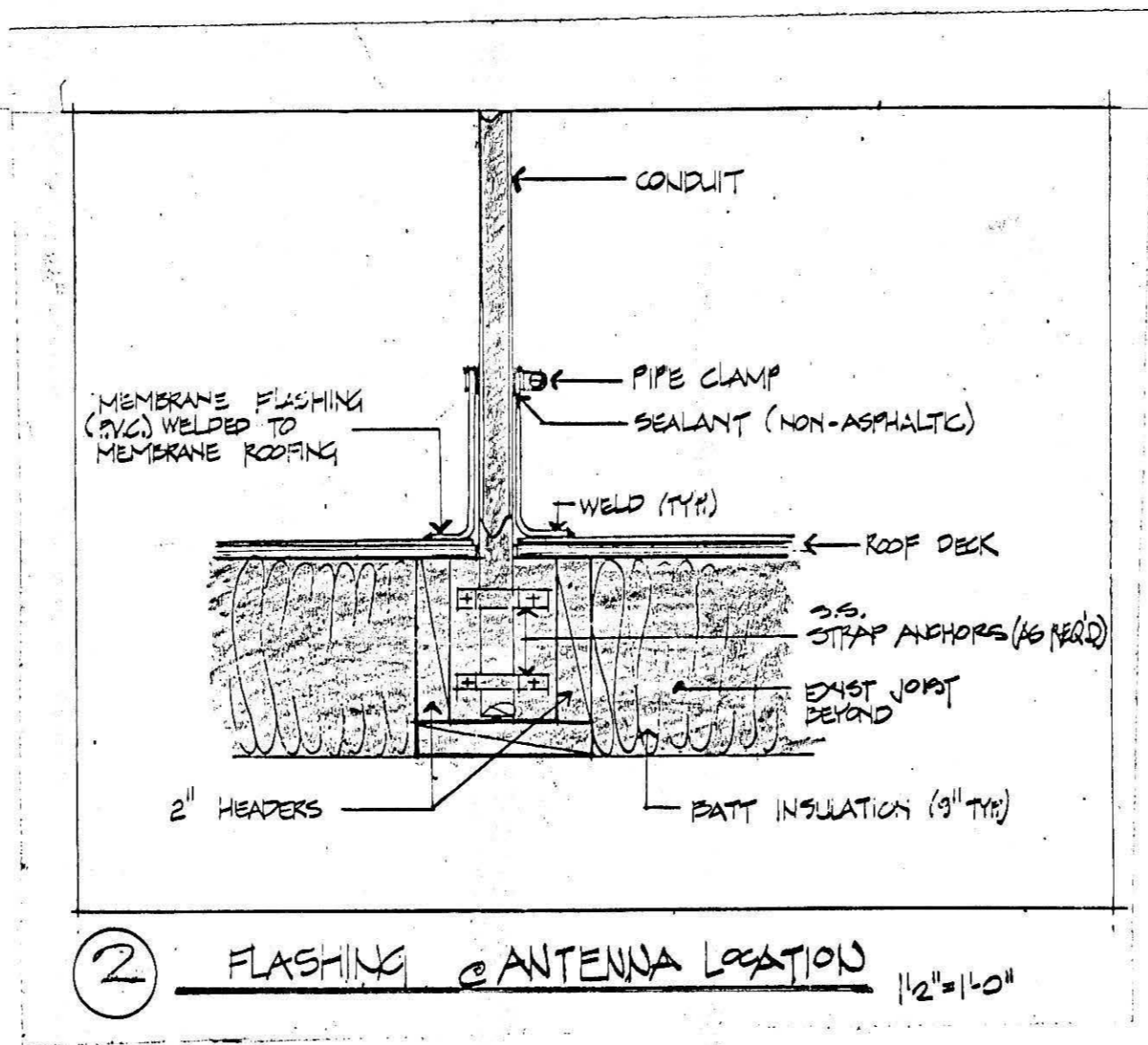
HIGHLAND STREET



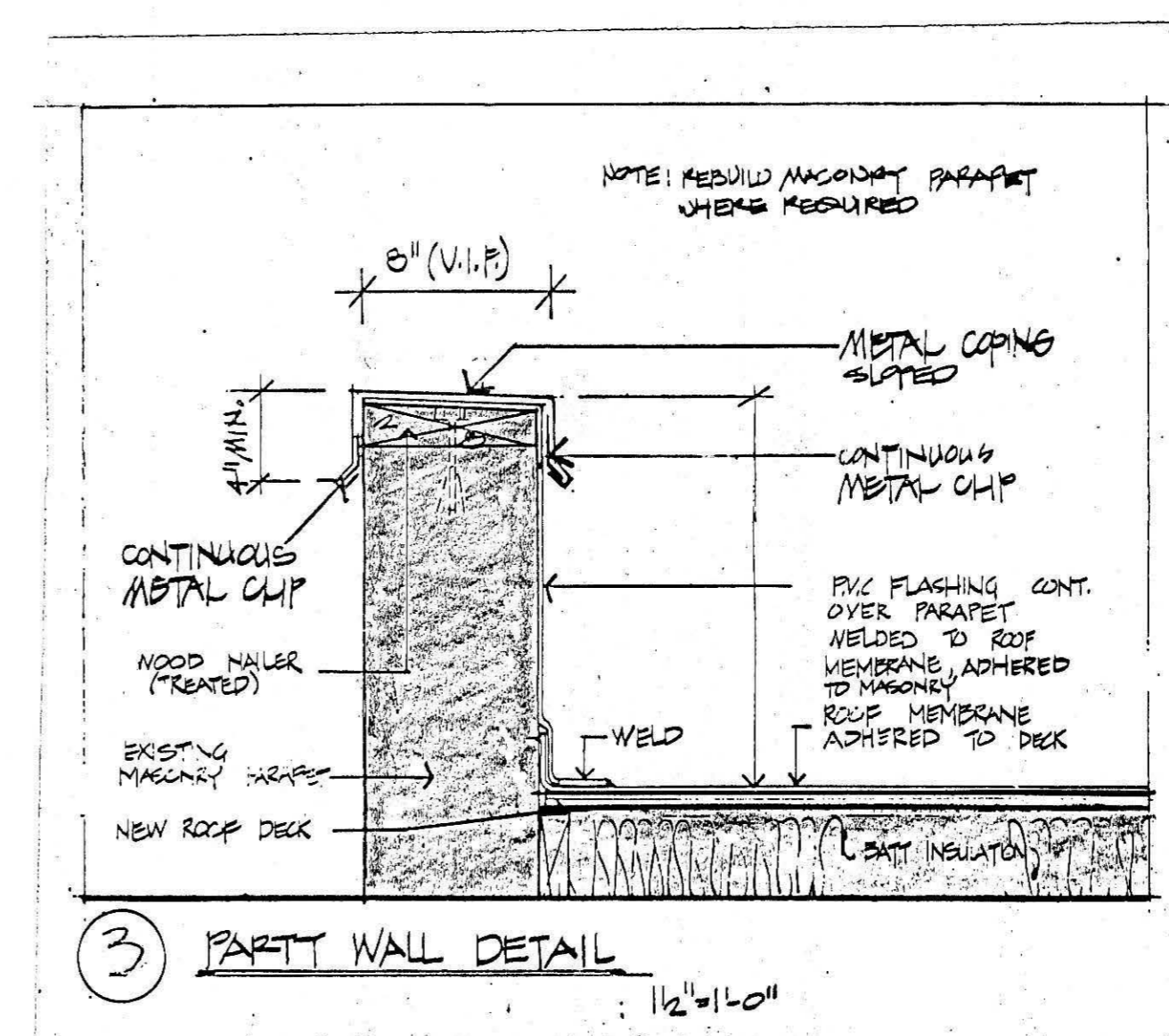
BOSTON HOUSING AUTHORITY 52 CHAUNCEY ST. BOSTON, MA. 02111	2-89 HIGHLAND PARK	JOB No 89-056	JOB TITLE ROOF REPLACEMENT AT 52-68 HIGHLAND STREET, ROXBURY, MASS.	SHEET TITLE SITE PLAN	DATE MAY, 1990	SCALE 1"=100'	DRAWING A-100
--	-------------------------------------	-------------------------	--	---------------------------------	-------------------	------------------	-------------------------



