



AEI Consultants

September 7, 2022

HUD MAP CAPITAL NEEDS ASSESSMENT

Property Identification:

Ashmont
374 Ashmont Street
Dorchester, Massachusetts 02124

AEI Project No. 463355
Site Inspection Date: July 6, 2022

Prepared For:

Boston Housing Authority
52 Chauncy Street
Boston, Massachusetts 02111

Prepared By:

AEI Consultants
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Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

Boston Housing Authority
52 Chauncy Street,
Boston, Massachusetts 02111

Subject: HUD MAP CAPITAL NEEDS ASSESSMENT
Ashmont
374 Ashmont Street, Dorchester, Massachusetts 02124
AEI Project No. 463355

Dear Rick Jegorow:

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

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

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

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



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

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

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

Sincerely,

DRAFT
Karla King
Executive Vice President
AEI Consultants

DRAFT
Unknown User
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 18, 2022 to conduct a Capital Needs Assessment (CNA) at Ashmont located at 374 Ashmont Street in Dorchester, Massachusetts. The property features 54 dwelling units within 2 buildings, which were built in 1962 and are situated on 1.44 acres. The property was observed in good to fair physical condition.

AEI observed while attending the resident meeting a resident interest in more site exterior lighting and security cameras.

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

Item	Description
Property Type	Senior apartments
Number of Floors	2
Number of Apartment Units	54
Total Number of Buildings	2
Number of Apartment Buildings	1
Ancillary Buildings	Not Applicable
Parking	8 total spaces 8 of Regular Spaces 0 of Accessible Spaces Source: Site Count
Gross Floor Area	42,060 per AEI estimate
Net Rentable Floor Area	approximately 33,538 per Assessor
Site Area	1.44 acres per Assessor
Year of Construction	1962 per Property Management

1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

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

Overall Condition of the Property

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

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

Recommendations in this Report

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

1.2 REMAINING USEFUL LIFE

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

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

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

1.3 LIST OF COMMONLY USED ACRONYMS

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

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

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

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

Critical Repairs

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

Life Safety repairs must be completed prior to Endorsement.

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

Non-Critical Repairs

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

Replacement Reserves

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

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

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

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

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

2.1 PURPOSE

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

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

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

2.2 SCOPE OF WORK

AEI was retained by Boston Housing Authority on May 18, 2022 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed at Ashmont property located at 374 Ashmont Street in Dorchester, Massachusetts. The scope of work included the following:

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

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

2.2.1 ASSESSMENT METHODOLOGY

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

Preliminary Due Diligence

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

Site Reconnaissance

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

Interviews and Research

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

Report

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

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

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

Standard Estimated Useful Life (EUL)

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

Assessed Remaining Useful Life (ARUL)

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

Standard Remaining Useful Life (SRUL)

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

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	July 6, 2022
Time of Site Visit	10:00 am
Weather Conditions	Eighty two (82) degrees and partly cloudy
Site Assessor	Jeb Bonnett
Site Escorts	Richard Jegorow
Point of Contact	Richard Jegorow
Total Units Inspected	Eight (8)

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
Apartment Building 358-374	2-Bed/1-Bath	364-64	Occupied
Apartment Building 358-374	1-Bed/1-Bath	374-54	Occupied
Apartment Building 358-374	1-Bed/1-Bath	370-46	Vacant
Apartment Building 342-356	1-Bed/1-Bath	342-1	Occupied
Apartment Building 342-356	1-Bed/1-Bath	346-10	Occupied
Apartment Building 342-356	1-Bed/1-Bath	354-21	Occupied
Apartment Building 342-356	1-Bed/1-Bath	352-19	Vacant
Apartment Building 342-356	1-Bed/1-Bath	356-25	Vacant

2.4 RELIANCE

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

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

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

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3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

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

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1-bed/1-bath	600	48	28,800
2-bed/1-bath	790	6	4,740
		Total NSF:	approximately 33,538

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Apartment Building 342-356	2	19,760
Apartment Building 358-374	2	18,420
	Total GSF:	42,060

3.2 SITE

3.2.1 SITE TOPOGRAPHY

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

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Not applicable	NA	Not applicable
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage.	R&M	Good
Landscape Drainage System	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Landscaping slopes away from the foundation.	R&M	Good

ASSESSMENT / RECOMMENDATION

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

Photographs



Basement ingress/egress stairs



Basement ingress/egress stairs



Exterior concrete block wall



Apartment building brick façade



Exterior common area benches (Non-Critical Repair)



Property parking lot (Non-Critical Repair)

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by a single (1) entrance / exit from Ashmont 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 parking lot ingress/egress
(Non-Critical Repair)

3.2.4 PAVING, CURBING, & PARKING

The asphalt driveway and parking area sealcoat was observed deteriorated with select areas of damage and past Estimated Use Life (EUL). In order to maintain the driveways and parking areas and improve the condition of the property, seal coat and restriping of the asphalt driveways and parking areas is recommended. (Non-Critical Repair)

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	RR	Good
Concrete Pavement	Not applicable	NA	Not applicable
Curbing	Concrete	RR	Good
Seal Coating	Worn with grayish appearance but functional	IM/RR	Fair
Striping	Painted parking striping faded and worn	IM/RR	Fair
Total Number of Parking Spaces	8 spaces in open lots	NA	Not applicable
Number of ADA Spaces	0	IM	Poor

Photographs



Property parking lot (Non-Critical Repair)



Property parking lot (Non-Critical Repair)



Property parking lot ingress/egress (Non-Critical Repair)



Property parking lot install handicap accessible parking (Critical Repair)

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

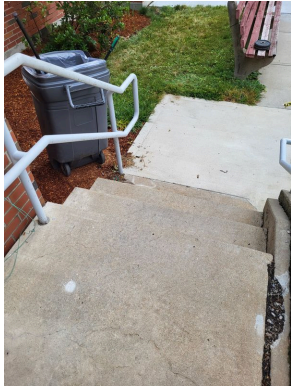
Sections of concrete sidewalks were observed with select areas of concrete sidewalk replacements connecting with older concrete sidewalk, creating trip hazards. In order to maintain the concrete sidewalk and improve the condition of the property, the replacement and/or repair of the worn out and damaged concrete sidewalks is required. (Critical Repair)

In addition, AEI observed the exterior stairs for basement ingress/egress with damage to the metal railing. Repairing or replacing the railing is recommended. (Non-Critical Repair)

Furthermore, AEI observed the concrete cracked by the railing located at building 342-356. To prevent further damage to the concrete, repairing the crack is recommended.

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

Photographs



Building ingress/egress stairs



Building ingress/egress handicap ramp



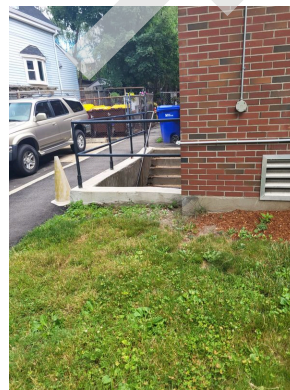
Building ingress/egress handicap ramp



Building ingress/egress stairs and handicap ramp railings



Common area ingress/egress stairs and railings



Basement ingress/egress stairs



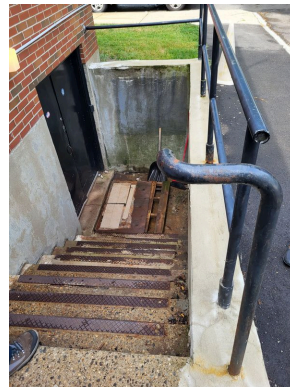
Basement ingress/egress stairs



Basement ingress/egress doors



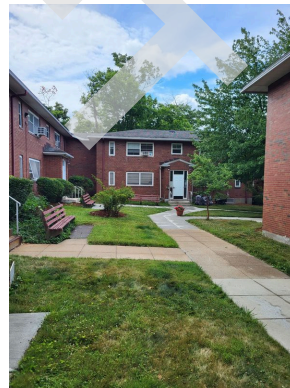
Basement ingress/egress railing rusted
(Non-Critical Repair)



Basement ingress/egress railing damaged
(Non-Critical Repair)



Property parking lot (Non-Critical Repair)



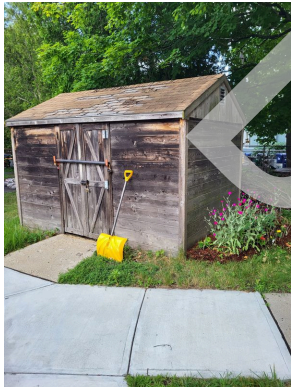
Property sidewalks



Property exterior newer sidewalks



Property exterior older sidewalks



Property concrete sidewalk replacement connecting to older concrete sidewalk trip hazard (Critical Repair)

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	Chain link	R&M	Good
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Concrete Block Wall	R&M	Good
Site/Building Lighting	Exterior building mounted high intensity lights	R&M	Good
Parking Area Lighting	Not applicable	NA	Not applicable
Signage	Building-mounted signs	RR	Good
Water Features	Not applicable	NA	Not applicable

Photographs



Apartment building 342-356 wall mounted high intensity light fixture



Exterior trash can area



Exterior common area benches (Non-Critical Repair)



Property parking lot (Non-Critical Repair)



Property parking lot (Non-Critical Repair)



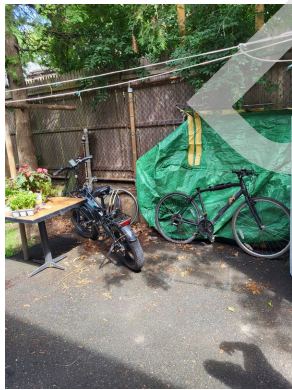
Property parking lot ingress/egress (Non-Critical Repair)



Apartment building chain link fence and gutter/down spout



Apartment building chain link fence



Property chain link fence

3.2.7 RECREATIONAL FACILITIES

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

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Maintenance Shed	Two (2) slab-on-grade, single-story maintenance structures is located on the Property. One (1) structure is constructed of materials and finishes similar to the apartment buildings. One (1) structure is constructed of T-11 wood.	RR	Good
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

Photographs



Property storage shed



Apartment Building storage

3.2.8 SITE UTILITIES

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

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

Item	Description	Action	Condition
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs



Apartment building chain link fence

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Basement	R&M	Good/Fair
Foundation Walls	Masonry basement walls	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Landscaping slopes away from the foundation.	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

AEI observed select areas in the apartment building basements near pipes with standing water on the floor. Repairing the pipes is recommended. (Non-Critical Repair)

Photographs



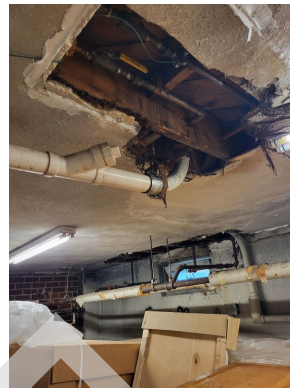
Basement ingress/egress stairs



Basement ingress/egress stairs



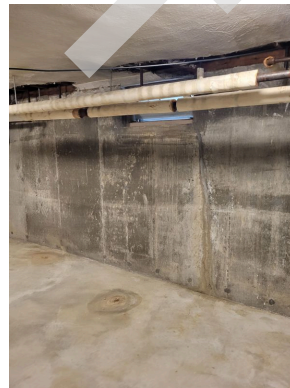
Exterior common area benches (Non-Critical Repair)



Maintenance area copper pipes and ceiling damage (Non-Critical Repair)



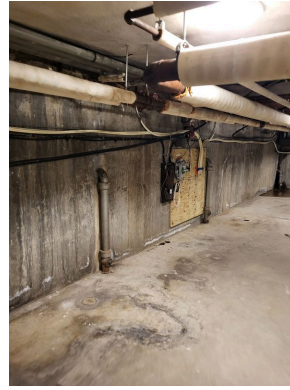
Basement support beam



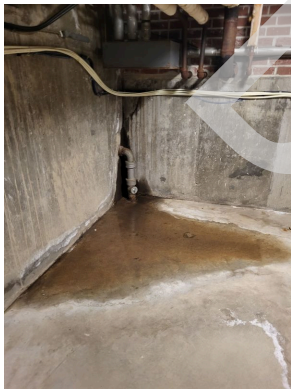
Basement concrete walls



Basement damaged ceiling (Non-Critical Repair)



Basement cast iron pipes



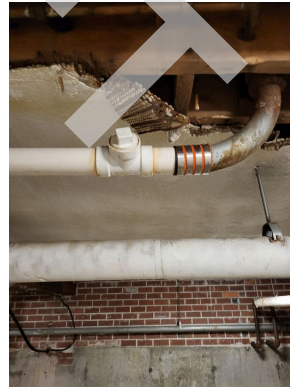
Basement pipe leak (Non-Critical Repair)



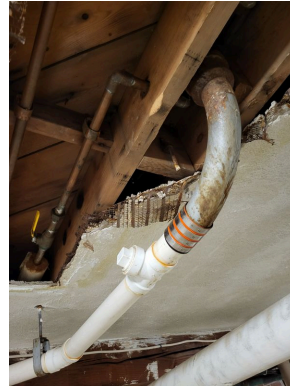
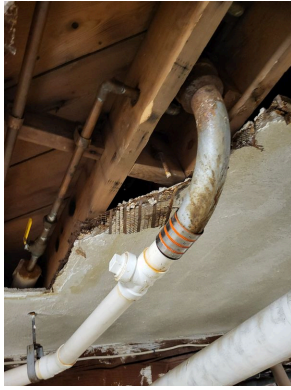
Basement



Basement PVC pipe



Basement ceiling damage (Non-Critical Repair)



Basement ceiling damage (Non-Critical Repair) Basement ceiling damage (Non-Critical Repair)



Basement ceiling damage (Non-Critical Repair)

Basement PVC pipes



Basement pipe leak (Non-Critical Repair)

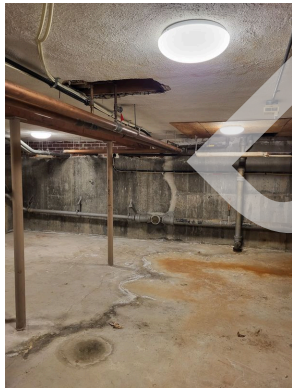
3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

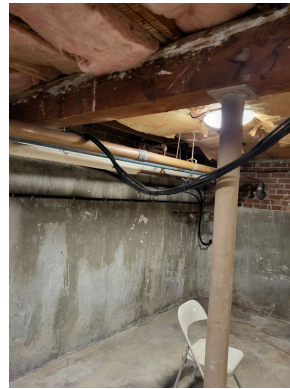
Item	Description	Action	Condition
Wall Structure	Post and beam wood frame	R&M	Good

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

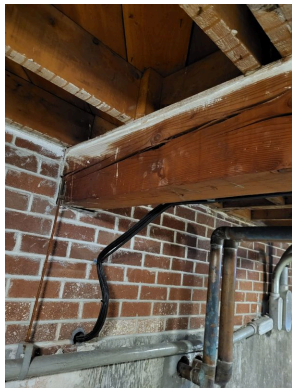
Photographs



Basement light fixtures



Basement



Apartment building 342-356 basement support beam

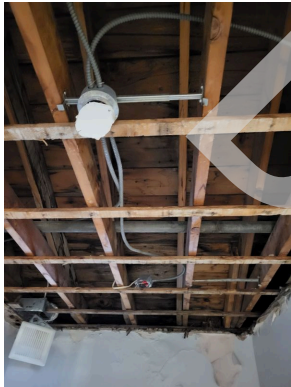
3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

There are no crawl spaces at the apartment buildings.

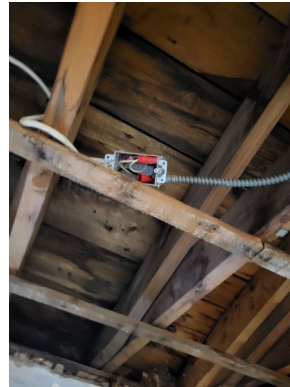
3.3.2.3 ROOF FRAME & SHEATHING

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

Photographs



Common area restroom light fixture



Common area restroom electrical wiring



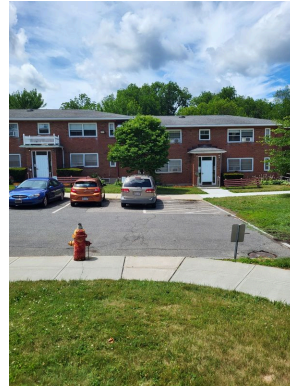
Common area restroom hole in ceiling
(Non-Critical Repair)



Common area restroom roofing



Property parking lot (Non-Critical Repair)



Property parking lot install handicap accessible parking (Critical Repair)

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good condition.

3.3.2.5 ATTICS & EAVES

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

3.3.2.6 INSULATION

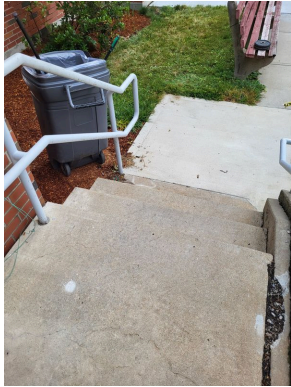
The roofs are insulated with fiberglass batts.

The type, depth, and R-value of the insulated is unknown.

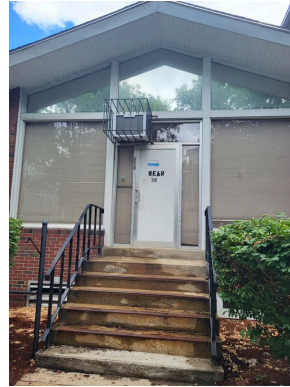
3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	Not applicable	NA	Not applicable
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Concrete stairs with steel railings	RR	Good

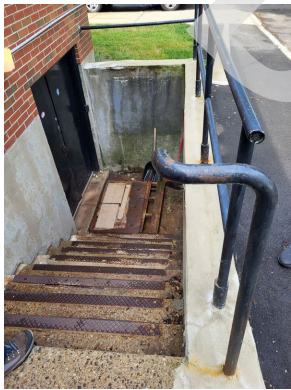
Photographs



Building ingress/egress stairs



Common area ingress/egress stairs and railings



Basement ingress/egress railing damaged
(Non-Critical Repair)



Property parking lot (Non-Critical Repair)

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

Item	Description	Action	Condition
Unit Entry Doors	Solid wood	RR	Good
Service Doors	Not applicable	NA	Not applicable
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Aluminum storefront and metal clad	RR	Good

Photographs



Building ingress/egress door



Building ingress/egress door



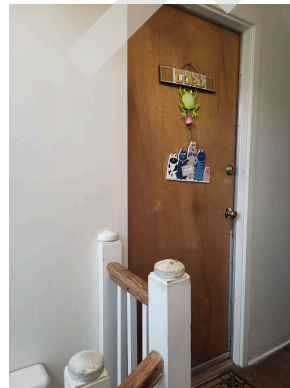
Apartment building 342-356 ingress/egress door



Basement ingress/egress doors



Apartment building 358-374 building ingress/egress door



Apartment 342-1 main ingress/egress door

3.3.3 SIDEWALL SYSTEM

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Brick veneer	RR	Good
Trim Finishes	Painted wood	RR	Good
Soffits/Eaves	Exposed	RR	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Last painted 7+ year ago.	RR	Good

Photographs



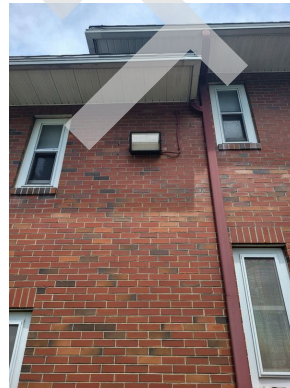
Apartment building 342-356 ingress/egress light fixture



Apartment building 342-356 wood soffit damage



Apartment building 342-356 wood soffit damage (Non-Critical Repair)



Apartment building 342-356 wall mounted high intensity light fixture



Apartment building brick façade



Apartment building 342-356 wood soffit damage (Non-Critical Repair)



Apartment building 358-374 building ingress/egress door

3.3.3.1 WINDOWS

Varying ages.

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

Photographs



Apartment 346-10 bedroom window and frame



Apartment 352-19 living room area windows and frame



Apartment 356-25 bedroom window, frame and radiator



Apartment 342-1 kitchen window and frame



Apartment building brick façade



Apartment building windows

3.3.4 ROOFING FINISH

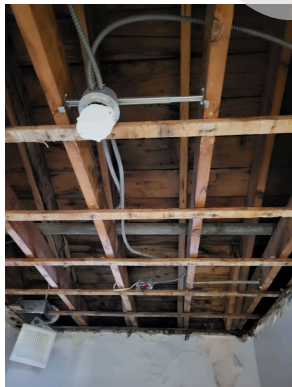
Select areas of soffits and fascia located at building entrance canopy areas were observed damaged. In order to improve the overall appearance of the property and prevent further damage, replacing the damaged soffits and fascia is recommended. (Non-Critical Repair)

AEI observed damaged ceiling in the common area restroom located in the community room. Replacement of the community room roof is recommended. (Non-Critical Repair)

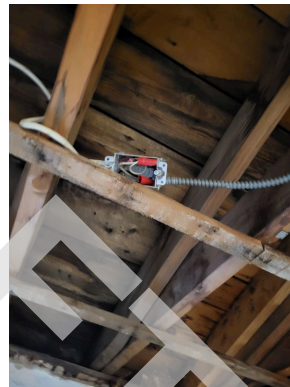
Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
All	Pitched with asphalt shingles	22,940 SF	23 years	0 years	Unknown	RR	Fair

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

Photographs



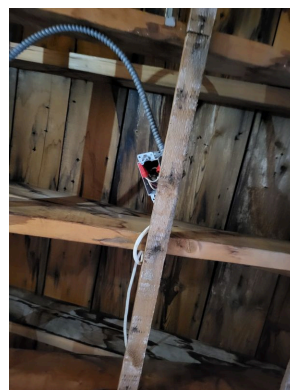
Common area restroom light fixture



Common area restroom electrical wiring



Common area restroom hole in ceiling
(Non-Critical Repair)



Common area restroom roofing



Apartment building 342-356 wall mounted high intensity light fixture



Property parking lot (Non-Critical Repair)



Property parking lot (Non-Critical Repair)



Property parking lot install handicap accessible parking (Critical Repair)



Apartment building fascia

3.4 MECHANICAL & ELECTRICAL SYSTEMS

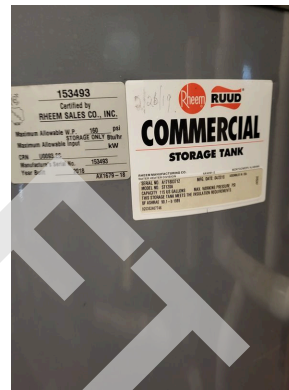
3.4.1 PLUMBING

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	RR	Good/Fair
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	Cast iron pipe and PVC pipe	IM/RR	Good/Fair
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Central natural gas-fired boiler	RR	Good/Fair
Domestic Water Boilers	One (1) gas fired boiler, 726,000 btu, with four (4), one hundred twenty (120) gallon storage tanks	RR	Good/Fair
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs



Hot water storage tanks (115 gallon each)



Hot water storage tank



Hot water boiler (726,000 btu)



Hot water boiler



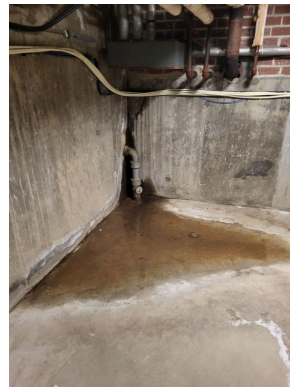
Cast iron pipes



Maintenance area circulation pump



Maintenance area circulation pump



Basement pipe leak (Non-Critical Repair)



Basement PVC pipe

3.4.2 HVAC SYSTEMS

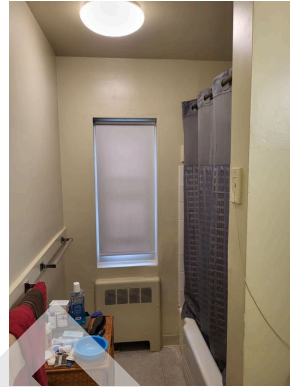
Item	Description	Action	Condition
Cooling Equipment	Tenant Owned individual Window-mounted Air-Conditioners	R&M	Good
Heating Equipment	Two (2) gas fired boilers, 2,500,000 btu, with condensate pumps and steam radiators in each dwelling unit	RR	Good/Fair

Item	Description	Action	Condition
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Cast iron radiators	RR	Good/Fair
Tonnage of Cooling Equipment	Varies	RR	Good/Fair
Distribution System	Hydronic steam system	RR	Good/Fair
Controls	Individual controls on each mechanical unit	R&M	Good
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Window	R&M	Good

Photographs



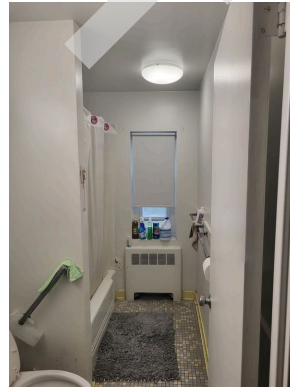
Apartment 352-19 bathroom radiator and window



Apartment 354-21 bathroom bathtub, radiator, window and light fixture



Apartment 364-36 bathroom light fixture and window



Apartment 374-54 bathroom light fixture, window, radiator and floor

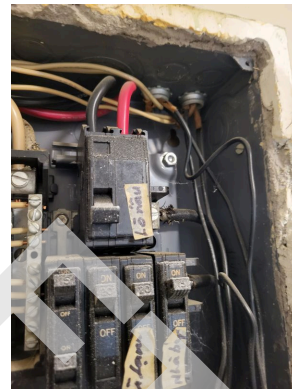
3.4.3 ELECTRICAL SYSTEM

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

Photographs



Apartment 356-25 circuit breakers and wiring



Apartment 356-25 circuit breakers and wiring



Apartment 370-46 circuit breakers
(Non-Critical Repair)



Apartment 364-36 circuit breakers



Apartment 374-54 circuit breakers



Common area circuit breaker box



Apartment building 342 circuit breaker box



Apartment building 342 distribution panel

ASSESSMENT / RECOMMENDATION

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

3.5 ELEVATORS

Elevator Summary

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

Elevator Inspection

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

ASSESSMENT / RECOMMENDATION

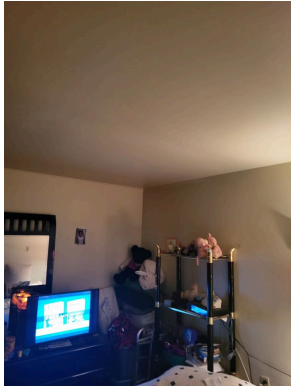
There are no elevators at the subject property.

