AEI Consultants

September 26, 2022

HUD MAP CAPITAL NEEDS ASSESSMENT

Property Identification:
Davison
101 Davison Street
Hyde Park, Massachusetts 02136

AEI Project No. 463352
Site Inspection Date: July 13, 2022

Prepared For:
Boston Housing Authority
52 Chauncy Street
Boston, Massachusetts 02111

Prepared By:
AEI Consultants
112 Water Street, 5th Floor
Boston, MA 02109
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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

Boston Housing Authority
52 Chauncy Street,
Boston, Massachusetts 02111

Subject: **HUD CAPITAL NEEDS ASSESSMENT**
Davison
101 Davison Street, Hyde Park, Massachusetts 02136
AEI Project No. 463352

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,

Karla King
Executive Vice President
AEI Consultants

Jeb Bonnett
Vice President - HUD Building Assessments
AEI Consultants

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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Boston Housing Authority on May 24, 2022 to conduct a Capital Needs Assessment (CNA) at Davison located at 101 Davison Street in Hyde Park, Massachusetts. The property features 47 dwelling units within 3 buildings, which were built in 1961/1972 and are situated on 1.2 acres. The property also features a community building and a storage building. The property was observed in good to fair physical condition.

According to the site contact, recently completed work includes

- **replacement of portions of concrete walkways as part of a trip hazard mitigation program**
- **modifications of trash receptacle pads and fence enclosures**
- **sealing striping of the asphalt parking area**
- **replacement of exterior lighting with LED fixtures**

Reported future renovations include

- **interior lighting replacements with LED fixtures (ongoing)**
- **replacement of kitchen range recirculating hoods to direct vent type (2023)**
- **replacement of community building windows and apartment building entry vestibule windows (2026)**
- **replacement of asphalt shingle roofing (2026)**
- **replacement of bathroom ventilation fans with 20 minute delayed fan shutoff units**

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

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

Item	Description
Property Type	Elderly Apartments
Number of Floors	Two
Number of Apartment Units	47
Total Number of Buildings	5
Number of Apartment Buildings	3
Ancillary Buildings	1 community building, 1 storage building
Parking	10 total spaces 9 of Regular Spaces 1 of Accessible Spaces / 0 of Van Accessible Spaces 0 Covered /10 Uncovered Source: Site Count
Gross Floor Area	29,580 per Estimated from Google Earth

Item	Description
Net Rentable Floor Area	24,960 per Estimated
Site Area	1.2 acres per City of Boston Assessing Department
Year of Construction	1961/1972 per City of Boston Assessing Department/Boston Housing Authority

1.1 Overall Condition Of The Property

Code Compliance and Design

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

Overall Condition of the Property

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

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

Recommendations in this Report

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

1.2 Remaining Useful Life

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

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

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

1.3 List of Commonly Used Acronyms

ADA	The Americans with Disabilities Act

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

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

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

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

Critical Repairs

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

Life Safety repairs must be completed prior to Endorsement.

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

Non-Critical Repairs

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

Replacement Reserves

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

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

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

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

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

2.1 PURPOSE

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

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

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

2.2 SCOPE OF WORK

AEI was retained by Boston Housing Authority on May 24, 2022 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed at Davison property located at 101 Davison Street in Hyde Park, 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 13, 2022
Time of Site Visit	8 am
Weather Conditions	85 and Clear
Site Assessor	Keith Hoffses, R.A.
Site Escorts	Sherri Adams
Point of Contact	Sherri Adams
Total Units Inspected	13 units were inspected

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
Apartment building 93-95	1-bed-1-bath	1	Occupied
Apartment building 93-95	0-bed-1-bath	2	Occupied
Apartment building 93-95	2-bed-1-bath	7	Occupied
Apartment building 93-95	1-bed-1-bath	12	Occupied
Apartment building 93-95	0-bed-1-bath	13	Occupied
Apartment building 105-109	0-bed-1-bath	17	Vacant
Apartment building 105-109	1-bed-1-bath	21	Occupied
Apartment building 105-109	0-bed-1-bath	25	Occupied
Apartment building 105-109	1-bed-1-bath	32	Occupied
Apartment building 110-112	0-bed-1-bath	34	Occupied
Apartment building 110-112	1-bed-1-bath	39	Occupied
Apartment building 110-112	0-bed-1-bath	41	Vacant
Apartment building 110-112	1-bed-1-bath	47	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 24, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

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
0-bed-1-bath	500	31	8,640
1-bed-1-bath	700	15	8,160
2-bed-1-bath	1,200	1	8,160
		Total NSF:	24,960

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Apartment building 93-95	2	9,640
Apartment building 105-109	2	9,160
Apartment building 110-112	3	9,160
Community building	1	1,500
Storage building	1	120
	Total GSF:	29,580

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 minor variations in slope	R&M	Good
Retaining Walls	Not applicable	NA	Not applicable
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaped areas sloped towards area drains Landscaped swales collect and direct rainwater into yard drains located in the landscaped areas.	R&M	Good
Pavement Drainage System	Hardscape directs storm water to adjacent municipal street	R&M	Good

Item	Description	Action	Condition
Foundation Drainage System	Landscaping slopes away from the foundation. Drain boots are at the base of the building.	R&M	Good

ASSESSMENT / RECOMMENDATION

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

Photographs

Topography

Area drain

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by one entrance/exit from following adjoining municipal street: Davison 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

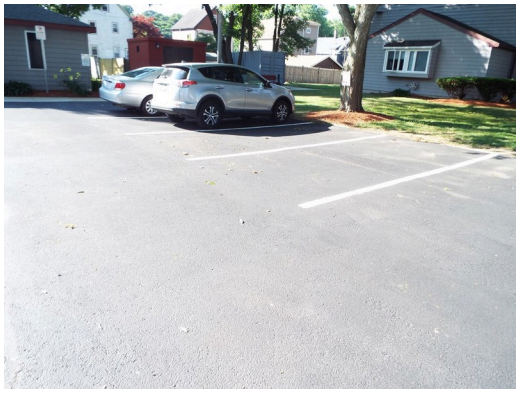
Property entrance

Property entrance

3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	RR	Good
Concrete Pavement	Trash Bin Pads	RR	Good
Curbing	Not applicable	NA	Not applicable
Seal Coating	Recently applied	RR	Good
Striping	Pavement painted striping recently applied/ reapplied	RR	Good
Total Number of Parking Spaces	10 spaces in open lots	R&M	Good
Number of ADA Spaces	1	R&M	Good

Photographs



Parking overview

Accessible parking

3.2.5 Flatwork (Walks, Plazas, Terraces, Patios)

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

Photographs

Trash bin pad

Site walkway

3.2.6 Landscaping & Appurtenances

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	R&M	Good
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Not applicable	NA	Not applicable
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Trash bins surrounded by chain link fencing	RR	Good
Site/Building Lighting	Exterior building mounted LED lights	RR	Good
Parking Area Lighting	LED lights mounted on building	RR	Good
Signage	Wood property sign Building-mounted signs	RR	Good
Water Features	Not applicable	NA	Not applicable

Photographs

Property signage

Landscaping

Building mounted lighting

Trash bin enclosure chain link fencing

3.2.7 Recreational Facilities

Not applicable. There are no recreational facilities at the subject property.

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Stroage Shed	A slab-on-grade, single-story storage structure is located on the Property. The structure is constructed of embossed pre-cast concrete.	RR	Good/Fair
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable
Community Building	A slab-on-grade, single-story community building structure is located on the Property. The structure is constructed of materials similar to the apartment buildings.	RR	Good/Fair

3.2.8 Site Utilities

Utility Provider	Provider
Natural Gas	Not applicable
Electricity	Eversource
Potable Water	Boston Water & Sewer
Sanitary Sewerage	Boston Water & Sewer
Storm Sewer	Municipal
Fuel Oil	Not Applicable

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

Photographs

Pole mounted transformer

Builiding electrical service and meter

3.3 Structural Frame & Building Envelope

3.3.1 Foundation

Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade	R&M	Good
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab)	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good

Item	Description	Action	Condition
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

Typical foundation

Roof framing

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Item	Description	Action	Condition
Wall Structure	Wood framing	R&M	Good
Secondary Framing Members	Not applicable	NA	Not applicable
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	R&M	Good
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

There are no crawl spaces at the apartment buildings.

3.3.2.3 Roof Frame & Sheathing

Item	Description	Action	Condition
Roof Design	Pitched with attic space	R&M	Good
Roof Framing	Engineered wood trusses	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

Roof framing

3.3.2.4 Flashing & Moisture Protection

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

3.3.2.5 Attics & Eaves

The attics are ventilated by a combination of ridge vents, gable wall vents, and perforated eave vents. The ridge vent is covered with shingles to match the rest of the roofing.

3.3.2.6 Insulation

The roofs are insulated with fiberglass batts and blown-in cellulose.

The depth of the insulation was observed to be approximately 10 inches with an R value of approximately 32.

Photographs

Attic insulation - building 110-112

Attic insulation - building 110-112

3.3.2.7 Exterior Stairs, Rails, Balconies/Porches, Canopies

There are no exterior stairs, rails, balconies/porches, or canopies at the apartment buildings.

3.3.2.8 Exterior Doors & Entry Systems

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

Photographs

Typical apartment building entry

Community building - aluminum storefront entry

Community building - service doors

Typical unit interior entry door

3.3.3 SIDEWALL SYSTEM

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Vinyl siding and brick veneer	RR	Good
Trim Finishes	Painted wood Metal	RR	Good/Fair
Soffits/Eaves	Concealed	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 3 years ago.	RR	Good/Fair

Photographs

Elevation - building 93-95

Elevation - building 93-95

Elevation - building 105-109

Elevation - building 105-109

Elevation - building 110-112

Elevation - building 110-112

Typical brick veneer and vinyl siding

Typical vinyl siding

3.3.3.1 WINDOWS

Item	Description	Action	Condition
Window Type	Double hung windows Casement windows Fixed	RR	Good/Fair

Item	Description	Action	Condition
Window Frame	Vinyl Steel	RR	Good/Fair
Window Panes	Apartment buildings: Double pane insulated Community building: Single pane	RR	Good/Fair

Photographs

Typical apartment building windows

0-bed-1-bath - unit 17 - building 105-109

Community building - fixed and casement windows

1-bed-1-bath - unit 32 - building 105-109, mildew around frames

3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
All	Pitched with asphalt shingles	16,000 SF	16 years	4 years	No	RR	Good/Fair

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

Photographs

Typical roofing

Gutter and downspout

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	RR	Good/Fair
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	PVC pipe Cast iron pipe	RR	Good/Fair
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Individual small, electric, tank-type water heaters with 30-gallon capacity.	RR	Good/Fair
Domestic Water Boilers	Not applicable	NA	Not applicable
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs

0-bed-1-bath - unit 13 - building 93-95 - water heater

1-bed-1-bath - unit 12 - building 93-95 - water heater

3.4.2 HVAC Systems

Item	Description	Action	Condition
Cooling Equipment	Individual Heat Pumps (Split Systems) with air-cooled condensers (dwelling units); window mounted HVAC unit (community building)	RR	Good/Fair
Heating Equipment	Individual Heat Pumps (Split Systems) with air-cooled condensers (dwelling units); electric baseboard (community building)	RR	Good/Fair
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Not applicable	NA	Not applicable
Tonnage of Cooling Equipment	Resident units: 48 mini-split units, each with a rated capacity of 1 ton Community building: 1 window mounted HVAC unit, with an approximate capacity of 2 tons	RR	Good/Fair
Distribution System	Ductless forced-air system	R&M	Good/Fair
Controls	Local Thermostat	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	RR	Fair

Photographs

Typical mini-split heat pumps

Unit electric baseboard (emergency use)

Community building - window mounted HVAC unit

Community building - electric baseboard

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Overhead lines and pole-mounted electrical transformers	R&M	Good
Building Service	400-Amp, 120/240-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	100 Ampere breaker panel	R&M	Good
Panel Manufacturer	Square D	RR	Good/Fair
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Not observed	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed at kitchens only	R&M	Good

Photographs

Building electrical panel - building 93-95

Typical unit electrical panel

Kitchen GFCI operates correctly

Kitchen GFCI operates correctly

ASSESSMENT / RECOMMENDATION

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

3.5 ELEVATORS

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

Item	Description	Condition	Action
Other Equipment and Devices	Strobe light alarms Placard exit signs Emergency light fixtures Hard-wired smoke detectors with battery back-up in units and common areas Emergency pull-cords in the bedrooms and bathrooms	Good/Fair	RR
Fire Extinguishers	Mounted on interior stair hall walls Last inspection completed on May 2022	Good	R&M
Fire Alarms	Smoke detectors	Good/Fair	R&M
Fire Alarm Inspection Date	Smoke detector inspection date March 2022	Good/Fair	R&M
Fire Hydrants	There are fire hydrants located along the public streets	Good	R&M
Fire Egress Stairs	The buildings feature interior staircases	Good	R&M

Photographs

Fire extinguisher

Building hallway exit sign

Building hallway emergency light

Community building - emergency lights

Typical unit hardwired smoke detector

Emergency call device (older)

Emergency call device (newer)

Building hallway strobe alarm

3.7 Interior Elements

3.7.1 Common Area Interior Elements

Item	Description	Action	Condition
Community Room	A community room with chairs and tables is located in the community building structure. Finishes include vinyl tile flooring with painted drywall finished walls and painted drywall ceilings.	RR	Good/Fair
Common Area Kitchen	A common area kitchen with cabinets, counterop, sink, refrigerator, microwave and electric stove is located in the community building structure. Finishes include vinyl tile flooring with painted drywall finished walls and painted drywall ceilings.	RR	Good/Fair
Common Area Laundry	A common area laundry with one washer and one electric dryer is located in the community building structure. Finishes include vinyl tile flooring with painted drywall finished walls and painted drywall ceilings.	RR	Good/Fair
Common Area Restrooms	Men's and women's restrooms are located in the community building structure. Finishes include vinyl tile flooring with painted drywall finished walls and painted drywall ceilings.	RR	Good/Fair

Photographs

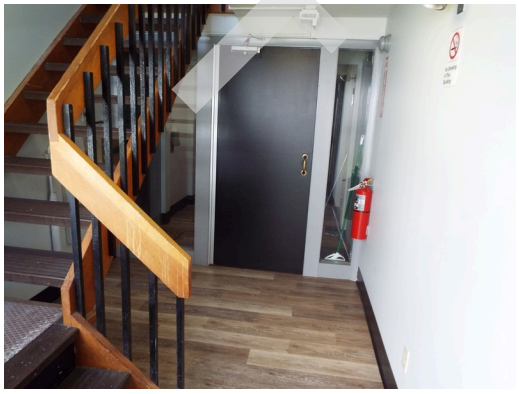
Community building - community room

Community building - kitchen

Community building - laundry

Community building - mens restroom

Community building - womens restroom



Typical lower hall - building 110-112

Typical upper hall - building 110-112

Typical stair - building 110-112

3.7.2 Dwelling Unit Interior Elements

AEI observed significant kitchen countertop wear in units 13 and 32. Replacement is required (Non-Critical Repair).

Unit Finishes

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

Photographs

0-bed-1-bath - unit 2 - building 93-95 - living/ sleeping area

0-bed-1-bath - unit 2 - building 93-95 - kitchen

0-bed-1-bath - unit 2 - building 93-95 - bathroom

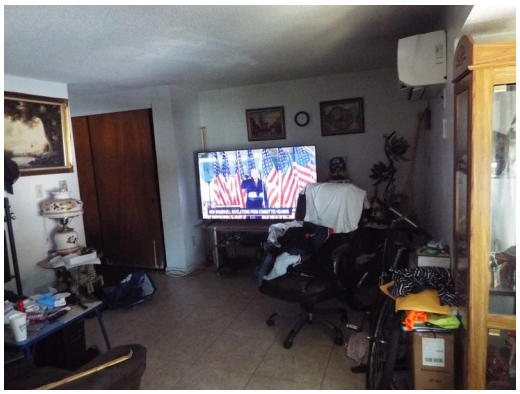
1-bed-1-bath - unit 1 - building 93-95 - living room

1-bed-1-bath - unit 1 - building 93-95 - kitchen

1-bed-1-bath - unit 1 - building 93-95 - bathroom

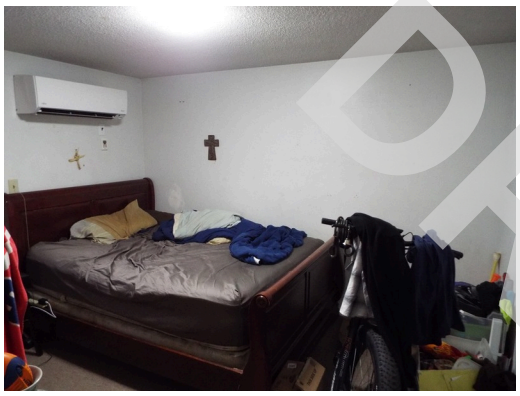
1-bed-1-bath - unit 1 - building 93-95 - bedroom

2-bed-1-bath - unit 7 - building 93-95 - kitchen

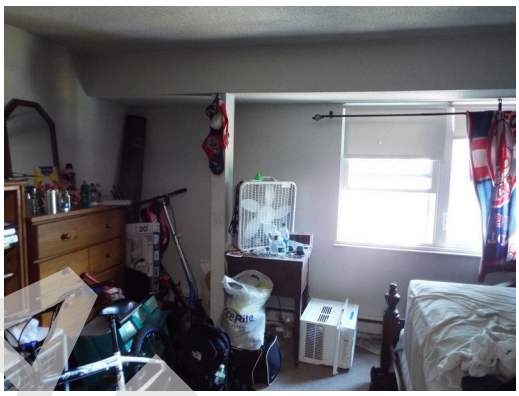


2-bed-1-bath - unit 7 - building 93-95 - living room

2-bed-1-bath - unit 7 - building 93-95 - bathroom



2-bed-1-bath - unit 7 - building 93-95 - bedroom



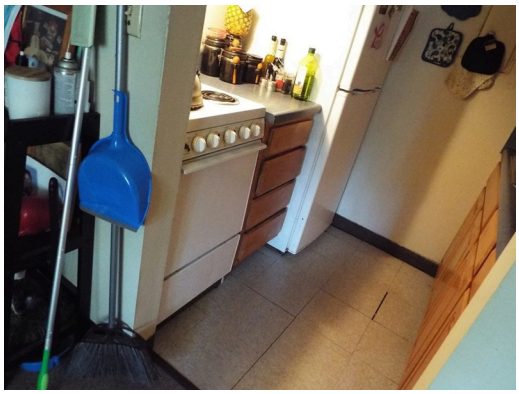
2-bed-1-bath - unit 7 - building 93-95 - bedroom

Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	RR	Good/Fair
Ranges	Units vary in age and condition	RR	Good/Fair
Range hoods	Units vary in age and condition	RR	Good/Fair
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Not applicable	NA	Not applicable

Photographs

0-bed-1-bath - unit 13 - building 93-95 - appliances



1-bed-1-bath - unit 12 - building 93-95 - appliances

0-bed-1-bath - unit 25 - building 105-109 - range

0-bed-1-bath - unit 41 - building 110-112 - range hood

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminate countertops with stainless steel, single basin sink	IM/RR	Good/Fair
Bathroom Sink and Countertop	Vanity unit with cultured marble counter with integral sink Wall-hung porcelain lavatory	RR	Good/Fair
Kitchen Cabinetry	Wood frame with solid wood doors Metal cabinets with metal doors	RR	Good/Fair
Bathroom Cabinetry	Wood frame with solid wood doors	RR	Good/Fair
Bathtub/Shower and Enclosure	Fiberglass bathtub with fiberglass tub surround	RR	Good/Fair
Toilet	Water saver toilet	RR	Good/Fair
Accessories	Medicine cabinet Towel bars	RR	Good/Fair

Photographs

0-bed-1-bath - unit 13 - building 93-95 - countertop condition (Non-Critical Repair)

1-bed-1-bath - unit 32 - building 105-109 - countertop condition (Non-Critical Repair)

1-bed-1-bath - unit 32 - building 105-109 - countertop condition (Non-Critical Repair)

0-bed-1-bath - unit 41 - building 110-112 - kitchen cabinets

0-bed-1-bath - unit 41 - building 110-112- bathroom fixtures

0-bed-1-bath - unit 34 - building 110-112 - tub shower

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.

Assessment / Recommendation

1-bed-1-bath - unit 32 - building 105-109 was observed with mildew around the window frames. The windows should be replaced at this location.

In addition, property management intends on replacement of bathroom ventilation fans with 20 minute delayed fan shutoff units in the near future.

4.2 Pest Management

As part of the site and property assessment, AEI conducted limited, visual, non-intrusive observations to ascertain if there was evidence of wood destroying organism (WDO) activity on the physical structures at the Property during our site visit. Our WDO assessment process included visual observation of select interior and exterior building systems for noticeable signs of WDO activity, such as damaged or deteriorated wood, noticeable remnants of deceased WDO's (termites, beetles, ants, bees, etc.), and applying hand pressure (with a hard object tool) to reachable areas where these types of organisms generally attack to determine if there is any hidden damage to such surfaces (surfaces generally limited to trim work along baseboards and around windows).

Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces.

This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

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

ASSESSMENT / RECOMMENDATION

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

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

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

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

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

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

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

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

ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

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

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 25025C0088G, dated 09/25/2009, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

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

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Sherri Adams	Undated
Construction Drawings	Not received	NA
ALTA Survey	Not received	NA
Historical Capital Schedule	Not received	NA
Rent Roll	Management	Undated
Development Profile	Management	Undated
Floor Plans	Management	Undated
Site Diagram	Management	Undated
REAC Report	HUD	5/20/2022
Smoke Dector Inspection Report	AETNA Fire Alarm Service Company, Inc.	3/2/2022

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Sherri Adams	Property Manager	617.988.5317	Provided interview and conducted the site visit
Mark Gross	Maintenance Supervisor	617.988.5317	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

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

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

5.4 FIRE CODE COMPLIANCE

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

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

5.5 ZONING COMPLIANCE

The property is zoned 2F: Two-Family Residential and based on online research the property is a legal non-conforming use.

5.6 HUD Real Estate Assessment Center (REAC) Inspection

AEI was provided with a copy of the most recent REAC inspection, dated May 20, 2022 following the site visit.

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

Non-Life Threatening Projected Counts: **not provided**
Life Threatening Projected Counts: **not provided**
Smoke Detector Projected Counts: **not provided**
Final Score: **89b**

Because the property received a REAC score of 60 or above, HUD requires that all Non-EH&S deficiencies be corrected as part of the property's ongoing maintenance program. The site contacts indicated that the correction of Non-EH&S deficiencies has been completed as of the date of this Report.