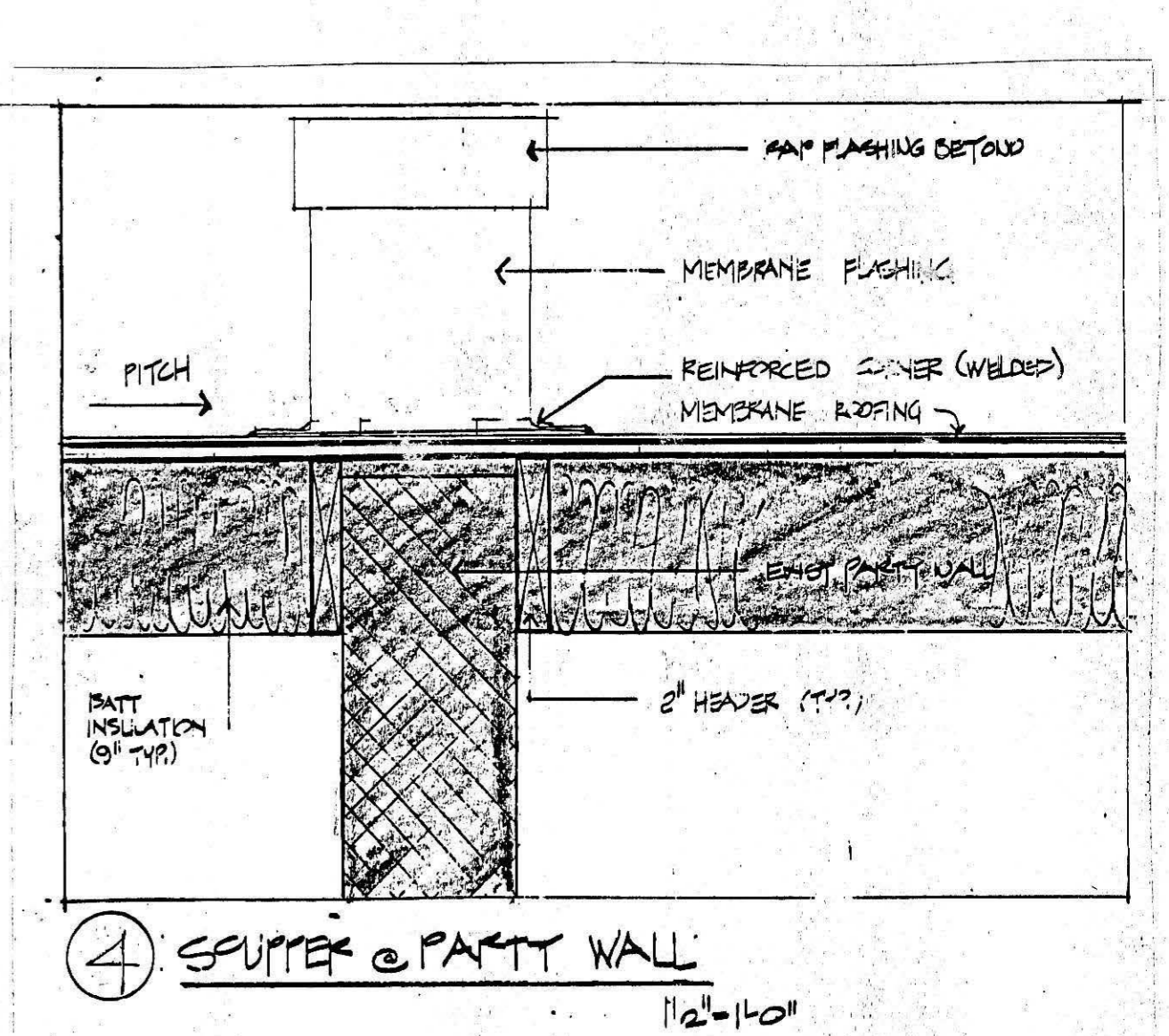
1 METAL FASCIA, METAL COPINGS & CAP FLASHING