3.6 LIFE & FIRE SAFETY

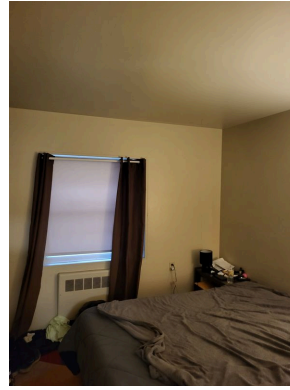
The dwelling unit bedrooms and apartment 356-25 living room were observed without smoke detectors or with non-compliant smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office. (Critical Repair)

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

Photographs



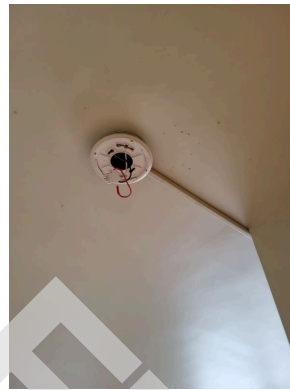
Apartment 346-10 bedroom missing smoke detector (Critical Repair)



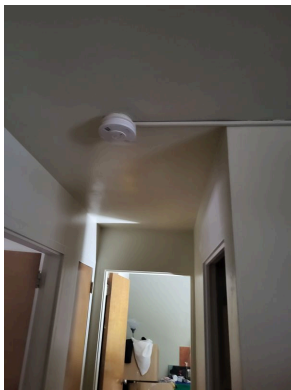
Apartment 354-21 bedroom missing smoke detector (Critical Repair)



Apartment 356-25 bedroom missing smoke detector (Critical Repair)



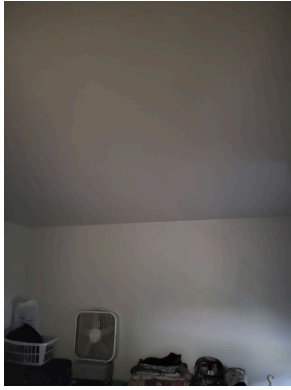
Apartment 356-25 missing smoke detector (Critical Repair)



Apartment 364-36 hallway smoke detector



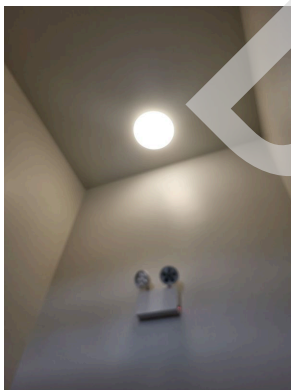
Apartment 364-36 hallway smoke detector



Apartment 374-54 bedroom missing smoke detector (Critical Repair)



Apartment building 358-374 common area light fixture



Apartment building 358-374 common area light fixture and emergency light fixture

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

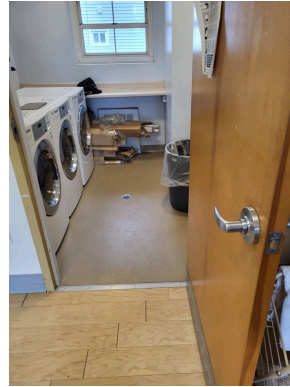
The roll-under sinks located in the community room common restrooms were observed without or with partial scald and abrasion protection. The installation of scald and abrasion protection is required. (Critical Repair)

Item	Description	Action	Condition
Fitness Center	Not applicable	NA	Not applicable
Common Area Room	A common area room with a separate with numerous sofas, chairs, tables and accessories is located in a central building structure. Finishes include Laminate tile flooring with painted drywall and painted drywall ceilings.	RR	Good/Fair
Business Center	Not applicable	NA	Not applicable
Common Area Kitchen	Located off the common area room.	IM/RR	Good/Fair
Common Area Laundry	Located on the first (1) floor with leased equipment.	RR	Good/Fair

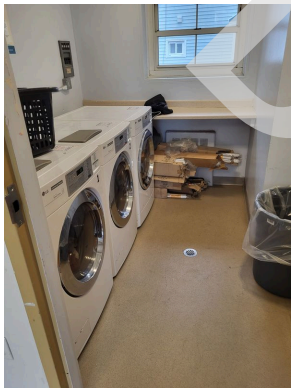
Photographs



Common area laundry room door hardware



Common area laundry room doorway



Common area laundry room floors



Common area laundry room front load dryer



Common area laundry room front load dryer



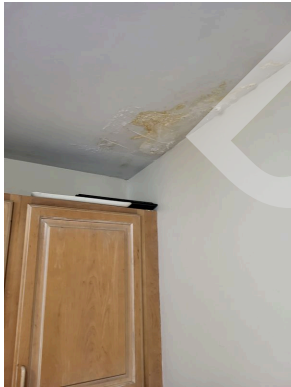
Common area kitchen



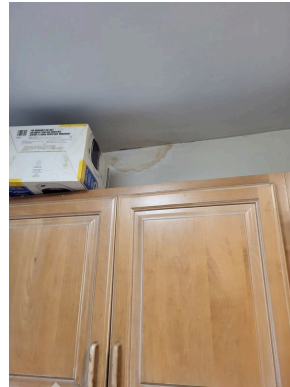
Common area kitchen oven



Common area kitchen range burners



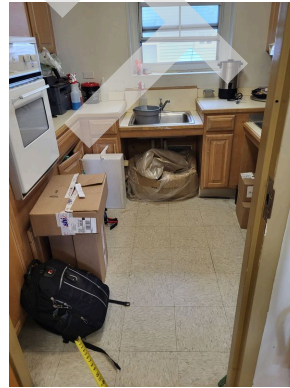
Common area kitchen ceiling damage
(Non-Critical Repair)



Common area kitchen ceiling damage
(Non-Critical Repair)



Common area kitchen refrigerator



Common area kitchen are flooring
(Non-Critical Repair)



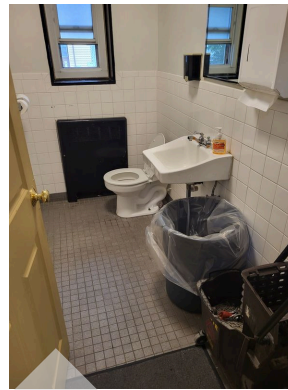
Common area room



Common area room window mounted air conditioner



Common area restroom



Common area restroom

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

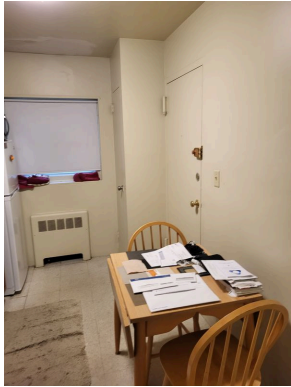
AEI observed that approximately 25% of the vinyl flooring in the kitchens and bathrooms were in poor condition and should be replaced.

AEI observed several kitchen cabinets and countertops that were in poor physical condition and require replacement. An example unit is 346-10. Property management should perform a 100% inspection to understand how many sets of cabinets are in this condition. AEI believes 20% of the cabinets are in poor condition.

Unit Finishes

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

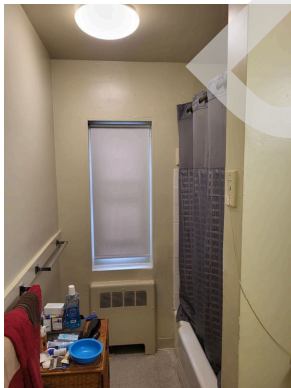
Photographs



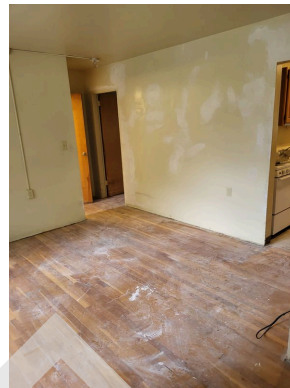
Apartment 354-21 kitchen ingress/egress door



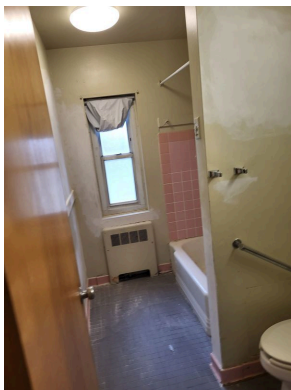
Apartment 354-21 kitchen light fixture



Apartment 354-21 bathroom bathtub, radiator, window and light fixture



Apartment 356-25 living room area



Apartment 356-25 bathroom



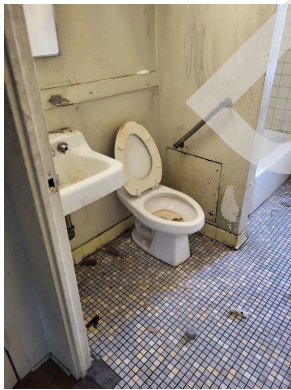
Apartment 356-25 bedroom window, frame and radiator



Apartment 356-25 kitchen



Apartment 370-46 fire and smoke damage
(Non-Critical Repair)



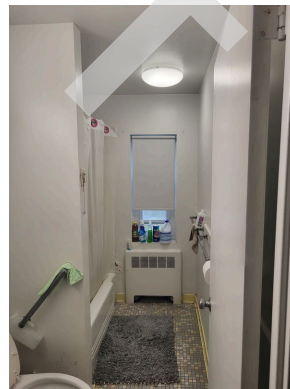
Apartment 370-46 bathroom toilet, grab bar,
sink and floor (Non-Critical Repair)



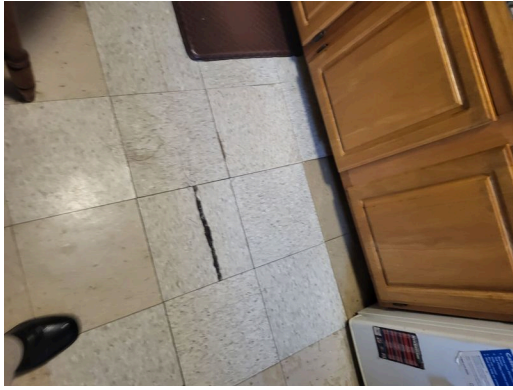
Apartment 370-46 bathroom bathtub and
hardware



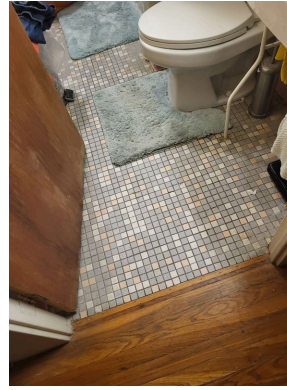
Apartment 364-36 kitchen floor (Non-Critical
Repair)



Apartment 374-54 bathroom light fixture,
window, radiator and floor



Apartment 342-1 kitchen floor (Non-Critical Repair)



Apartment 342-1 bathroom flooring (Non-Critical Repair)

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	Located in select dwelling units. Units vary in age and condition	R&M	Good/Fair
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Not applicable	NA	Not applicable

Photographs



Apartment 346-10 kitchen



Apartment 346-10 kitchen range/stove



Apartment 346-10 kitchen refrigerator



Apartment 352-19 kitchen



Apartment 354-21 kitchen



Apartment 364-36 kitchen cabinets, sink, faucet, countertop and range/stove



Apartment 374-54 kitchen range/stove

Cabinets & Fixtures

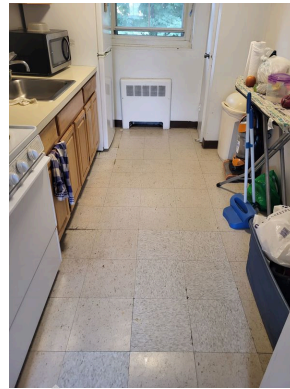
Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	IM/RR	Good/Fair
Bathroom Sink and Countertop	Wall mounted sink	IM/RR	Good/Fair

Item	Description	Action	Condition
Kitchen Cabinetry	Wood frame with solid wood doors	IM/RR	Good/Fair
Bathroom Cabinetry	Not applicable	NA	Not applicable
Bathtub/Shower and Enclosure	Enamel over steel bathtub with fiberglass/ceramic tile tub surround	RR	Fair
Toilet	Efficiency control flush valve	RR	Fair
Accessories	Medicine cabinet Towel bars Grab bars	RR	Fair

Photographs



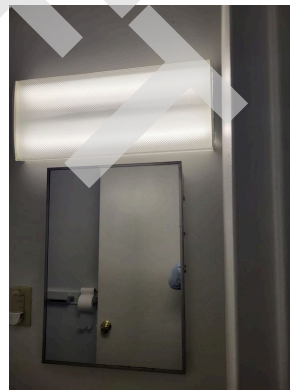
Apartment 352-19 kitchen



Apartment 352-19 kitchen floor



Apartment 352-19 bathroom toilet, sink a faucet



Apartment 352-19 bathroom light fixture



Apartment 352-19 efficiency control flush valve



Apartment 354-21 kitchen



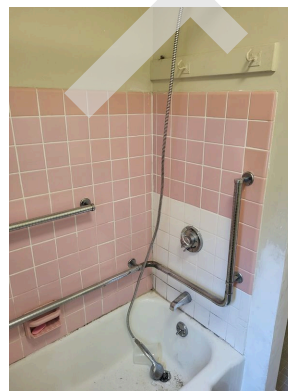
Apartment 354-21 bathroom floor



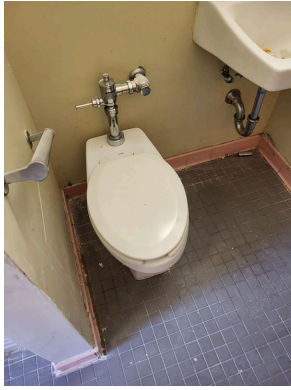
Apartment 354-21 bathroom bathtub hardware



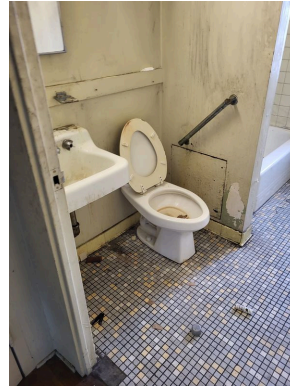
Apartment 354-21 bathroom bathtub tile damage (Non-Critical Repair)



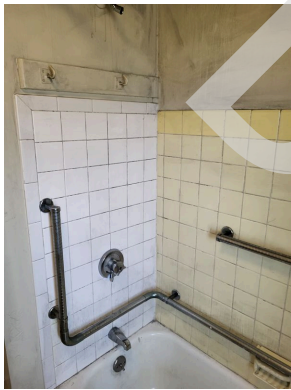
Apartment 356-25 bathroom bathtub hardware



Apartment 356-25 bathroom toilet, grab bar and sink



Apartment 370-46 bathroom toilet, grab bar, sink and floor (Non-Critical Repair)



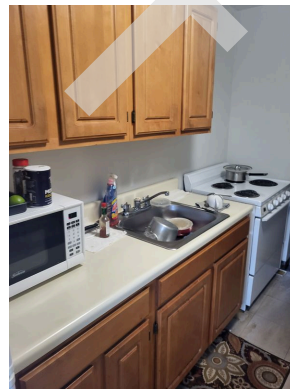
Apartment 370-46 bathroom bathtub tile (Non-Critical Repair)



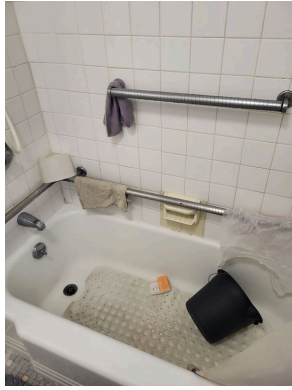
Apartment 364-36 kitchen cabinets, sink, faucet, countertop and range/stove



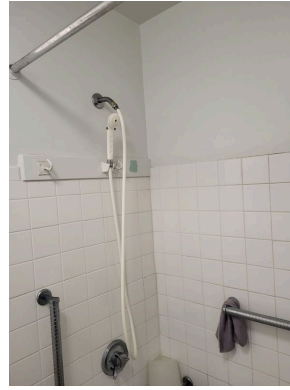
Apartment 364-36 bathroom bathtub and hardware



Apartment 374-54 kitchen cabinets, countertop, sink, faucet and range/stove



Apartment 374-54 bathroom bathtub hardware



Apartment 374-54 bathtub shower head



Apartment 342-1 bathroom



Apartment 342-1 bathroom sink and faucet

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.

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

Richard Jegorow was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property, with the exception of the common area room and select areas of basement pipes.(Non-Critical Repair).

No flood drain or ground water problems were reported.

ASSESSMENT / RECOMMENDATION

No repair or reserve funding is recommended at this time.

4.2 PEST MANAGEMENT

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

Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces. This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

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

ASSESSMENT / RECOMMENDATION

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

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

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

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

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

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

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

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

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. 25025C0091J, dated 03/16/2016, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

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

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

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

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Richard Jegorow	Property Manager	617.988.5045	Provided interview and conducted the site visit
Wilson Villafane	Maintenance Supervisor	617.988.5045	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

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

5.4 FIRE CODE COMPLIANCE

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 3F-5000 - Three-Family Residential and based on online research the property is a legal conforming use.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was not provided with a copy of the most recent REAC inspection for review.

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	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?	✓			8 total spaces 0 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✓		
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		✓		

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

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

	Building History	Yes	No	N/A	Comments
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

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

	Building History	Yes	No	N/A	Comments
9.	Accessible Bathrooms: Do the bathrooms feature accessible accessories (levered hardware, shower hoses, shower chairs or benches, lowered mirrors etc)?			✓	

Abbreviated Screening Checklist for FHA Compliance

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

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

RECOMMENDATIONS:

ADAAG Concerns:

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

UFAS/State Code Concerns:

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

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

- Based upon the eight (8) standard uncovered parking spaces available at the site, one (1) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking spaces are required by the Uniform Federal Accessibility Standards (UFAS). The site currently features zero (0) designated handicapped spaces. In order for handicapped parking space to comply with UFAS, a space needs to be reconfigured to include a curb cut connected to the sidewalk, with van accessibility and vertical van signage. Standard handicapped spaces require a 60-inch wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96-inch wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

- The roll-under sinks located in the community room common restrooms were observed without or with partial scald and abrasion protection. The installation of scald and abrasion protection is required.

FHA Design Concerns:

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

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements.

7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$2,002,853	\$3,709
1-10 Year Inflated Costs	\$2,334,046	\$4,322
11-20 Year Un-Inflated Costs	\$816,502	\$1,512
11-20 Year Inflated Costs	\$1,172,014	\$2,170
1-20 Year Un-Inflated Costs	\$2,819,354	\$2,611
1-20 Year Inflated Costs	\$3,506,059	\$3,246

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 Parking (Critical Repair)	Designated handicapped parking	Repair	1	Each	\$ 500.00	\$ 500.00	Based upon the eight (8) standard uncovered parking spaces available at the site, one (1) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking spaces are required by the Uniform Federal Accessibility Standards (UFAS). The site currently features zero (0) designated handicapped spaces. In order for handicapped parking space to comply with UFAS, a space needs to be reconfigured to include a curb cut connected to the sidewalk, with van accessibility and vertical van signage. Standard handicapped spaces require a 60-inch wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96-inch wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Community room common area restrooms	Repair	2	Each	\$ 40.00	\$ 80.00	The roll-under sinks located in the community room common restrooms were observed without or with partial scald and abrasion protection. The installation of scald and abrasion protection is required.
CRITICAL REPAIRS (LIFE SAFETY)								
Concrete	Correct Concrete Sidewalk Trip Hazards (Critical Repair)	Throughout site	Repair	8	Each	\$ 500.00	\$ 4,000.00	Sections of concrete sidewalks were observed with select areas of concrete sidewalk replacements connecting with older concrete sidewalk, creating trip hazards. In order to maintain the concrete sidewalk and improve the condition of the property, the replacement and/or repair of the worn out and damaged concrete sidewalks is required.
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	All dwelling unit restrooms and living room in apartment 356-25	Repair	61	Each	\$ 25.00	\$ 1,525.00	The dwelling unit bedrooms and apartment 356-25 living room were observed without smoke detectors or with non-compliant smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.