6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

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

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

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✔		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✔		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✔		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✔		
5.	Is any litigation pending related to ADA issues?		✔		
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			10 total spaces 1 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✔		No van accessible spaces are provided
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✔	✔		No van accessible signage is provided

	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?	✔	✔		Mens restroom lacks lever hardware
3.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✔	✔		Mens restroom door lacks 32 inch minimum clearance
4.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60"• turning diameter)?	✔	✔		Mens restroom lacks 60 inch minimum turning diameter
5.	Are toilet stall doors wheelchair accessible (appear to be at least 32"• wide)?	✔			
6.	Are grab bars provided in toilet stalls?	✔	✔		Mens restroom toilet stall lacks rear grab bar
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?	✔	✔		Mens restroom sink lacks pipe protection
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.			✔	

	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?		✔		The community room laundry washing machine lacks front controls
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?			✔	The property does not have UFAS units. 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.
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)?			✔	

	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:

- The property lacks a designated van accessible parking space and van sign (Critical Repair).
- The community room kitchen sink exceeds 34" height (Critical Repair).
- The community room kitchen range lacks a 30" front approach or 48" side approach, centered on the appliance (Critical Repair).
- The community building men's restroom door lacks lever hardware (Critical Repair).
- The community building men's restroom door lacks 32" minimum required clearance (Critical Repair).
- The community building men's restroom lacks 60" minimum turning clearance (Critical Repair).
- The community building men's restroom sink lacks pipe protection (Critical Repair).
- The community building men's restroom toilet stall lacks a rear grab bar (Critical Repair).

UFAS/State Code Concerns:

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

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

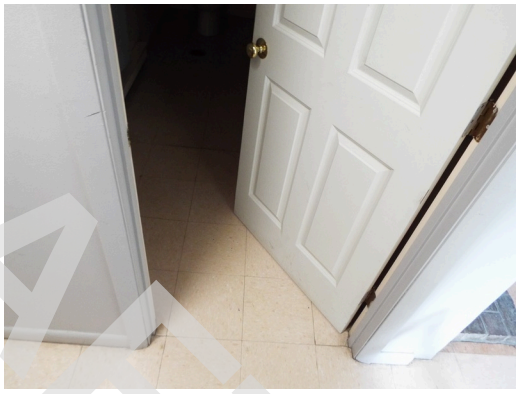
The property was built before March 13, 1991 and therefore FHA Design does not apply.

Photographs

Accessible parking lacks van space and sign (Critical Repair)

Community building - entry

Community building - washer lacks front controls (Critical Repair)



Community building - mens room door lacks lever hardware (Critical Repair)

Community building - mens room door lacks minum 32 inch clearance (Critical Repair)

Community building - mens room lacks 60 inch turning clerance (Critical Repair)

Community building - mens room sink lacks pipe protection (Critical Repair)

Community building - mens room toilet stall lacks rear grab bar (Critical Repair)

Community building - sink exceeds 34 inch maximum height (Critical Repair)

Community building - range lacks 30 inch front approach (Critical Repair)

6.2 Intrusive Examinations

6.2.1 Sewer Inspection

No sewer inspections were performed as part of this investigation.

6.2.2 Electrical Inspection

No electrical inspections were performed as part of this investigation.

6.3 Owner Proposed Improvements

Reported future renovations include

- **interior lighting replacements with LED fixtures (ongoing)**
- **replacement of kitchen range recirculating hoods to direct vent type (2023)**
- **replacement of community building windows and apartment building entry vestibule windows (2026)**

- **replacement of asphalt shingle roofing (2026)**
- **replacement of bathroom ventilation fans with 20 minute delayed fan shutoff units**

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

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	$940,452	$2,001
1-10 Year Inflated Costs	$1,018,958	$2,168
11-20 Year Un-Inflated Costs	$561,296	$1,194
11-20 Year Inflated Costs	$727,172	$1,547
1-20 Year Un-Inflated Costs	$1,501,748	$1,598
1-20 Year Inflated Costs	$1,746,129	$1,858

7.2 CRITICAL REPAIRS

CRITICAL REPAIRS								
Need Category	**Component**	**Repair or Replacement Location**	**Classification of Work**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Total**	**Comments**
CRITICAL REPAIRS (ACCESSIBILITY)								
Striping and Marking	Install Compliant Handicapped Van Parking and Signage (Critical Repair)	Designated handicapped parking	Repair	1	Each	$ 175.00	$ 175.00	The property lacks a designated van accessible parking space and van sign. Installation of van parking and signage is required per ADAAG requirements.
Clothes washer/dryer - Common	Install Front Load Washer (Critical Repair)	Common area laundry room	Level 1 Alteration	1	Each	$ -	$ -	The community room laundry washing machine lacks front controls. Installation of a front control washer is required per UFAS requirements. The washing machine is leased, therefore no costs are assigned for this item repair.
Range, cook top, wall oven - Common	Common Area Range Modifications (Critical Repair)	Common area kitchen	Level 1 Alteration	1	Each	$ 1,150.00	$ 1,150.00	The community room kitchen range lacks a 30" front approach or 48" side approach, centered on the appliance. Modifications are required to provide compliant approach per ADAAG requirements.
Cabinets & vanities - Common	Common Area Kitchen Cabinet Modifications (Critical Repair)	Common area kitchen	Level 1 Alteration	1	Each	$ 5,000.00	$ 5,000.00	The community room kitchen sink exceeds 34" height. Cabinet modifications are required to provide compliant height per ADAAG requirements.
Interior doors, solid core, wood, metal clad, fire rated	Widen Interior Doors Per ADAAG (Critical Repair)	Common area men's restroom	Level 2 Alteration	1	Each	$ 1,050.00	$ 1,050.00	The community building men's restroom door lacks 32" minimum required clearance. Door opening modifications are required to comply with ADAAG requirements.
Passage & lock sets - Common	Install Levered Door Hardware (Critical Repair)	Common area men's restroom	Level 1 Alteration	1	Each	$ 150.00	$ 150.00	The community building men's restroom door lacks lever hardware. Installation of levered hardware is required per ADAAG requirements.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Common area men's restroom	Level 1 Alteration	1	Each	$ 80.00	$ 80.00	The community building men's restroom sink lacks pipe protection. Installation of pipe protection is required per ADAAG requirements.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Compliant Grab Bars (Critical Repair)	Common area men's restroom	Level 1 Alteration	1	Each	$ 250.00	$ 250.00	The community building men's restroom toilet stall sink lacks a rear grab bar. Installation of a grab bar is required per ADAAG requirements.
Cabinets & vanities - Common	Modify Restroom Accessible Turning Clearance (Critical Repair)	Common area men's restroom	Level 2 Alteration	1	Each	$ 8,000.00	$ 8,000.00	The community building men's restroom lacks 60" minimum turning clearance. Modifications are required to comply with ADAAG requirements.
CRITICAL REPAIRS (LIFE SAFETY)								
Mold-treat-remediate	Replace Window/Abate Mold at Unit 32 (Critical Repair)	Unit 32	Repair	1	Each	$ 1,000.00	$ 1,000.00	1-bed-1-bath - unit 32 - building 105-109 was observed with mildew around the window frames. The windows should be replaced at this location and the area checked for moisture issues. The suspect Mold/Mildew should be abated.

Accessibility Subtotal:	**$**	**15,855.00**
Life Safety Subtotal:	**$**	**1,000.00**
Total:	**$**	**16,855.00**

7.3 NON-CRITICAL REPAIRS

NON-CRITICAL REPAIRS								
Need Category	**Component**	**Repair or Replacement Location**	**Classification of Work**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Total**	**Comments**
Cabinets & vanities	Replace Countertops (Non-Critical Repair)	Units 13 and 32	Level 1 Alteration	2	Each	$ 2,000.00	$ 4,000.00	AEI observed significant kitchen countertop wear in units 13 and 32. Replacement is required.

Total: $ 4,000.00

7.4 REPLACEMENT RESERVES

Need Category	Component	Quantity	Unit of Measure	Unit Cost	First Action Cost	Estimated Useful Life	Current Age	RUL	Year 00	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Asphalt Pavement	Overlay Asphalt Parking Lot	3400	SF	$ 4	$ 13,600	25	4	21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot	3400	SF	$ 1	$ 1,700	5	0	5	$ -	$ -	$ -	$ -	$ -	$ 1,700	$ -	$ -	$ -	$ -	$ 1,700	$ -	$ -	$ -	$ -	$ 1,700	$ -	$ -	$ -	$ -	$ 1,700
Concrete Pavement	Repair and Maintain Concrete Trash Receptacle Pads	800	SF	$ 2	$ 1,200	50	0	50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Concrete	Replace Concrete Sidewalks	4000	SF	$ 6	$ 22,200	50	32	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,440	$ 4,440	$ 4,440	$ 4,440	$ 4,440
Fencing, chain-link	Chain-Link Fencing	200	LF	$ 32	$ 6,320	40	0	40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage, Entrance/Monument	Property Signage	1	Each	$ 6,588	$ 6,588	25	2	23	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Storage sheds	Storage Shed	1	Each	$ 4,416	$ 4,416	30	10	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,416
Slab, reinforced concrete	Concrete Foundation	14400	SF	$ 10	$ 144,000	100	50	50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common Exterior Door, solid wood /metal clad	Apartment Building Entry Doors	12	Each	$ 600	$ 7,200	25	20	5	$ -	$ -	$ -	$ -	$ -	$ 7,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common Exterior Door, aluminum and glass	Storefront System Doors, Community Building	2	Each	$ 1,982	$ 3,964	30	22	8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,964	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common Exterior Door, solid wood /metal clad	Service Doors	3	Each	$ 600	$ 1,800	25	17	8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vinyl Siding	Vinyl Siding	18000	SF	$ 6	$ 99,000	25	10	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,000	$ 33,000	$ 33,000	$ -	$ -	$ -	$ -
Paints and stains, exterior	Exterior Painting, Trim	1400	SF	$ 1	$ 1,050	8	4	4	$ -	$ -	$ -	$ -	$ 1,050	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,050	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,050
Brick/block veneer	Brick Veneer - Repointing	15000	SF	$ 5	$ 68,100	60	50	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,700	$ 22,700	$ 22,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vinyl	Vinyl Windows (Newer)	154	Each	$ 667	$ 102,718	30	6	24	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Aluminum	Replace Community Building and Entry Vestibule Metal Windows	20	Each	$ 800	$ 16,000	40	36	4	$ -	$ -	$ -	$ -	$ 16,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Asphalt Shingle	Asphalt Shingle Roofing	16000	SF	$ 3	$ 48,000	20	16	4	$ -	$ -	$ -	$ 16,000	$ 16,000	$ 16,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gutters/Downspouts, aluminum	Gutters and Downspouts	1600	LF	$ 8	$ 12,000	20	16	4	$ -	$ -	$ -	$ -	$ 12,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Soffits, Wood, Vinyl, Metal	Soffits and Fascia	1400	SF	$ 20	$ 28,000	20	16	4	$ -	$ -	$ -	$ 9,333	$ 9,333	$ 9,333	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cast iron sanitary waste	Sewer Main	4	Each	$ 12,500	$ 50,000	75	50	25	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Residential hot water heater, gas or electric	Traditional Electric Water Heater 30-Gallon (Older)	24	Each	$ 640	$ 15,360	15	8	7	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,120	$ 5,120	$ 5,120	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Residential hot water heater, gas or electric	Traditional Electric Water Heater 30-Gallon (Newer)	24	Each	$ 640	$ 15,360	15	3	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,120	$ 5,120	$ 5,120	$ -	$ -	$ -	$ -	$ -	$ -
Residential hot water heater, gas or electric	Traditional Electric Water Heater 30-Gallon (Community Building)	1	Each	$ 640	$ 640	15	8	7	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 640	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric heat pump, condenser, pad or rooftop	Ductless Mini Heat Pump Units	48	Each	$ 4,200	$ 201,600	15	6	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric baseboard heater	Electric Baseboards	51	Each	$ 175	$ 8,925	30	17	13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,925	$ -	$ -	$ -	$ -	$ -	$ -
Window or thru-wall air conditioners	Window A/C Units	1	Each	$ 500	$ 500	10	6	4	$ -	$ -	$ -	$ -	$ 500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500	$ -	$ -	$ -	$ -	$ -
Tenant buzzer / intercom /secured entry system	Replace Intercom System	47	Each	$ 500	$ 23,500	20	18	2	$ -	$ 7,833	$ 7,833	$ 7,833	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tenant space alarm systems	Emergency Call System	47	SF	$ 300	$ 14,100	15	12	3	$ -	$ -	$ 4,700	$ 4,700	$ 4,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,700	$ 4,700	$ 4,700	$ -
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor	4000	SF	$ 7	$ 27,520	20	12	8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,173	$ 9,173	$ 9,173	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interior doors, solid core, wood, metal clad, fire rated	Solid Interior Doors - Common Area	8	Each	$ 600	$ 4,800	35	23	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Refrigerator/freezer - Common	Standard Refrigerator - Common Area	1	Each	$ 650	$ 650	15	8	7	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 650	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Range, cook top, wall oven - Common	Range/Oven - Common Area	1	Each	$ 869	$ 869	25	8	17	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 869	$ -	$ -	$ -
Interior doors, solid core, wood, metal clad	Unit Entrance Doors	47	Each	$ 600	$ 28,200	35	23	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,400	$ 9,400	$ 9,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Entire Units (Older)	36	Each	$ 1,800	$ 64,800	20	18	2	$ -	$ 21,600	$ 21,600	$ 21,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Entire Units (Newer)	11	Each	$ 1,800	$ 19,800	20	2	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,600	$ 6,600	$ 6,600	$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)	36	Each	$ 5,062	$ 182,222	25	23	2	$ -	$ 72,889	$ 36,444	$ 36,444	$ 36,444	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Newer)	11	Each	$ 5,062	$ 55,679	25	16	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,136	$ 11,136	$ 11,136	$ 11,136	$ 11,136	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Older)	23	Each	$ 650	$ 14,950	15	8	7	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,983	$ 4,983	$ 4,983	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Newer)	24	Each	$ 650	$ 15,600	15	3	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,200	$ 5,200	$ 5,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Older)	36	Each	$ 869	$ 31,284	25	8	17	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,428	$ 10,428	$ 10,428	$ -	$ -
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Newer)	11	Each	$ 869	$ 9,559	25	3	22	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Range hood	Replace Kitchen Hoods	47	Each	$ 1,200	$ 56,400	25	23	2	$ -	$ 18,800	$ 18,800	$ 18,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bath/kitchen vent/exhaust fans	Replace Bathroom Ventilation Fans	47	Each	$ 300	$ 14,100	15	13	2	$ -	$ 4,700	$ 4,700	$ 4,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,700	$ 4,700	$ 4,700	$ -	$ -
Tenant electrical panel	Replace Electrical Panels	48	Each	$ 1,400	$ 67,200	50	40	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,400	$ 22,400	$ 22,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bath tubs & sinks, cast iron	Fully Remodel Bathrooms	47	Each	$ 17,500	$ 822,500	75	51	24	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Copper Tube, supply	Plumbing Supply Line Replacement	47	Each	$ 2,400	$ 112,800	50	32	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,114	$ 16,114	$ 16,114	$ 16,114	$ 16,114	$ 32,229
Lighting- interior common space	Modernize Common Area Exterior/Interior Lighting	4	Each	$ 600	$ 2,400	30	6	24	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paints, stains, clear finishes, interior - Common	Repaint Common Area Walls/Ceilings	4620	SF	$ 1	$ 4,620	20	6	14	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,620	$ -	$ -	$ -	$ -	$ -	$ -
Paints, stains, clear finishes, interior	Repaint Unit Walls/Ceilings	47	Each	$ 2,000	$ 94,000	15	5	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,333	$ 31,333	$ 31,333	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bath accessories (towel bars, grab bars, etc.)	Replacement Bathroom Accessories	47	Each	$ 400	$ 18,800	12	2	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,267	$ 6,267	$ 6,267	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Mirrors & medicine cabinets	Replacement Bathroom Mirrors	47	Each	$ 250	$ 11,750	25	15	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,917	$ 3,917	$ 3,917	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Closet/storage specialties, shelving	Replacement Tenant Unit Shelving Systems	47	Each	$ 450	$ 21,150	25	12	13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,050	$ 7,050	$ 7,050	$ -	$ -	$ -	$ -	$ -	$ -
Lighting - Tenant Spaces	Modernize Existing Unit Lighting	47	Each	$ 537	$ 25,239	25	22	3	$ -	$ -	$ 8,413	$ 8,413	$ 8,413	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
								Total:	**$ -**	**$ 125,822**	**$ 102,491**	**$ 127,824**	**$ 104,441**	**$ 34,233**	**$ 10,103**	**$ 72,022**	**$ 76,496**	**$ 147,246**	**$ 139,772**	**$ 157,792**	**$ 32,620**	**$ 35,695**	**$ 45,170**	**$ 50,814**	**$ 68,682**	**$ 47,851**	**$ 46,982**	**$ 31,854**	**$ 43,835**

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 93-95	185	RS Means	1,783,400
Apartment building 105-109	185	RS Means	1,694,600
Apartment building 110-112	185	RS Means	1,694,600
Community building	206	RS Means	309,000
Storage building	90	RS Means	10,800
		TOTAL:	**$ 5,492,400.00**

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 13, 2022

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

DRAFT
Keith Hoffses, R.A., Assessment Project Manager

DRAFT
Jeb Bonnett, Senior Vice President - HUD Building Assessments

David Taylor, Accessibility Manager

DRAFT
Roy Anderson PE, Vice President

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

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 stature, 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.

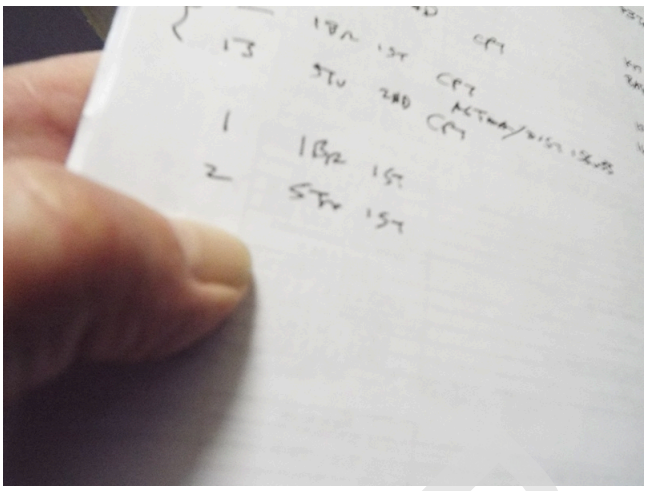
No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM 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.

APPENDIX A

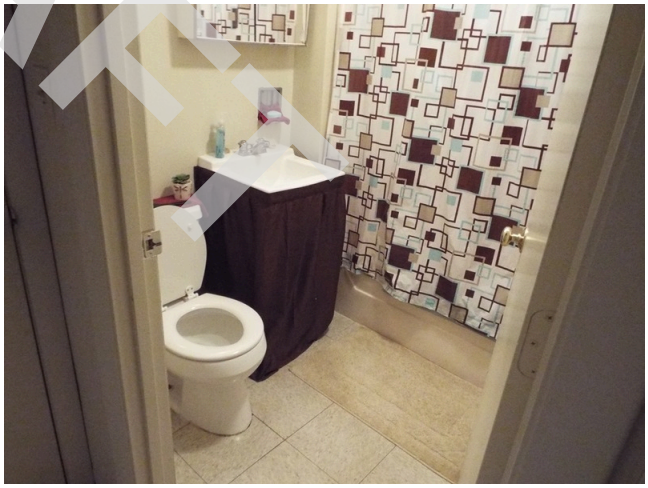
Dwelling Unit Photo Documentation



1. 0-bed-1-bath - unit 2 - building 93-95

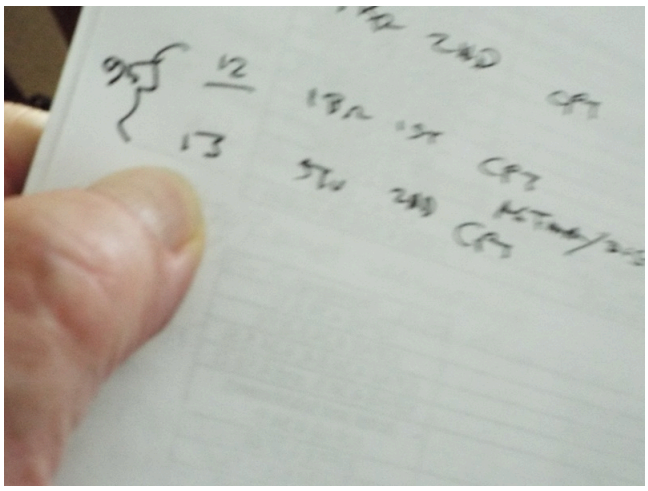
2. 0-bed-1-bath - unit 2 - building 93-95 - living/ sleeping area

3. 0-bed-1-bath - unit 2 - building 93-95 - kitchen



4. 0-bed-1-bath - unit 2 - building 93-95 - bathroom

5. 0-bed-1-bath - unit 2 - building 93-95



6. 0-bed-1-bath - unit 13 - building 93-95

7. 0-bed-1-bath - unit 13 - building 93-95

8. 0-bed-1-bath - unit 13 - building 93-95

9. 0-bed-1-bath - unit 13 - building 93-95

10. 0-bed-1-bath - unit 13 - building 93-95 - appliances

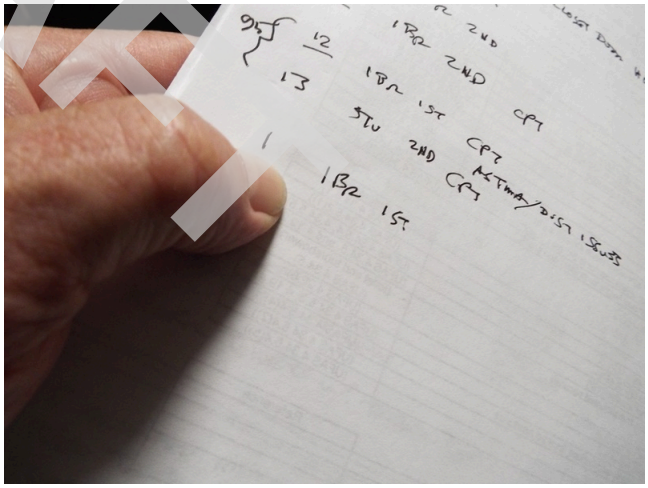
11. 0-bed-1-bath - unit 13 - building 93-95 - countertop condition (Non-Critical Repair)