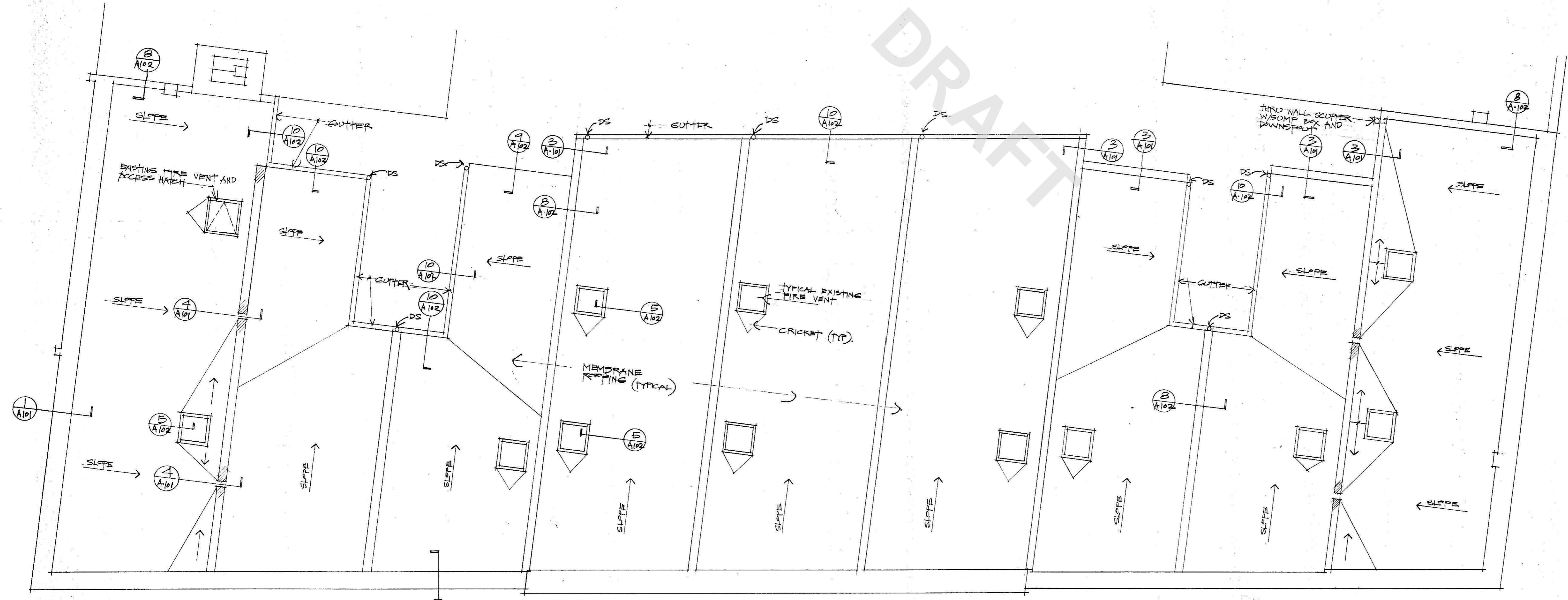
2 FLASHING @ ANTENNA LOCATION 1/2" = 1'-0"



3 PARTY WALL DETAIL 1/2" = 1'-0"

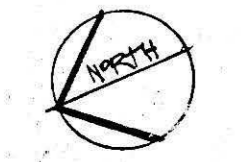


4 SPUFFER @ PARTY WALL 1/2" = 1'-0"



ROOF PLAN SCALE: 1/8" = 1'-0"

- NOTE
1. ROOF SLOPE: 1/8" / FT.
 2. ROOF ASSEMBLY TO HAVE MIN. R-VALUE OF R-33
 3. AREA OF ROOF = 10,700 S.F.



Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0903671000
Address:	50-52 HIGHLAND ST BOSTON MA 02119
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	1,445 sq ft
Gross Area:	5,504 sq ft
Year Built:	1899
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTH
Owner's Mailing Address:	50 HIGHLAND ROXBURY MA 02119
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2022 Building value:	\$407,900.00
FY2022 Land Value:	\$100,500.00
FY2022 Total Assessed Value:	\$508,400.00

FY2022 Tax Rates (per thousand):

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

FY2023 Preliminary Tax (Q1 + Q2):

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

Abatements/Exemptions

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

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

Current Owner

1 BOSTON HOUSING AUTH

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	\$508,400.00
2021	Exempt	\$518,200.00
2020	Exempt	\$495,600.00
2019	Exempt	\$489,000.00
2018	Exempt	\$455,500.00
2017	Exempt	\$431,500.00
2016	Exempt	\$378,000.00
2015	Exempt	\$329,000.00
2014	Exempt	\$307,000.00
2013	Exempt	\$274,000.00
2012	Exempt	\$254,000.00
2011	Exempt	\$252,000.00
2010	Exempt	\$257,500.00
2009	Exempt	\$282,000.00
2008	Exempt	\$263,500.00
2007	Exempt	\$258,000.00
2006	Exempt	\$225,500.00
2005	Exempt	\$200,000.00
2004	Exempt	\$211,000.00
2003	Exempt	\$118,500.00
2002	Exempt	\$123,000.00
2001	Exempt	\$111,500.00
2000	Exempt	\$110,000.00
1999	Exempt	\$102,000.00
1998	Exempt	\$102,000.00
1997	Exempt	\$107,000.00
1996	Exempt	\$102,000.00
1995	Exempt	\$98,000.00
1994	Exempt	\$95,500.00
1993	Exempt	\$95,500.00
1992	Exempt	\$99,500.00
1991	Exempt	\$144,500.00
1990	Exempt	\$144,500.00
1989	Exempt	\$143,500.00
1988	Exempt	\$117,500.00
1987	Exempt	\$99,500.00
1986	Exempt	\$91,500.00
1985	Exempt	\$85,400.00

* 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

APPENDIX F

Property Evaluator Qualifications

DRAFT

Jeb Bonnett – Director of Building Assessments - HUD

Education:

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

Training/Licenses/Registrations:

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

Experience:

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

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

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

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

REPRESENTATIVE EXPERIENCE

Physical Needs Assessments & Property Condition Assessments

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

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

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

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

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

William David Taylor – National Client Manager - HUD

Training/Licenses/Registrations:

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

Education:

J. Sargent Reynolds Community College – Courses in Architectural Design

Experience:

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

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

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

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





INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

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

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

Certificate No. 8076685

Handwritten signature of Cindy Davis in black ink.

Cindy Davis, CBO
President, Board of Directors

Handwritten signature of Dominic Sims in black ink.

Dominic Sims, CBO
Chief Executive Officer



Roy Anderson PE – Seismic Services Manager, Building Assessments

University of California, San Diego; BS Structural Engineering 1990

Professional Engineer, California, Civil 82059

California Licensed General Contractor, B641049, Inactive

ATC First Responder Training, California OES Volunteer

Redwood Empire Remodelers Association, Board Member, Past President

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

Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios

American Society of Civil Engineers (ASCE)

Structural Engineers Association of Northern California (SEAONC)

Earthquake Engineering Research Institute (EERI)

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

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

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

Key experience for Mr. Anderson includes:

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

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

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

EDUCATION:

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

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

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

CERTIFICATIONS:

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

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

State Bar of Massachusetts, Admitted June 2017

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

OSHA 10-Hour Construction Certificate

Confined Space and First Aid Training

PRESENTATIONS:

CREW Coastal Virginia "February Luncheon: Due Diligence & Construction in 2021", presentation on changes to the ASTM due diligence standard and the impacts of the pandemic on construction and transformation in the marketplace, February 2021.