Accessibility Subtotal: \$ 580.00
 Life Safety Subtotal: \$ 5,525.00
 Total: \$ 6,105.00

7.3 NON-CRITICAL REPAIRS

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NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	Parking lot area	Repair	4900	SF	\$ 0.50	\$ 2,450.00	The asphalt driveway and parking area sealcoat was observed deteriorated with select areas of damage and past Estimated Use Life (EUL). In order to maintain the driveways and parking areas and improve the condition of the property, seal coat and restriping of the asphalt driveways and parking areas is recommended.
Asphalt Shingle	Asphalt Shingle Roofing (Non-Critical Repair)	Community room roof	Repair	1150	SF	\$ 4.00	\$ 4,600.00	AEI observed damaged ceiling in the common area restroom located in the community room. Replacement of the community room roof is recommended.
Soffits, Wood, Vinyl, Metal	Soffits and Fascia (Non-Critical Repair)	Apartment building soffits and fascia	Repair	14	Each	\$ 750.00	\$ 10,500.00	Select areas of soffits and fascia located at building entrance canopy areas were observed damaged. In order to improve the overall appearance of the property and prevent further damage, replacing the damaged soffits and fascia is recommended.
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older) (Non-Critical Repair)	Old cabinets	Level 1 Alteration	11	Each	\$ 5,061.73	\$ 55,679.03	AEI observed several kitchen cabinets and countertops that were in poor physical condition and require replacement. An example unit is 346-10. Property management should perform a 100% inspection to understand how many sets of cabinets are in this condition. AEI believes 20% of the cabinets are in poor condition.
Drywall	Repair Damaged Ceiling (Non-Critical Repair)	Apartment building basements, community room common area restroom, community room common area kitchen and common area in building 342-356 by light fixture	Repair	12	Each	\$ 500.00	\$ 6,000.00	AEI observed select areas with drywall holes/missing sections/stains in the ceilings located in the apartment building basements, community room common area restroom, community room common area kitchen and common area in building 342-356 near the light fixture. Repairing the ceiling damage is recommended.
Railings, metal	Metal Railing Damage (Non-Critical Repair)	Stairs for basement ingress/egress	Repair	1	Each	\$ 1,800.00	\$ 1,800.00	AEI observed the exterior stairs for basement ingress/egress with damage to the metal railing. Repairing or replacing the railing is recommended.
Radiation-steam/hydronic (baseboard or freestanding radiator)	Radiator Missing Cover (Non-Critical Repair)	Apartment 364-36	Repair	1	Each	\$ 400.00	\$ 400.00	AEI observed the radiator in the kitchen area of apartment 364-36 missing the cover. Replacing the radiator cover is recommended.
Paints, stains, clear finishes, interior	Fire Damage (Non-Critical Repair)	Apartment 370-46	Repair	1	Each	\$ 8,500.00	\$ 8,500.00	AEI observed damage caused by fire to dwelling unit 370-46. Repairing the fire damage is recommended.
Concrete	Replace Concrete (Non-Critical Repair)	Apartment building 342-356	Repair	1	Each	\$ 500.00	\$ 500.00	AEI observed the concrete cracked by the railing located at building 342-356. To prevent further damage to the concrete, repairing the crack is recommended.
Tot Lot (playground equipment)	Exterior Benches (Non-Critical Repair)	Exterior benches throughout property	Level 1 Alteration	20	Each	\$ 400.00	\$ 8,000.00	AEI observed damaged benches throughout the site. Repairing the benches is recommended
Tenant buzzer / intercom /secured entry system	Intercom System (Non-Critical Repair)	Apartment buildings	Level 1 Alteration	54	Each	\$ 300.00	\$ 16,200.00	AEI observed the intercom system throughout the building past the estimated useful life (EUL). Replacing the intercom system is recommended.
PVC/CPVC pipe, supply and waste	Apartment buildings basement Pipes Leaking (Non-Critical Repair)	Apartment building basements	Repair	2	Each	\$ 750.00	\$ 1,500.00	AEI observed select areas in the apartment building basements near pipes with standing water on the floor. Repairing the pipes is recommended.
Resilient tile or sheet floor (vinyl, linoleum)	Kitchens and Bathrooms Vinyl Flooring - (Dwelling Units) (Non-Critical Repair)	25% of units	Level 1 Alteration	13	Each	\$ 800.00	\$ 10,400.00	AEI observed that approximately 25% of the vinyl flooring in the kitchens and bathrooms were in poor condition and should be replaced.

Total: \$ 126,529.03

7.4 REPLACEMENT RESERVES

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7.5 INSURABLE VALUE - REPLACEMENT COST

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
Apartment Building 342-356	219	RS MEANS	4,774,244
Apartment Building 358-374	219	RS MEANS	4,436,809
		TOTAL:	\$ 9,211,052.40

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8.0 ASSESSOR QUALIFICATIONS

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

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

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

The site inspection was completed on July 6, 2022

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

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Jeb Bonnett, Assessment Project Manager

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Jeb Bonnett, Senior Vice President - HUD Building Assessments



David Taylor, Accessibility Manager

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Roy Anderson PE, Vice President

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

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9.0 LIMITING CONDITIONS

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

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

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

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

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

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

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

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

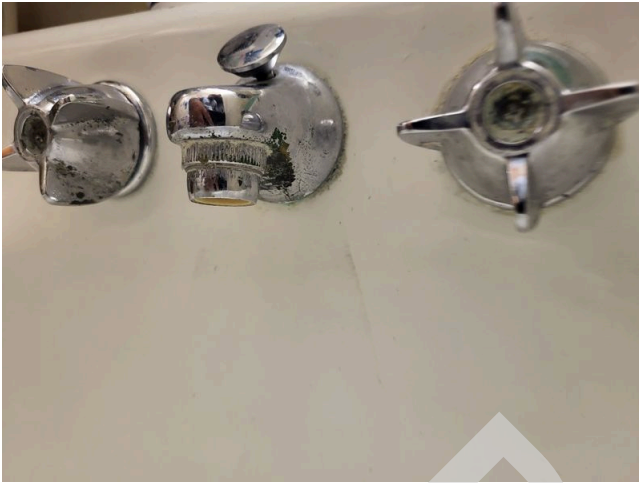
No destructive or invasive testing was included in the scope of this Assessment.

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APPENDIX A

Dwelling Unit Photo Documentation

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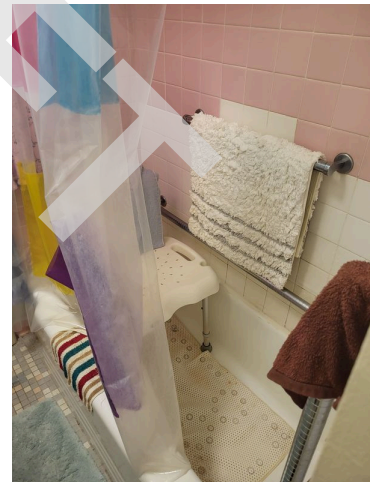
1. Apartment 346-10 bathroom sink faucet



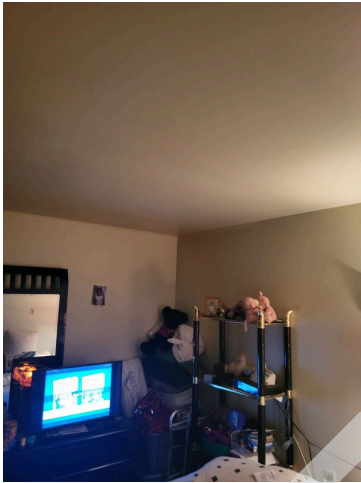
2. Apartment 346-10 bathroom light fixture



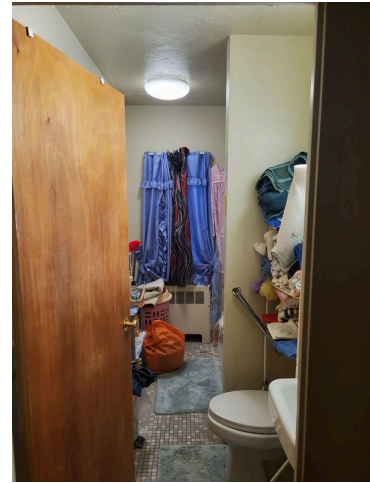
3. Apartment 346-10 bathroom bathtub shower head



4. Apartment 346-10 bathroom bathtub



5. Apartment 346-10 bedroom missing smoke detector (Critical Repair)



6. Apartment 346-10 bathroom



7. Apartment 346-10 kitchen



8. Apartment 346-10 kitchen range/stove



9. Apartment 346-10 kitchen sink



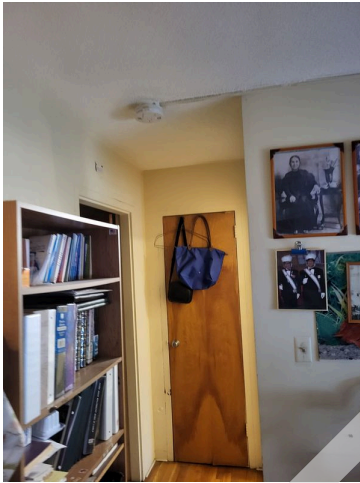
10. Apartment 346-10 countertop and cabinets
(Non-Critical Repair)



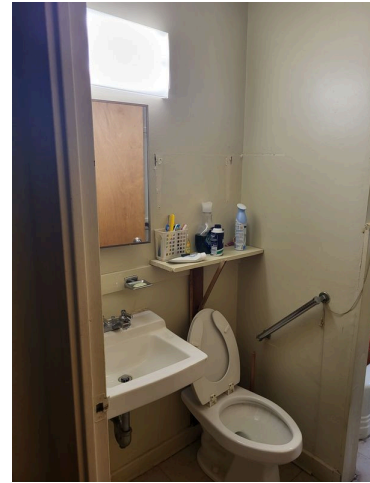
11. Apartment 346-10 kitchen radiator and window



12. Apartment 346-10 kitchen refrigerator



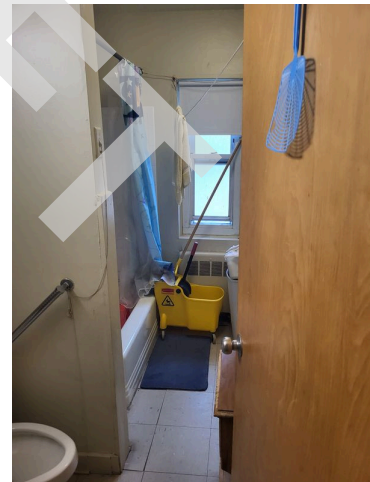
13. Apartment 346-10 smoke detector



14. Apartment 346-10 bathroom toilet, sink, medicine cabinet, light fixture and grab bar



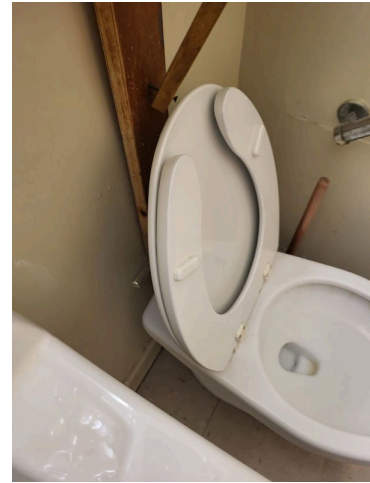
15. Apartment 346-10 bathroom light fixture and medicine cabinet



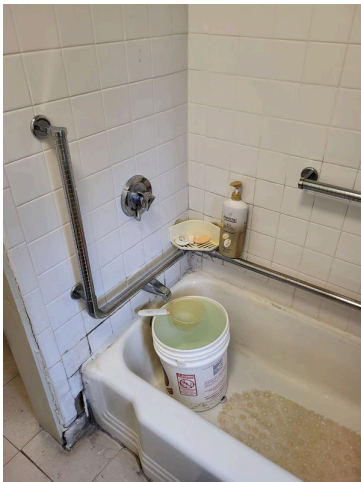
16. Apartment 346-10 bathroom bathtub, window and radiator



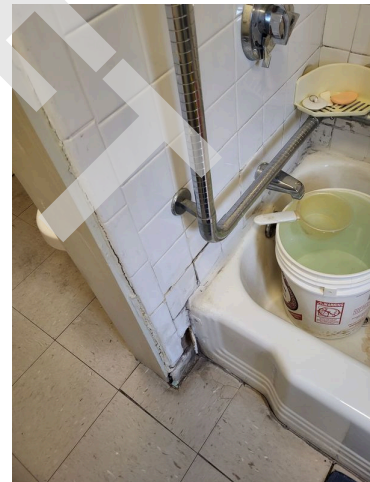
17. Apartment 346-10 bathroom sink faucet



18. Apartment 346-10 bathroom toilet



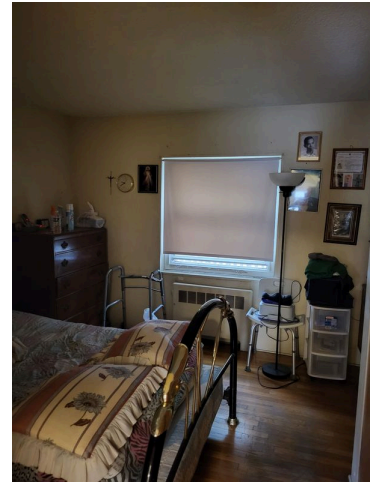
19. Apartment 346-10 bathroom bathtub hardware



20. Apartment 346-10 bathroom bathtub tile damage (Non-Critical Repair)



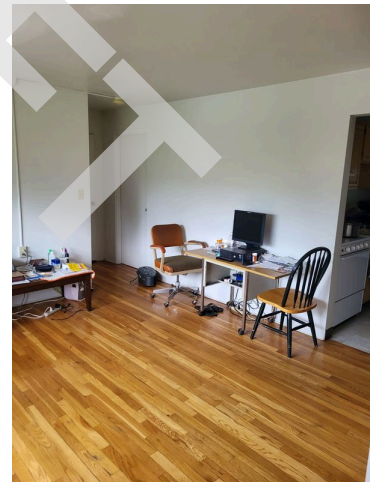
21. Apartment 346-10 bathroom bathtub shower head



22. Apartment 346-10 bedroom missing smoke detector (Critical Repair)



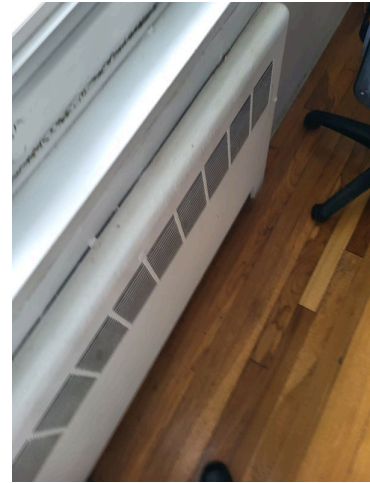
23. Apartment 346-10 bedroom window and frame



24. Apartment 352-19 living room area floor and smoke detector



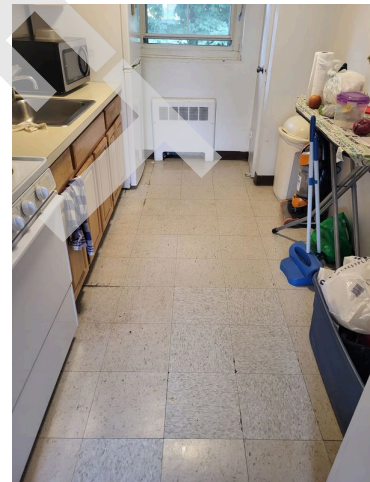
25. Apartment 352-19 living room area windows and frame



26. Apartment 352-19 living room area radiator



27. Apartment 352-19 kitchen



28. Apartment 352-19 kitchen floor



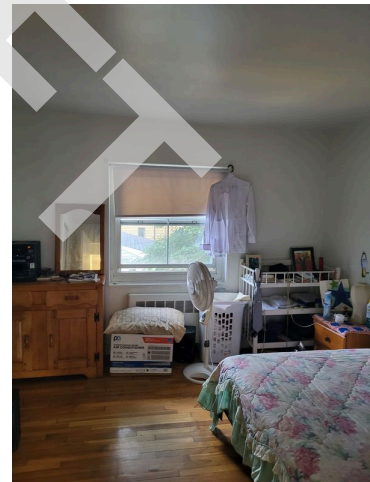
29. Apartment 352-19 kitchen faucet



30. Apartment 352-19 circuit breakers



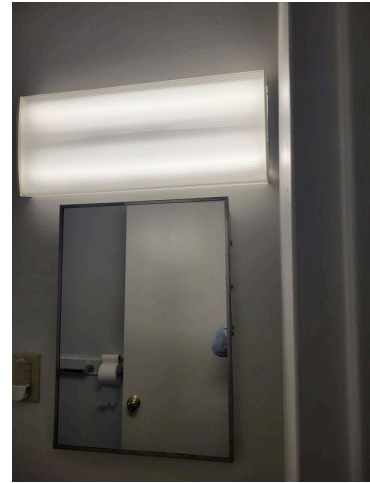
31. Apartment 352-19 light fixture



32. Apartment 352-19 bedroom missing smoke detector (Critical Repair)



33. Apartment 352-19 bathroom toilet, sink and faucet



34. Apartment 352-19 bathroom light fixture



35. Apartment 352-19 efficiency control flush valve



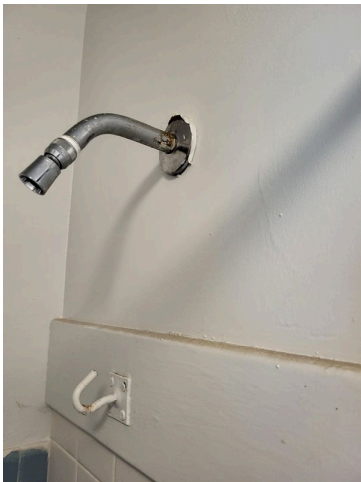
36. Apartment 352-19 bathroom radiator and window



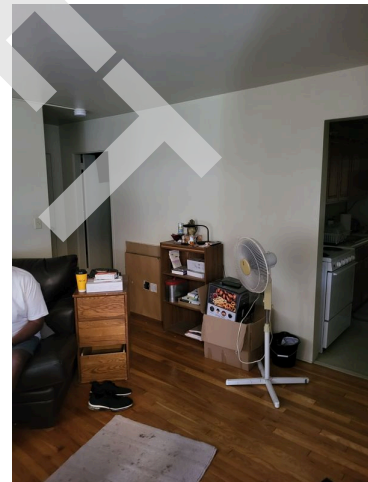
37. Apartment 352-19 bathroom bathtub and hardware



38. Apartment 352-19 bathroom GFCI



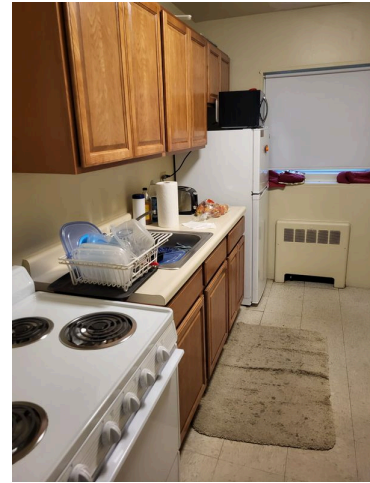
39. Apartment 352-19 bathroom bathtub shower head



40. Apartment 354-21 living room area floor and smoke detector



41. Apartment 354-21 circuit breakers



42. Apartment 354-21 kitchen



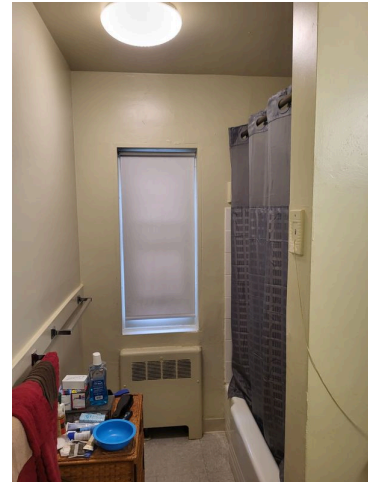
43. Apartment 354-21 kitchen ingress/egress door



44. Apartment 354-21 kitchen light fixture



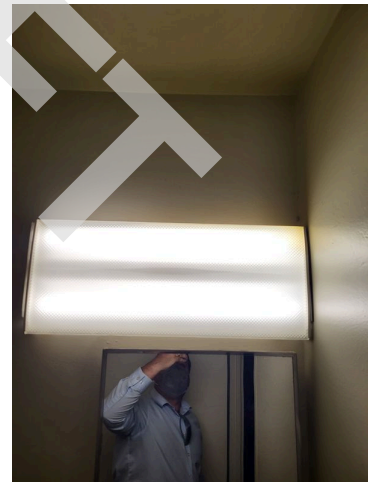
45. Apartment 354-21 bathroom floor



46. Apartment 354-21 bathroom bathtub, radiator, window and light fixture



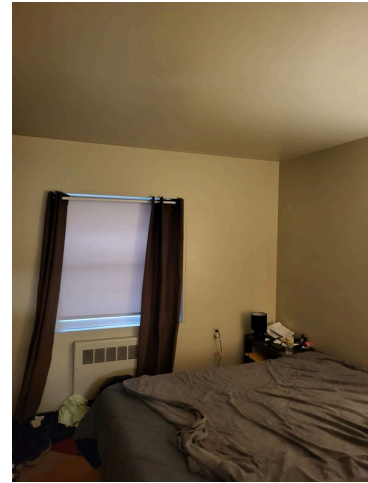
47. Apartment 354-21 bathroom bathtub hardware



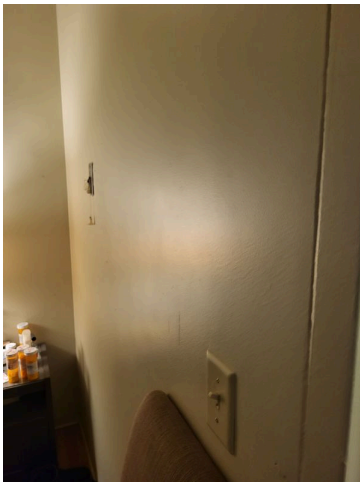
48. Apartment 354-21 bathroom light fixture



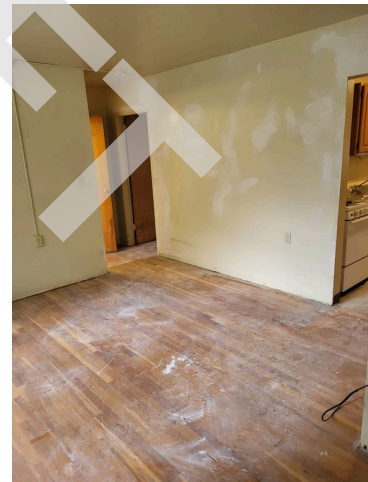
49. Apartment 354-21 bathroom bathtub tile damage (Non-Critical Repair)



50. Apartment 354-21 bedroom missing smoke detector (Critical Repair)



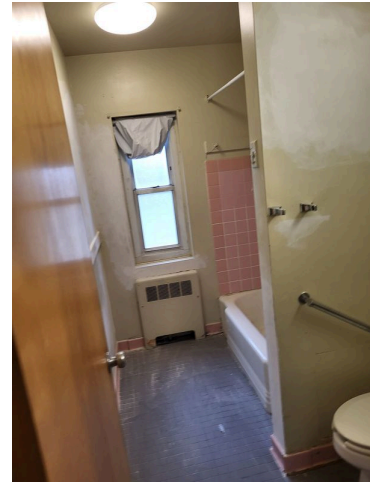
51. Apartment 354-21 bedroom emergency call



52. Apartment 356-25 living room area



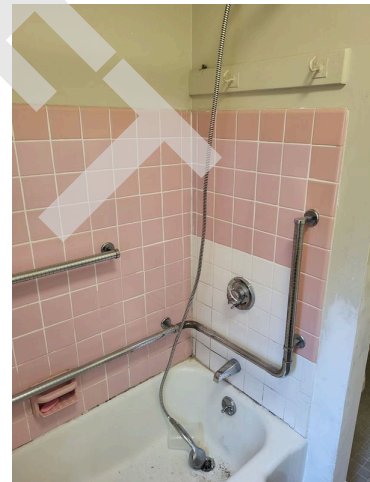
53. Apartment 356-25 living room area windows and frame