12. 0-bed-1-bath - unit 13 - building 93-95

13. 0-bed-1-bath - unit 13 - building 93-95 - bathroom fixtures

14. 0-bed-1-bath - unit 13 - building 93-95

15. 0-bed-1-bath - unit 13 - building 93-95 - water heater



16. 1-bed-1-bath - unit 1 - building 93-95

17. 1-bed-1-bath - unit 1 - building 93-95 - living room

18. 1-bed-1-bath - unit 1 - building 93-95 - kitchen

19. 1-bed-1-bath - unit 1 - building 93-95

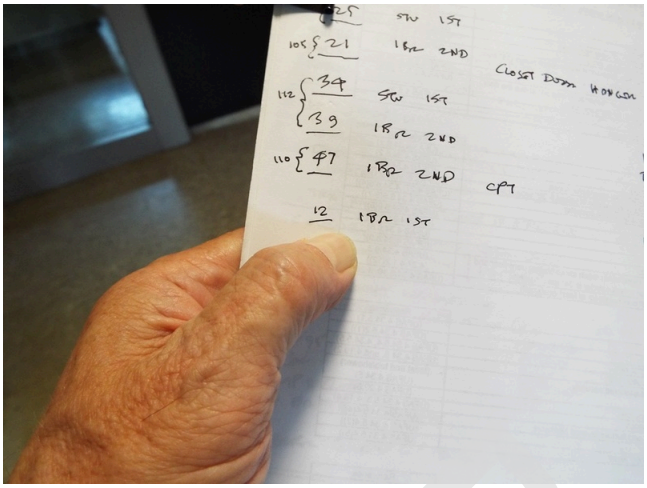
20. 1-bed-1-bath - unit 1 - building 93-95

21. 1-bed-1-bath - unit 1 - building 93-95

22. 1-bed-1-bath - unit 1 - building 93-95 - bathroom

23. Building 93-95 - 1-bed-1-bath - unit 1 (8)

24. 1-bed-1-bath - unit 1 - building 93-95 - bedroom

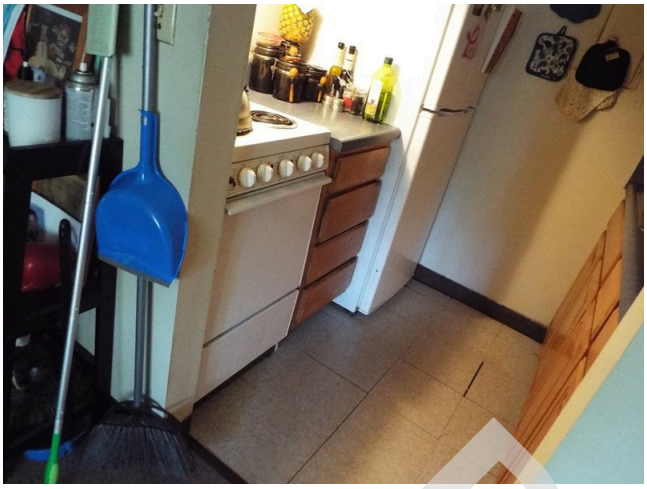


25. 1-bed-1-bath - unit 12 - building 93-95

26. 1-bed-1-bath - unit 12 - building 93-95

27. 1-bed-1-bath - unit 12 - building 93-95

28. 1-bed-1-bath - unit 12 - building 93-95



29. 1-bed-1-bath - unit 12 - building 93-95 - appliances

30. 1-bed-1-bath - unit 12 - building 93-95

31. 1-bed-1-bath - unit 12 - building 93-95

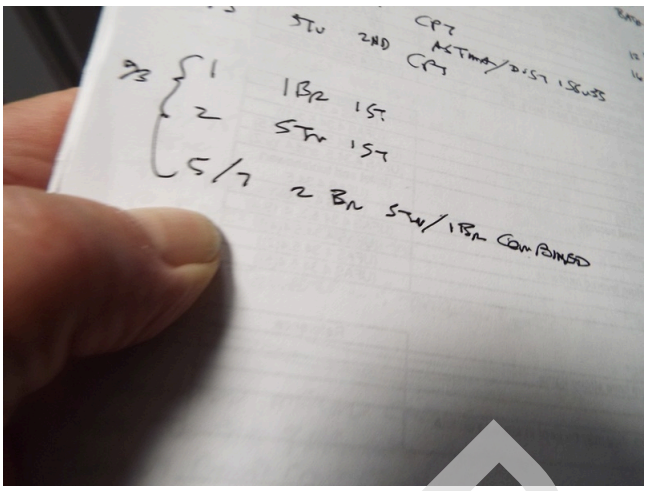
32. 1-bed-1-bath - unit 12 - building 93-95

33. 1-bed-1-bath - unit 12 - building 93-95

34. 1-bed-1-bath - unit 12 - building 93-95

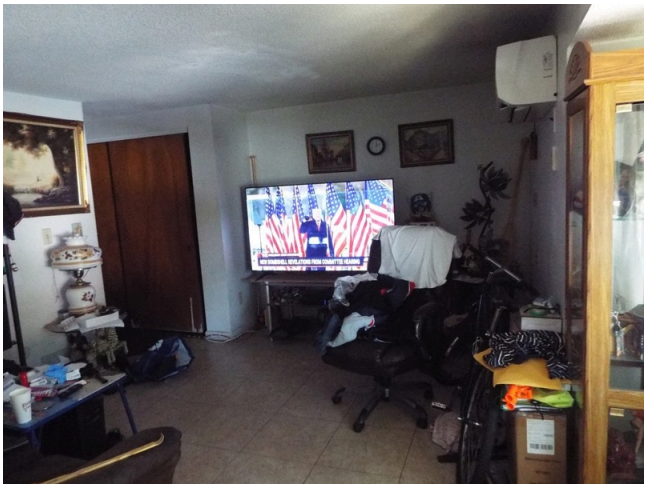
35. 1-bed-1-bath - unit 12 - building 93-95 - water heater

36. 1-bed-1-bath - unit 12 - building 93-95



37. 2-bed-1-bath - unit 7 - building 93-95

38. 2-bed-1-bath - unit 7 - building 93-95 - kitchen



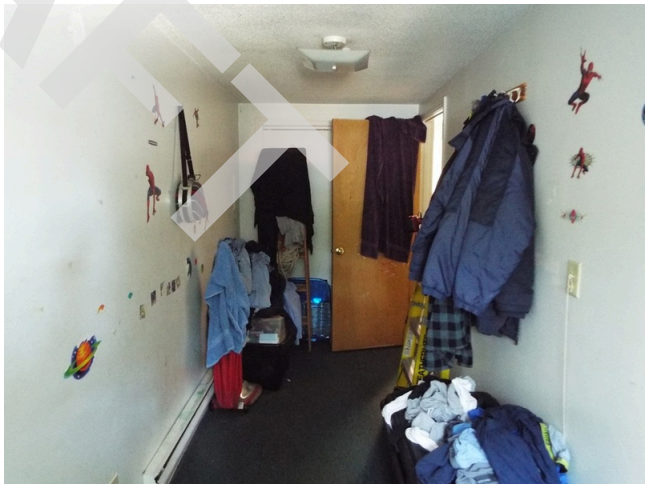
39. 2-bed-1-bath - unit 7 - building 93-95 - living room

40. 2-bed-1-bath - unit 7 - building 93-95

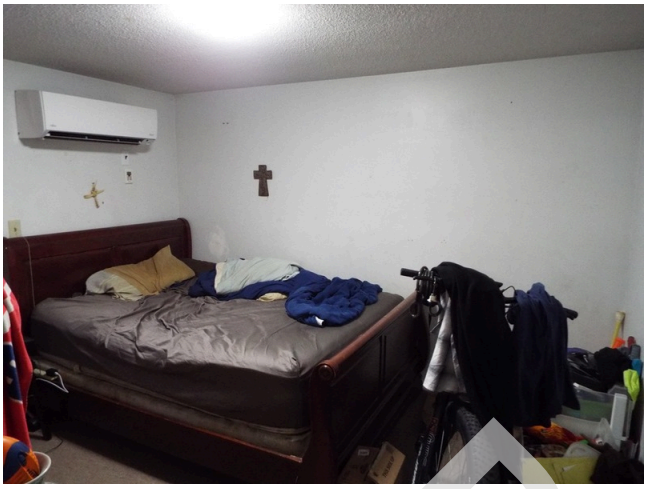
41. 2-bed-1-bath - unit 7 - building 93-95 - water heater

42. 2-bed-1-bath - unit 7 - building 93-95 - bathroom

43. 2-bed-1-bath - unit 7 - building 93-95

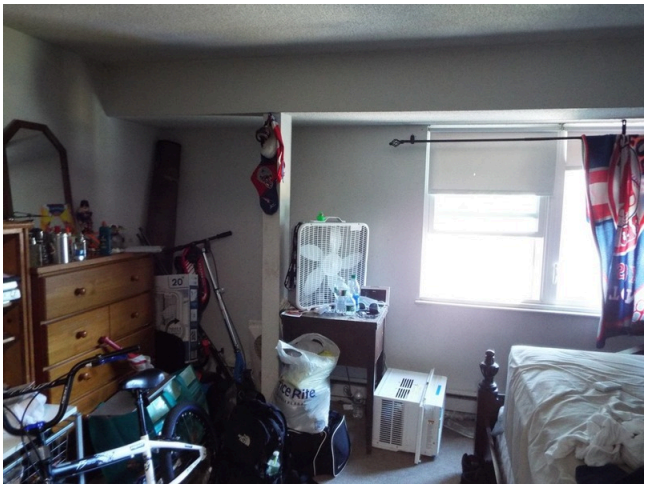


44. 2-bed-1-bath - unit 7 - building 93-95

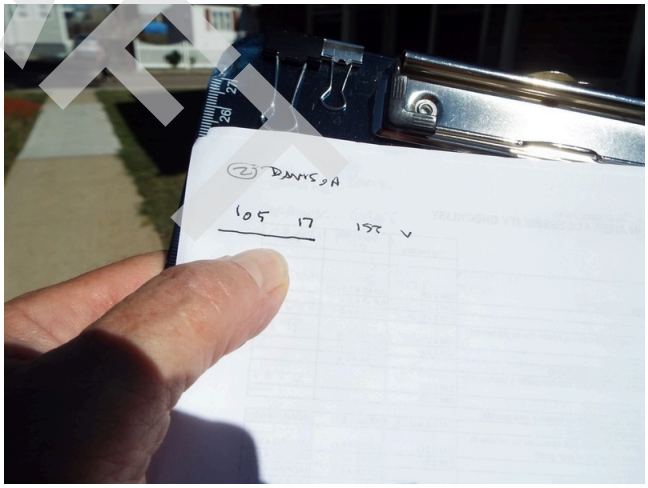


45. 2-bed-1-bath - unit 7 - building 93-95 - bedroom

46. 2-bed-1-bath - unit 7 - building 93-95



47. 2-bed-1-bath - unit 7 - building 93-95 - bedroom



48. 0-bed-1-bath - unit 17 - building 105-109

49. 0-bed-1-bath - unit 17 - building 105-109

50. 0-bed-1-bath - unit 17 - building 105-109

51. 0-bed-1-bath - unit 17 - building 105-109

52. 0-bed-1-bath - unit 17 - building 105-109

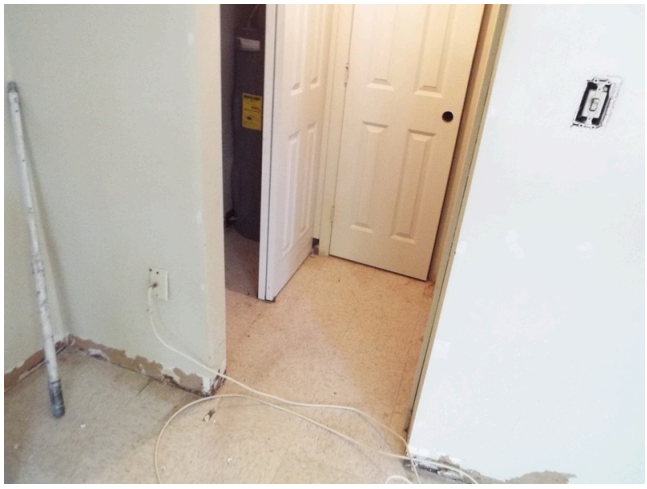
53. Unit intercom system

54. 0-bed-1-bath - unit 17 - building 105-109

55. 0-bed-1-bath - unit 17 - building 105-109

56. Emergency call device (older)

57. 0-bed-1-bath - unit 17 - building 105-109



58. 0-bed-1-bath - unit 17 - building 105-109

59. 0-bed-1-bath - unit 17 - building 105-109

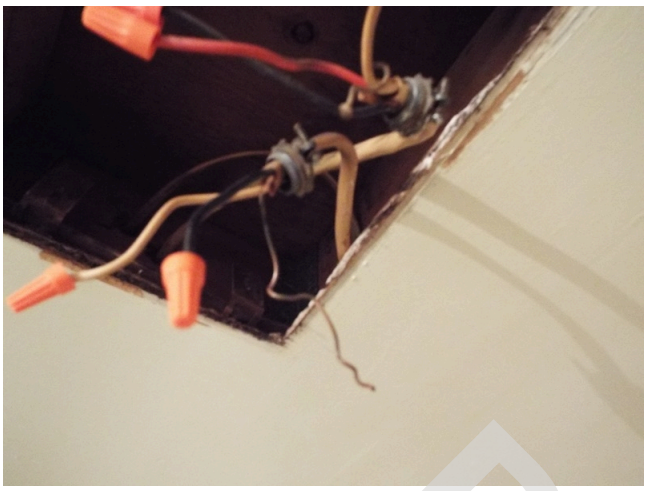
60. 0-bed-1-bath - unit 17 - building 105-109

61. 0-bed-1-bath - unit 17 - building 105-109

62. 0-bed-1-bath - unit 17 - building 105-109

63. 0-bed-1-bath - unit 17 - building 105-109

64. 0-bed-1-bath - unit 17 - building 105-109



65. 0-bed-1-bath - unit 17 - building 105-109

66. 0-bed-1-bath - unit 17 - building 105-109

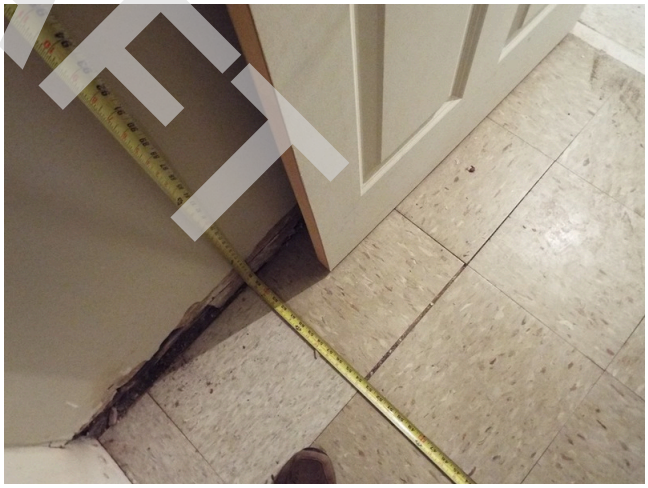
67. 0-bed-1-bath - unit 17 - building 105-109

68. 0-bed-1-bath - unit 17 - building 105-109

69. 0-bed-1-bath - unit 17 - building 105-109

70. 0-bed-1-bath - unit 17 - building 105-109

71. 0-bed-1-bath - unit 17 - building 105-109



72. 0-bed-1-bath - unit 17 - building 105-109

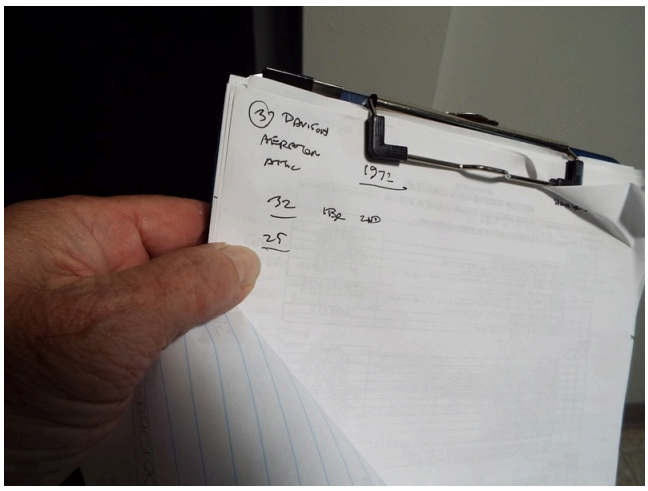
73. 0-bed-1-bath - unit 17 - building 105-109

74. Typical unit hardwired smoke detector

75. 0-bed-1-bath - unit 17 - building 105-109

76. 0-bed-1-bath - unit 17 - building 105-109

77. 0-bed-1-bath - unit 17 - building 105-109



78. 0-bed-1-bath - unit 25 - building 105-109

79. 0-bed-1-bath - unit 25 - building 105-109

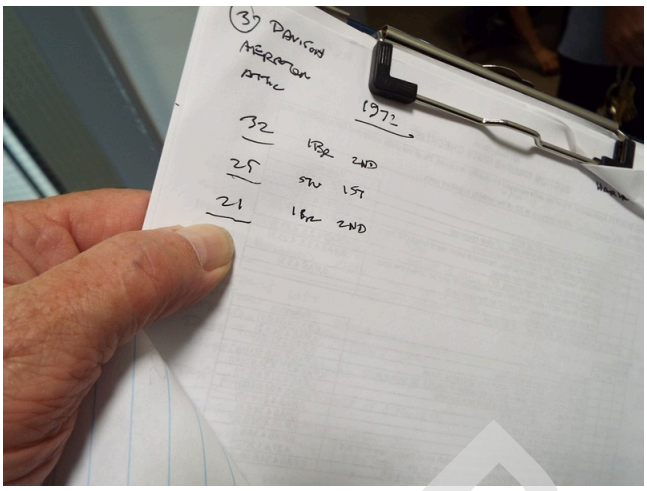
80. 0-bed-1-bath - unit 25 - building 105-109

81. 0-bed-1-bath - unit 25 - building 105-109

82. 0-bed-1-bath - unit 25 - building 105-109

83. 0-bed-1-bath - unit 25 - building 105-109 - range

84. 0-bed-1-bath - unit 25 - building 105-109



85. 0-bed-1-bath - unit 25 - building 105-109

86. 0-bed-1-bath - unit 25 - building 105-109

87. 0-bed-1-bath - unit 25 - building 105-109

88. 0-bed-1-bath - unit 25 - building 105-109

89. 0-bed-1-bath - unit 25 - building 105-109

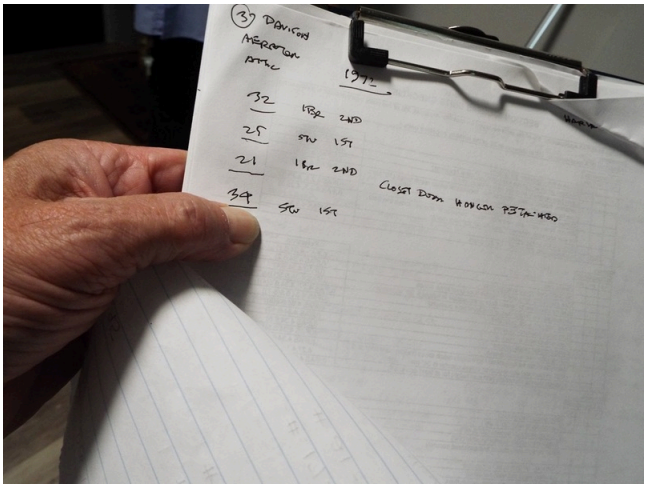
90. 0-bed-1-bath - unit 25 - building 105-109

91. 0-bed-1-bath - unit 25 - building 105-109

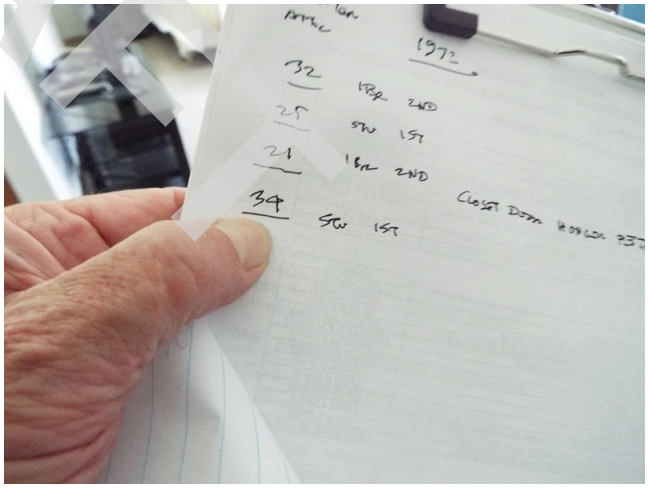
92. 0-bed-1-bath - unit 25 - building 105-109

93. 0-bed-1-bath - unit 25 - building 105-109 - closet door hanger detached (Non-Critical Repair)

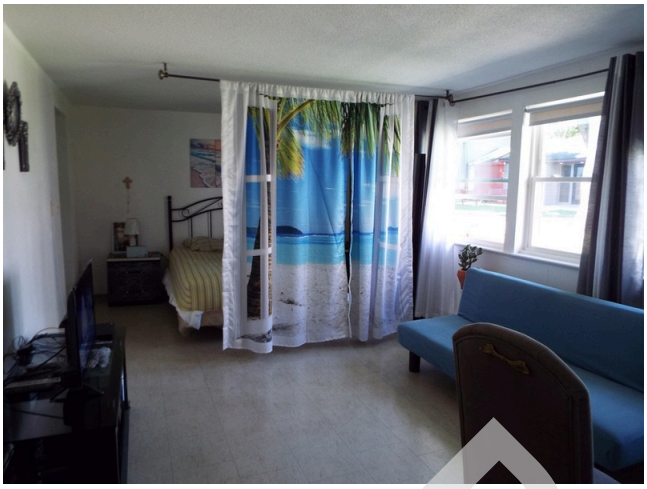
94. 0-bed-1-bath - unit 25 - building 105-109 - closet door hanger detached (Non-Critical Repair)



95. 1-bed-1-bath - unit 21 - building 105-109



96. 1-bed-1-bath - unit 21 - building 105-109



97. 1-bed-1-bath - unit 21 - building 105-109

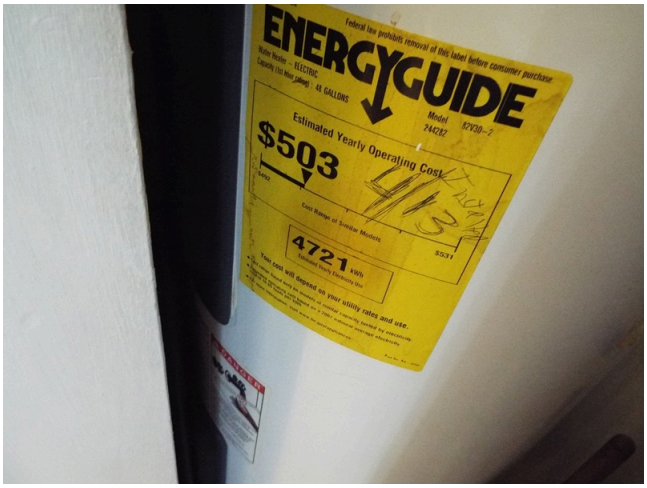
98. 1-bed-1-bath - unit 21 - building 105-109