Bisnow Boston "Health & Safety: What's Next for Building Management", a panel discussion on COVID-19 return to workplace, April 2020.

EXPERIENCE:

Ms. King is both an environmental engineer and an attorney specializing in navigating sustainability and regulatory compliance to ensure business continuity and operational objectives. Ms. King works across multiple markets including retail, healthcare, life science, industrial, aerospace, municipal, water, telecommunications, and education through the investigate, plan, design, construct, and operate stages of a project's life cycle. Ms. King holds a BS in Civil/Environmental Engineering from Northeastern, a MS in Engineering Management from Tufts, and a JD from Massachusetts School of Law. She is a Professional Engineer licensed in MA, CT, RI, VT, NH, ME, NY, and NC.

As Executive Vice President at AEI, Ms. King will leverage AEI's existing building assessment, capital planning, construction risk management, energy efficiency, industrial hygiene, environmental health & safety, zoning and permitting, and resilience consulting expertise to provide full-service sustainability services to our clients.

In her previous role, Ms. King managed the ***Environmental, Social, & Governance (ESG)*** business unit which consisted of four practices:

- ***Environmental, Social & Governance Services:*** Supporting clients with ESG initiatives and goals including ESG benchmarking, reporting, and supporting services to improve ESG scores.
- ***Energy & Sustainability Services:*** Energy Audits (ASHRAE Level 1-3), Retro-Commissioning, Commissioning, Mechanical Electrical Plumbing (MEP) assessments, ESG consulting, Carbon Footprint Evaluations, Energy & Water Benchmarking
- ***Building Sciences:*** Asbestos Management, Lead-based Paint Management, Mold and Radon Investigation and Remediation, Indoor air quality services, Safety services, Building Construction and Demolition Environmental services
- ***Environmental, Health & Safety Services:*** Environmental Health & Safety (EHS) on-site support services, industrial hygiene, environmental permitting and compliance, Stormwater Pollution Prevention Plans (SWPPP), Spill Prevention Control & Countermeasure Plans (SPCC), air permitting, tank registration, wastewater permitting, wastewater operations support.
- ***Owner's Project Management Services:*** Owner's Project Management/Representation services supporting clients through the full project life cycle including pre-deal approval, due diligence, entitlements and permitting, design, and construction.

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

- ***FoxRock Properties, Environmental Health & Safety and Energy & Sustainability Services:*** Services included indoor air quality assessments, Mechanical Electrical Plumbing (MEP) assessment, energy audits.
- ***Newton Pavilion, DCAMM, Boston, MA, Environmental Health & Safety/COVID-19:*** Ms. King serviced as Principal-In-Charge for DCAMM for the Newton Pavilion Hospital with COVID-19 rapid response efforts by reviewing and approving cleaning protocols, including recommendations for the decontamination process and how the selected contractor should develop their work scope and plan. EBI also provided post-decommissioning assessment services, on-site coordination and facilitation of cleaning services, a mold assessment, and a review of the post-cleaning verification sampling plan and report.
- ***7-11 Project Management Services, Nationwide:*** Ms. King served as Principal-In-Charge for 7-11 Stores in multiple states. Projects included portfolio management, ground-up with and without gas, tenant improvements, business conversion programs, and build-to-suit projects. 7-11 required a Program Manager to help manage their portfolio of projects

from site due diligence through store turnover within the Northeast, Mid-Atlantic, and Florida regions. Services included Owner's Representation for projects in their portfolios throughout these regions.