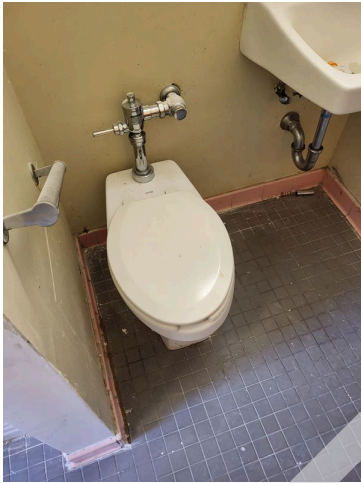
54. Apartment 356-25 bathroom



55. Apartment 356-25 bathroom light fixture



56. Apartment 356-25 bathroom bathtub hardware



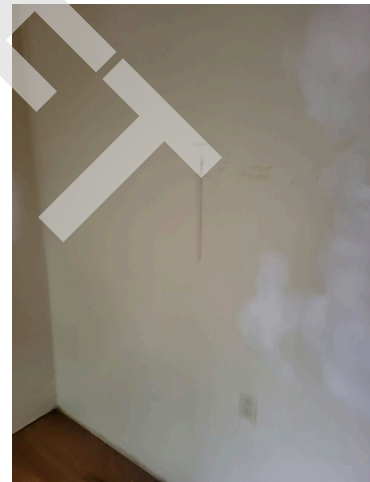
57. Apartment 356-25 bathroom toilet, grab bar and sink



58. Apartment 356-25 bedroom missing smoke detector (Critical Repair)



59. Apartment 356-25 bedroom window, frame and radiator



60. Apartment 356-25 bedroom emergency call button



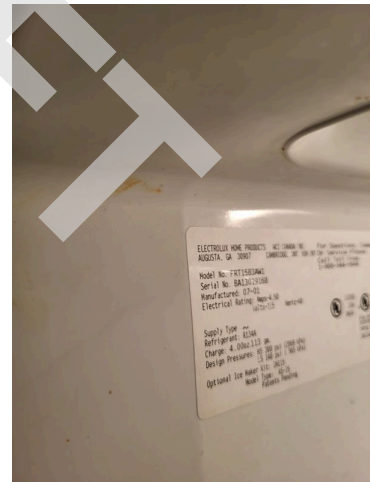
61. Apartment 356-25 missing smoke detector
(Critical Repair)



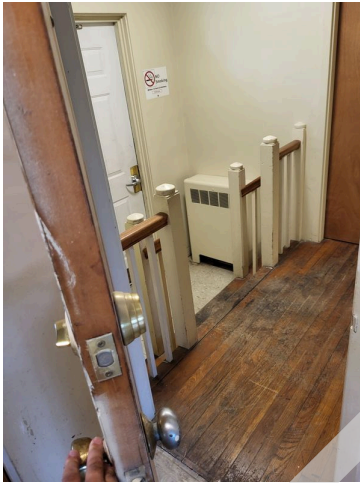
62. Apartment 356-25 kitchen



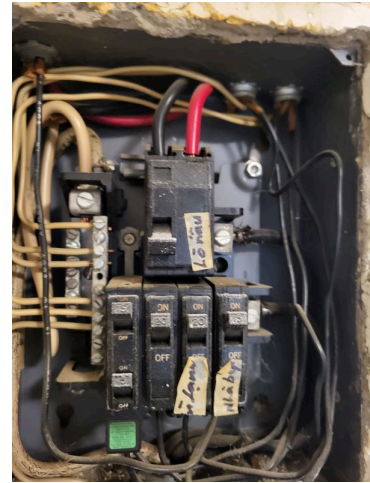
63. Apartment 356-25 kitchen sink and faucet



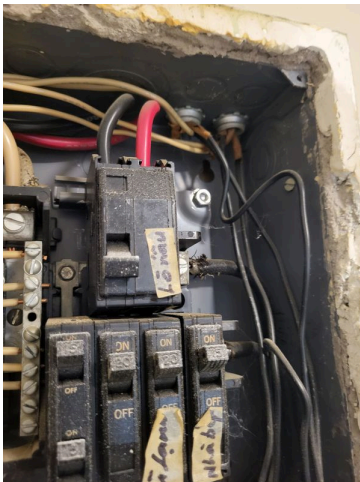
64. Apartment 356-25 kitchen refrigerator
information



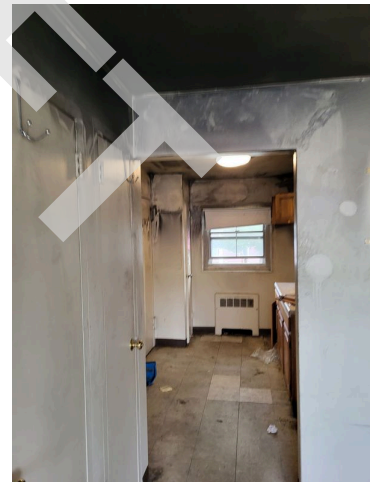
65. Apartment 356-25 main ingress/egress door hardware



66. Apartment 356-25 circuit breakers and wiring



67. Apartment 356-25 circuit breakers and wiring



68. Apartment 370-46 fire and smoke damage (Non-Critical Repair)



69. Apartment 370-46 kitchen fire and smoke damage (Non-Critical Repair)



70. Apartment 370-46 kitchen window and frame (Non-Critical Repair)



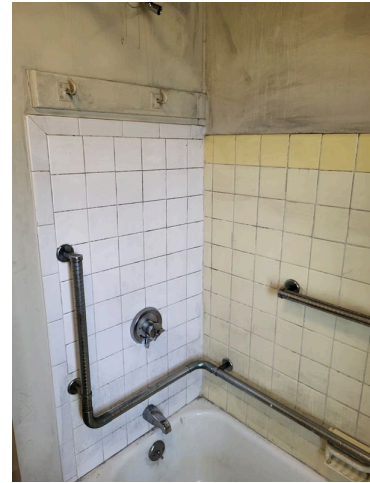
71. Apartment 370-46 circuit breakers (Non-Critical Repair)



72. Apartment 370-46 bathroom toilet, grab bar, sink and floor (Non-Critical Repair)



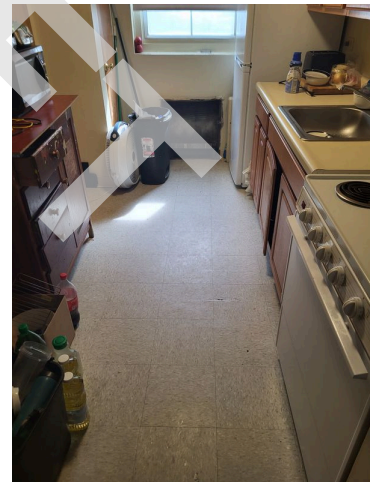
73. Apartment 370-46 bathroom bathtub and hardware



74. Apartment 370-46 bathroom bathtub tile (Non-Critical Repair)



75. Apartment 370-46 smoke damage (Non-Critical Repair) Missing smoke detector (Critical Repair)



76. Apartment 364-36 kitchen floor (Non-Critical Repair)



77. Apartment 364-36 kitchen light fixture



78. Apartment 364-36 kitchen radiator missing cover
(Non-Critical Repair)



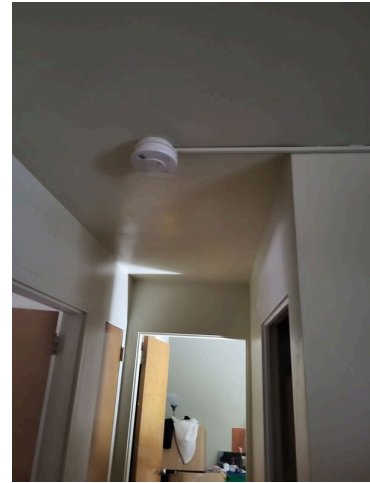
79. Apartment 364-36 kitchen cabinets, sink, faucet,
countertop and range/stove



80. Apartment 364-36 kitchen sink faucet



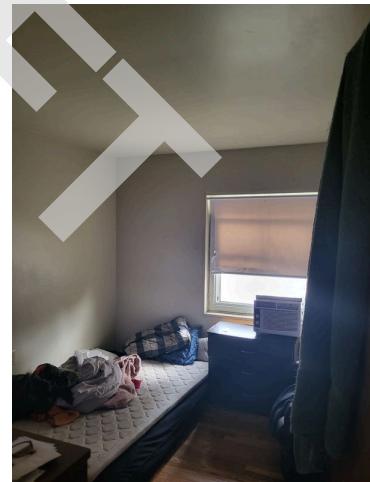
81. Apartment 364-36 circuit breakers



82. Apartment 364-36 hallway smoke detector



83. Apartment 364-36 hallway smoke detector



84. Apartment 364-36 bedroom missing smoke detector (Critical Repair)



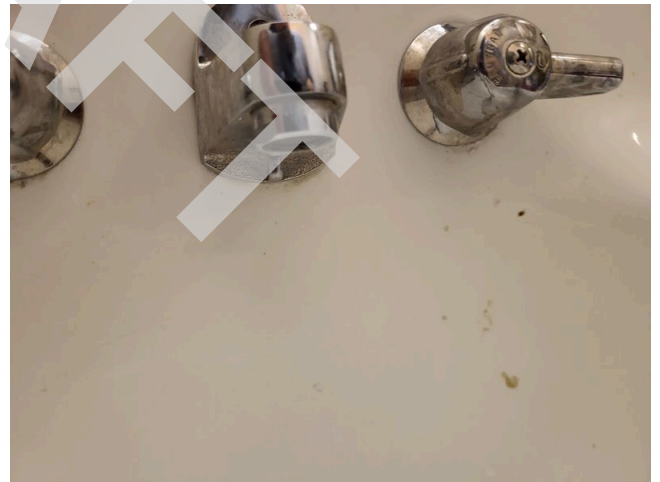
85. Apartment 364-36 bedroom window and frame



86. Apartment 364-36 bathroom



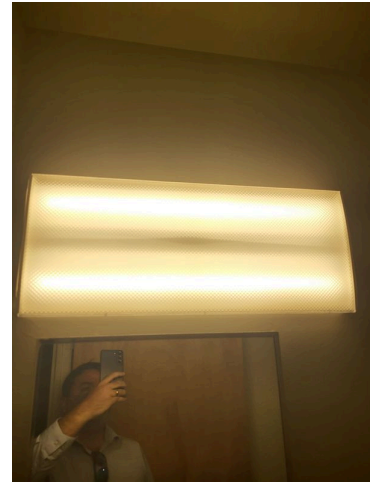
87. Apartment 364-36 bathroom sink



88. Apartment 364-36 bathroom sink faucet



89. Apartment 364-36 bathroom toilet



90. Apartment 364-36 bathroom light fixture



91. Apartment 364-36 bathroom light fixture and window



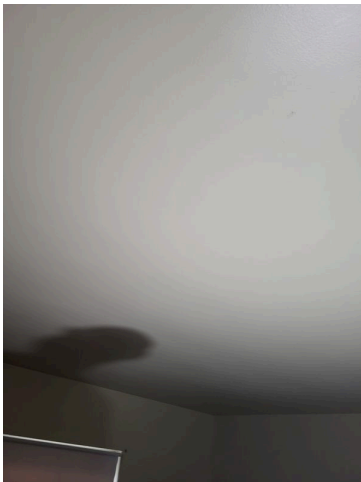
92. Apartment 364-36 bathroom bathtub and hardware



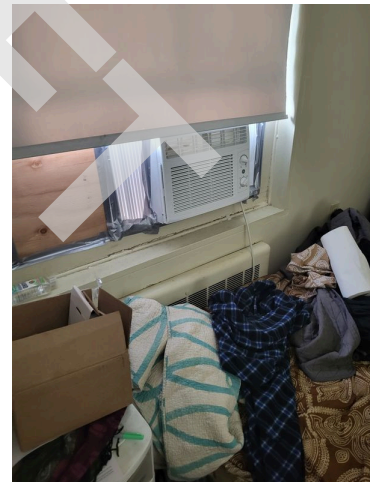
93. Apartment 364-36 bathroom bathtub shower head



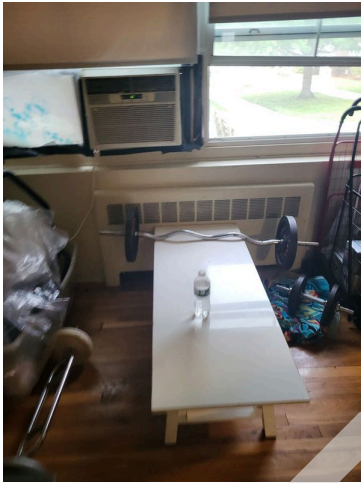
94. Apartment 364-36 bathroom bathtub shower head



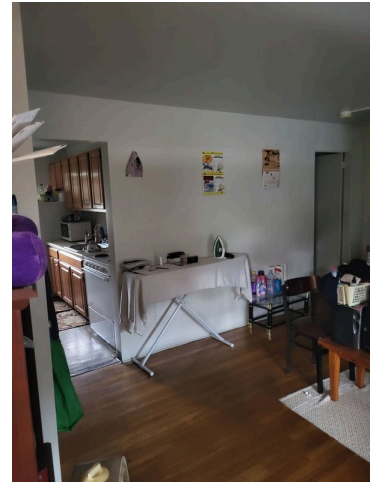
95. Apartment 364-36 bedroom missing smoke detector (Critical Repair)



96. Apartment 364-36 bedroom window mounted air conditioner



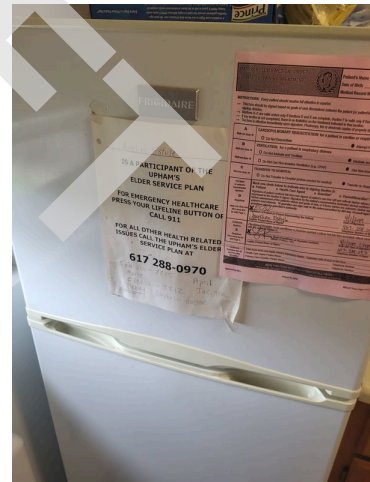
97. Apartment 364-36 living room area window mounted air conditioner and radiator



98. Apartment 374-54 living room area



99. Apartment 374-54 living room area window and frame



100. Apartment 374-54 kitchen refrigerator



101. Apartment 374-54 kitchen refrigerator information



102. Apartment 374-54 kitchen cabinets, countertop, sink, faucet and range/stove



103. Apartment 374-54 kitchen light fixture



104. Apartment 374-54 circuit breakers



105. Apartment 374-54 smoke detector



106. Apartment 374-54 kitchen range/stove



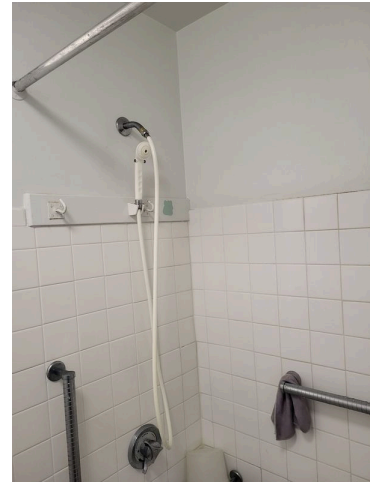
107. Apartment 374-54 bathroom toilet, grab bar, sink, faucet and medicine cabinet



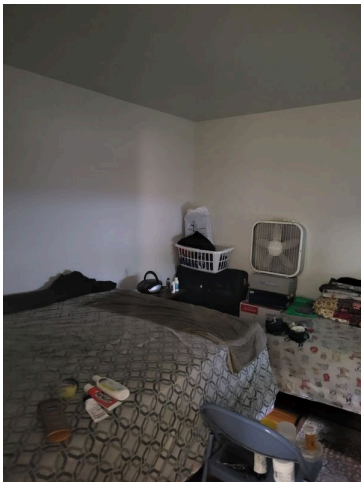
108. Apartment 374-54 bathroom light fixture, window, radiator and floor



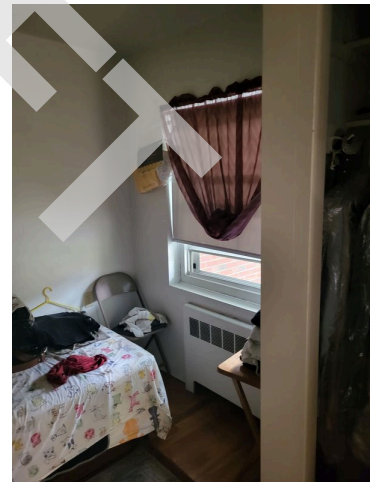
109. Apartment 374-54 bathroom bathtub hardware



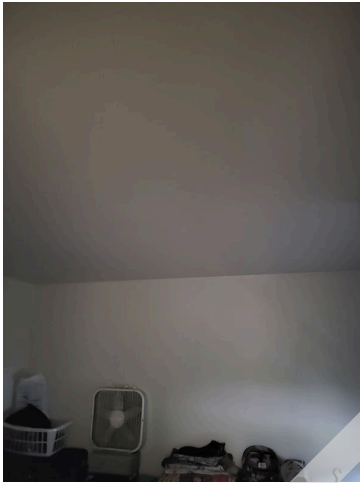
110. Apartment 374-54 bathtub shower head



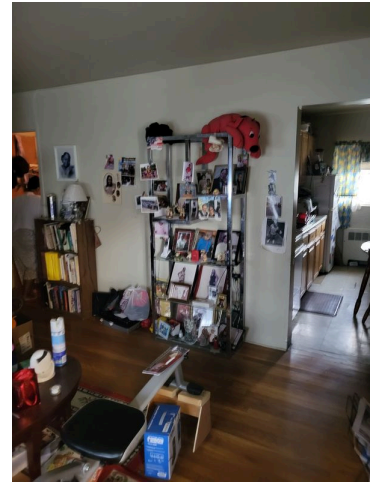
111. Apartment 374-54 bedroom



112. Apartment 374-54 bedroom window and radiator



113. Apartment 374-54 bedroom missing smoke detector (Critical Repair)



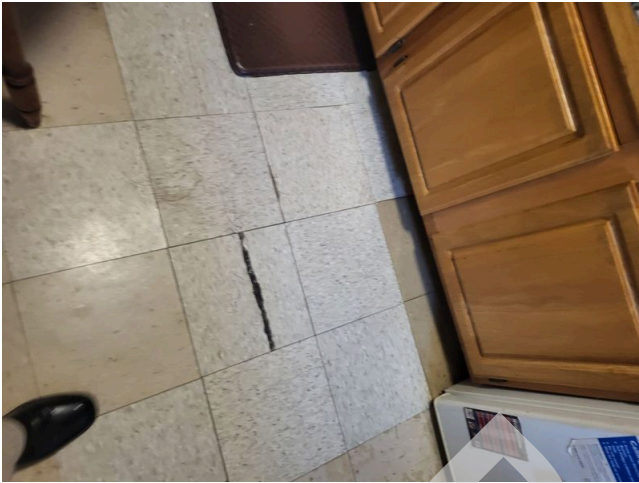
114. Apartment 342-1 living room area



115. Apartment 342-1 kitchen (Non-Critical Repair)



116. Apartment 342-1 kitchen window and frame



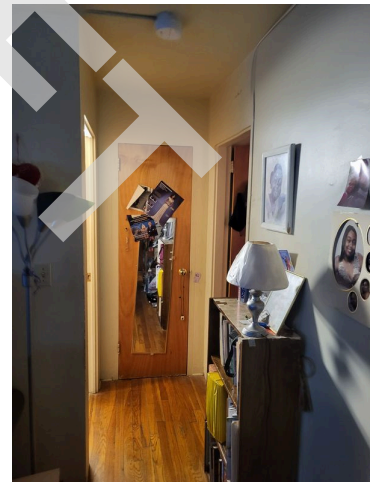
117. Apartment 342-1 kitchen floor (Non-Critical Repair)



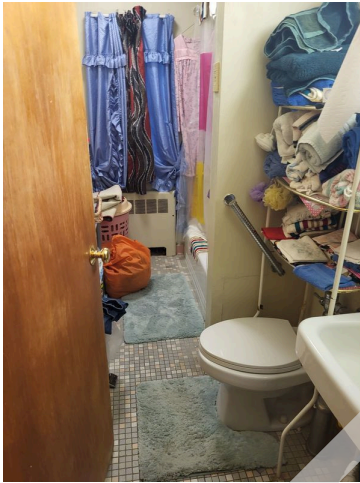
118. Apartment 342-1 kitchen light fixture



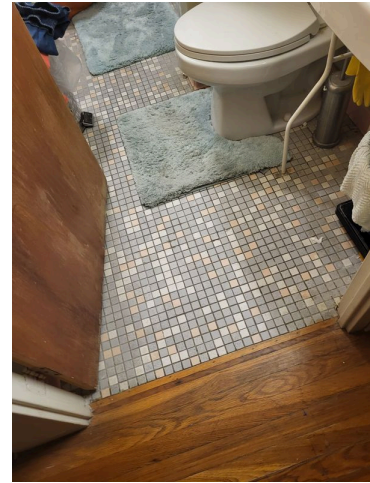
119. Apartment 342-1 living room area



120. Apartment 342-1 hallway and smoke detector



121. Apartment 342-1 bathroom



122. Apartment 342-1 bathroom flooring (Non-Critical Repair)



123. Apartment 342-1 bathroom sink and faucet

APPENDIX B

General Photo Documentation

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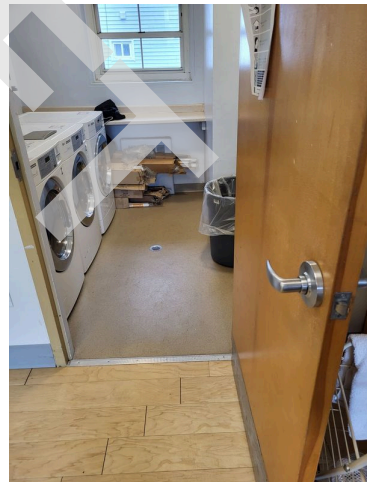
1. Property exterior signage