99. 1-bed-1-bath - unit 21 - building 105-109

100. 1-bed-1-bath - unit 21 - building 105-109

101. 1-bed-1-bath - unit 21 - building 105-109

102. 1-bed-1-bath - unit 21 - building 105-109



103. 1-bed-1-bath - unit 21 - building 105-109

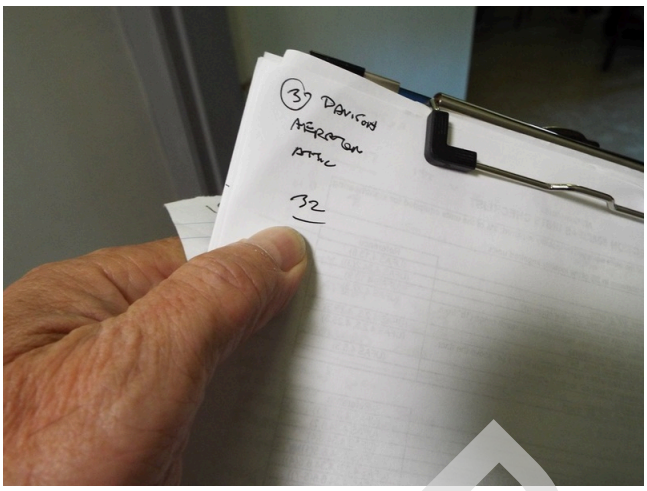
104. 1-bed-1-bath - unit 21 - building 105-109

105. 1-bed-1-bath - unit 21 - building 105-109

106. 1-bed-1-bath - unit 21 - building 105-109

107. 1-bed-1-bath - unit 21 - building 105-109

108. 1-bed-1-bath - unit 21 - building 105-109



109. 1-bed-1-bath - unit 32 - building 105-109

110. 1-bed-1-bath - unit 32 - building 105-109

111. 1-bed-1-bath - unit 32 - building 105-109 - countertop condition (Non-Critical Repair)

112. 1-bed-1-bath - unit 32 - building 105-109

113. 1-bed-1-bath - unit 32 - building 105-109

114. Typical unit electrical panel

115. 1-bed-1-bath - unit 32 - building 105-109

116. 1-bed-1-bath - unit 32 - building 105-109 - countertop condition (Non-Critical Repair)

117. 1-bed-1-bath - unit 32 - building 105-109

118. 1-bed-1-bath - unit 32 - building 105-109

119. 1-bed-1-bath - unit 32 - building 105-109

120. 1-bed-1-bath - unit 32 - building 105-109 - typical hardwired smoke detector

121. 1-bed-1-bath - unit 32 - building 105-109

122. 1-bed-1-bath - unit 32 - building 105-109, mildew around frames

123. 1-bed-1-bath - unit 32 - building 105-109

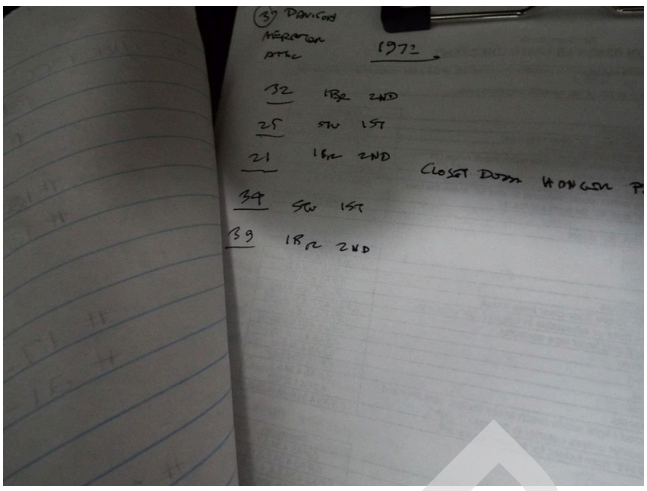
124. 1-bed-1-bath - unit 32 - building 105-109

125. 1-bed-1-bath - unit 32 - building 105-109

126. 1-bed-1-bath - unit 32 - building 105-109

127. 1-bed-1-bath - unit 32 - building 105-109

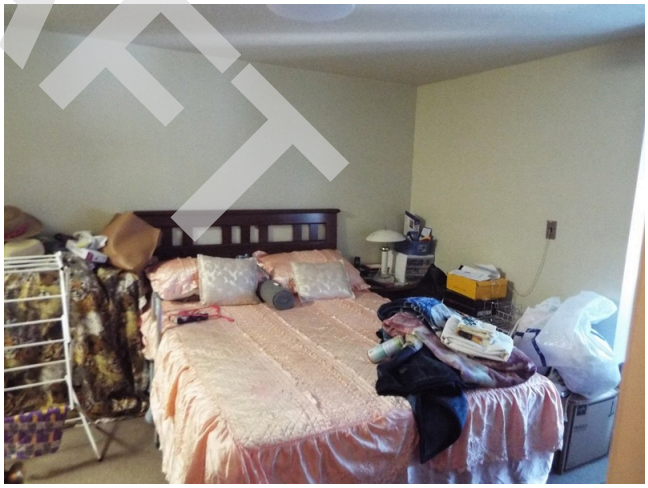
128. 1-bed-1-bath - unit 32 - building 105-109



129. 0-bed-1-bath - unit 34 - building 110-112

130. 0-bed-1-bath - unit 34 - building 110-112

131. 0-bed-1-bath - unit 34 - building 110-112

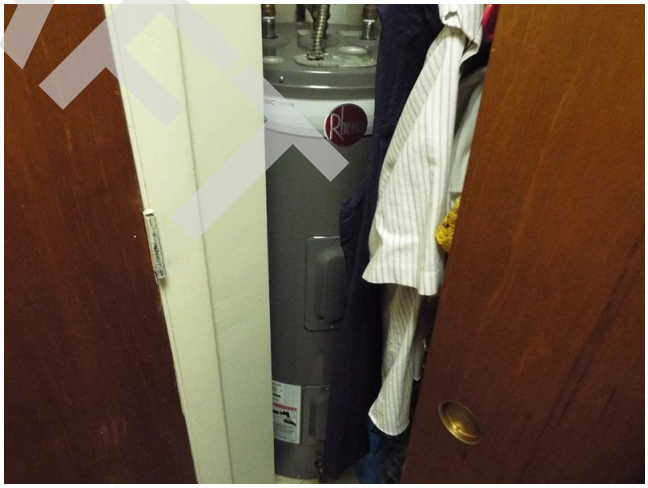


132. 0-bed-1-bath - unit 34 - building 110-112

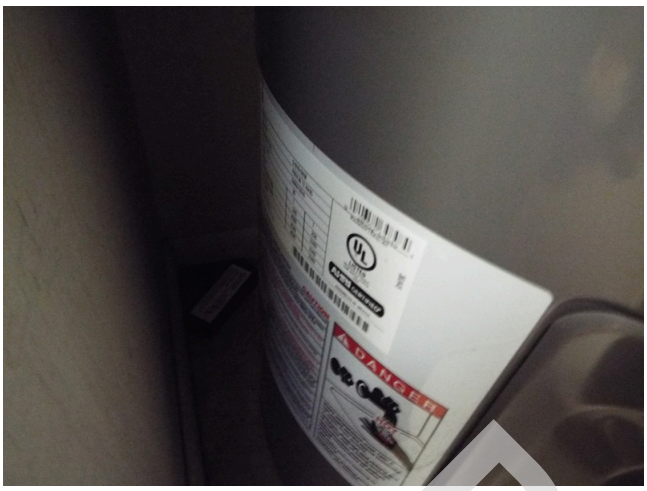
133. 0-bed-1-bath - unit 34 - building 110-112

134. 0-bed-1-bath - unit 34 - building 110-112

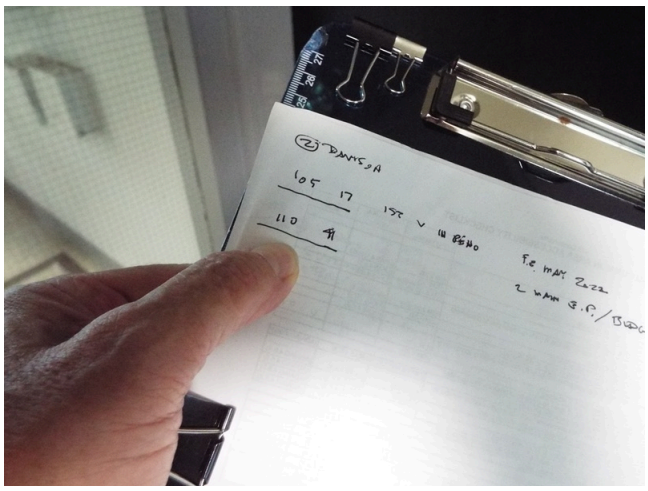
135. 0-bed-1-bath - unit 34 - building 110-112 - tub shower



136. 0-bed-1-bath - unit 34 - building 110-112



137. 0-bed-1-bath - unit 34 - building 110-112



138. 0-bed-1-bath - unit 41 - building 110-112

139. Typical unit interior entry door

140. 0-bed-1-bath - unit 41 - building 110-112

141. 0-bed-1-bath - unit 41 - building 110-112

142. 0-bed-1-bath - unit 41 - building 110-112

143. Unit electric baseboard (emergency use)

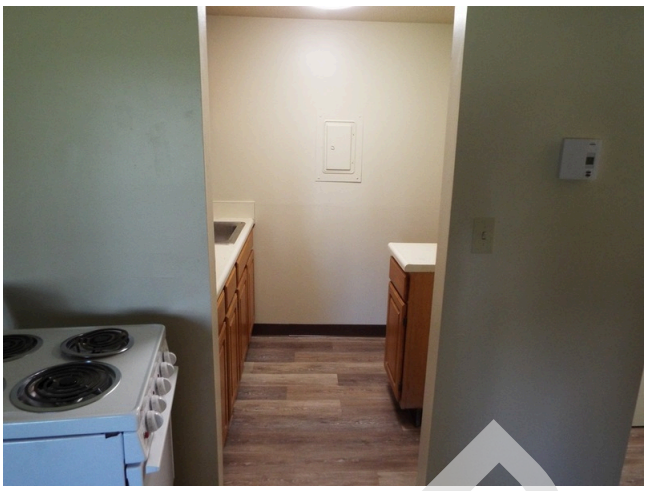
144. 0-bed-1-bath - unit 41 - building 110-112

145. 0-bed-1-bath - unit 41 - building 110-112

146. 0-bed-1-bath - unit 41 - building 110-112

147. 0-bed-1-bath - unit 41 - building 110-112

148. 0-bed-1-bath - unit 41 - building 110-112



149. 0-bed-1-bath - unit 41 - building 110-112

150. 0-bed-1-bath - unit 41 - building 110-112 - kitchen cabinets

151. 0-bed-1-bath - unit 41 - building 110-112

152. 0-bed-1-bath - unit 41 - building 110-112

153. 0-bed-1-bath - unit 41 - building 110-112

154. 0-bed-1-bath - unit 41 - building 110-112

155. 0-bed-1-bath - unit 41 - building 110-112

156. 0-bed-1-bath - unit 41 - building 110-112

157. 0-bed-1-bath - unit 41 - building 110-112

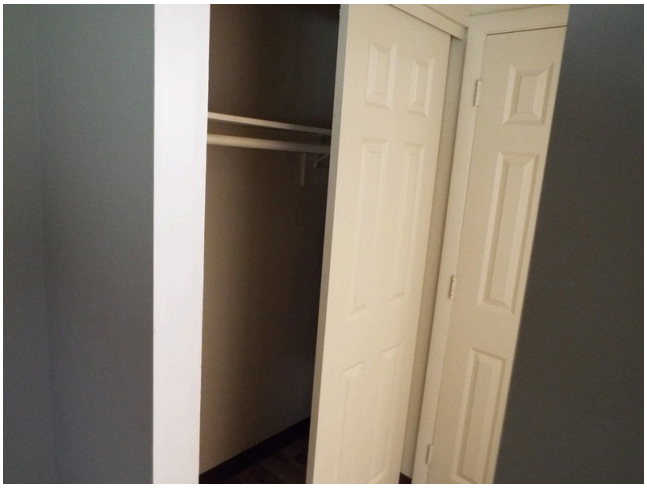
158. 0-bed-1-bath - unit 41 - building 110-112

159. 0-bed-1-bath - unit 41 - building 110-112

160. 0-bed-1-bath - unit 41 - building 110-112 - range hood

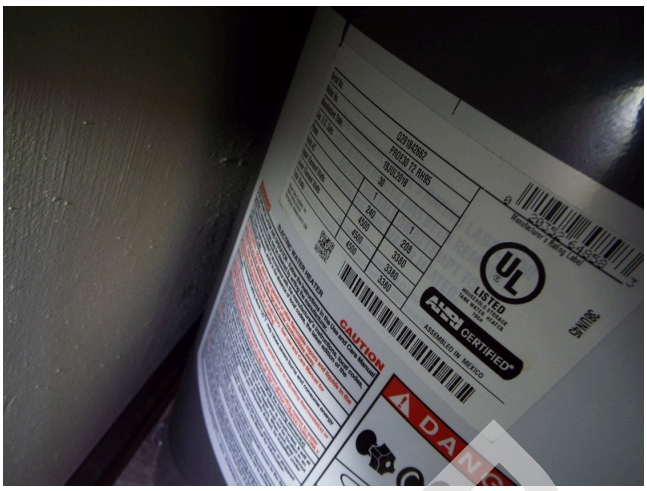
161. 0-bed-1-bath - unit 41 - building 110-112

162. 0-bed-1-bath - unit 41 - building 110-112



163. 0-bed-1-bath - unit 41 - building 110-112

164. 0-bed-1-bath - unit 41 - building 110-112



165. 0-bed-1-bath - unit 41 - building 110-112

166. 0-bed-1-bath - unit 41 - building 110-112

167. 0-bed-1-bath - unit 41 - building 110-112

168. 0-bed-1-bath - unit 41 - building 110-112-bathroom fixtures

169. 0-bed-1-bath - unit 41 - building 110-112

170. 0-bed-1-bath - unit 41 - building 110-112

171. 0-bed-1-bath - unit 41 - building 110-112

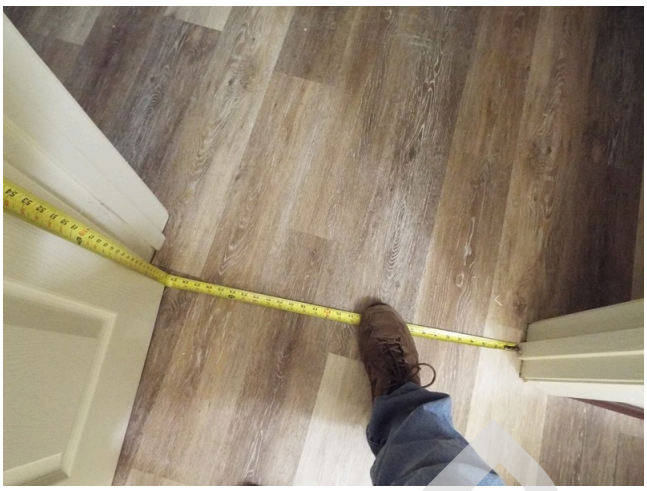
172. 0-bed-1-bath - unit 41 - building 110-112

173. 0-bed-1-bath - unit 41 - building 110-112

174. 0-bed-1-bath - unit 41 - building 110-112

175. 0-bed-1-bath - unit 41 - building 110-112

176. 0-bed-1-bath - unit 41 - building 110-112



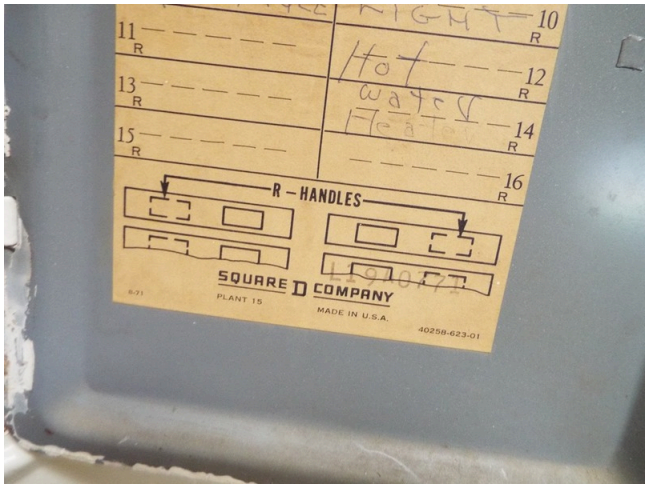
177. 0-bed-1-bath - unit 41 - building 110-112

178. 0-bed-1-bath - unit 41 - building 110-112

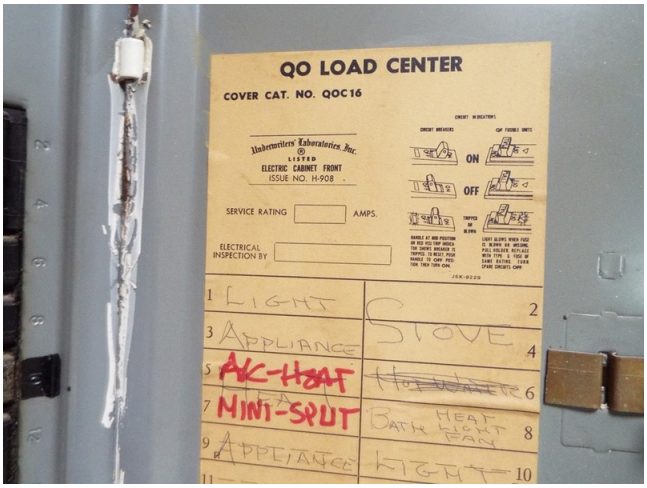
179. 0-bed-1-bath - unit 41 - building 110-112

180. Emergency call device (newer)

181. 0-bed-1-bath - unit 41 - building 110-112



182. 0-bed-1-bath - unit 41 - building 110-112



183. 0-bed-1-bath - unit 41 - building 110-112

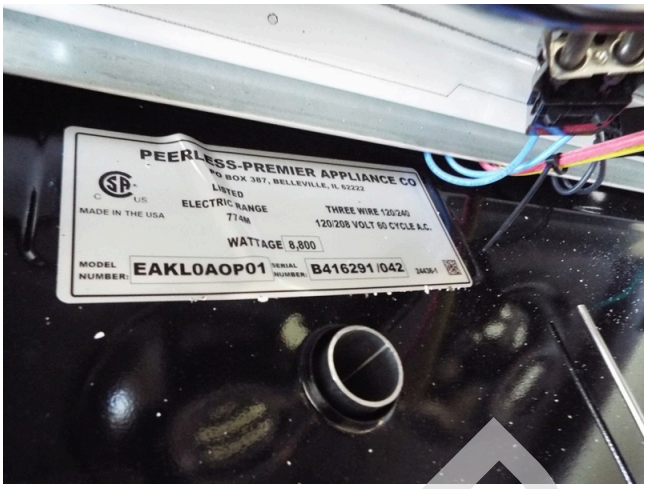
184. 0-bed-1-bath - unit 41 - building 110-112

185. Kitchen GFCI operates correctly

186. Kitchen GFCI operates correctly

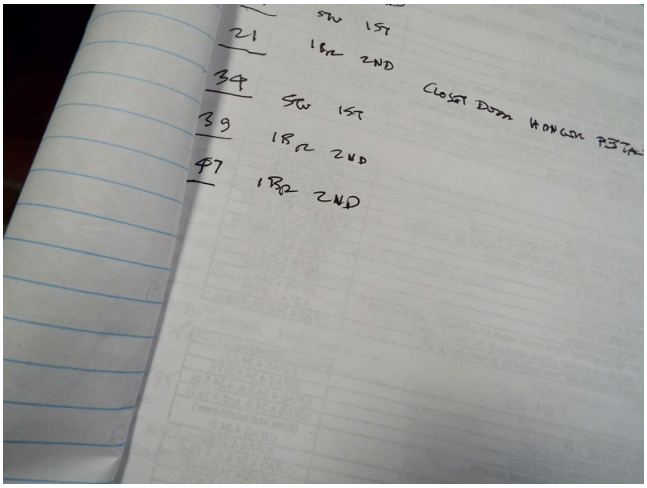
187. 0-bed-1-bath - unit 41 - building 110-112

188. 0-bed-1-bath - unit 41 - building 110-112

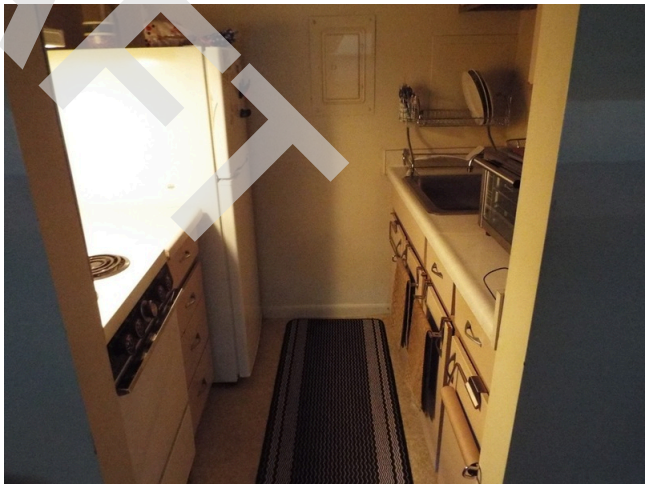


189. 1-bed-1-bath - unit 47 - building 110-112

190. 1-bed-1-bath - unit 47 - building 110-112



191. 1-bed-1-bath - unit 47 - building 110-112



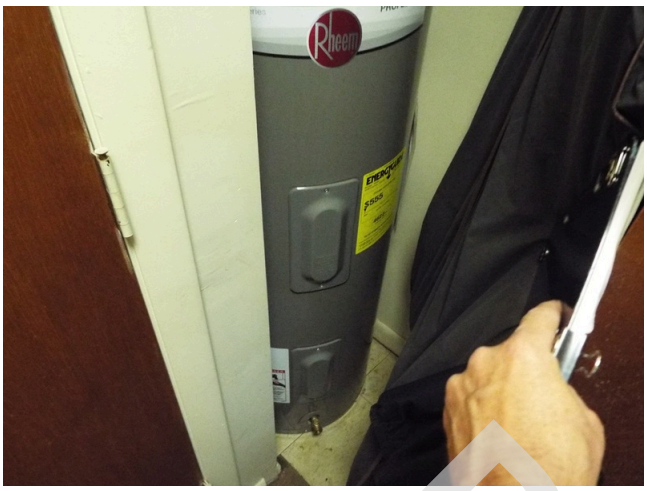
192. 1-bed-1-bath - unit 47 - building 110-112