- ***Novartis Institutes for BioMedical Research, Inc., Cambridge, MA: Compliance and Commissioning Services:*** Ms. King served as Principal-In-Charge for Novartis services from 2014-2020. She oversaw all permitting and environmental health and safety compliance efforts associated with Novartis' existing facilities as well as the \$600 Million Cambridge Campus Expansion Project. The Cambridge Campus Expansion project is a LEED Gold building consisting of two main biomedical buildings built upon a common below grade structure, vehicle parking garage, loading dock, building support spaces and central utilities trigeneration plant. Compliance and permitting services included stormwater, wastewater, health and safety, and laboratory safety. Services included full-time support throughout the project to ensure compliance and health and safety program implementation with the new buildings as well as serving as the Commissioning Agent for the Cambridge Campus Expansion Project through Skanska.
- ***Steward Healthcare, Compliance and CMMS Services:*** Services included Joint Commission compliance mock surveys, indoor air quality assessments, mold remediation, asset management, and CMMS implementation and management services.
- ***EMD Serono, Compliance and Commissioning Services, Billerica, MA:*** Ms. King served as Principal-In-Charge for EMD Serono. She managed the teams supporting EMD Serono for environmental health and safety compliance for the existing facilities as well as for their Billerica Campus Expansion including the addition of the Sagamore building, a R&D facility that received both LEED Platinum certification from the U.S. Green Building Council as well as LEED Gold certification for New and Existing Buildings from the International WELL Building Institute. Services also included commissioning services and energy audits.
- ***Borrego Solar:*** Services included preparation of SPCCs and Tier II reports for several solar facilities.
- ***AT&T Environmental Compliance and Regulatory Services, Nationwide:*** Ms. King served as Client Manager for all Environmental, Health, and Safety (EHS) services. The entire portfolio consists of sites across 34 states, largely in the Midwest, for which EBI has been serving since 2016. EH&S Services to AT&T have included: Air assessment and permitting; tank assessment and permitting; industrial hygiene services; hazardous materials inventory forms; air emissions inventory and reporting; methane site assessment; Spill Prevention, Control, and Countermeasure (SPCC) planning, facilities' plans, and construction phase services; site-specific Health and Safety Plans (HASPs).
- ***McDonald's Restaurants, Multiple Locations, Multiple States:*** Ms. King served as Principal-In-Charge for McDonald's architectural and engineering services. Services included project and portfolio management to 273 locations across 14 states simultaneously. Additional tasks have included

MEP, structural, ADA audits, asbestos surveys, permit plans, and existing conditions plans. This work is being done concurrently with other large portfolios. Services included both new construction as well as renovations, additions and modifications to existing restaurants.

- ***Interplex, Environmental Health & Safety Support:*** Services included EHS gap assessment, air permitting, SPCC planning, wastewater operations support.
- ***AJAX, Groundwater Discharge Permitting Services:*** Ms. King managed the review and provided consulting services to assist in the purchase of a MassDEP Groundwater Discharge Permit associated with real estate property.
- ***Emmanuel College, Wastewater and EHS Services:*** Services included EHS and wastewater operation and maintenance services for Industrial Wastewater Treatment System and prepared Tier II report for hazardous materials stored on-site.
- ***Good Start Genetics, Wastewater Operations & Maintenance:*** Services included wastewater operations and maintenance services for Industrial Wastewater Treatment System.
- ***GreenLight Biosciences:*** Services included preparation of MWRA Sewer User Discharge Permit Applications for Industrial Wastewater Treatment System (IWTS) for two new facilities in Medford, MA.
- ***Maverick Real Estate Partners LLC, Swansea Mall Wastewater Treatment Facility Assessment:*** As part of due diligence on retail mall property, Ms. King managed and prepared an assessment for a 90,000 gallon per day on-site wastewater treatment facility with groundwater discharge.
- ***Micron, Wastewater, SPCC, and SWPPP Services:*** Services included updates to Industrial Wastewater System Operations and Maintenance Manuals, Spill Prevention, Control and Countermeasure Plan and Stormwater Pollution Prevention Plan

Roy Anderson PE – VP Seismic Risk Services, 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 40 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 3000 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 40 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