2. Property plaque



3. Common area laundry room door hardware



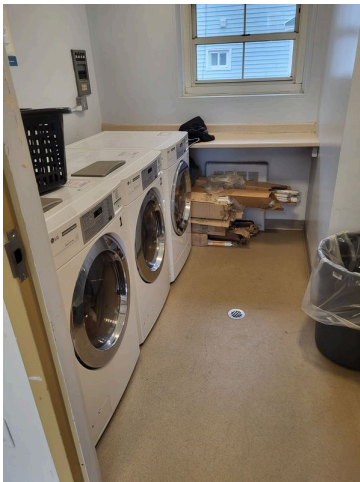
4. Common area laundry room doorway



5. Common area laundry room doorway floorspace



6. Common area laundry room doorway floorspace



7. Common area laundry room floors



8. Common area laundry room floorspace



9. Common area laundry room floorspace



10. Common area laundry room countertop



11. Common area laundry room front load washers



12. Common area laundry room front load dryer



13. Common area laundry room front load dryer



14. Common area laundry room light fixture



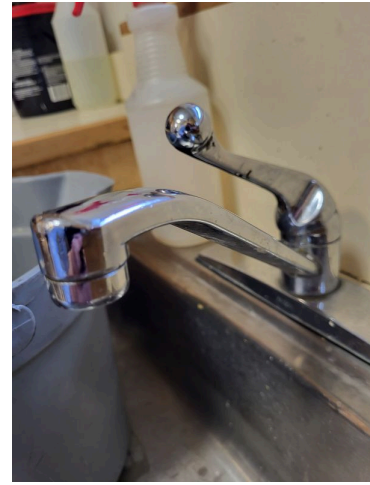
15. Common area circuit breaker box



16. Common area kitchen



17. Common area kitchen light fixtures



18. Common area kitchen sink faucet



19. Common area kitchen oven



20. Common area kitchen range burners



21. Common area kitchen ceiling damage (Non-Critical Repair)



22. Common area kitchen ceiling damage (Non-Critical Repair)



23. Common area kitchen refrigerator



24. Common area kitchen refrigerator information



25. Common area kitchen are flooring (Non-Critical Repair)



26. Common area kitchen area doorway floorspace



27. Common area kitchen area doorway floorspace



28. Comona area kitchen area doorway floorspace



29. Common area kitchen area doorway floorspace



30. Common area kitchen sink countertop



31. Common area kitchen countertop



32. Common area kitchen range burners countertop



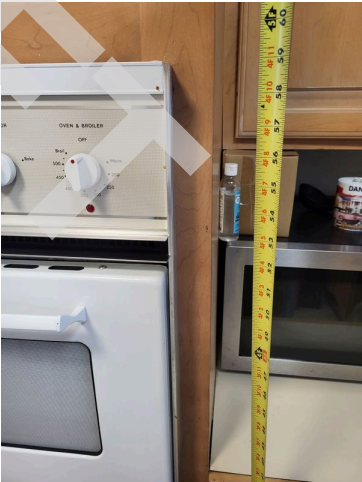
33. Common area kitchen countertop space



34. Common area kitchen countertop space



35. Common area kitchen countertop space



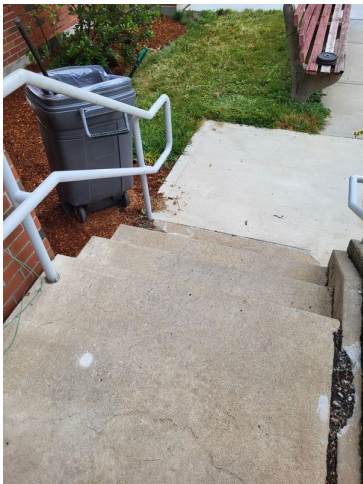
36. Common area kitchen oven knobs



37. Building ingress/egress door



38. Building ingress/egress door



39. Building ingress/egress stairs



40. Building ingress/egress handicap ramp



41. Building ingress/egress handicap ramp



42. Building ingress/egress stairs and handicap ramp railings



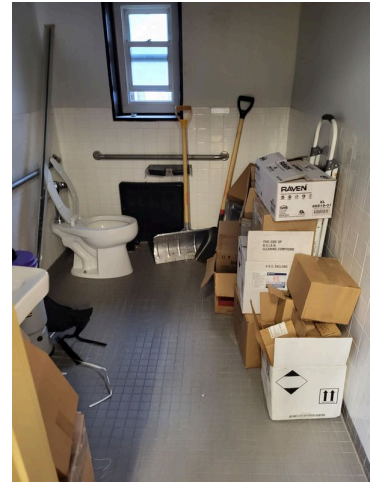
43. Common area room



44. Common area room light fixture



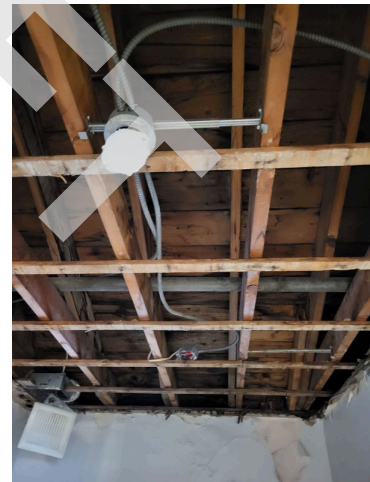
45. Common area room window mounted air conditioner



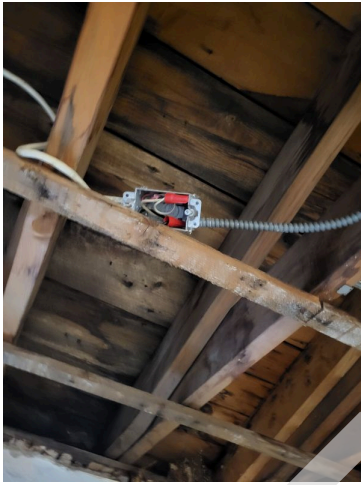
46. Common area restroom



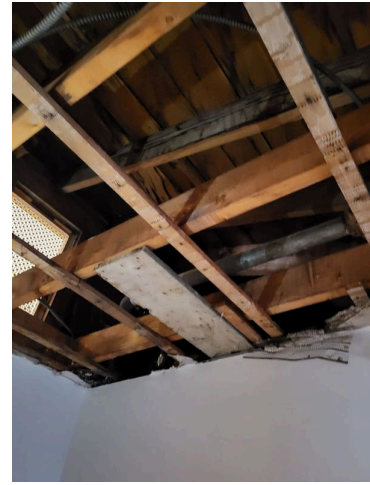
47. Common area restroom ceiling damage (Non-Critical Repair)



48. Common area restroom light fixture



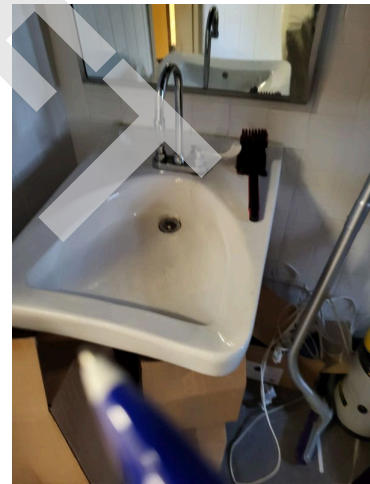
49. Common area restroom electrical wiring



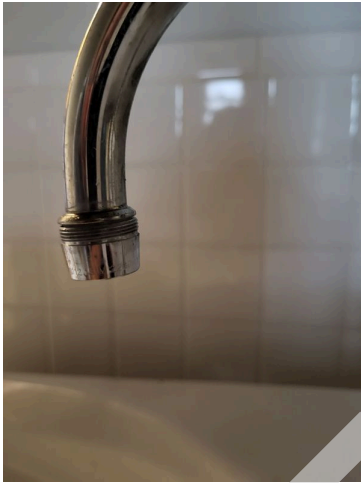
50. Common area restroom hole in ceiling (Non-Critical Repair)



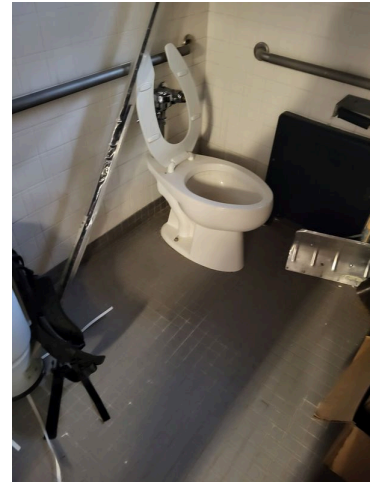
51. Common area restroom roofing



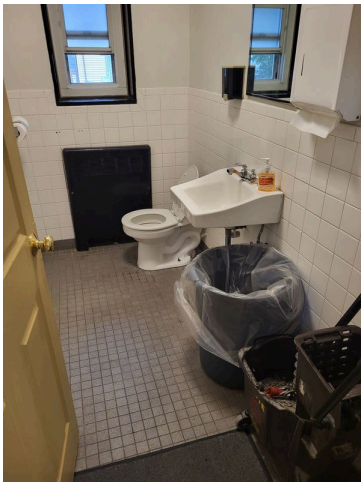
52. Common are restroom sink



53. Common area restroom sink faucet



54. Common area restroom toilet, grab bars and floor



55. Common area restroom



56. Common area restroom sink and faucet



57. Common area restroom toilet



58. Common area restroom toilet gallons per flush



59. Apartment building 342-356 exterior light fixture



60. Apartment building 342-356 ingress/egress door



61. Apartment building 342-356 ingress/egress light fixture



62. Apartment building 342-356 wood soffit damage



63. Apartment building 342-356 wood soffit damage (Non-Critical Repair)



64. Apartment building 342-356 wall mounted high intensity light fixture



65. Apartment building 342-356 cracked concrete by stair railing (Non-Critical Repair)



66. Apartment building 342-356 cracked concrete by stair railing (Non-Critical Repair)



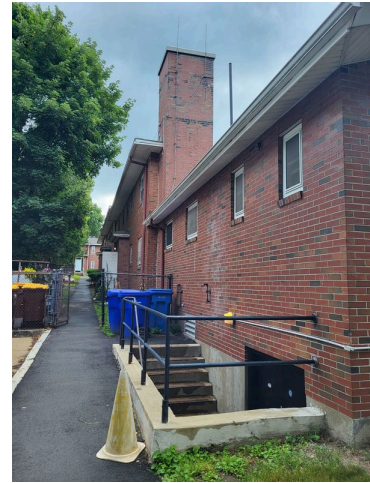
67. Apartment building 342-356 common area light fixture and ceiling damage (Non-Critical Repair)



68. Common area ingress/egress stairs and railings



69. Basement ingress/egress stairs



70. Basement ingress/egress stairs



71. Basement ingress/egress doors



72. Basement ingress/egress railing rusted (Non-Critical Repair)



73. Basement ingress/egress railing damaged (Non-Critical Repair)



74. Exterior concrete block wall



75. Exterior soffit and fascia



76. Exterior trash can area



77. Apartment building brick façade



78. Apartment building 342-356 wood soffit damage
(Non-Critical Repair)



79. Exterior common area bench (Non-Critical
Repair)



80. Exterior common area bench (Non-Critical
Repair)



81. Exterior common area bench (Non-Critical Repair)



82. Exterior common area benches (Non-Critical Repair)



83. Property parking lot (Non-Critical Repair)



84. Property parking lot (Non-Critical Repair)



85. Property parking lot install handicap accessible parking (Critical Repair)



86. Property parking lot ingress/egress (Non-Critical Repair)



87. Apartment building 358-374 ingress/egress



88. Apartment building 358-374 ingress/egress doorway



89. Apartment building 358-374 ingress/egress interior stairs



90. Hot water storage tanks (115 gallon each)



91. Hot water storage tank



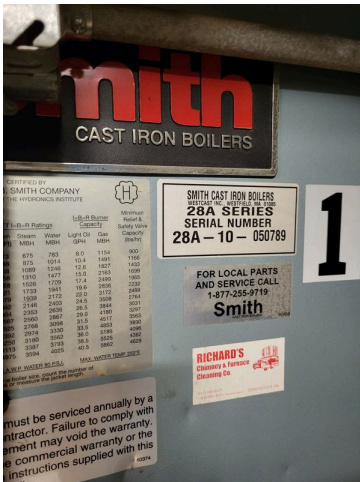
92. Hot water boiler (726,000 btu)



93. Hot water boiler



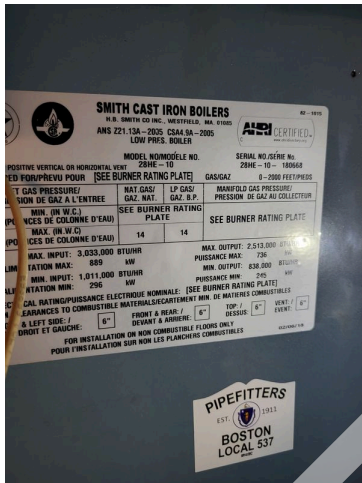
94. Boiler number one (1)



95. Boiler number one (1)



96. Boiler number one (1)



97. Boiler number one (1)



98. Steam exchangers



99. Cast iron pipes



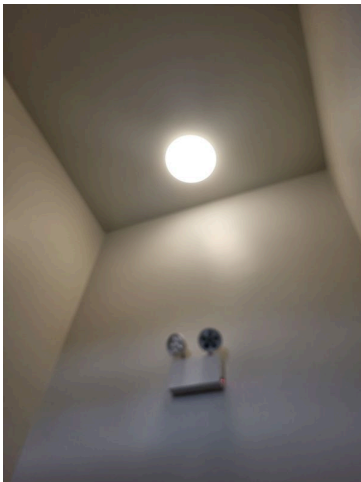
100. Apartment building 358-374 building ingress/egress door



101. Apartment building 358-374 common door ingress/egress



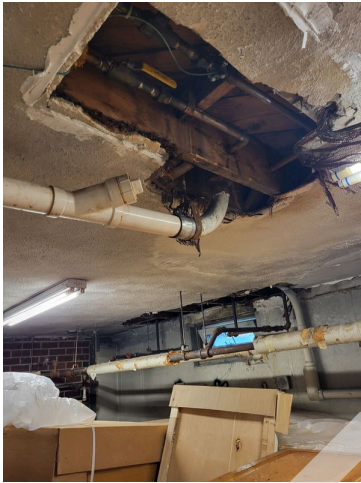
102. Apartment building 358-374 common area light fixture



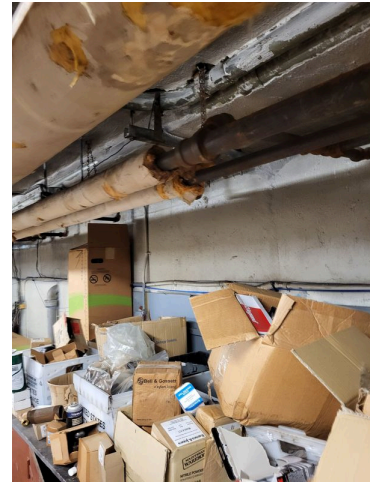
103. Apartment building 358-374 common area light fixture and emergency light fixture



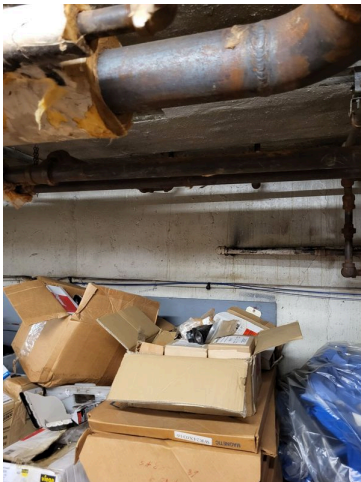
104. Maintenance area



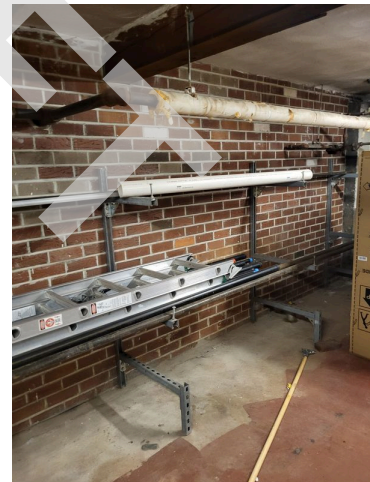
105. Maintenance area copper pipes and ceiling damage (Non-Critical Repair)



106. Maintenance area cast iron pipes



107. Maintenance area cast iron pipes



108. Maintenance area PVC pipes



109. Maintenance area circulation pump



110. Maintenance area circulation pump



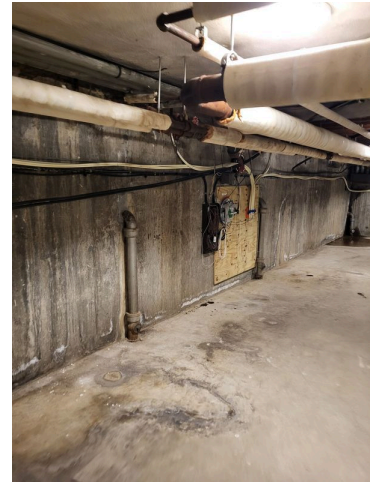
111. Basement support beam



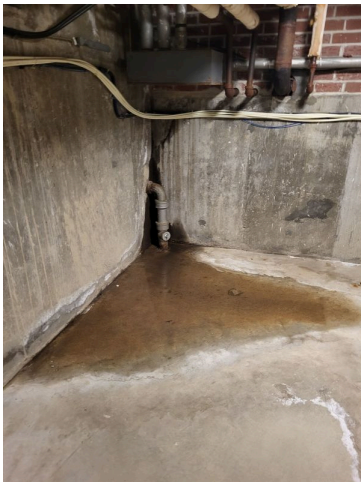
112. Basement concrete walls



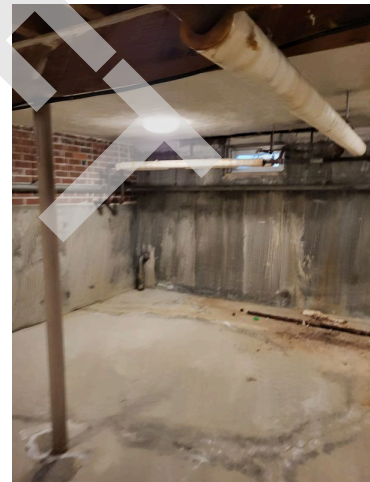
113. Basement damaged ceiling (Non-Critical Repair)



114. Basement cast iron pipes



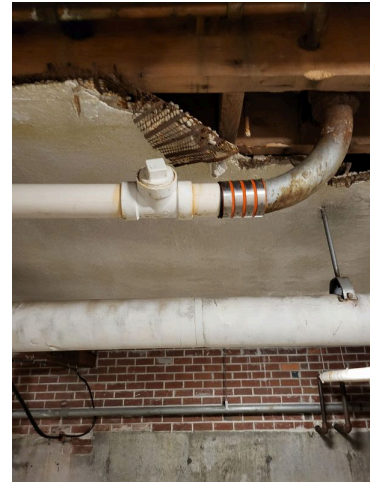
115. Basement pipe leak (Non-Critical Repair)



116. Basement



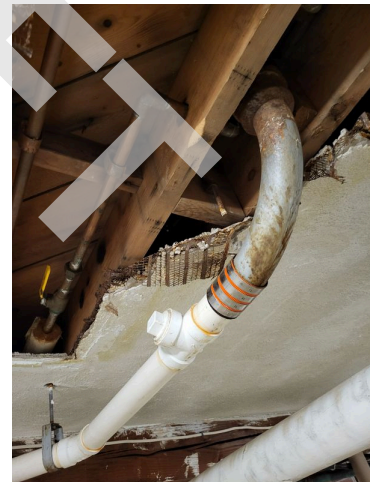
117. Basement PVC pipe



118. Basement ceiling damage (Non-Critical Repair)



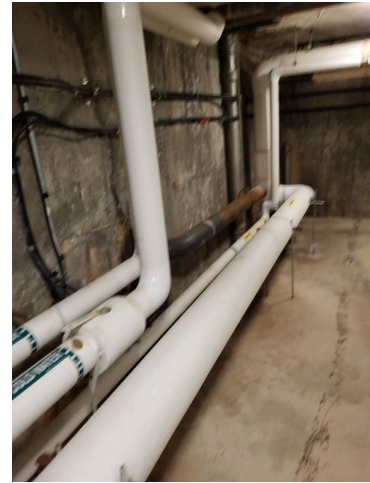
119. Basement ceiling damage (Non-Critical Repair)



120. Basement ceiling damage (Non-Critical Repair)



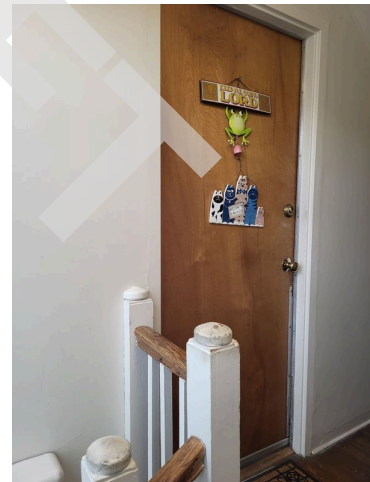
121. Basement ceiling damage (Non-Critical Repair)



122. Basement PVC pipes



123. Basement pipe leak (Non-Critical Repair)



124. Apartment 342-1 main ingress/egress door



125. Apartment 342-1 breezeway radiator



126. Apartment building 342 interior stairs



127. Apartment building 342 mailboxes



128. Apartment building 342 circuit breaker box



129. Apartment building 342 distribution panel



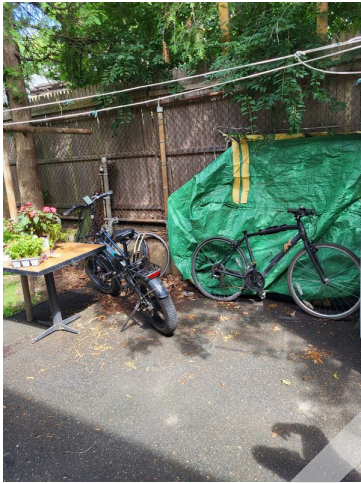
130. Apartment building wood soffit and trim damage (Non-Critical Repair)



131. Apartment building chain link fence and gutter/
down spout



132. Apartment building chain link fence



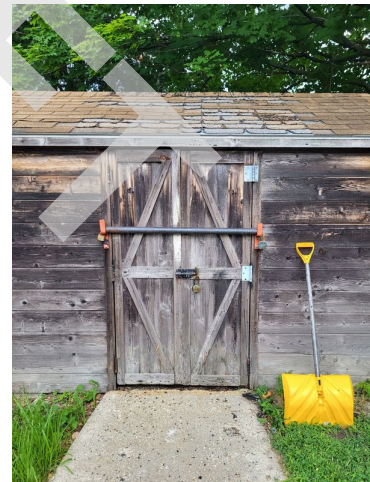
133. Property chain link fence



134. Property chain link fence



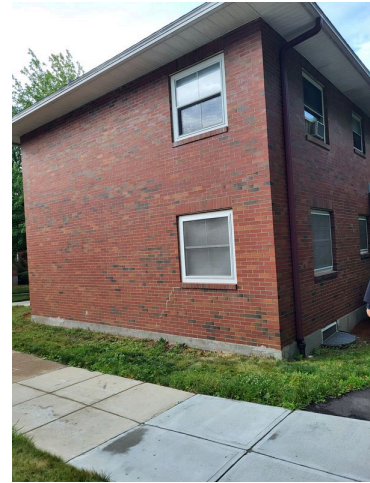
135. Apartment building fascia



136. Property storage shed



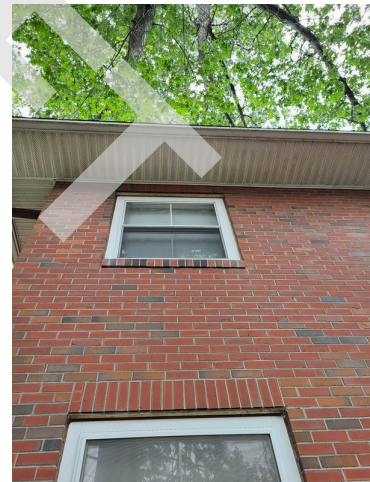
137. Property concrete sidewalk replacement connecting to older concrete sidewalk trip hazard (Critical Repair)