193. 1-bed-1-bath - unit 47 - building 110-112

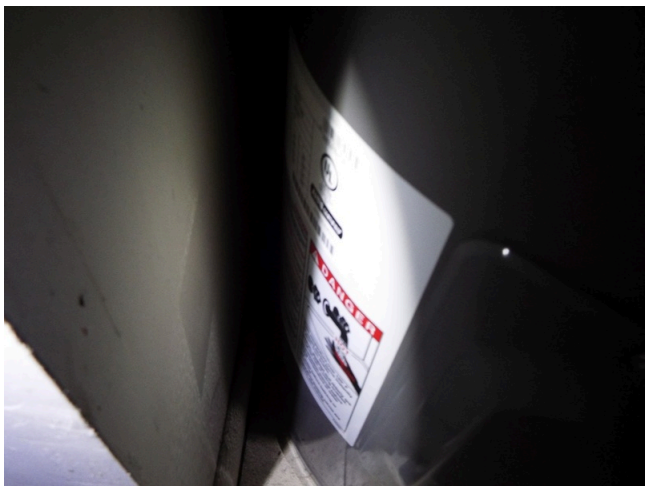
194. 1-bed-1-bath - unit 47 - building 110-112

195. 1-bed-1-bath - unit 47 - building 110-112

196. 1-bed-1-bath - unit 47 - building 110-112



197. 1-bed-1-bath - unit 47 - building 110-112



198. 1-bed-1-bath - unit 47 - building 110-112

199. 1-bed-1-bath - unit 47 - building 110-112

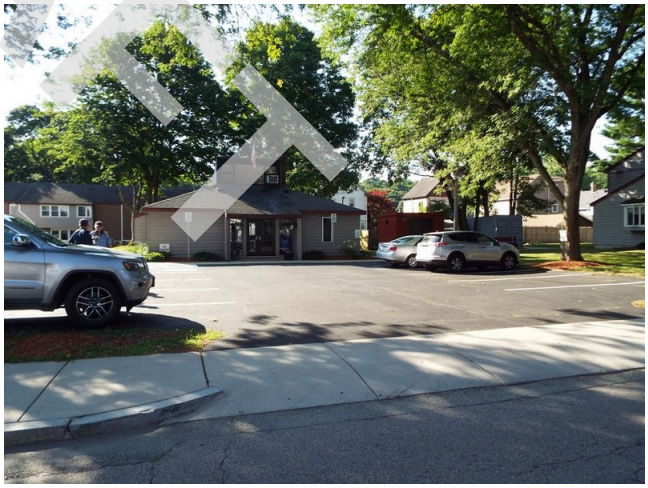
APPENDIX B

General Photo Documentation

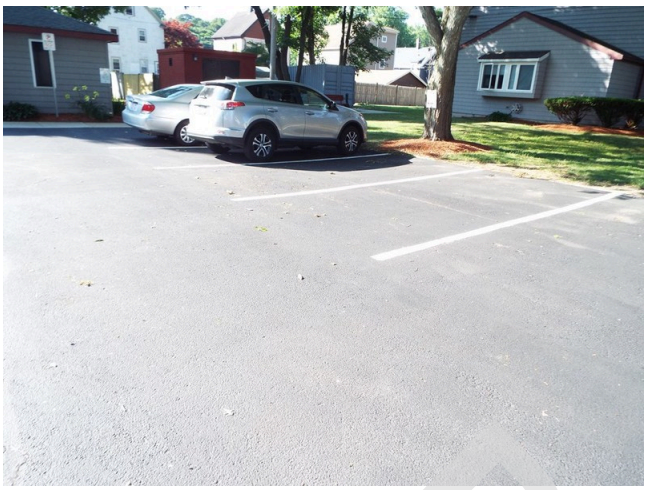
1. Topography

2. Area drain

3. Property entrance



4. Property entrance



5. Parking overview

6. Accessible parking

7. Trash bin pad

8. Site walkway

9. Property signage

10. Landscaping

11. Building mounted lighting

12. Trash bin enclosure chain link fencing

13. Community building - front

14. Community building - rear

15. Storage building - front

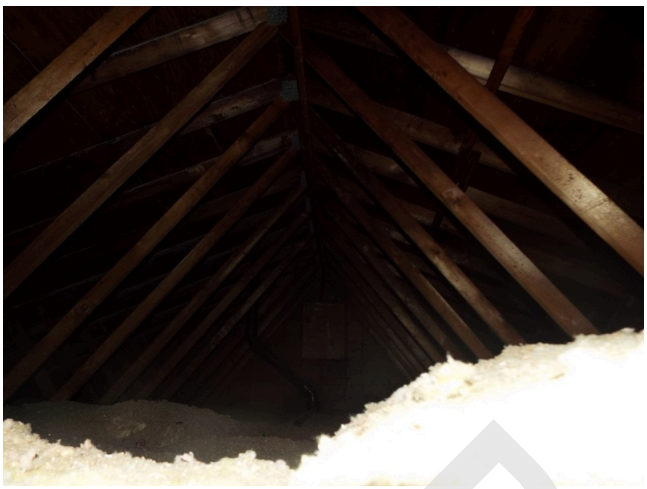
16. Storage building - rear

17. Pole mounted transformer

18. Builiding electrical service and meter

19. Typical foundation

20. Roof framing



21. Attic insulation - building 110-112

22. Attic insulation - building 110-112

23. Typical apartment building entry

24. Community building - aluminum storefront entry

25. Community building - service doors

26. Elevation - building 93-95

27. Elevation - building 93-95

28. Elevation - building 105-109

29. Elevation - building 105-109

30. Elevation - building 110-112

31. Elevation - building 110-112

32. Typical brick veneer and vinyl siding

33. Typical vinyl siding

34. Typical apartment building windows

35. Community building - fixed and casement windows

36. Typical roofing

37. Gutter and downspout

38. Typical mini-split heat pumps

39. Community building - window mounted HVAC unit

40. Community building - electric baseboard

41. Building electrical panel - building 93-95

42. Fire extinguisher

43. Building hallway exit sign

44. Building hallway emergency light

45. Community building - emergency lights

46. Building hallway strobe alarm

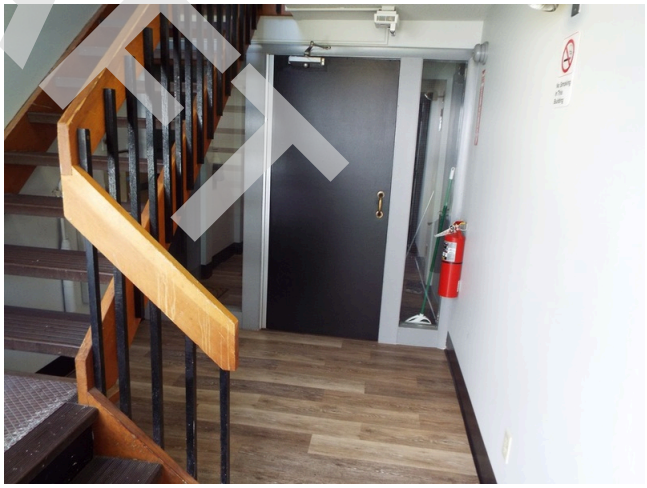
47. Community building - community room

48. Community building - kitchen

49. Community building - laundry

50. Community building - mens restroom

51. Community building - womens restroom



52. Typical lower hall - building 110-112

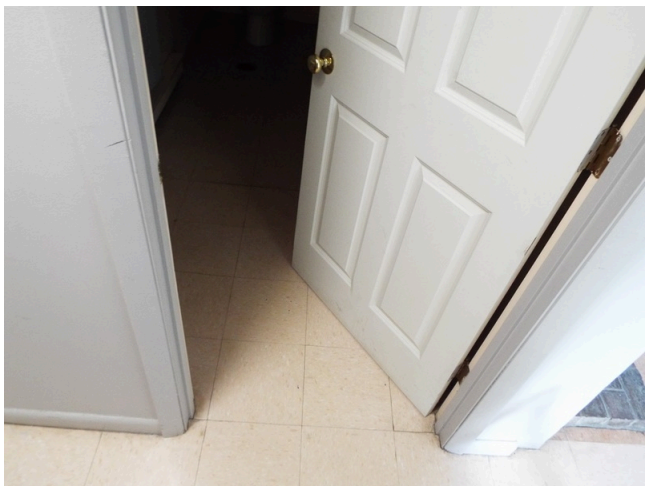
53. Typical upper hall - building 110-112

54. Typical stair - building 110-112

55. Accessible parking lacks van space and sign (Critical Repair)

56. Community building - entry

57. Community building - washer lacks front controls (Critical Repair)



58. Community building - mens room door lacks lever hardware (Critical Repair)

59. Community building - mens room door lacks minum 32 inch clearance (Critical Repair)

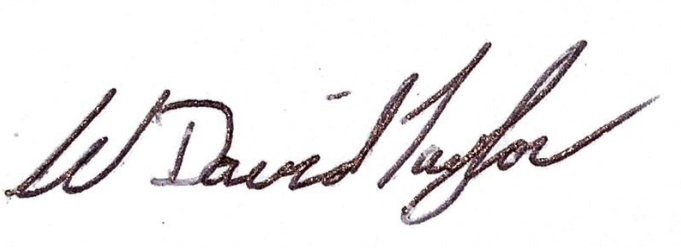
60. Community building - mens room lacks 60 inch turning clerance (Critical Repair)

61. Community building - mens room sink lacks pipe protection (Critical Repair)

62. Community building - mens room toilet stall lacks rear grab bar (Critical Repair)

63. Community building - sink exceeds 34 inch maximum height (Critical Repair)

64. Community building - range lacks 30 inch front approach (Critical Repair)



65. David Taylor signature

66. Electrical room - building 93-95

67. Electrical room - building 93-95

68. Building entry - building 105-109

69. Building entry - building 105-109

70. Building entry - building 105-109

71. Building entry - building 105-109

72. Building entry - building 105-109

73. Building mailboxes - building 105-109

74. Building entry - building 105-109

75. Building entry - building 105-109

76. Building entry - building 105-109

77. Building entry - building 105-109

78. Building entry - building 105-109

79. Fire extinguisher

80. Electrical room - building 105-109

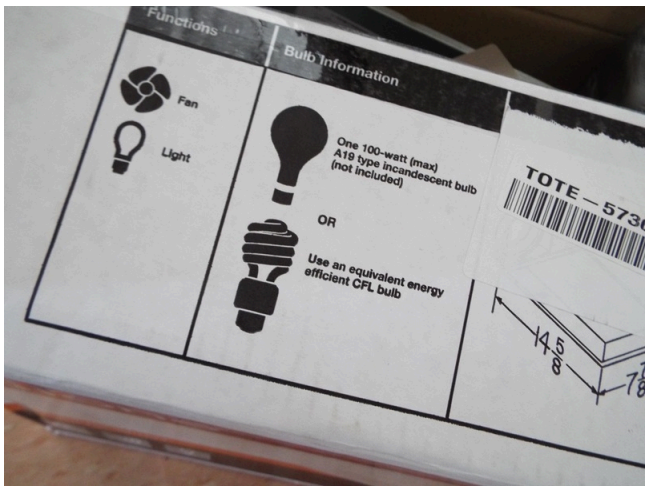
81. Electrical room - building 105-109

82. Electrical room - building 105-109

83. Building electrical panel - building 105-109

84. Electrical room - building 105-109

85. Electrical room - building 105-109



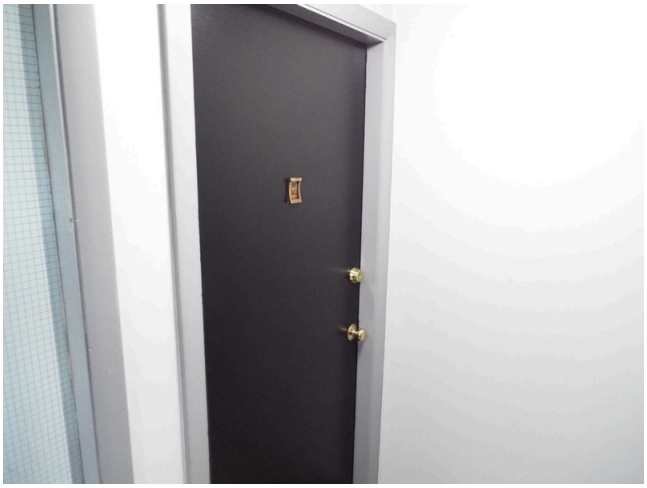
86. Light fixture bulbs

87. Light fixture bulbs

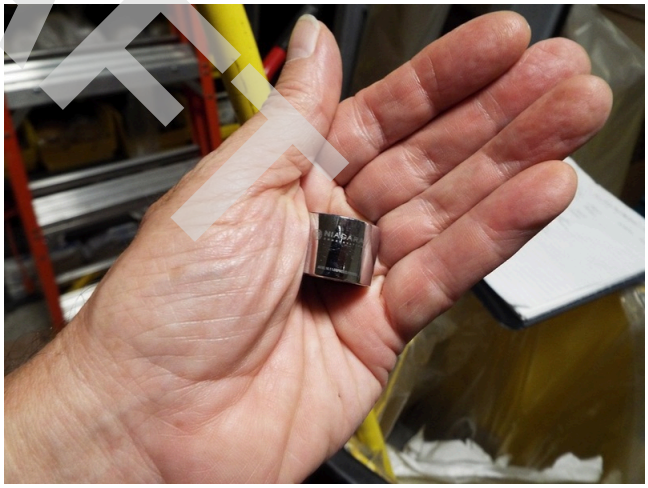
88. Light fixture bulbs

89. Roof framing - building 110-112

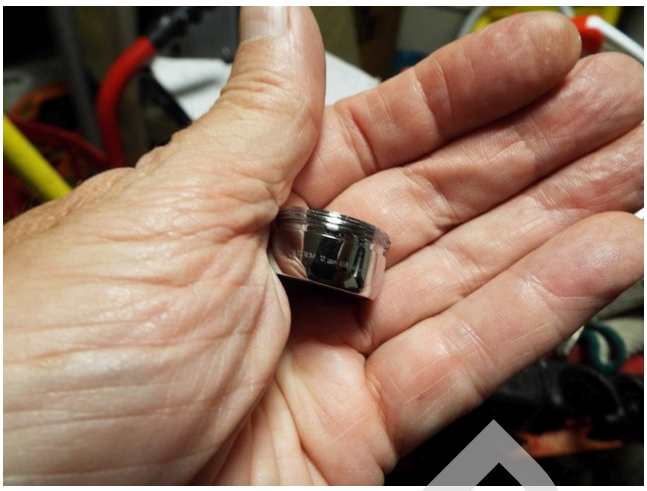
90. Typical upper hall - building 110-112



91. Typical upper hall - building 110-112



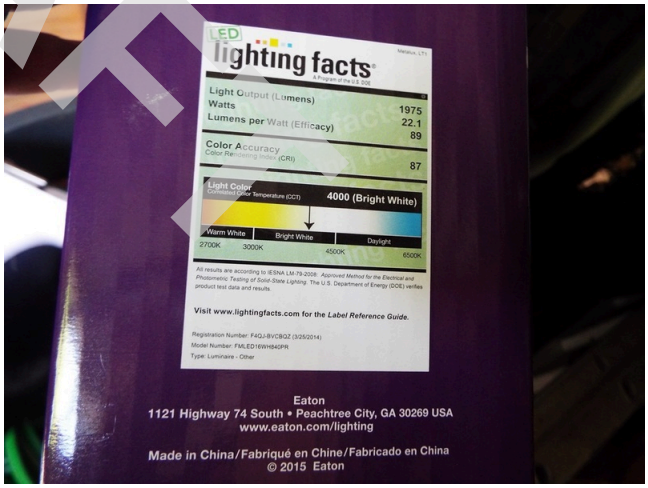
92. Typical aerators



93. Typical aerators

94. Shower head

95. Light fixture bulbs



96. Light fixture bulbs

97. Light fixture bulbs

98. Light fixture bulbs

99. Downspout boot

100. Storage building - interior

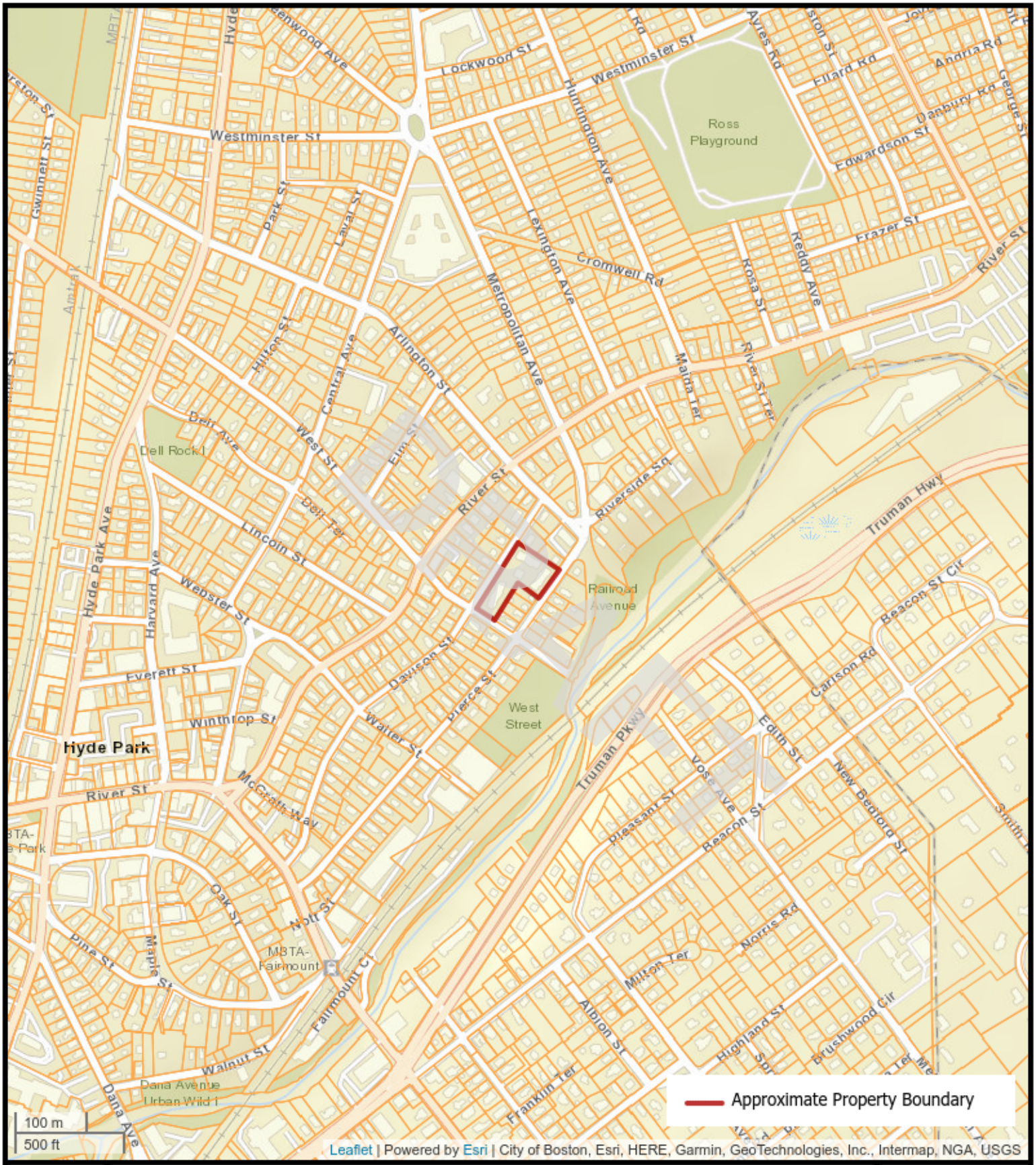
101. Storage building - interior

102. Community building - emergency lights

103. Community building - hallway

APPENDIX C

Street Map and Aerial Photo



N

STREET MAP

101 Davison Street, Hyde Park, Massachusetts 02136

AEI Project Number: 463352

AEI Consultants

N

AERIAL PHOTO

101 Davison Street, Hyde Park, Massachusetts 02136

AEI Project Number: 463352

AEI Consultants

APPENDIX D

USGS Seismic Design Map

101 Davison St, Boston, MA 02136, USA

Latitude, Longitude: 42.2586926, -71.1164677

Date	7/23/2022, 11:36:15 AM
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)	0.204
S_1	spectral response (1.0 s)	0.067
S_{XS}	site-modified spectral response (0.2 s)	0.327
S_{X1}	site-modified spectral response (1.0 s)	0.161
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)	0.229
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.204
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.075
cr1	coefficient of risk (1.0 s)	0.899
s1rt	risk-targeted hazard (1.0 s)	0.067
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.218
S_{X1}	site-modified spectral response (1.0 s)	0.107

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.124
S_1	spectral response (1.0 s)	0.043
S_{XS}	site-modified spectral response (0.2 s)	0.199
S_{X1}	site-modified spectral response (1.0 s)	0.104
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)	0.042
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.068
S_{X1}	site-modified spectral response (1.0 s)	0.038
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

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

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APPENDIX E

Pre-Site Visit Questionnaire

AEI Consultants

HUD CNA PRE-SURVEY QUESTIONNAIRE (MF)

GENERAL INSPECTION INFORMATION

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

GENERAL PROPERTY INFORMATION

PROPERTY NAME:	*DAVISON*						
SITE ADDRESS:	101 DAVISON STREET			*CITY*	HYDE PARK	*STATE*	MA
Number of Apt Buildings:	4	*Date of Construction:*			*Number of Units:*	48	
Number of Common Buildings:	1-SHED	*Renovation Date(s):*			*Number of Vacant Units:*	2	
Number of Stories:	2	*Gross Building Area:*			*Number of Down Units:*		
Site Area in Acres:	acres	*Total Number of Parking Spaces:*	9		*Number of HC Parking Spaces:*	1	

GENERAL PROPERTY INFORMATION

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

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

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

Please list the designated handicapped dwelling units:

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

	Vendor Name	Phone No.		Vendor Name	Phone No.
Roofing			Painting		
Elevator			HVAC		
Fire Protection			Plumbing		
Electrician			Trash Disposal	Capital Waste	617-569-1718
Landscaping			Security System		

Please list all utility providers for the Property:

Domestic Water		Gas/ Oil/ Other	
Sanitary Sewer	Boston Water & Sewer Co.	Electricity	Eversource
Storm Drainage		Steam	

Please provide information regarding current unit mix:

Unit Type:	Occupied	Vacant	Down	Unit Type:	Occupied	Vacant	Down
Studio	25	2		3 Bedroom/ 1 ½ Bathroom	N/A		
1 Bedroom/ 1 Bathroom	21			3 Bedroom/ 2 Bathroom	N/A		
1 Bedroom/ 1 ½ Bath	N/A			4 Bedroom/ 2 Bathroom	N/A		

AEI Consultants

2 Bedroom/ 1 Bath	N/A			Model Unit/Manager Unit			
2 Bedroom/ 1 ½ Bath	N/A						

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

Please indicate when the following systems have been last inspected:

Fire Sprinkler _____ Elevators/ Escalators _____

Fire Alarm March 3, 2022 Facades _____

AEI Consultants

REPLACEMENT/ REPAIR HISTORY

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

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

DOCUMENT REVIEW

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

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

Interviewee / Title:		*Date:*	

APPENDIX F

Record of all Documents Reviewed, Interviews, and Supporting Information

From: Maggie Castelli
To: "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.

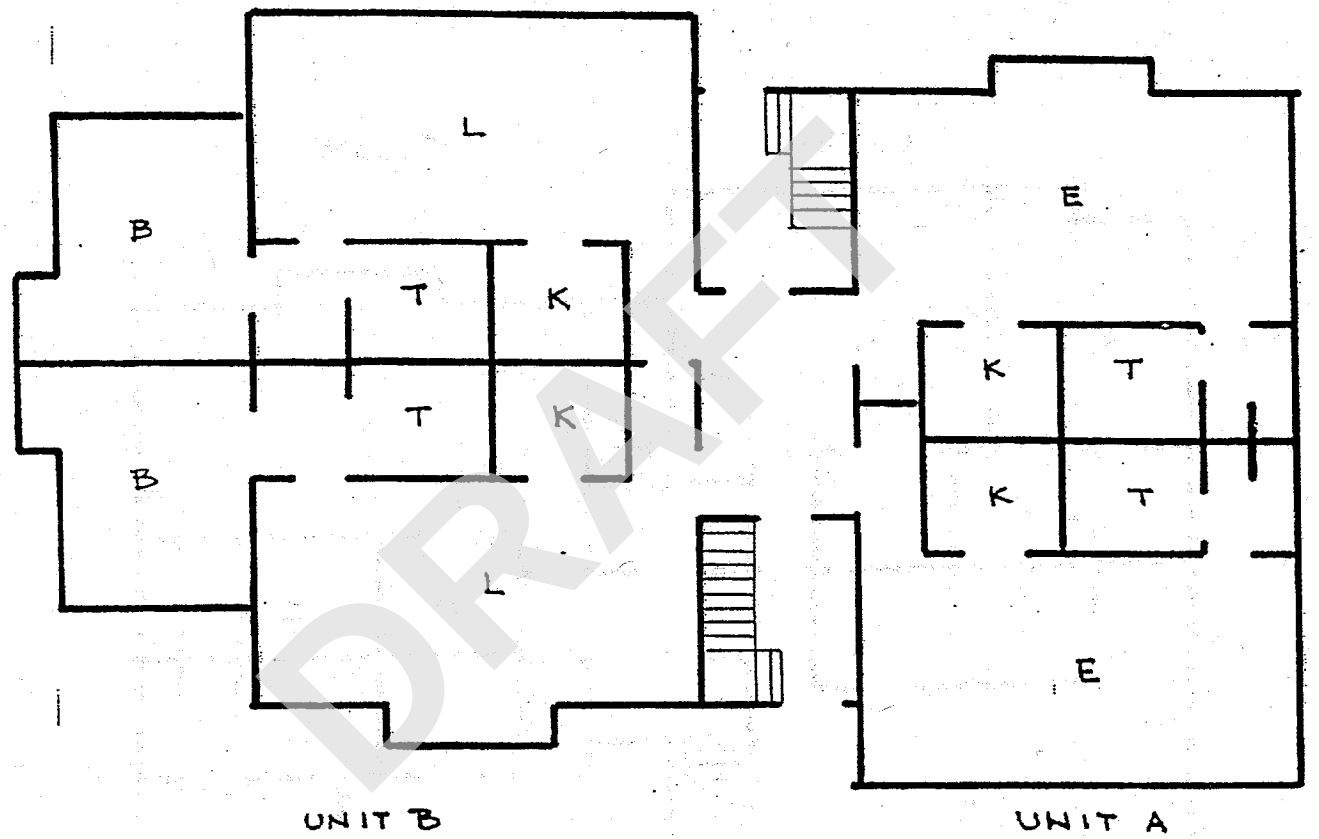
Thank you in advance for your help,

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

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

Boston Housing Authority
Standard Operating Procedures
Development Profile

Development Name & Number	Davison 2-34
Management Office Address	NA
# of Buildings	4
Building Description	Wood Frame/brick and vinyl siding
	Garden style bldgs. 54 feet high
Building # 1 Address	93 Davison Street/ 95 Davison Street
Building # 2 Address	105 Davison Street/109 Davison Street
Building # 3 Address	112 Pierce Street/110 Pierce Street
Building # 4 Address	101 Davison Street (Community Room)
Shed - Common Building	
# of Units	48 Units
# of Studios	27
# of 1-Bdrm	21
Heating System	Electric Baseboard
Type of Boilers	NA
Number of Boilers	NA
Estimated Age	NA
Fuel	NA
Gas Tanks Size	NA
Fire Alarm System	Local
scription	Smoke Detectors/hard wired 120 V Local Annunciators only
cation	Each apt.and common area halls
ge	
levators	NONE
# of Elevators	NA
Type	NA
Last Upgrade	NA
Sprinklers	NA
Description, Location & Age	NA
Generator	NA
Description, Location, Age, What It Operates	NA
Hot water	Domestic Hot Water System
Description	Electric Hot Water Tanks 30 Gallon
Location	Each Apt, closet
Age	
Roof	
Type	Shingles, asphalt
Age	Replaced in 1998, 25 Year Warranty.
Ventilation & Air Conditioning Equipment	
System 1: Description, location & age	Window Air Conditioner Located in Community Room
	Upper window, needs replacing
Other Significant Equipment & Systems	
WATER METERS	BACK HALLWAYS OF:- 95 DAVISON; 109 DAVISON 110 PIERCE

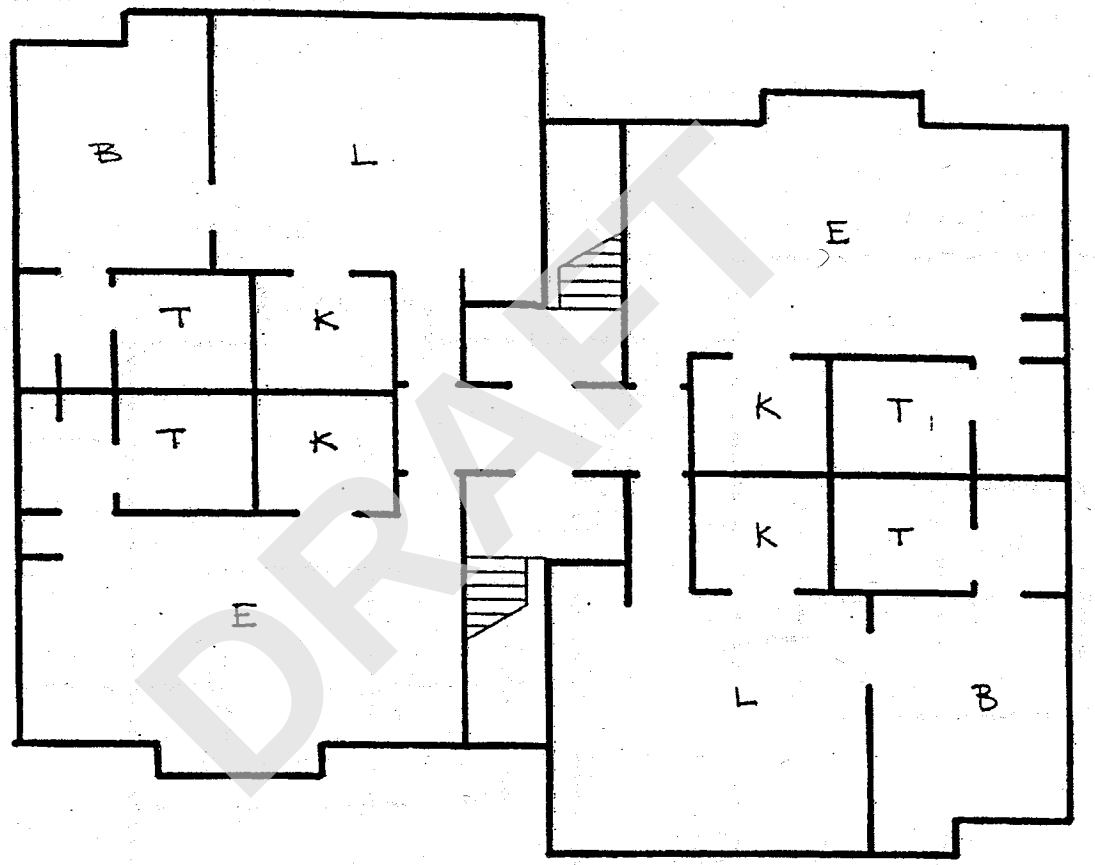


HOUSING DEVELOPMENT
DAVISON

DRWG. TITLE
1ST FLR., UNIT A,B

KEY

E	EFFICIENCY APARTMENT	K	KITCHEN		
1BR	ONE BEDROOM APARTMENT	B	BEDROOM	EG	EMERGENCY GENERATOR
2BR	TWO BEDROOM APARTMENT	M	MECHANICAL ROOM / BOILER ROOM	ST	STORAGE ROOM
CR	COMMUNITY ROOM	MO	MANAGEMENT OFFICE	FP	FIRE PROTECTION ROOM
LD	LAUNDRY ROOM	EL	ELECTRICAL ROOM	HDCP	HANDICAP
T	BATHROOM	TR	TRASH ROOM	LB	LOBBY
L	LIVING ROOM	CO	CONFRENCE ROOM	N	NURSES OFFICE
		D	DINNING ROOM		

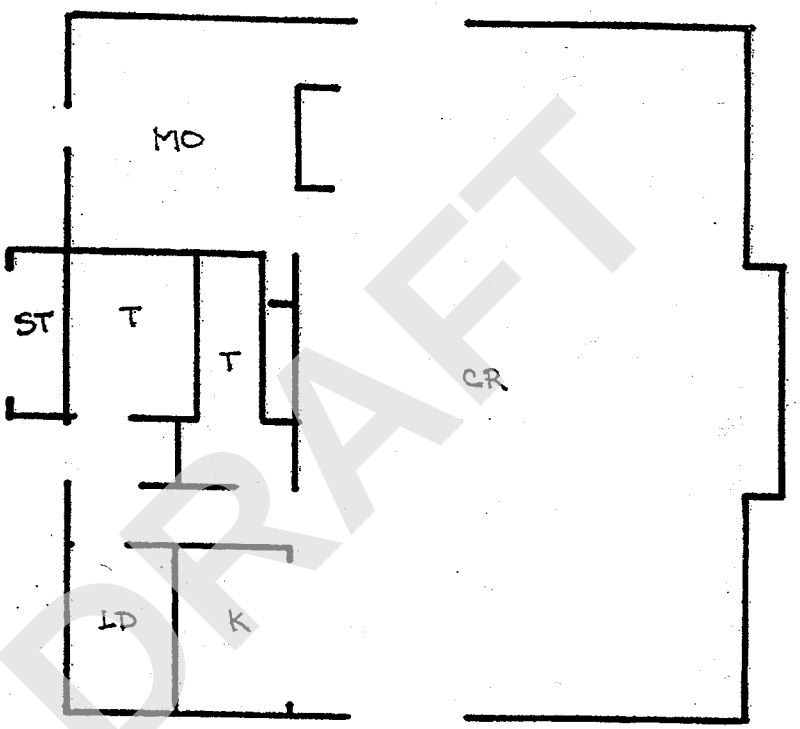


HOUSING DEVELOPMENT
DAVISON

DRWG. TITLE
2ND FLR., UNIT A,B

KEY

E	EFFICIENCY APARTMENT	K	KITCHEN	EG	EMERGENCY GENERATOR
1BR	ONE BEDROOM APARTMENT	B	BEDROOM	ST	STORAGE ROOM
2BR	TWO BEDROOM APARTMENT	M	MECHNICAL ROOM / BOILER ROOM	FP	FIRE PROTECTION ROOM
CR	COMMUNITY ROOM	MO	MANAGEMENT OFFICE	HDCP	HANDICAP
LD	LAUNDRY ROOM	EL	ELECTRICAL ROOM	LB	LOBBY
T	BATHROOM	TR	TRASH ROOM	N	NURSES OFFICE
L	LIVING ROOM	CO	CONFRENCE ROOM		
		D	DINNING ROOM		



HOUSING DEVELOPMENT
DAVISON

DRWG. TITLE
1ST FLR. ,COMM. BLDG.

KEY

E	EFFICIENCY APARTMENT	K	KITCHEN		
1BR	ONE BEDROOM APARTMENT	B	BEDROOM	EG	EMERGENCY GENERATOR
2BR	TWO BEDROOM APARTMENT	M	MECHNICAL ROOM / BOILER ROOM	ST	STORAGE ROOM
CR	COMMUNITY ROOM	MO	MANAGEMENT OFFICE	FP	FIRE PROTECTION ROOM
LD	LAUNDRY ROOM	EL	ELECTRICAL ROOM	HDCP	HANDICAP
T	BATHROOM	TR	TRASH ROOM	LB	LOBBY
L	LIVING ROOM	CO	CONFRENCE ROOM	N	NURSES OFFICE
		D	DINNING ROOM		

Inspection and Testing Certificate

Presented To

Boston Housing Authority

For

Davison

101 Davison Street
Hyde Park, Massachusetts 02136
United States

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

Completed
Wednesday, March 02, 2022

Test Session :02 Mar 2022 1st Quarter

ACCEPTED BY

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

TESTED BY

Seileen Toland
Aetna Fire Alarm Service Co Inc
13 Clover Street
Dorchester, MA 02122
United States

AETNA
FIRE ALARM SERVICE COMPANY, INC.

Inspection Summary

Building Information

PROPERTY	Davison	CONTACT	
ADDRESS	101 Davison Street	PHONE	
CITY/STATE/ZIP	Hyde Park, Massachusetts 02136	MOBILE	
COUNTRY	United States	EMAIL	

Inspector Information

COMPANY	Aetna Fire Alarm Service Co Inc	CONTACT	Seileen Toland
ADDRESS	13 Clover Street Dorchester, MA 02122	LICENSE NUMBER	10604D
		PHONE	
COUNTRY	United States	EMAIL	stoland@aetnafirealarm.com

Testing Summary

EQUIPMENT TYPE	TOTAL	TESTED	PASSED	FAILED
Initiating Device	74	23(31%)	23(31%)	0(0%)

Certification

The equipment specified herein was inspected and tested according to the NFPA 72 standard for fire alarm and signaling systems, with the inspection completed on Wednesday, March 02, 2022

SJL

ACCEPTED BY	03/02/2022	TESTED BY	03/02/2022
			Seileen Toland
	Building Representative		Technician

Open Corrective Action & Solution Summary

The following 4 corrective action(s) remain open following the system inspection, testing or maintenance activities

EQUIPMENT TYPE	ADDRESS	DESCRIPTION
Smoke Detector	04	93 2nd Floor Apt. 6
	Created By:	Clarence Bates
	Creation Date:	09/08/2021
	Corrective Action:	No battery in device
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector	12	105 2nd Floor Apt. 22
	Created By:	Clarence Bates
	Creation Date:	09/08/2021
	Corrective Action:	Device missing
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector	14	105 2nd Floor Apt. 24
	Created By:	Clarence Bates
	Creation Date:	09/08/2021
	Corrective Action:	Device missing
	Proposed Solution:	
	Manufacturer:	
	Model:	
Smoke Detector	25	110 2nd Floor Apt. 47
	Created By:	Clarence Bates
	Creation Date:	09/08/2021
	Corrective Action:	Need to replace device
	Proposed Solution:	
	Manufacturer:	
	Model:	

Resolved Corrective Action & Solution Summary

The following 3 corrective action(s) were resolved during the system inspection, testing or maintenance activities

EQUIPMENT TYPE	ADDRESS	DESCRIPTION
Smoke Detector - General	52	109 1st Floor Apt. 28

Created By:	Clarence Bates
Creation Date:	06/03/2021
Corrective Action:	Need to replace battery
Resolution:	BHA replaced device
Resolved By:	Seileen Toland
Resolved On:	03/02/2022
Manufacturer:	
Model:	

EQUIPMENT TYPE	ADDRESS	DESCRIPTION
Smoke Detector - General	65	110 1st Floor Apt. 41

Created By:	Clarence Bates
Creation Date:	06/03/2021
Corrective Action:	Need to replace battery
Resolution:	BHA replaced device
Resolved By:	Seileen Toland
Resolved On:	03/02/2022
Manufacturer:	
Model:	

EQUIPMENT TYPE	ADDRESS	DESCRIPTION
Smoke Detector - General	42	105 1st Floor Apt. 18

Created By:	Clarence Bates
Creation Date:	06/03/2021
Corrective Action:	Device missing
Resolution:	BHA replaced device
Resolved By:	Seileen Toland
Resolved On:	03/02/2022
Manufacturer:	
Model:	

Testing Details

Initiating Device

Passed

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
Smoke Detector - General	65	110 1st Floor Apt. 41	Manual	3/2/2022 8:41:53 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	66	110 1st Floor Apt. 42	Manual	3/2/2022 8:41:56 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	67	110 1st Floor Apt. 43	Manual	3/2/2022 8:41:59 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	68	110 1st Floor Apt. 44	Manual	3/2/2022 8:42:03 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	59	112 1st Floor Apt. 35	Manual	3/2/2022 8:42:37 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	58	112 1st Floor Apt. 34	Manual	3/2/2022 8:42:40 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	57	112 1st Floor Apt. 33	Manual	3/2/2022 8:42:42 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	52	109 1st Floor Apt. 28	Manual	3/2/2022 8:42:58 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	51	109 1st Floor Apt. 27	Manual	3/2/2022 8:43:01 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	50	109 1st Floor Apt. 26	Manual	3/2/2022 8:43:03 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	49	109 1st Floor Apt. 25	Manual	3/2/2022 8:43:05 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	43	105 1st Floor Apt. 19	Manual	3/2/2022 8:43:07 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	44	105 1st Floor Apt. 20	Manual	3/2/2022 8:43:09 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	41	105 1st Floor Apt. 17	Manual	3/2/2022 8:43:11 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	42	105 1st Floor Apt. 18	Manual	3/2/2022 8:43:31 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	36	95 1st Floor Apt. 12	Manual	3/2/2022 8:43:34 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	35	95 1st Floor Apt. 11	Manual	3/2/2022 8:43:35 AM

EQUIPMENT TYPE	ADDRESS	DESCRIPTION	METHOD	DATE/TIME
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	34	95 1st Floor Apt. 10	Manual	3/2/2022 8:43:37 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	33	95 1st Floor Apt. 9	Manual	3/2/2022 8:43:39 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	28	93 1st Floor Apt. 4	Manual	3/2/2022 8:43:41 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector - General	27	93 1st Floor Apt. 1	Manual	3/2/2022 8:43:44 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	02	93 1st Floor Apt. 3	Manual	3/2/2022 8:43:46 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	
Smoke Detector	01	93 1st Floor Apt. 2	Manual	3/2/2022 8:43:48 AM
		Visual Inspection	Passed (Manual)	
		Functional Inspection	Passed	

Device/Equipment Details

Initiating Device

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
Smoke Detector					
01	93 1st Floor Apt. 2				
02	93 1st Floor Apt. 3				
03	93 2nd Floor Apt. 5				
04	93 2nd Floor Apt. 6				
05	93 2nd Floor Apt. 7				
06	2nd Floor Apt. 8				
07	95 2nd Floor Apt. 13				
08	95 2nd Floor Apt. 14				
09	95 2nd Floor Apt. 15				
10	95 2nd Floor Apt. 16				
11	105 2nd Floor Apt. 21				
12	105 2nd Floor Apt. 22				
13	105 2nd Floor Apt. 23				
14	105 2nd Floor Apt. 24				
15	109 2nd Floor Apt. 29				
16	109 2nd Floor Apt. 30				
17	109 2nd Floor Apt. 31				
18	109 2nd Floor Apt. 32				
19	112 2nd Floor Apt. 37				
20	112 2nd Floor Apt. 38				
21	112 2nd Floor Apt. 39				
22	112 2nd Floor Apt. 40				
23	110 2nd Floor Apt. 45				
24	110 2nd Floor Apt. 46				
25	110 2nd Floor Apt. 47				
26	110 2nd Floor Apt. 48				
Smoke Detector - General					
27	93 1st Floor Apt. 1				
28	93 1st Floor Apt. 4				
29	93 1st Floor Front				
30	93 1st Floor Middle				
31	93 1st Floor Rear				
32	93 2nd Floor				
33	95 1st Floor Apt. 9				
34	95 1st Floor Apt. 10				
35	95 1st Floor Apt. 11				
36	95 1st Floor Apt. 12				
37	95 1st Floor Front				
38	95 1st Floor Middle				
39	95 1st Floor Rear				
40	95 2nd Floor				
41	105 1st Floor Apt. 17				
42	105 1st Floor Apt. 18				
43	105 1st Floor Apt. 19				
44	105 1st Floor Apt. 20				
45	105 1st Floor Front				
46	105 1st Floor Middle				
47	105 1st Floor Rear				

ADDRESS	DESCRIPTION	MANUFACTURER	MODEL	SERIAL	INSTALL DATE
48	105 2nd Floor				
49	109 1st Floor Apt. 25				
50	109 1st Floor Apt. 26				
51	109 1st Floor Apt. 27				
52	109 1st Floor Apt. 28				
53	109 1st Floor Front				
54	109 1st Floor Middle				
55	109 1st Floor Rear				
56	109 2nd Floor				
57	112 1st Floor Apt. 33				
58	112 1st Floor Apt. 34				
59	112 1st Floor Apt. 35				
60	112 1st Floor Apt. 36				
61	112 1st Floor Front				
62	112 1st Floor Middle				
63	112 1st Floor Rear				
64	112 2nd Floor				
65	110 1st Floor Apt. 41				
66	110 1st Floor Apt. 42				
67	110 1st Floor Apt. 43				
68	110 1st Floor Apt. 44				
69	110 1st Floor Front				
70	110 1st Floor Middle				
71	110 1st Floor Rear				
72	110 2nd Floor				
73	101 Common Rm				
74	101 Common Rm				