138. Apartment building windows



139. Property sidewalks



140. Apartment building fascia



141. Basement wiring



142. Basement pipes



143. Basement apartment building distribution panel



144. Basement apartment building pipes



145. Basement apartment building boiler system condensate pump



146. Basement apartment building boiler system condensate pump



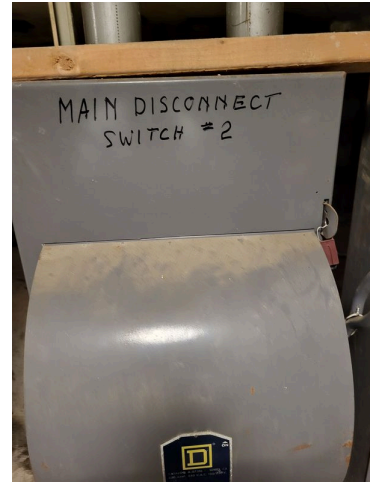
147. Basement apartment building boiler system condensate pump



148. Basement steam supply pipe



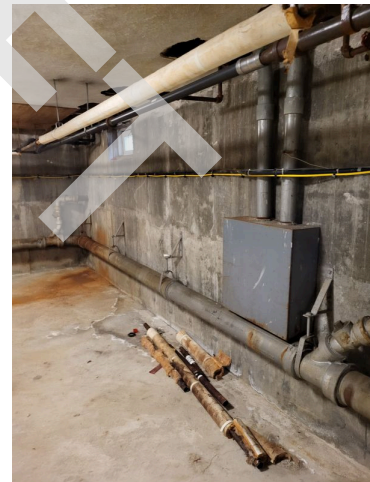
149. Basement steam supply pump



150. Apartment building main disconnect switch two (2)



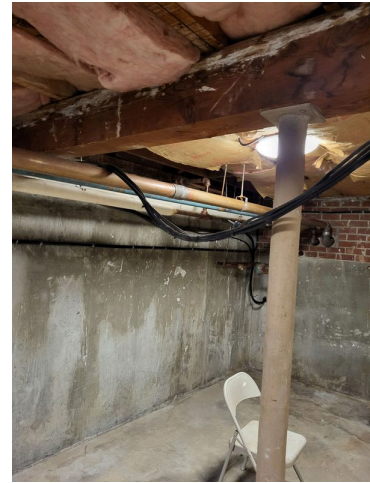
151. Apartment building main distribution panel two (2)



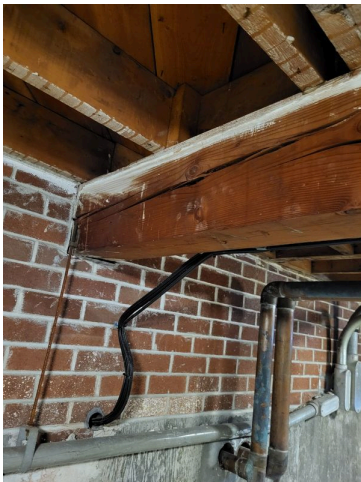
152. Basement ceiling damage (Non-Critical Repair)



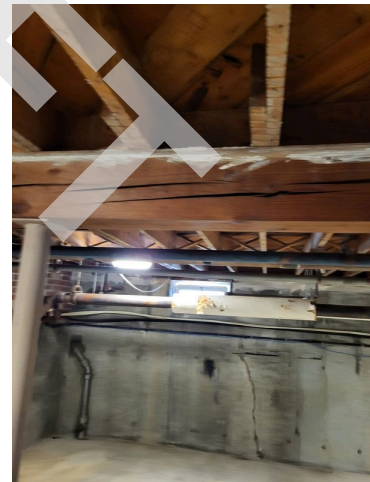
153. Basement light fixtures



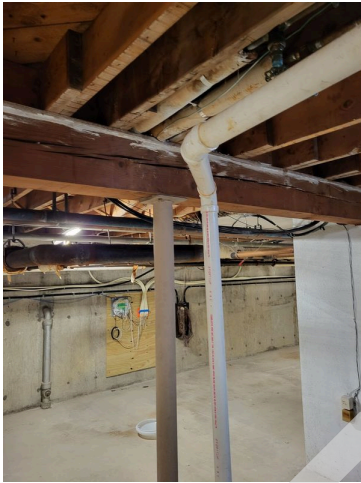
154. Basement



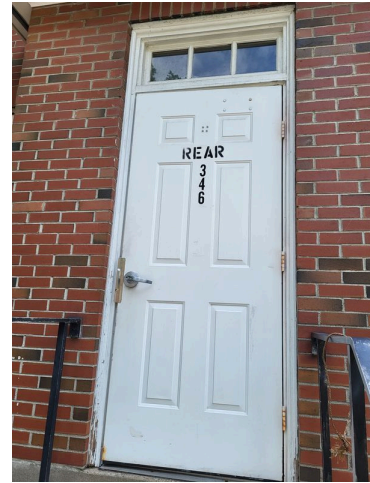
155. Apartment building 342-356 basement support beam



156. Apartment building 342-356 basement



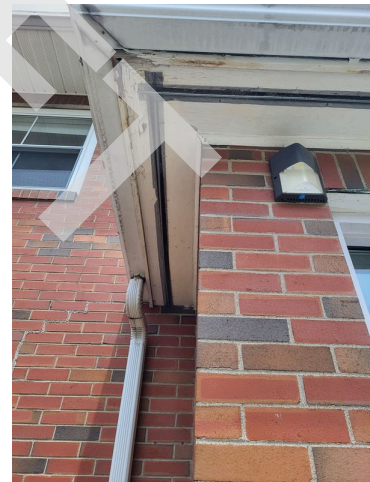
157. Apartment building 342-356 basement



158. Apartment building 342-356 rear ingress/egress door



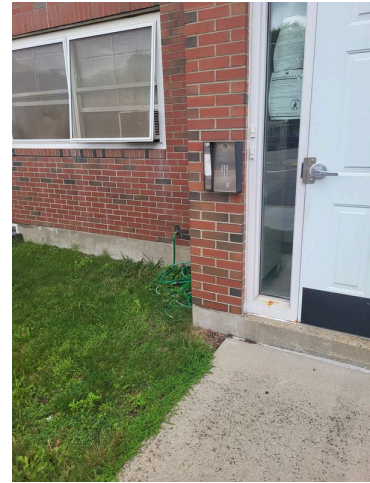
159. Apartment building 342-356 ingress/egress door



160. Apartment building 342-356 exterior light fixture



161. Apartment building 342-356 exterior façade, fascia and windows



162. Apartment building intercom system (Non-Critical Repair)



163. Property exterior newer sidewalks



164. Property exterior older sidewalks



165. Apartment Building storage



166. Property sidewalk trip hazard (Critical Repair)

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APPENDIX C

Street Map and Aerial Photo

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DRAFT

— Approximate Property Boundary

20 m
50 ft

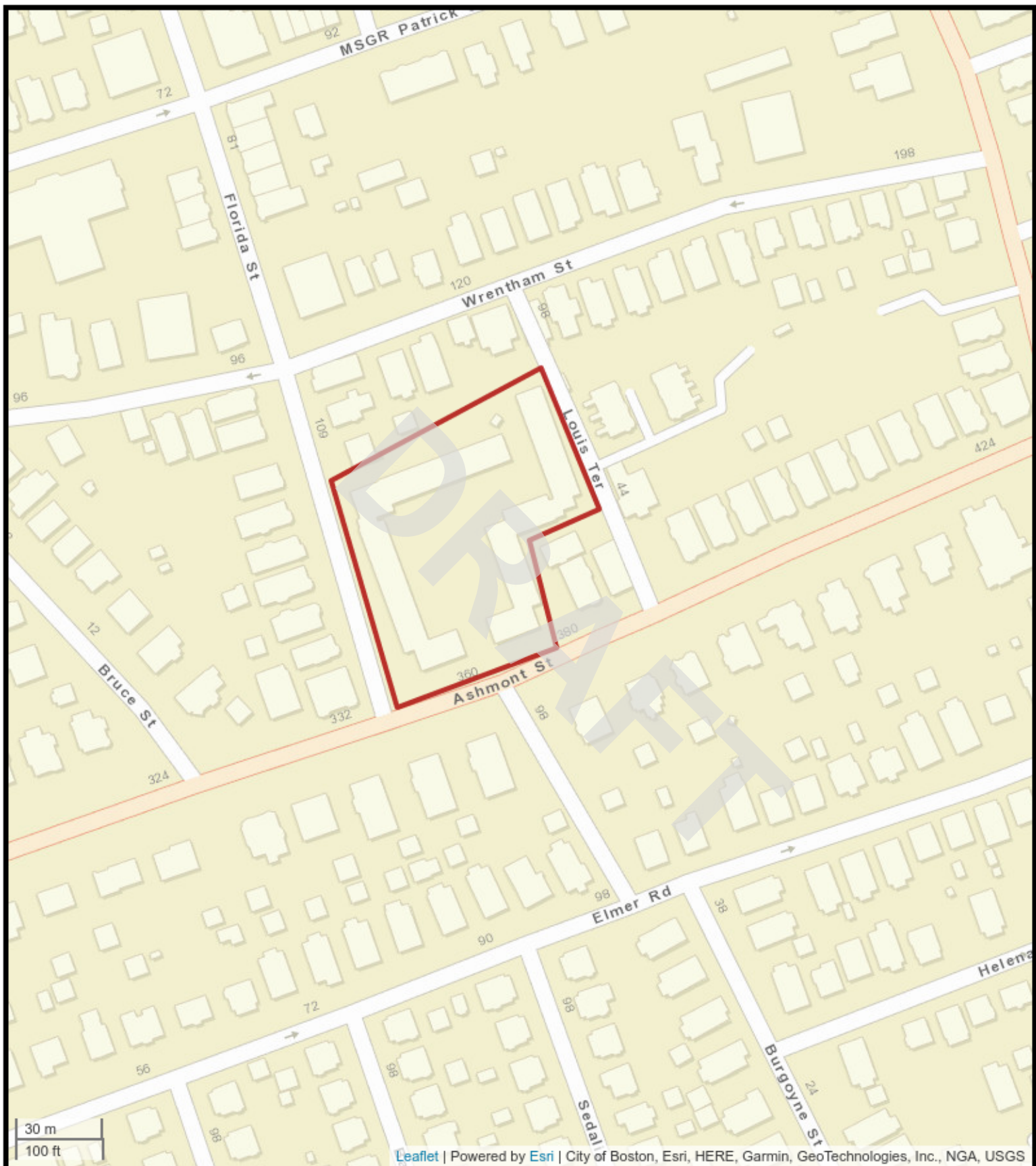
Leaflet | Powered by Esri | Maxar, Microsoft



AERIAL PHOTO

374 Ashmont Street, Dorchester, Massachusetts 02124
AEI Project Number: 463355

AEI
Consultants



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



STREET MAP

AEI
Consultants

APPENDIX D

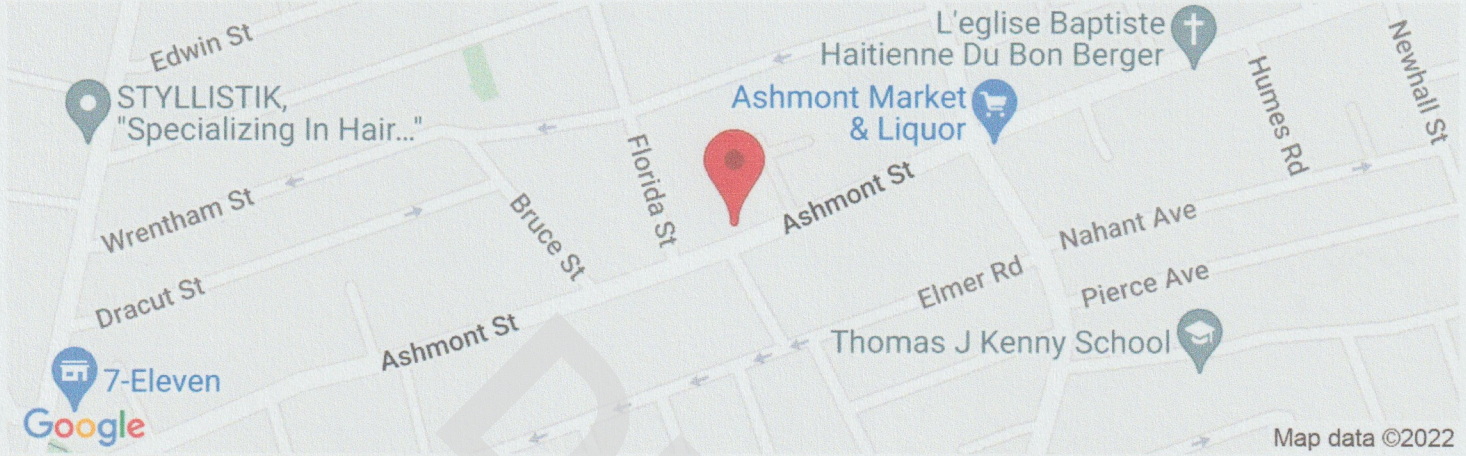
USGS Seismic Design Map

DRAFT



374 Ashmont St, Boston, MA 02124, USA

Latitude, Longitude: 42.2876343, -71.0576303



Date	7/12/2022, 10:42:14 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)	0.209
S ₁	spectral response (1.0 s)	0.068
S _{XS}	site-modified spectral response (0.2 s)	0.334
S _{X1}	site-modified spectral response (1.0 s)	0.163
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.234
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.209
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.075
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.068
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{XS}	site-modified spectral response (0.2 s)	0.223
S _{X1}	site-modified spectral response (1.0 s)	0.108

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.126
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.202
S_{X1}	site-modified spectral response (1.0 s)	0.105
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.043
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.068
S_{X1}	site-modified spectral response (1.0 s)	0.039
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

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

DISCLAIMER

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APPENDIX E

Record of all Documents Reviewed, Interviews, and Supporting Information

DRAFT

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

Hello,

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

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

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

Are these properties within your jurisdiction?

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

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

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

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

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

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

Thank you in advance for your help,

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

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





**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

228-Ashmont	228 Ashmont	2
228-Ashmont	228 Ashmont	2
228-Ashmont	228 Ashmont	2
228-Ashmont	228 Ashmont	2
228-Ashmont	228 Ashmont	2
228-Ashmont	228 Ashmont	2
228-Ashmont	228 Ashmont	2
228-Ashmont	228 Ashmont	2

DRAFT

372 Ashmont Street, Dorchester, MA 02124
372 Ashmont Street, Dorchester, MA 02124
372 Ashmont Street, Dorchester, MA 02124
372 Ashmont Street, Dorchester, MA 02124
374 Ashmont Street, Dorchester, MA 02124
374 Ashmont Street, Dorchester, MA 02124
374 Ashmont Street, Dorchester, MA 02124
374 Ashmont Street, Dorchester, MA 02124
374 Ashmont Street, Dorchester, MA 02124

6 AS0047	372 Ashmont Street
6 AS0048	372 Ashmont Street
6 AS0049	372 Ashmont Street
6 AS0050	372 Ashmont Street
7 AS0051	374 Ashmont Street
7 AS0052	374 Ashmont Street
7 AS0053	374 Ashmont Street
7 AS0054	374 Ashmont Street

DRAFT

Apt	Bedroom	WCUnit	UnitStatus	StatusCode	Vacant	Occupied
1		1	Occupied	O	0	1
2		1	Occupied	O	0	1
3		1	Occupied	O	0	1
4		1	Occupied	O	0	1
5		1	Occupied	O	0	1
6		1	Occupied	O	0	1
7		1	Occupied	O	0	1
8		1	Occupied	O	0	1
9		1	Occupied	O	0	1
10		1	Occupied	O	0	1
11		1	Occupied	O	0	1
12		1	Occupied	O	0	1
13		1	Occupied	O	0	1
14		2	Occupied	O	0	1
15		1	Occupied	O	0	1
16		2	Occupied	O	0	1
17		1	Occupied	O	0	1
18		1	Occupied	O	0	1
19		1	Occupied	O	0	1
20		1	Occupied	O	0	1
21		1	Occupied	O	0	1
22		1	Occupied	O	0	1
23		1	Occupied	O	0	1
24		1	Occupied	O	0	1
25		1	Occupied	O	0	1
26		1	Occupied	O	0	1
27		1	Occupied	O	0	1
28		1	Occupied	O	0	1
29		1	Occupied	O	0	1
30		1	Occupied	O	0	1
31		1	Occupied	O	0	1
32		1	Occupied	O	0	1
33		1	Occupied	O	0	1
34		1	Occupied	O	0	1
35		1	Occupied	O	0	1
36		2	Occupied	O	0	1
37		1	Occupied	O	0	1
38		2	E-Employee Occupied	E	0	0
39		2	Occupied	O	0	1
40		1	Occupied	O	0	1
41		2	Occupied	O	0	1
42		1	Occupied	O	0	1
43		1	Occupied	O	0	1
44		1	Occupied	O	0	1
45		1	Occupied	O	0	1
46		1	Q-Work Pending-No Offers	Q	1	0

47	1	Occupied	0	0	1
48	1	Occupied	0	0	1
49	1	Occupied	0	0	1
50	1	Occupied	0	0	1
51	1	Occupied	0	0	1
52	1	Occupied	0	0	1
53	1	Occupied	0	0	1
54	1	Occupied	0	0	1

DRAFT

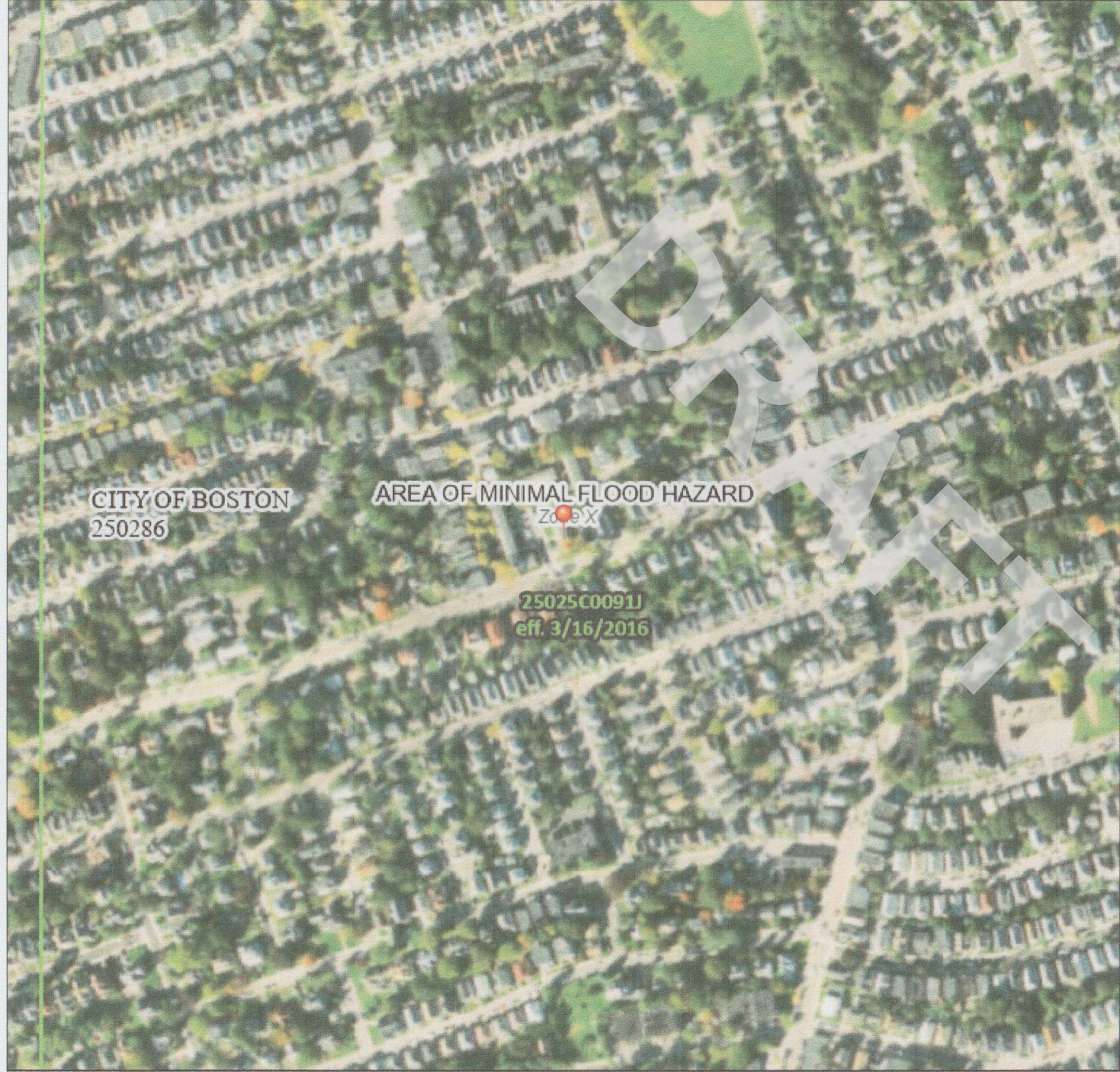
1
1
1
1
1
1
1
1
1
1

DRAFT

National Flood Hazard Layer FIRMette



71°3'46"W 42°17'29"N



Legend

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

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone I |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

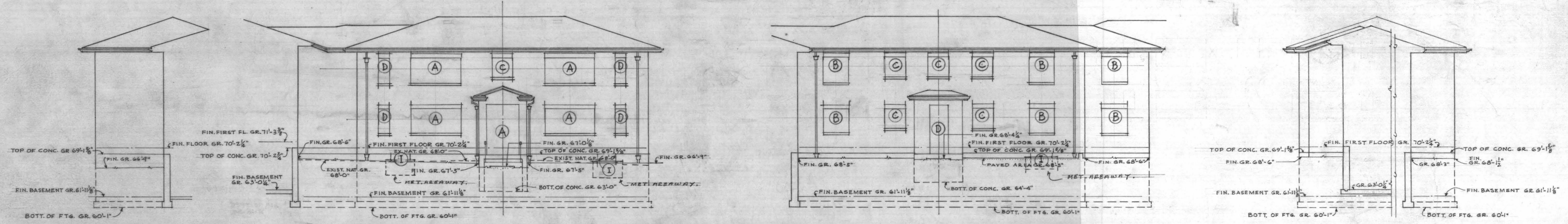
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/12/2022 at 10:52 AM 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.

ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON JOB



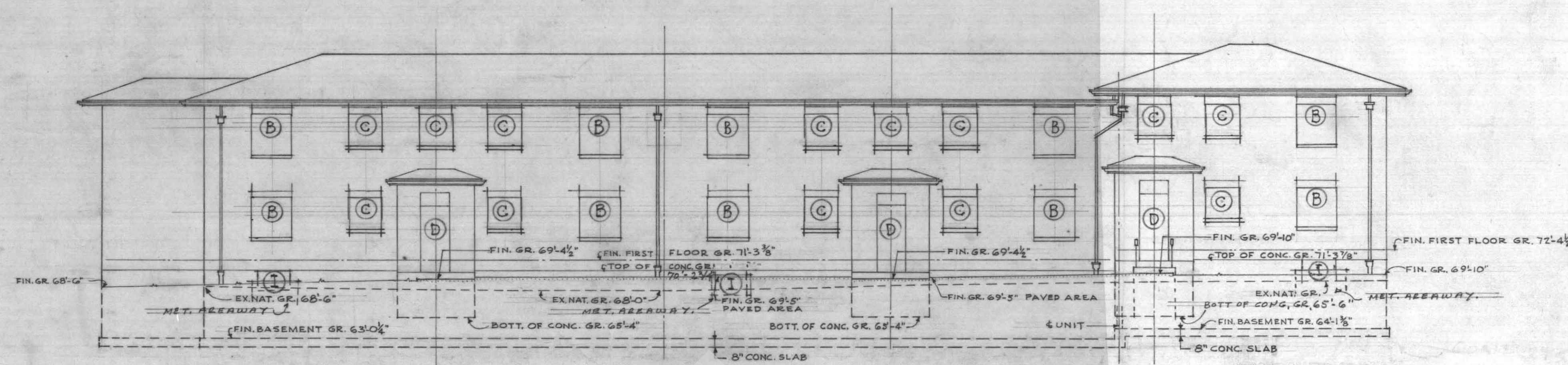
WEST

NORTH

SOUTH

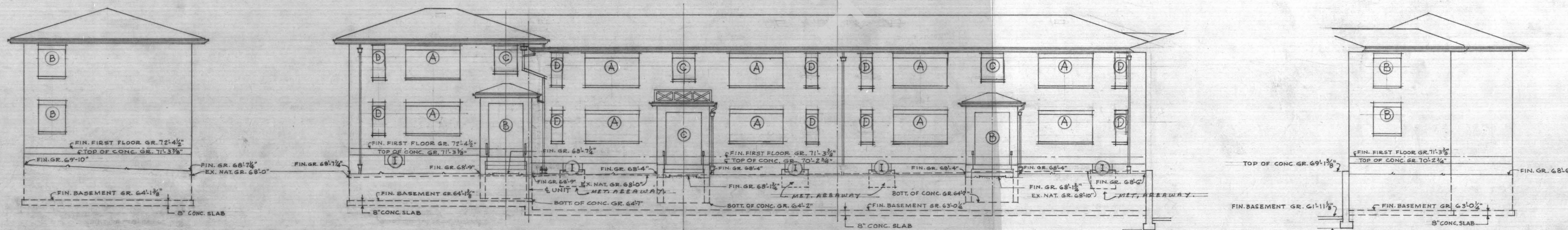
EAST

ELEVATIONS OF UNITS NOS. 10 $\frac{21}{32}$, 9 $\frac{20}{32}$



EAST

ELEVATION OF UNITS NOS. 8 $\frac{14}{32}$, 3 $\frac{12}{32}$, 3R $\frac{13}{32}$, 7 $\frac{15}{32}$, 6 $\frac{15}{32}$

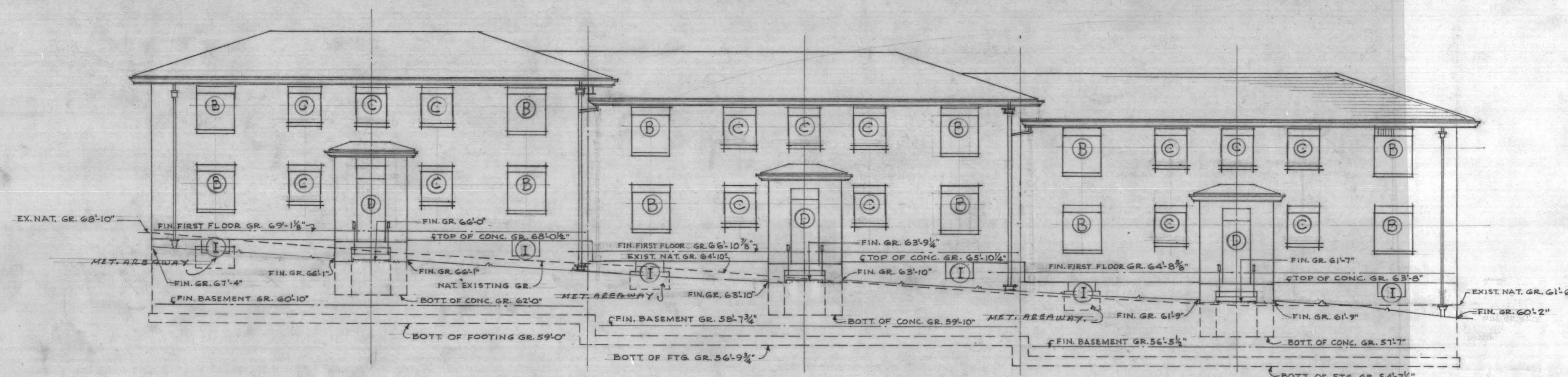


NORTH

WEST

SOUTH

ELEVATIONS OF UNITS NOS. 6 $\frac{15}{32}$, 7 $\frac{15}{32}$, 3R $\frac{13}{32}$, 3 $\frac{12}{32}$, 8 $\frac{19}{48}$



NORTH

ELEVATION OF UNITS NOS. 1 $\frac{14}{32}$, 3 $\frac{12}{32}$, 3R $\frac{12}{32}$, 3 $\frac{11}{32}$, 3R $\frac{12}{32}$, 5 $\frac{9}{32}$

NOTE
ALL FOUNDATIONS SHALL BE CARRIED DOWN TO APPROVED
BEARING. 3012
STEP FOUNDATIONS SHALL BE KEYED AND DOWELED TO
CONCRETE FOUNDATIONS.

AS BUILT
ELEVATIONS
UNITS NOS. $\frac{14}{32}$, $\frac{12}{32}$, $\frac{13}{32}$, $\frac{15}{32}$, $\frac{15}{32}$, $\frac{19}{48}$, $\frac{14}{32}$, $\frac{12}{32}$, $\frac{13}{32}$, $\frac{11}{32}$, $\frac{12}{32}$, $\frac{9}{32}$

MASS. 2.28. ASHMONT.
BOSTON HOUSING AUTHORITY.
BOSTON SUFFOLK COUNTY MASSACHUSETTS.

S. S. EISENBERG A.I.A. ARCHITECTS
739 BOYLSTON ST., BOSTON, MASS.

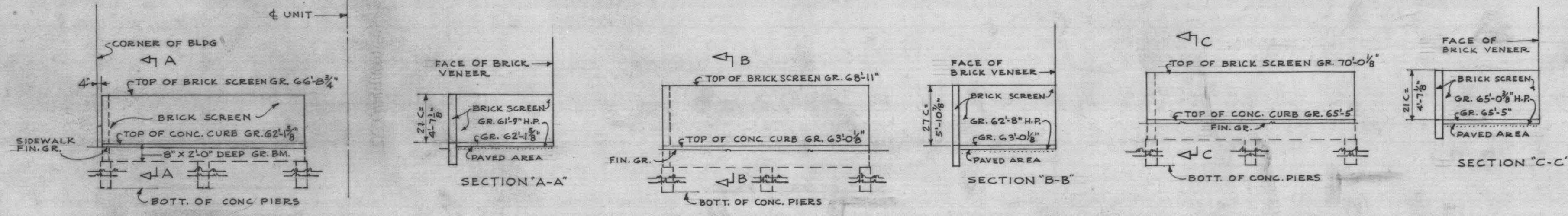
SCALE: $\frac{1}{8}$ " = 1'-0"
DATE MARCH 24, 1961

PLAN NO. A10



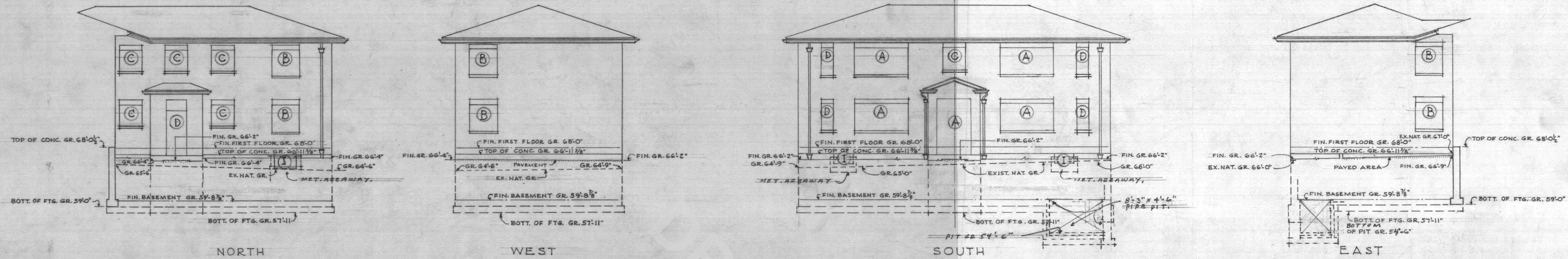
JOB NO 5260

ALL MEASUREMENTS
TO BE VERIFIED BY
CONTRACTOR ON JOB

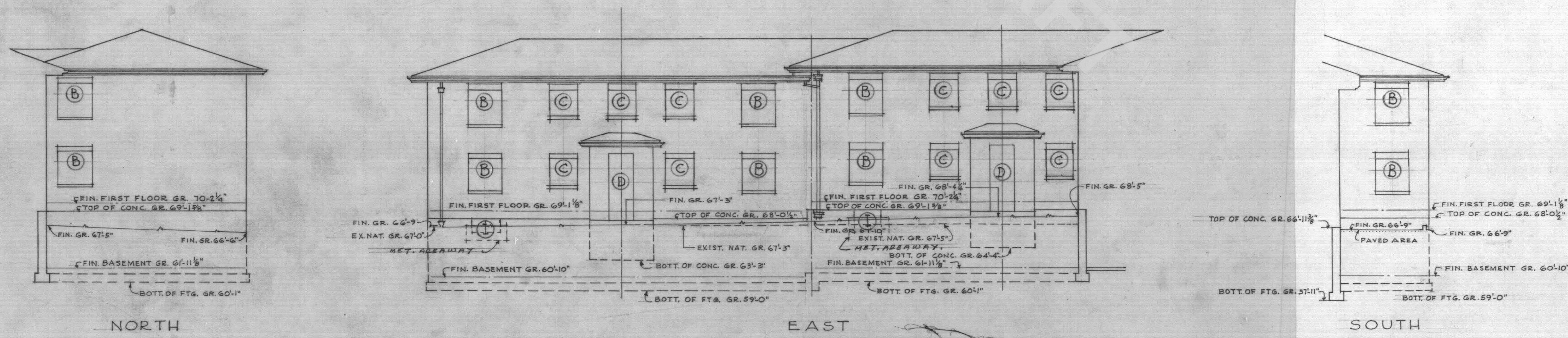


ELEVATIONS OF BRICK SCREENS AT DRYING YARDS-UNITS NOS. 4 $\frac{9}{32}$, 3R $\frac{6}{32}$, 3R $\frac{4}{32}$
(SEE PLANNING L-1 FOR TYPICAL PLAN & ELEVATIONS)

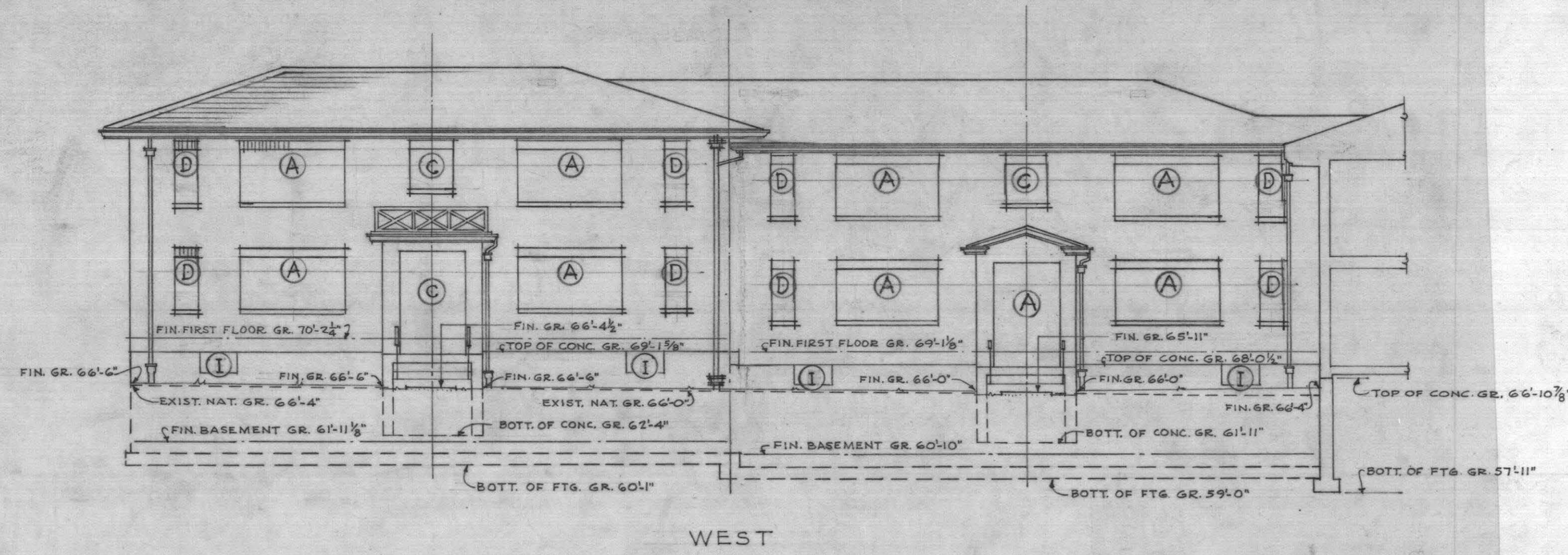
NOTE:
BOTTOM OF CONCRETE PIERS SHALL BE CARRIED DOWN TO APPROVED
BEARING NO. L-1 FOR STEEL DOWELS AND STEEL REINFORCING
PER GRADE BEAMS.



ELEVATIONS OF UNITS NOS. 1R $\frac{9}{32}$, 2R $\frac{26}{32}$



ELEVATIONS OF UNITS NOS. 3AR $\frac{25}{32}$, 3R $\frac{24}{32}$, 3R $\frac{23}{32}$, 11 $\frac{28}{32}$



ELEVATION OF UNITS NOS. 11 $\frac{22}{32}$, 3R $\frac{23}{32}$, 3R $\frac{24}{32}$, 3AR $\frac{25}{32}$

NOTE:
ALL FOUNDATIONS SHALL BE CARRIED DOWN TO APPROVED
BEARING SOIL.
STEP FOUNDATIONS SHALL BE KEYED AND DOWELED TO
CONCRETE FOUNDATION WALL.

AS BUILT
ELEVATIONS
UNITS NOS. $\frac{9}{32}$ $\frac{6}{32}$ $\frac{4}{32}$ $\frac{25}{32}$ $\frac{26}{32}$ $\frac{23}{32}$ $\frac{24}{32}$ $\frac{28}{32}$

MASS. 2.28. ASHMONT.
BOSTON HOUSING AUTHORITY.
BOSTON SUFFOLK COUNTY MASSACHUSETTS.

S. S. EISENBERG A.I.A. ARCHITECTS
739 BOYLSTON ST., BOSTON, MASS.

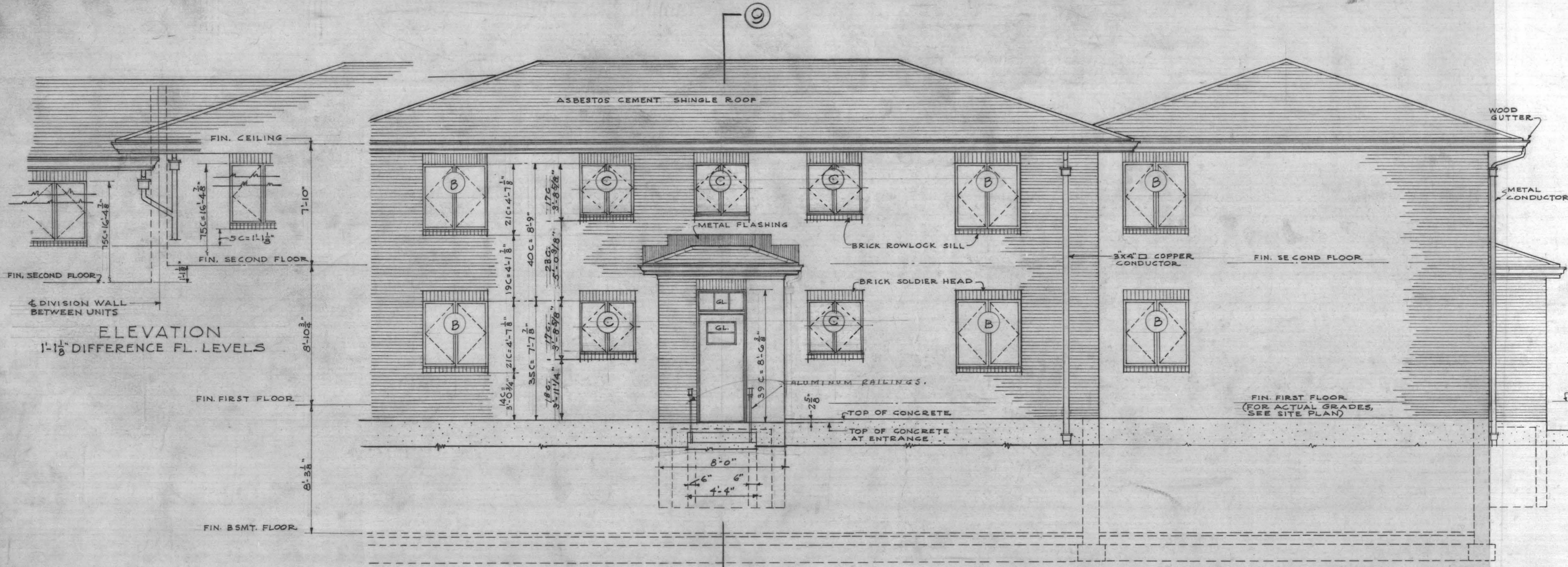
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DATE: MARCH 29, 1961

PLAN NO. A11

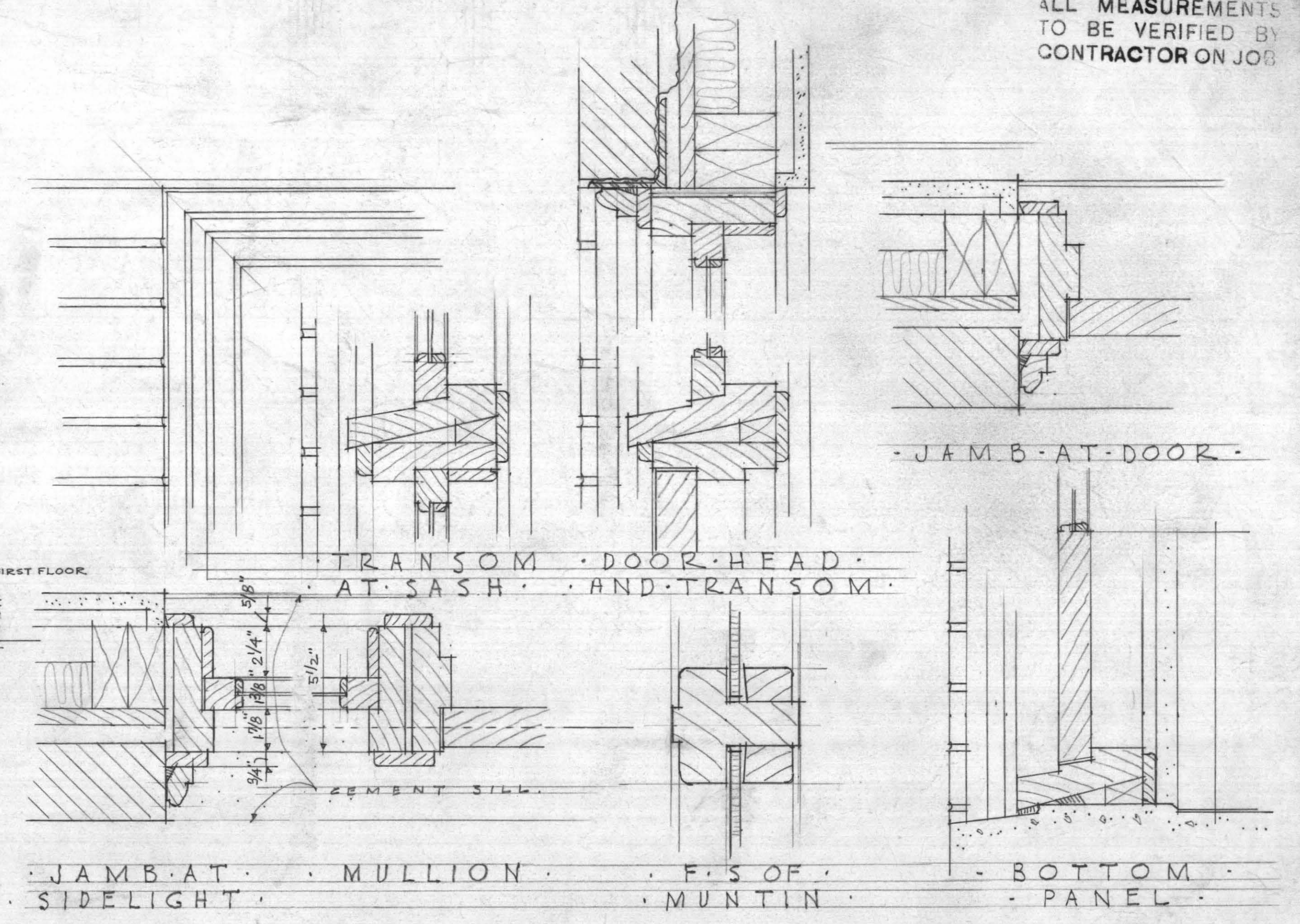


JOB NO. 5260

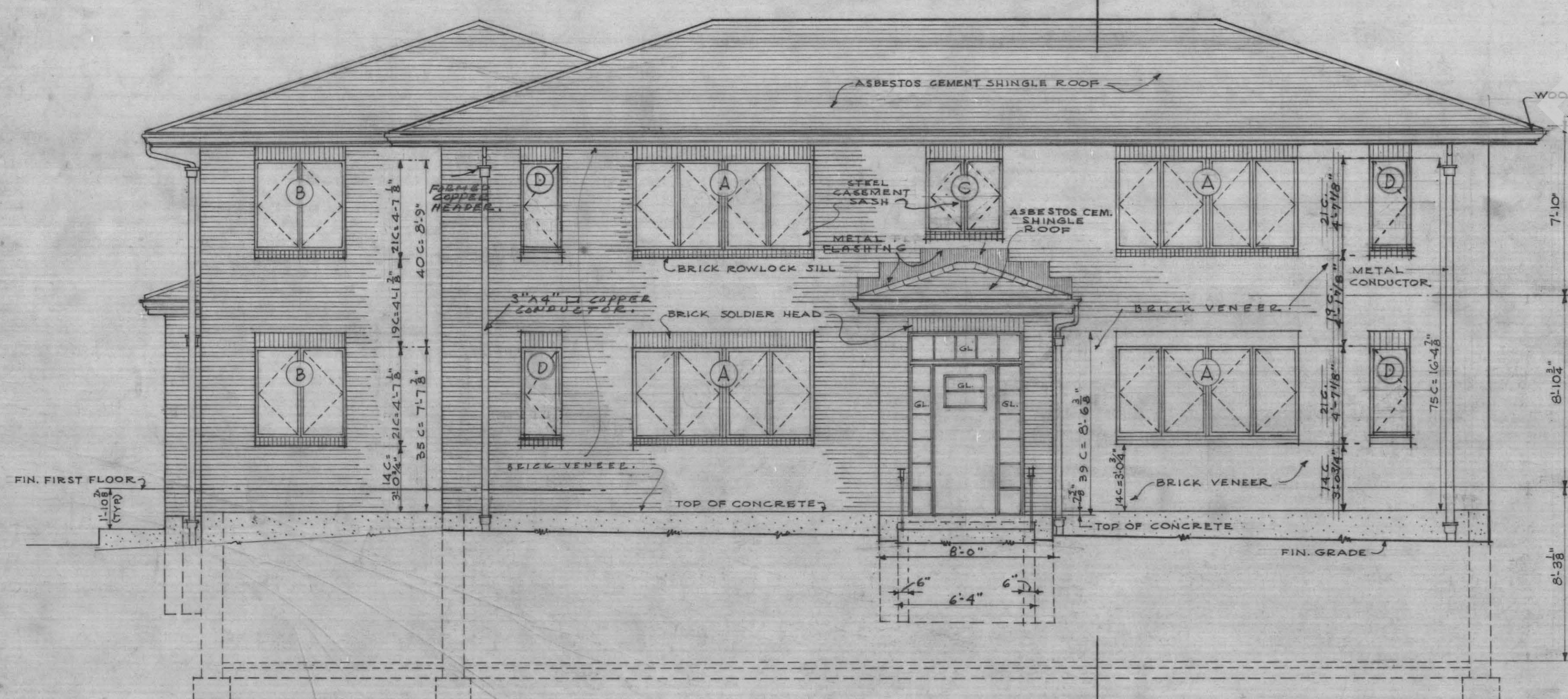
ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON JOB