Assessing On-Line

« New search Map

Parcel ID:	1804470000
Address:	25 WEST ST BOSTON MA 02136
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	52,247 sq ft
Gross Area:	41,826 sq ft
Year Built:	1961
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	25 WEST HYDE PARK MA 02136
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2022 Building value:	$1,803,800.00
FY2022 Land Value:	$1,614,200.00
FY2022 Total Assessed Value:	$3,418,000.00

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 AUTHORITY

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	$3,418,000.00
2021	Exempt	$3,456,400.00
2020	Exempt	$3,281,300.00
2019	Exempt	$3,241,000.00
2018	Exempt	$3,110,500.00
2017	Exempt	$2,980,500.00
2016	Exempt	$2,626,500.00
2015	Exempt	$2,415,500.00
2014	Exempt	$2,212,000.00
2013	Exempt	$1,917,500.00
2012	Exempt	$1,806,000.00
2011	Exempt	$1,770,500.00
2010	Exempt	$1,788,000.00
2009	Exempt	$1,881,000.00
2008	Exempt	$1,881,000.00
2007	Exempt	$1,862,000.00
2006	Exempt	$1,739,000.00
2005	Apartment Building	$1,540,500.00
2004	Apartment Building	$1,606,500.00
2003	Apartment Building	$1,363,500.00
2002	Exempt	$1,452,500.00
2001	Exempt	$1,279,500.00
2000	Exempt	$1,336,500.00
1999	Exempt	$1,263,500.00
1998	Exempt	$1,263,500.00
1997	Exempt	$1,313,500.00
1996	Exempt	$1,249,500.00
1995	Exempt	$1,200,000.00
1994	Exempt	$1,131,500.00
1993	Exempt	$1,131,500.00
1992	Exempt	$1,188,000.00
1991	Exempt	$1,437,500.00
1990	Exempt	$1,437,500.00
1989	Exempt	$1,660,000.00
1988	Exempt	$1,360,500.00
1987	Exempt	$1,153,000.00
1986	Exempt	$1,058,000.00
1985	Exempt	$933,100.00

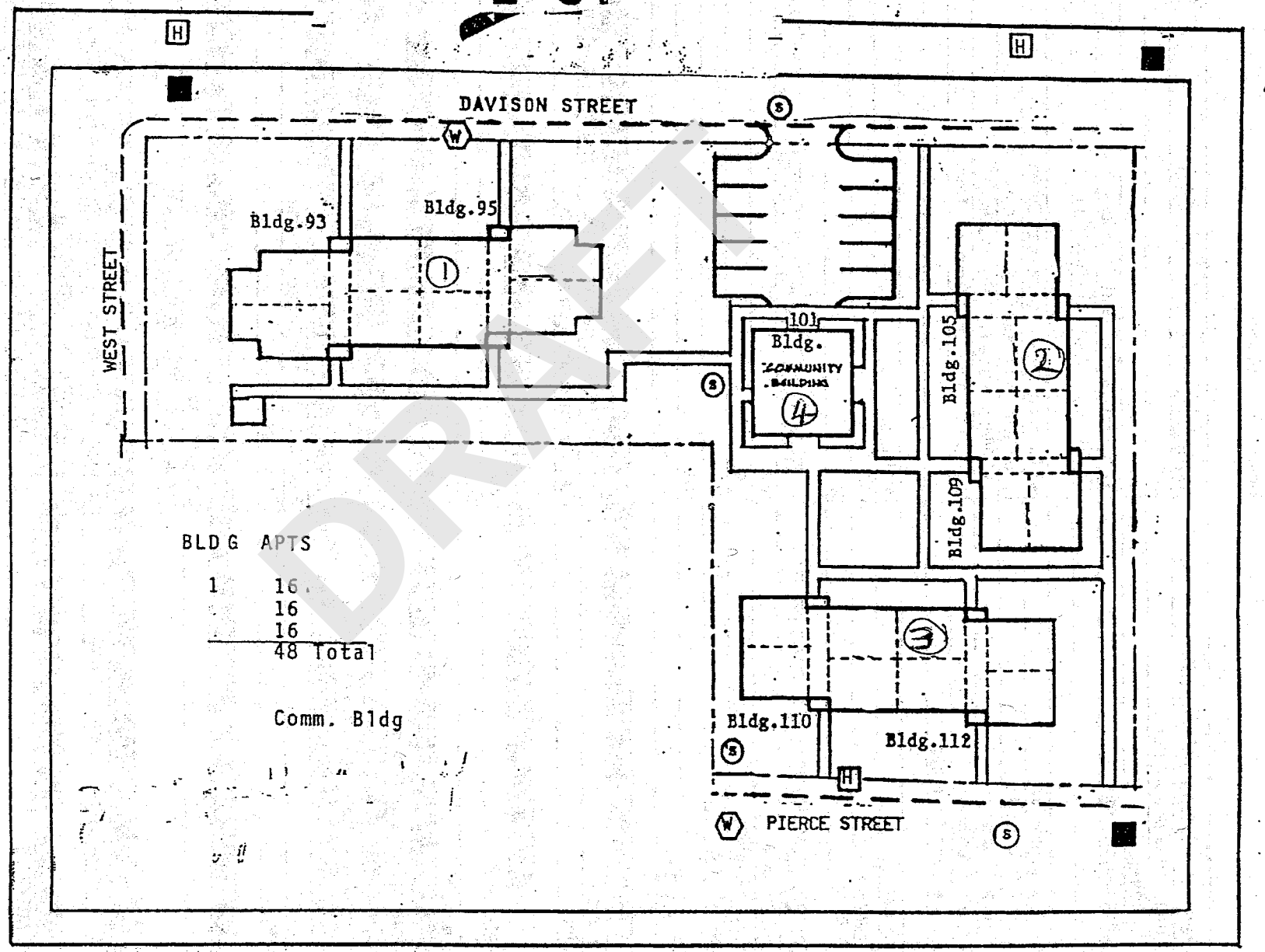
* Actual Billed Assessments

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.

DAVISON APARTMENTS
2-34



Inspection Summary Report (POA) for Inspection #694211

Inspection Snapshot

Inspection ID:	694211	**Inspection Time:**	09:00 AM - 01:20 PM
Inspection Start Date:	05/20/2022	**Inspection End Date:**	05/20/2022
Property ID:	MA002000234	**Property Type:**	Public Housing
Property Name:	DAVISON APARTMENTS		
Inspection State:	Successful	**Score:**	89b

Inspection Summary Report (POA) for Inspection #694211

Property Profile

Property Name:	DAVISON APARTMENTS		
Scattered Site?	No	**Multiple Site?**	No
Address Line 1:	101 DAVISON Street		
Address Line 2:			
City:	HYDE PARK	**State:**	MA
ZIP:	02136	**Extension:**	____
Phone:	(617) 988-5317	**Extension:**	
Fax:		**Email:**	

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	4	3	3	47	48	18
Common	1	1	1	-	-	-
Total	5	4	4	47	48	18

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
46	96	No

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

Comments **Profile change TAC# 3169646**

Inspection Summary Report (POA) for Inspection #694211

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L):	Robert MacGregor		
Organization:	Boston Housing Authority		
Address Line 1:	81 Orton Marotta Way		
Address Line 2:			
City:	South Boston	**State:**	MA
ZIP:	02127	**Extension:**	
Phone:	(617) 988-4311	**Extension:**	
Fax:	(617) 268-2462	**Email:**	robert.macgregor@bostonhousing.org

Executive Director [Not Present During Inspection]

Name (F, MI, L):	Kathryn Bennett		
Organization:	Boston Housing Authority		
Address Line 1:	52 Chancy St		
Address Line 2:			
City:	Boston	**State:**	MA
ZIP:	02015	**Extension:**	
Phone:	(617) 988-4108	**Extension:**	
Fax:		**Email:**	BHAAdmin@bostonhousing.org

Site Manager [Present During Inspection]

Name (F, MI, L):	Sherri Adams		
Organization:	Boston Housing Authority		
Address Line 1:	705 River St		
Address Line 2:			
City:	Hyde Park	**State:**	MA
ZIP:	02136	**Extension:**	
Phone:	(617) 988-5317	**Extension:**	
Fax:		**Email:**	sherri.adams@bostonhousing.org

Inspection Summary Report (POA) for Inspection #694211

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	15.15	0.00	15.15	0.00	15.15
Building Exterior	19.54	1.27	18.28	0.00	18.28
Building Systems	17.32	0.00	17.32	0.00	17.32
Common Area	5.13	0.00	5.13	0.00	5.13
Unit	42.86	8.20	34.67	1.14	33.53
Total	100.00	9.46	90.54	1.14	89.41

Score Version: 1 **Score Date:** 05/20/2022 **Final Score:** 89b

Inspection Summary Report (POA) for Inspection #694211

Health & Safety Summary

	Site	Buildings	Units	Total
Non-Life Threatening (NLT)				
Actual	0	0	7	7
Projected	0	0	19	19
Life Threatening (LT)				
Actual	0	0	0	0
Projected	0	0	0	0
Smoke Detectors (SD)				
Actual	0	0	0	0
Projected	0	0	0	0
Overall				
Actual	0	0	7	7
Projected	0	0	19	19

Health and Safety Narrative

1 site, 4 buildings and 18 units were inspected.

7 health and safety deficiencies(HSD) were observed.

Percentage Inspected:
Site (PIS): 100%
Building (PIB): 100%
Unit (PIU): 38%

Projected HSD:
Site = (Actual HSDS) / PIS
Building = (Actual HSDB) / PIB
Unit = (Actual HSDU) / PIU

If all buildings and units were inspected, it is projected that a total of 19 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #694211

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Unit	Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	6	18	33
Capital	Unit	Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	14	18	78
Ordinary	Unit	Doors	Unit - Damaged Surface (Holes/Paint/ Rust/Glass) (Doors)	6	18	33

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances)

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)

Inspection Summary Report (POA) for Inspection #694211

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	5	4	4	0
Unit	47	48	18	1

Building 1 - 93-95 Davison St [Sample , Inspected]

Address Line 1: 93 Davison
Address Line 2:
City: Hyde Pk **State:** MA
Zip: 02136 **Extension:**

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1972	2	15	16

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
1	1 Bedroom	Yes		No	N/A
4	0 Bedroom	Yes		No	N/A
7	2 Bedrooms	Yes		No	N/A
9	0 Bedroom	Yes		No	N/A
12	1 Bedroom	Yes		No	N/A
15	1 Bedroom	Yes		No	N/A

Building 2 - 105-109 Davison St [Sample , Inspected]

Address Line 1: 105 Davison
Address Line 2:
City: Hyde Pk **State:** MA
Zip: 02136 **Extension:**

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily	1972	2	16	16

Apts				

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
17	0 Bedroom	Yes		No	N/A
20	0 Bedroom	Yes		No	
23	0 Bedroom	Yes		No	N/A
25	0 Bedroom	Yes		No	N/A
28	0 Bedroom	Yes		No	N/A
31	0 Bedroom	Yes		No	N/A

Building 3 - 110-112 Pierce St [Sample , Inspected]

Address Line 1: 110-112 Pierce St.
Address Line 2:
City: Hyde Pk **State:** MA
Zip: 02136 **Extension:**

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1972	2	16	16

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
33	0 Bedroom	Yes		No	N/A
36	0 Bedroom	Yes		No	N/A
39	1 Bedroom	Yes		No	N/A
41	0 Bedroom	No	Vacant	No	

43	0 Bedroom	Yes		No	
44	0 Bedroom	Yes		No	
47	1 Bedroom	Yes		No	N/A

Building DABN01 - MANAGEMENT BUILDING/COMMUNITY [Sample , Inspected]

Address Line 1: 101 DAVISON STREET
Address Line 2:
City: HYDE PARK **State:** MA
Zip: 02136 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1972	1	0	0

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Inspection Summary Report (POA) for Inspection #694211

Certificates

Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	NA - This certificate is not applicable for this property
Lead-Based Paint Disclosure Forms	Yes - This certificate is provided or is not expired
Lead-Based Paint Inspection Reports	No - This certificate cannot be provided or is expired
Sprinkler Systems	NA - This certificate is not applicable for this property

Inspection Summary Report (POA) for Inspection #694211

Score Details

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

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - 93-95 Davison St - Building Exterior [Possible Points : 5.66]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	1.27	
			1.27	4.40
Building 1 - 93-95 Davison St - Unit 1 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.21	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 1	0.03	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 1	0.03	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.11	
			0.39	1.99
Building 1 - 93-95 Davison St - Unit 4 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.26	
			0.54	1.84
Building 1 - 93-95 Davison St - Unit 7 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.21	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.26	

Inspection Summary Report (POA) for Inspection #694211

Item	Deficiency	Severity	Points Deducted	Points Received
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.21	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.11	
Hazards	HS - Other (Hazards) (NLT)	Level 3	0.00	
			1.10	1.29
Building 1 - 93-95 Davison St - Unit 9 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.26	
			0.54	1.84
Building 1 - 93-95 Davison St - Unit 12 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.26	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT)	Level 3	0.11	
			0.37	2.01
Building 1 - 93-95 Davison St - Unit 15 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.26	
			0.54	1.84
Building 2 - 105-109 Davison St - Unit 17 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
			0.29	2.10
Building 2 - 105-109 Davison St - Unit 20 [Possible Points : 2.38]				

Inspection Summary Report (POA) for Inspection #694211

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.21	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.21	
			0.71	1.67
Building 2 - 105-109 Davison St - Unit 23 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
			0.29	2.10
Building 2 - 105-109 Davison St - Unit 25 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
			0.29	2.10
Building 2 - 105-109 Davison St - Unit 28 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.21	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.13	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.04	
			0.66	1.72
Building 2 - 105-109 Davison St - Unit 31 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
			0.29	2.10
Building 3 - 110-112 Pierce St - Unit 33 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #694211

Item	Deficiency	Severity	Points Deducted	Points Received
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.11	
			0.40	1.98
Building 3 - 110-112 Pierce St - Unit 36 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
Health And Safety Deficiencies				
Electrical System	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT)	Level 3	0.57	
			0.86	1.53
Building 3 - 110-112 Pierce St - Unit 39 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
			0.29	2.10
Building 3 - 110-112 Pierce St - Unit 43 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.21	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.21	
			0.43	1.95
Building 3 - 110-112 Pierce St - Unit 44 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.21	
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen)	Level 3	0.48	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.11	
			0.80	1.58
Building 3 - 110-112 Pierce St - Unit 47 [Possible Points : 2.38]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.29	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	

Inspection Summary Report (POA) for Inspection #694211

Item	Deficiency	Severity	Points Deducted	Points Received
			0.57	1.81

Inspection Summary Report (POA) for Inspection #694211

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
Site - DAVISON APARTMENTS - Site(0)			
None			
Building 1 - 93-95 Davison St[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	siding damaged by 93	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Building 1 - 93-95 Davison St[Sample,Inspected] - Building Systems			
None			
Building 1 - 93-95 Davison St[Sample,Inspected] - Common Areas			
None			
Building 1 - 93-95 Davison St[Sample,Inspected] - Unit 1			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom sink stopper missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Ceiling	Bathroom bath ceiling has water stains/mold	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water
Walls	Bathroom bathroom walls have stains/mold	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)

Item	Location/Comments	Deficiency/Severity	Decisions
			- 4 square inches to 1 square foot and you may or may not see water
Health And Safety Deficiencies			
Call-for-Aid	Bathroom cord is coiled around towel bar	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1 - 93-95 Davison St[Sample,Inspected] - Unit 12			
Non-Health And Safety Deficiencies			
Doors	Bathroom bath door surface is flaking	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Living Area entry area closet door has hole	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch
Health And Safety Deficiencies			
Call-for-Aid	Bathroom bath cord is coiled up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bedroom bdrm cord blocked	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1 - 93-95 Davison St[Sample,Inspected] - Unit 15			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical stop stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Bathroom bath door edge needs	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	- Bathroom Door - Surface is damaged

Item	Location/Comments	Deficiency/Severity	Decisions
	paint	(Doors) - L3	- Door has significant peeling, cracked, or no paint.

Building 1 - 93-95 Davison St[Sample,Inspected] - Unit 4			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical tub stopper inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Living Area entry door edge needs paint	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.

Building 1 - 93-95 Davison St[Sample,Inspected] - Unit 7			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom hall bath mechanical sink stopper is missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom hall bath tub mechanical stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Bedroom bdrm 2 door has surface damage in several locations	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition MAY RESULT in a Health and Safety concern
Kitchen Items	Kitchen fridge gasket is damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bedroom bdrm 2 wall needs paint where repaired	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area

Inspection Summary Report (POA) for Inspection #694211

Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Call-for-Aid	Bedroom bdrm 2 cord blocked by bed	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Building 1 - 93-95 Davison St[Sample,Inspected] - Unit 9			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom bath mechanical tub stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Hallway closet doors are not painted or varnished, majority of doors are painted	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Building 2 - 105-109 Davison St[Sample,Inspected] - Building Exterior			
None			
Building 2 - 105-109 Davison St[Sample,Inspected] - Building Systems			
None			
Building 2 - 105-109 Davison St[Sample,Inspected] - Common Areas			
None			
Building 2 - 105-109 Davison St[Sample,Inspected] - Unit 17			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical tub stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Building 2 - 105-109 Davison St[Sample,Inspected] - Unit 20			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical sink stopper	Unit - Lavatory Sink - Damaged/Missing	- Bathroom Sink - A stopper is missing (only if

Item	Location/Comments	Deficiency/Severity	Decisions
	is missing	(Bathroom) - L1	there is no stopper in the visible area)
Bathroom Items	Bathroom mechanical tub stopper is missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Kitchen Items	Kitchen fridge gasket is damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 2 - 105-109 Davison St[Sample,Inspected] - Unit 23			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical tub stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)

Building 2 - 105-109 Davison St[Sample,Inspected] - Unit 25			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical tub stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)

Building 2 - 105-109 Davison St[Sample,Inspected] - Unit 28			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom sink stopper is missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bedroom tub stopper is missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Hallway entry hall closet door hole has been repaired but is not flush with surface or matches the color of the door NIS	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes.

Item	Location/Comments	Deficiency/Severity	Decisions
			- 1/4 inch to 1 inch
Windows	Living Area screen is damaged	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 2 - 105-109 Davison St[Sample,Inspected] - Unit 31			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical tub stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)

Building 3 - 110-112 Pierce St[Sample,Inspected] - Building Exterior
None

Building 3 - 110-112 Pierce St[Sample,Inspected] - Building Systems
None

Building 3 - 110-112 Pierce St[Sample,Inspected] - Common Areas
None

Building 3 - 110-112 Pierce St[Sample,Inspected] - Unit 33			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical tub stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Health And Safety Deficiencies			
Call-for-Aid	Bedroom cord not to baseboard in living area	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 3 - 110-112 Pierce St[Sample,Inspected] - Unit 36			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical tub stopper is	Unit - Shower/Tub - Damaged/Missing	- Shower or Tub (Unit) - A stopper is missing (only if

Inspection Summary Report (POA) for Inspection #694211

Item	Location/Comments	Deficiency/Severity	Decisions
	inop	(Bathroom) - L1	there is no stopper in the visible area)
Health And Safety Deficiencies			
Electrical System	Kitchen kitchen panel is screwed shut	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT) - L3	- Blocked access to electrical panel - The item blocking access CANNOT be removed easily in an emergency.

Building 3 - 110-112 Pierce St[Sample,Inspected] - Unit 39			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical sink stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)

Building 3 - 110-112 Pierce St[Sample,Inspected] - Unit 43			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical sink stopper is missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Kitchen Items	Kitchen fridge gasket is damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 3 - 110-112 Pierce St[Sample,Inspected] - Unit 44			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom mechanical sink stopper is missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Kitchen Items	Kitchen exhaust fan filter is missing	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L3	- Range Hood/Exhaust Fans - Exhaust fan does not function - There is NOT an operable window.
Health And Safety Deficiencies			
Call-for-Aid	Bedroom	Unit - Inoperable	- Alerts local entities (on-site)

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

Building 3 - 110-112 Pierce St[Sample,Inspected] - Unit 47			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom shower head leaks	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Bathroom Items	Bathroom mecahnical tub stopper is inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)

Building DABN01 - MANAGEMENT BUILDING/COMMUNITY[Sample,Inspected] - Building Exterior
None

Building DABN01 - MANAGEMENT BUILDING/COMMUNITY[Sample,Inspected] - Building Systems
None

Building DABN01 - MANAGEMENT BUILDING/COMMUNITY[Sample,Inspected] - Common Areas
None

Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0). PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

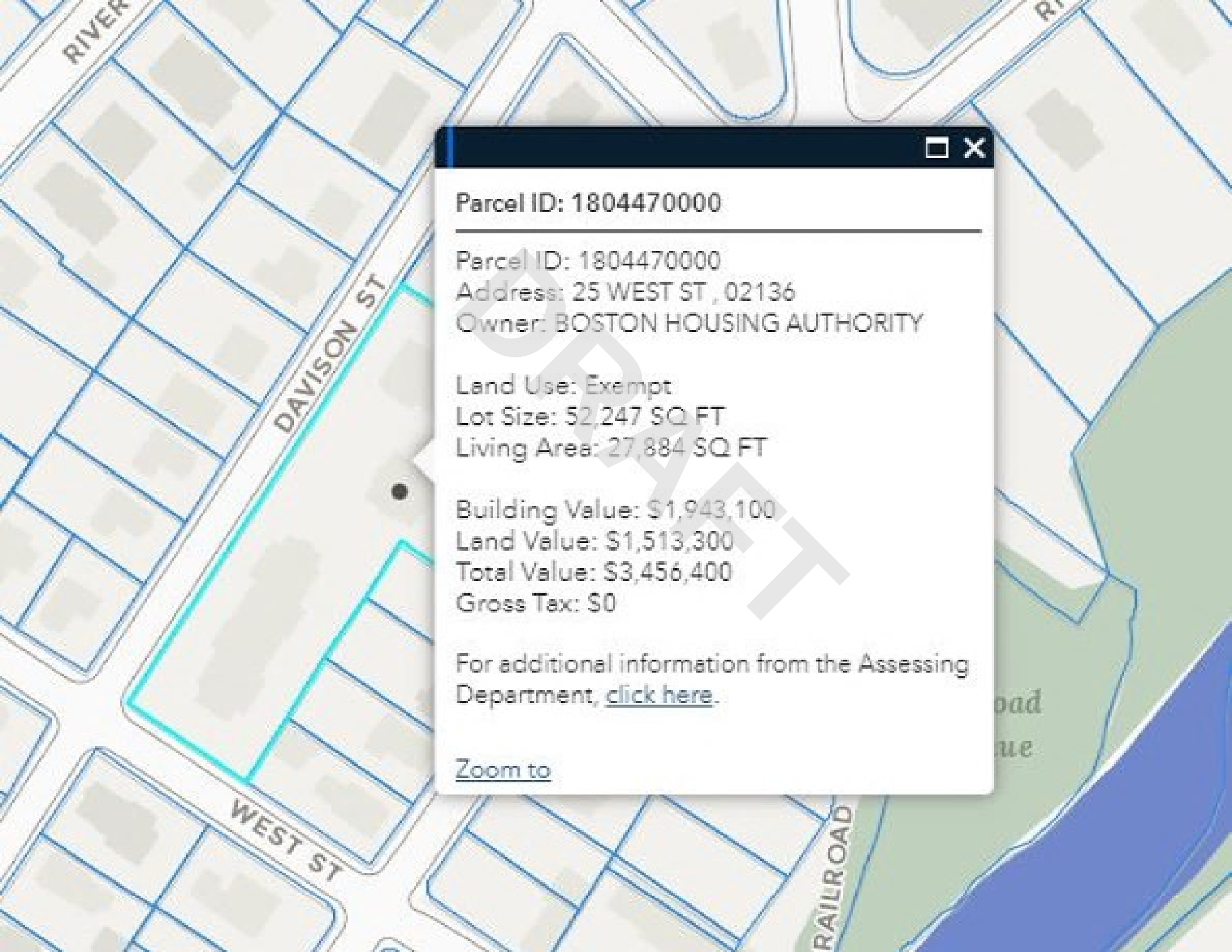
Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow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

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

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

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

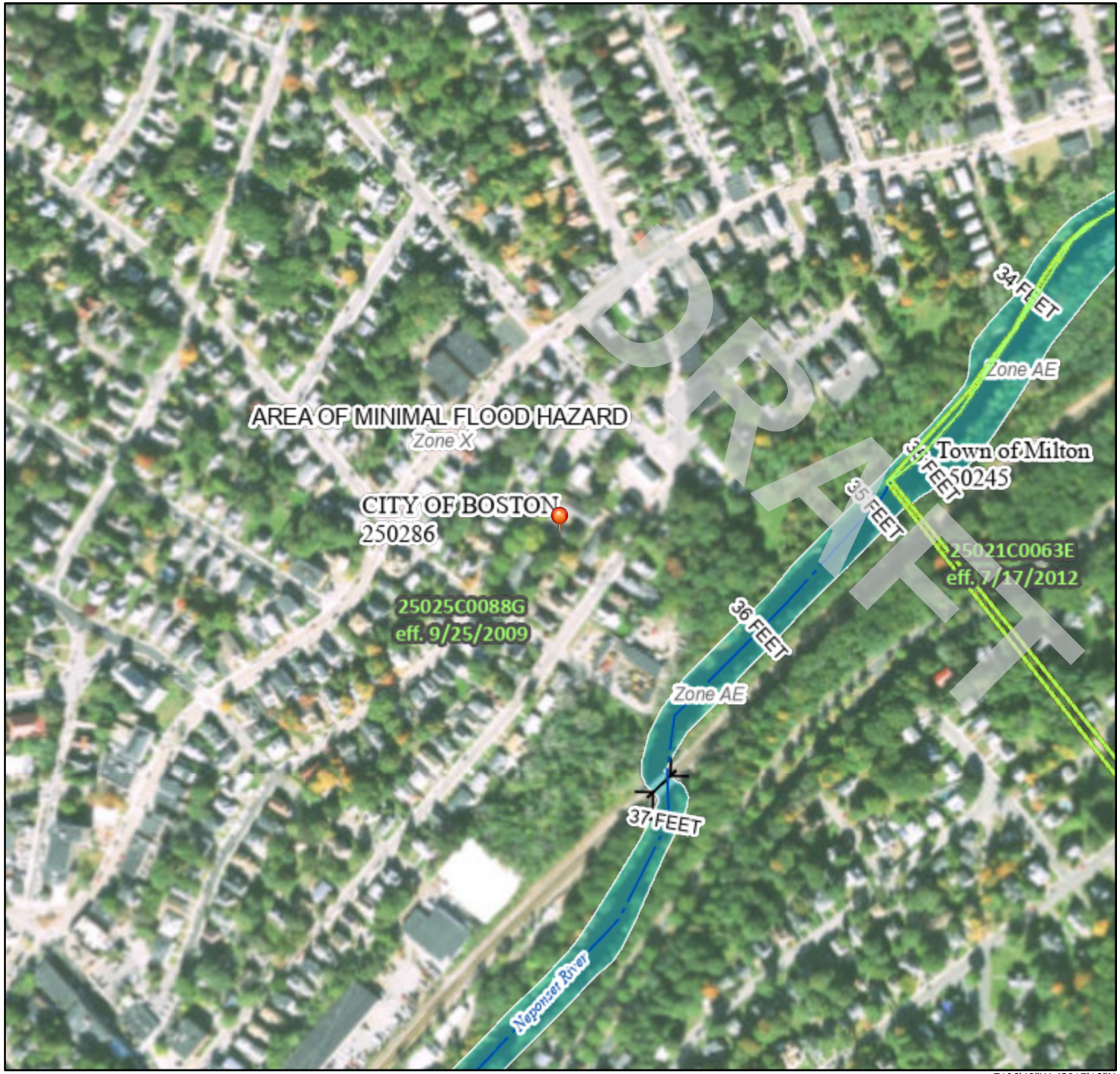
To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at
http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm


RIVER
DAVISON ST
WEST ST
RAILROAD
Parcel ID: 1804470000
Parcel ID: 1804470000
Address: 25 WEST ST , 02136
Owner: BOSTON HOUSING AUTHORITY
Land Use: Exempt
Lot Size: 52,247 SQ FT
Living Area: 27,884 SQ FT
Building Value: $1,943,100
Land Value: $1,513,300
Total Value: $3,456,400
Gross Tax: $0
For additional information from the Assessing Department, click here.
Zoom to
DRAFT

National Flood Hazard Layer FIRMette

FEMA

71°7'18"W 42°15'44"N



71°6'40"W 42°15'18"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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
- 513 — 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

N

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 7/23/2022 at 12:08 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.

6/21/2022 09:32

INFORMATION - APPLICATION# TD980027

Application Type	BFDTempDmp
Application Type Description	BFD – Temporary Dumpster
Primary Applicant	Keri
Primary Applicant Last Name	Mosman
Address Location	101 Davison ST 18 Hyde Park MA 02136

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

Job Description

Status Dates

Processed by	7/25/2019 12:33 Online Permit
Issued by	7/25/2019 16:53 Online Permit
Final by	
Temp COO by	
COO by	
Expires	9/27/2019

Job Description

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

Comments
Temporary placement of dumpster

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

(Tab Not Loaded)

Conditions

(Tab Not Loaded)

Required Licenses

(Tab Not Loaded)

6/21/2022 09:32

INFORMATION - APPLICATION# ASB993006

Application Type	BFDAsbRem
Application Type Description	BFD – Asbestos Removal
Primary Applicant	Keri
Primary Applicant Last Name	Mosman
Address Location	101 Davison ST 18 Hyde Park MA 02136

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

Job Description

Status Dates

Processed by	8/21/2019 14:53 Online Permit
Issued by	8/23/2019 10:54 Online Permit
Final by	
Temp COO by	
COO by	
Expires	9/18/2019

Job Description

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

Comments
Removal of asbestos

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

(Tab Not Loaded)

Conditions

(Tab Not Loaded)

Required Licenses

(Tab Not Loaded)

6/21/2022 09:33

INFORMATION - APPLICATION# ASB993716

Application Type	BFDAsbRem
Application Type Description	BFD – Asbestos Removal
Primary Applicant	Keri
Primary Applicant Last Name	Mosman
Address Location	101 Davison ST 18 Hyde Park MA 02136

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

Job Description

Status Dates

Processed by	8/22/2019 15:55 Online Permit
Issued by	8/28/2019 14:37 Online Permit
Final by	
Temp COO by	
COO by	
Expires	9/18/2019

Job Description

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

Comments
Removal of asbestos

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

(Tab Not Loaded)

Conditions

(Tab Not Loaded)

Required Licenses

(Tab Not Loaded)

6/21/2022 09:33

INFORMATION - APPLICATION# ASB993721

Application Type	BFDAsbRem
Application Type Description	BFD – Asbestos Removal
Primary Applicant	Keri
Primary Applicant Last Name	Mosman
Address Location	101 Davison ST 18 Hyde Park MA 02136

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

Job Description

Status Dates

Processed by	8/22/2019 16:00 Online Permit
Issued by	8/28/2019 14:39 Online Permit
Final by	
Temp COO by	
COO by	
Expires	9/18/2019

Job Description

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

Comments
Removal of asbestos

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

(Tab Not Loaded)

Conditions

(Tab Not Loaded)

Required Licenses

(Tab Not Loaded)

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

June 14, 2022

VIA EMAIL

Gregory Banks
Gbanks@aeiconsultants.com

Re: ***Public Records Request*** **#22-0613**

Dear Mr. Banks,

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

You may want to reach out to the City of Boston to see if they have any responsive materials. Here is the website where you can file your request:
https://www.boston.gov/departments/public-records

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

Sincerely,
/s/ Claudia Buruca

Claudia Buruca
Records Access Officer

Zoning Viewer 101 Davison Street

1804470000

Regulations may apply! Please contact us for more detail.

See Street View by StreetSmart

Assessing

Parcel ID	1804470000
Address	25 WEST ST , 02136
Owner	BOSTON HOUSING AUTHORITY

Assessor's Report

Property Viewer

Zoning

Zoning District	Hyde Park Neighborhood
Zoning SubDistrict	2F-5000

Subdistrict Type

Two-Family Residential

Zoning Overlays

None

Map No. 12

Article 69 (Table) (Appendix)

1804470000

Regulations may apply! Please contact us for more detail.

See Street View by StreetSmart

Assessing

Parcel ID 1804470000

Address 25 WEST ST , 02136

Owner BOSTON HOUSING AUTHORITY

Assessor's Report

Property Viewer

Zoning

Zoning District Hyde Park Neighborhood

Zoning SubDistrict 2F-5000

Subdistrict Type

Two-Family Residential

Zoning Overlays

None

Map No. 12

APPENDIX G

Property Evaluator Qualifications

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.
- Preforming HUD Map 202 assessments in multiple states.
- Preforming over 100 HUD LEAN assessments.
- Preforming HUD MAP 223(a)(7) assessments.
- Preforming Tax Credit assessments in multiple states.
- Preforming 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

Cindy Davis, CBO
President, Board of Directors

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

KEITH HOFFSES

ASSOCIATE CONSULTANT

EDUCATION

- Certificate, Franklin Institute of Boston (1980)
- Bachelor of Architecture, Boston Architectural College (1986)
- Certificate, Theater Design, Harvard University (1996)

CERTIFICATIONS

- Registered Architect, MA 6933
- Registered Architect, ME 3973
- National Council of Architectural Registration Boards, 58035

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Hoffses has been active in the construction industry since 1980. His experience includes Property Condition Assessments (PCAs), Equity Property Condition Assessments (PCEs), HUD MAP, RAD and LEAN property condition assessments, feasibility studies, architectural design, construction supervision and construction.

PROJECT EXPERIENCE

Project experience for Mr. Hoffses includes:

- **Various Locations throughout the United States and Puerto Rico, Property Condition Assessments for debt, equity and HUD** – Mr. Hoffses has performed Property Condition Assessments on various property types including retail, multi-family, healthcare, hotel and industrial properties.
- **Various Locations, FL, Roof Inspection** – Mr. Hoffses served as project manager for the roof inspections and report for several hospitality properties.
- **State of FL, Project Manager** – Mr. Hoffses performed a comprehensive wind mitigation inspection of approximately 700 state owned buildings.
- **Norfolk County, MA, Courthouse Study** – Mr. Hoffses served as project manager and performed a comprehensive analysis for potential capital improvements to the Norfolk County courthouses.
- **MA, Public Facilities Department Study** – Mr. Hoffses performed cost estimating and reports for improvements to several city-owned buildings, including the police department, library and courthouse.
- **Milwaukie, WI, Federal Plaza Study** – As project manager Mr. Hoffses performed a code and condition analysis on an existing downtown office building.
- **Boston, MA, Student Housing** – Mr. Hoffses performed a feasibility study including schematic designs and reports for alterations to several Greater Boston buildings to house special needs students.
- **New York, NY, High Rise Office** – Mr. Hoffses served as project manager for an analysis for potential buyers of a new high rise office building in mid-town Manhattan.
- **Northampton, MA, State Hospital** – As project manager Mr. Hoffses prepared a study regarding the adaptive reuse of 5000 SF of ward space into offices.

Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

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

CERTIFICATIONS

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

SUMMARY OF PROFESSIONAL EXPERIENCE

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

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

PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, Fannie Mae and HUD execution.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.

Karla 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

SUMMARY OF PROFESSIONAL EXPERIENCE

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

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

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

- Environmental, Social & Governance Services: Supporting clients with ESG initiatives and goals including ESG benchmarking, reporting, and supporting services to improve ESG scores.

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

PROJECT EXPERIENCE

Project experience for Ms. King includes:

- Fox Rock Properties, Environmental Health & Safety and Energy & Sustainability Services: Services included indoor air quality assessments, Mechanical Electrical Plumbing (MEP) assessment, energy audits.
- Newton Pavilion, DCAMM, Boston, MA, Environmental Health & Safety/ COVID-19: Ms. King serviced as Principal-In-Charge for DCAMM for the Newton Pavilion Hospital with COVID-19 rapid response efforts by reviewing and approving cleaning protocols, including recommendations for the decontamination process and how the selected contractor should develop their work scope and plan. EBI also provided post-decommissioning assessment services, on-site coordination and facilitation of cleaning services, a mold assessment, and a review of the post-cleaning verification sampling plan and report.
- 7 -11 Project Management Services, Nationwide: Ms. King served as Principal-In-Charge for 7-11 Stores in multiple states. Projects included portfolio management, ground-up with and without gas, tenant improvements, business conversion programs, and build-to-suit projects. 7- 11 required a Program Manager to help manage their portfolio of projects from site due diligence through store turnover within the Northeast, Mid- Atlantic, and Florida regions. Services included Owner's Representation for projects in their portfolios throughout these regions.
- Novartis Institutes for BioMedical Research, Inc., Cambridge, MA: Compliance and Commissioning Services: Ms. King served as Principal- In-Charge for Novartis services from 2014-2020. She oversaw all permitting and environmental health and safety compliance efforts associated with Novartis' existing facilities as well as the $600 Million Cambridge Campus Expansion Project. The Cambridge Campus Expansion project is a LEED Gold building consisting of two main biomedical buildings built upon a common below grade structure, vehicle parking garage, loading dock, building support spaces and central utilities trigeneration plant. Compliance and permitting services included stormwater, wastewater, health and safety, and laboratory safety. Services included full-time support throughout

the project to ensure compliance and health and safety program implementation with the new buildings as well as serving as the Commissioning Agent for the Cambridge Campus Expansion Project through Skanska.

- Steward Healthcare, Compliance and CMMS Services: Services included Joint Commission compliance mock surveys, indoor air quality assessments, mold remediation, asset management, and CMMS implementation and management services.
- EMD Serono, Compliance and Commissioning Services, Billerica, MA: Ms. King served as Principal-In-Charge for EMD Serono. She managed the teams supporting EMD Serono for environmental health and safety compliance for the existing facilities as well as for their Billerica Campus Expansion including the addition of the Sagamore building, a R&D facility that received both LEED Platinum certification from the U.S. Green Building Council as well as LEED Gold certification for New and Existing Buildings from the International WELL Building Institute. Services also included commissioning services and energy audits.
- Borrego Solar: Services included preparation of SPCCs and Tier II reports for several solar facilities.
- AT& T Environmental Compliance and Regulatory Services, Nationwide: Ms. King served as Client Manager for all Environmental, Health, and Safety (EHS) services. The entire portfolio consists of sites across 34 states, largely in the Midwest, for which EBI has been serving since 2016. EH&S Services to AT&T have included: Air assessment and permitting; tank assessment and permitting; industrial hygiene services; hazardous materials inventory forms; air emissions inventory and reporting; methane site assessment; Spill Prevention, Control, and Countermeasure (SPCC) planning, facilities' plans, and construction phase services; site-specific Health and Safety Plans (HASPs).
- McDonald's Restaurants, Multiple Locations, Multiple States: Ms. King served as Principal-In-Charge for McDonald's architectural and engineering services. Services included project and portfolio management to 273 locations across 14 states simultaneously. Additional tasks have included MEP, structural, ADA audits, asbestos surveys, permit plans, and existing conditions plans. This work is being done concurrently with other large portfolios. Services included both new construction as well as renovations, additions and modifications to existing restaurants.
- Interplex, Environmental Health & Safety Support: Services included EHS gap assessment, air permitting, SPCC planning, wastewater operations support.
- AJAX, Groundwater Discharge Permitting Services: Ms. King managed the review and provided consulting services to assist in the purchase of a MassDEP Groundwater Discharge Permit associated with real estate property.
- Emmanuel College, Wastewater and EHS Services: Services included EHS and wastewater operation and maintenance services for Industrial Wastewater Treatment System and prepared Tier II report for hazardous materials stored on-site.
- Good Start Genetics, Wastewater Operations & Maintenance: Services included wastewater operations and maintenance services for Industrial Wastewater Treatment System.
- GreenLight Biosciences: Services included preparation of MWRA Sewer User Discharge Permit Applications for Industrial Wastewater Treatment System (IWTS) for two new facilities in Medford, MA.

- Maverick Real Estate Partners LLC, Swansea Mall Wastewater Treatment Facility Assessment: As part of due diligence on retail mall property, Ms. King managed and prepared an assessment for a 90,000 gallon per day on-site wastewater treatment facility with groundwater discharge.
- Micron, Wastewater, SPCC, and SWPPP Services: Services included updates to Industrial Wastewater System Operations and Maintenance Manuals, Spill Prevention, Control and Countermeasure Plan and Stormwater Pollution Prevention Plan.
- Town of Milford, Site Development Water Peer Review: Services included peer review of the Water Distribution System Assessment for site development with significant water use.
- Belchertown NPDES Permitting Compliance: Services included management of the review of a draft National Pollutant Discharge Elimination System (NPDES) permit for the Belchertown Wastewater Treatment Facility.
- Marshfield Main Lift Station and Headworks Upgrade: Services included pump station upgrades and a headworks building for handling grit and screenings at a 2.1-mgd wastewater treatment facility in Marshfield, MA. Services included preparation of final design plans for the replacement of pumps at pump station, addition of building for the screenings and grit washing equipment, and addition of vortex grit removal system.
- Marshfield Avon Street and Central Street Pump Stations Upgrade: Services included design of a pump station upgrade for two pump stations in Marshfield, MA.
- Village Greens Wastewater Treatment Facility and Groundwater Discharge: Services included design and construction oversite of a 55,000 gallon per day on-site wastewater treatment facility system and on-site effluent disposal system in Littleton, MA. Services included preparation of a hydrogeologic report and corresponding permits for groundwater disposal and developed a set of permit plans for the design of a membrane bioreactor wastewater treatment facility.
- Madison Place Wastewater Treatment Facility and Groundwater Discharge: Services included design and oversite of the construction of a 22,000 gallon per day on-site wastewater treatment facility system and on- site effluent disposal system in Southborough, MA. Services included preparation of a hydrogeologic report and corresponding permits for groundwater disposal and developed a set of permit plans for the design of a membrane bioreactor wastewater treatment facility.
- Wayland Groundwater Discharge: Services included design of a wastewater effluent disposal area in Wayland, MA and completion of hydrogeologic reports and corresponding permits for groundwater disposal.
- Seabrook, NH MS4 and MSGP Stormwater Compliance Program : Services included coordination and completion of stormwater outfall mapping and investigations in Seabrook, NH as part of the Municipal Separate Storm Sewer Systems (MS4) permit program and the Multi-Sector General Permit (MSGP) at the Town's transfer station. MS4 permit program compliance included peer reviews of site developments and assessment for compliance with stormwater control measures.
- Westborough Wastewater Treatment Plant Upgrade: Services included design and management of upgrades to 7.68-mgd advanced treatment facility in Westborough, MA for phosphorus removal. As part of the preliminary design, coordinated pilot testing of four phosphorous treatment systems. Oversaw design and construction of the project including: tertiary treatment building for

phosphorus removal utilizing Kruger ActiFlo®; modifications to the headworks, primary treatment facilities, and activated sludge process to achieve biological phosphorus reduction; addition of a third secondary clarifier; rehabilitation of filters; and upgrade to UV disinfection.

- Glen Ellen Country Club Wastewater Treatment Facility: Services included preparation of a Preliminary design report and designed wastewater collection system and wastewater treatment facility for a 341-unit housing development and 9-hole golf course at Glen Ellen Country Club in Millis, MA. Initiated design utilizing membrane bioreactor technology with potential for effluent wastewater reuse for use as golf course irrigation with the remaining effluent being discharged to subsurface disposal beds beneath the golf course.
- Nantucket Downtown Sewer Replacement: Services included design and construction services for replacement of wastewater infrastructure in the downtown area of Nantucket, MA to eliminate surge charging, infiltration/inflow problems, and deteriorated structural integrity of the pipes. Designed and oversaw replacement of 2.4 miles of sewer using pipe bursting and open trench excavation due to numerous utilities, high tidal influenced groundwater conditions, narrow roadways, and difficult soil conditions.
- North Weymouth/ Mill River Infiltration Rehabilitation: Services included oversite of the construction phase of this project, which consisted of pipe cleaning, inspection, testing, and sealing; manhole coating and repairs; chemical root treatment; cured-in-place pipe repairs using short liner technology; sealing and testing service connections; and other repairs and replacements.
- Sea Quarters Sewer System : Services included design and construction oversite of gravity sewer, force mains, and pump stations in a new development in New Seabury, MA.
- Bayview Sewer Extension Design: Services included the design of 13,000 linear feet of 8- and 10-inch gravity sewer, 1,000 linear feet of low-pressure sewer, 6,750 linear feet of force main, and two package suction lift pump stations to eliminate failing septic systems and provide service to properties within a coastal flood hazard area in Dartmouth, MA.
- Logan International Airport BIF Sewer Lift Station Upgrade: Services included the design of the replacement of self-priming suction pumps with submersible pumps for Massachusetts Port Authority.

PRESENTATIONS:

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

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