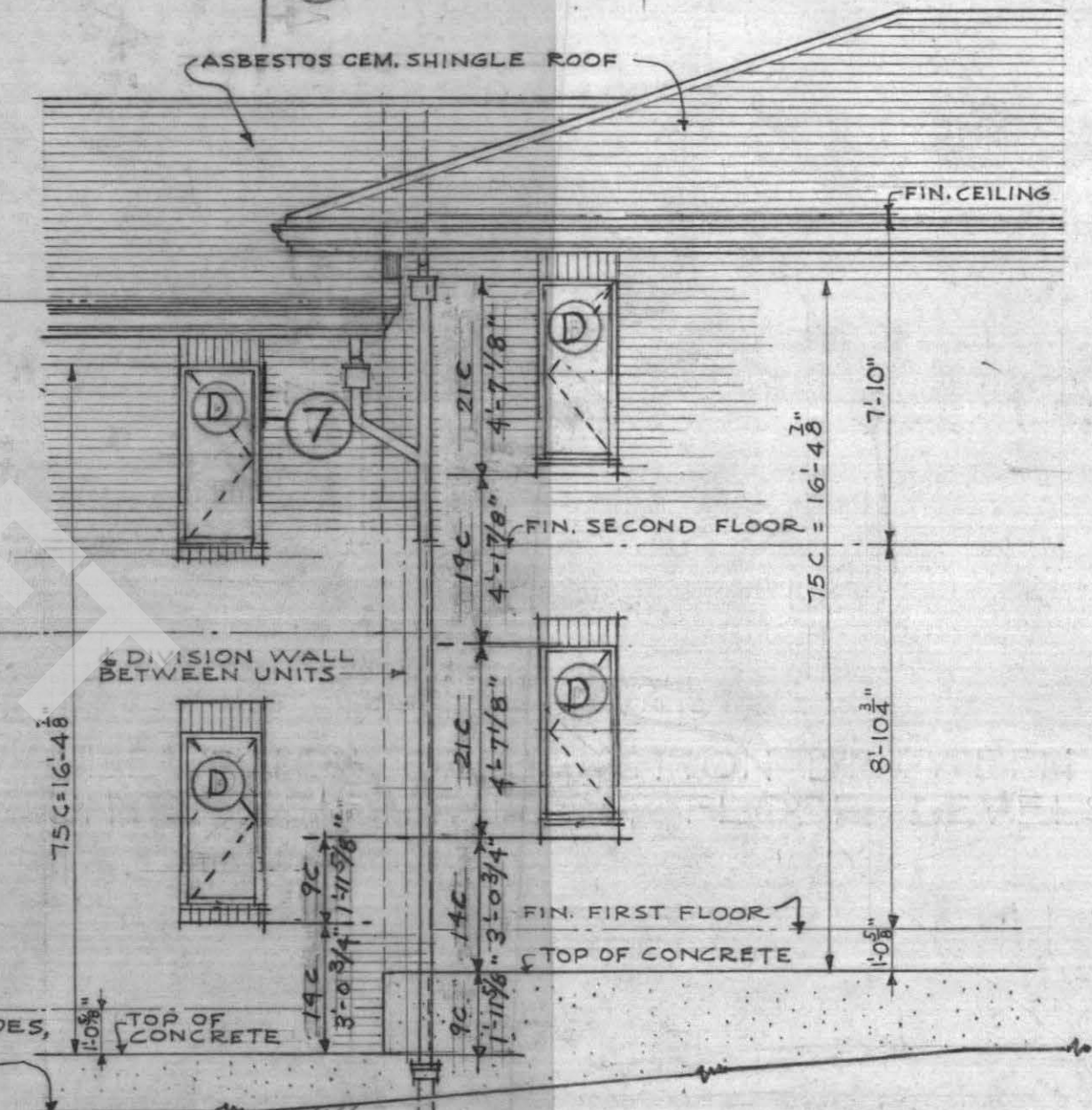
TYPICAL REAR ELEVATION
SCALE 1/4" = 1'-0"



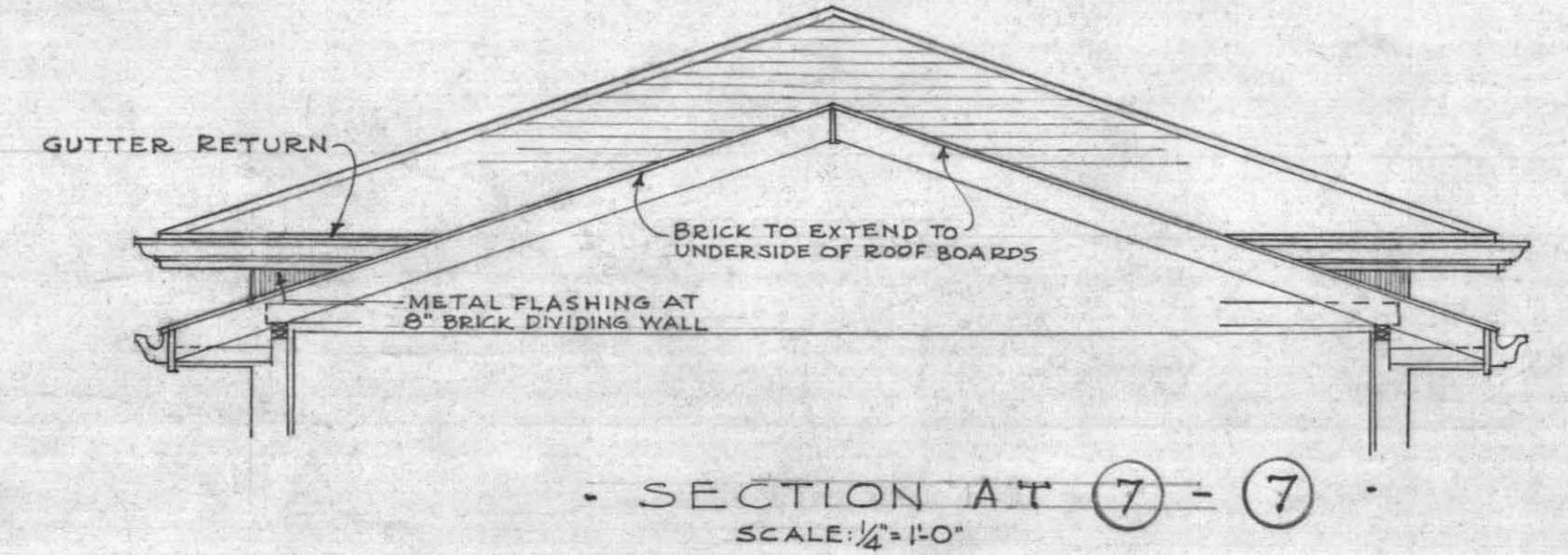
EXTERIOR DOOR FRAME DETAILS
SCALE 3/8" = 1'-0"



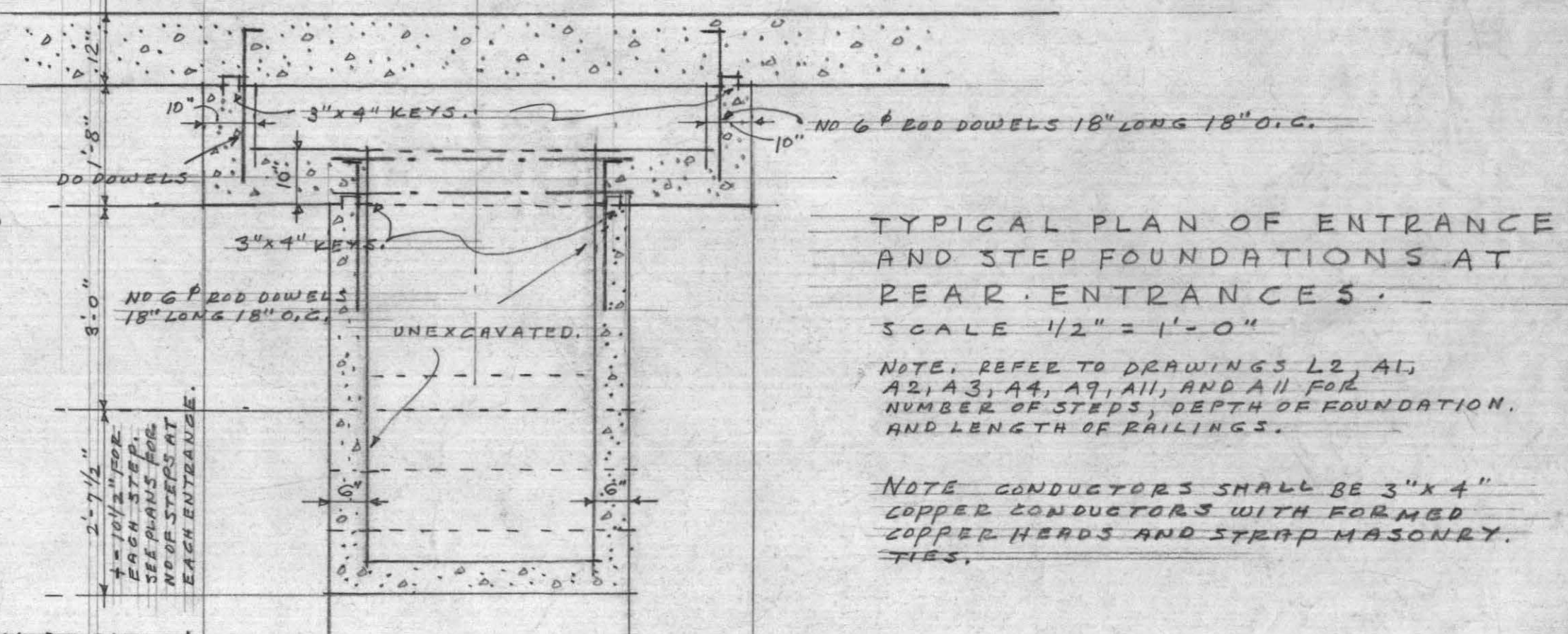
TYPICAL FRONT ELEVATION
SCALE 1/4" = 1'-0"
(ENTRANCE 'B' SHOWN ON THIS ELEVATION)



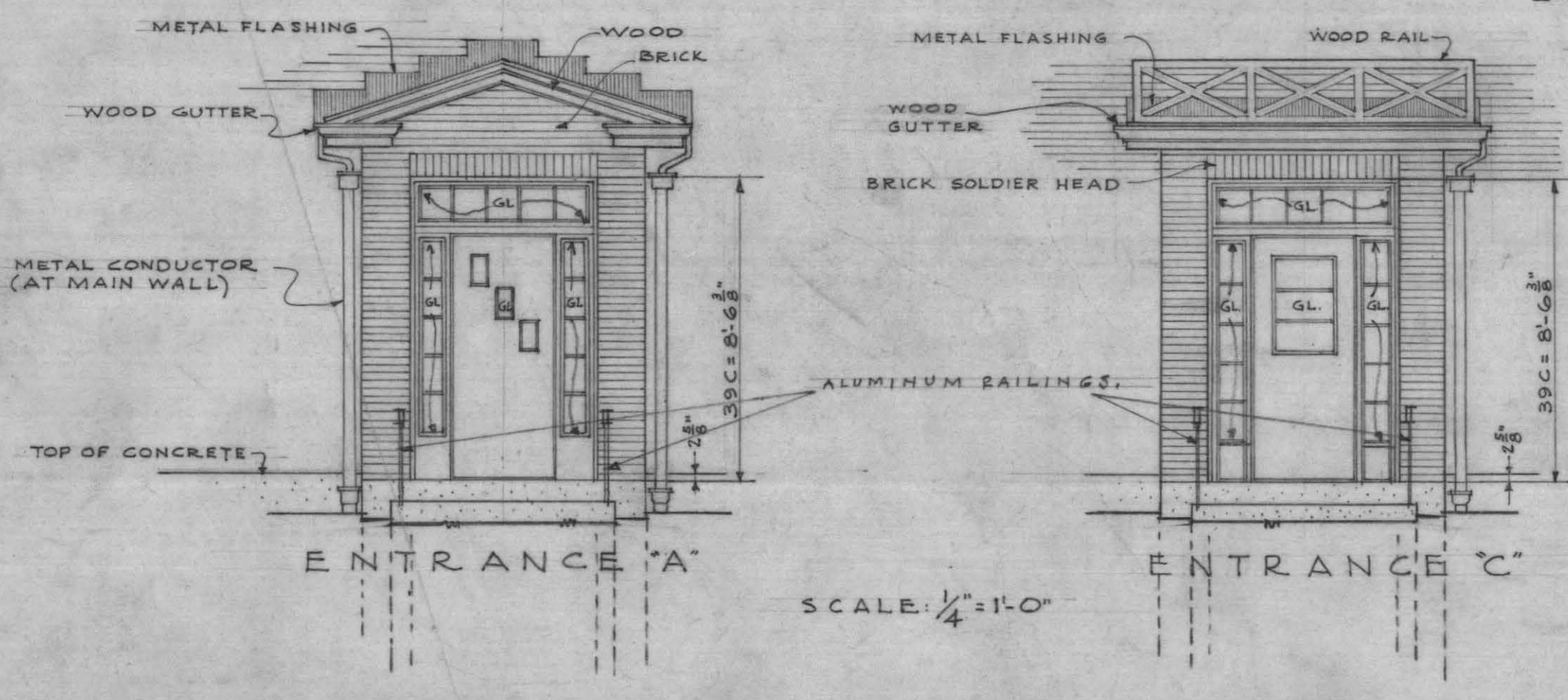
ELEVATION OF JUNCTION BETWEEN UNITS WITH DIFFERENT FLOOR LEVELS
SCALE 1/4" = 1'-0"



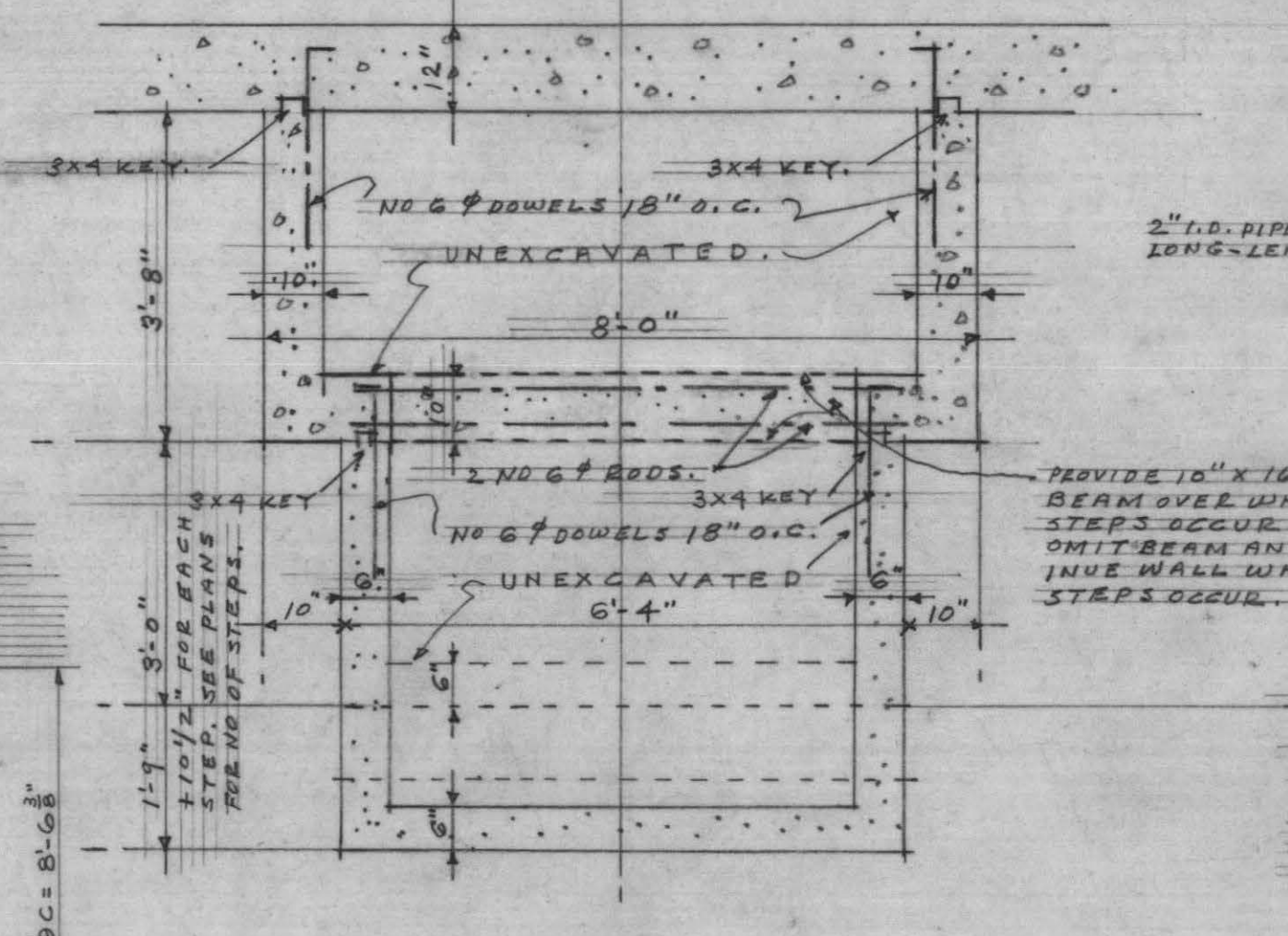
SECTION A-A
SCALE 1/2" = 1'-0"



TYPICAL PLAN OF ENTRANCE AND STEP FOUNDATIONS AT REAR ENTRANCES
SCALE 1/2" = 1'-0"
NOTE: REFER TO DRAWINGS L2, A1, A2, A3, A4, A9, A11, AND A11 FOR NUMBER OF STEPS, DEPTH OF FOUNDATION, AND LENGTH OF RAILINGS.
NOTE: CONDUCTORS SHALL BE 3" X 4" COPPER CONDUCTORS WITH FORMED COPPER HEADS AND STRAP MASONRY TIES.



SCALE 1/4" = 1'-0"



TYPICAL SECTION THRU FRONT ENTRANCE AND STEP FOUNDATIONS
SCALE 1/2" = 1'-0"

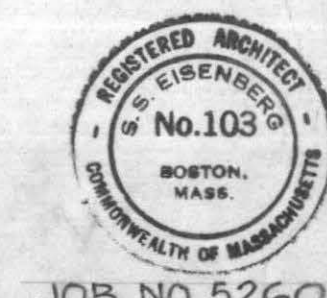
NOTE: REFER TO DRAWINGS L2, A1, A2, A3, A4, A9, A10, AND A11 FOR STEP AND SOIL-BEARING CONDITIONS.

AS BUILT
- TYPICAL ELEVATION DETAILS -

· MASS · 2 · 28 · ASH · MONT ·
· BOSTON · HOUSING · AUTHORITY ·
· BOSTON · SUFFOLK · COUNTY · MASSACHUSETTS ·

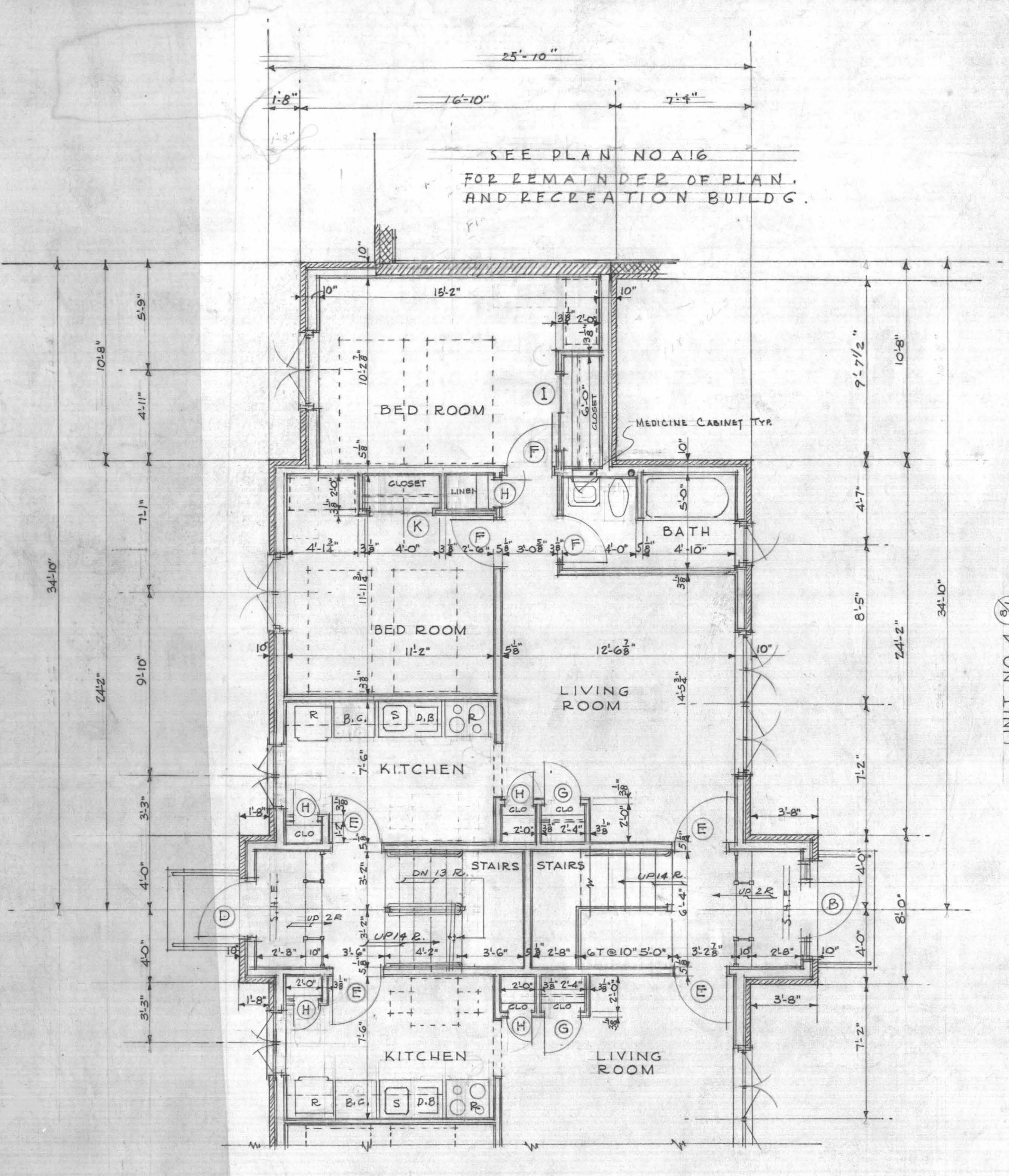
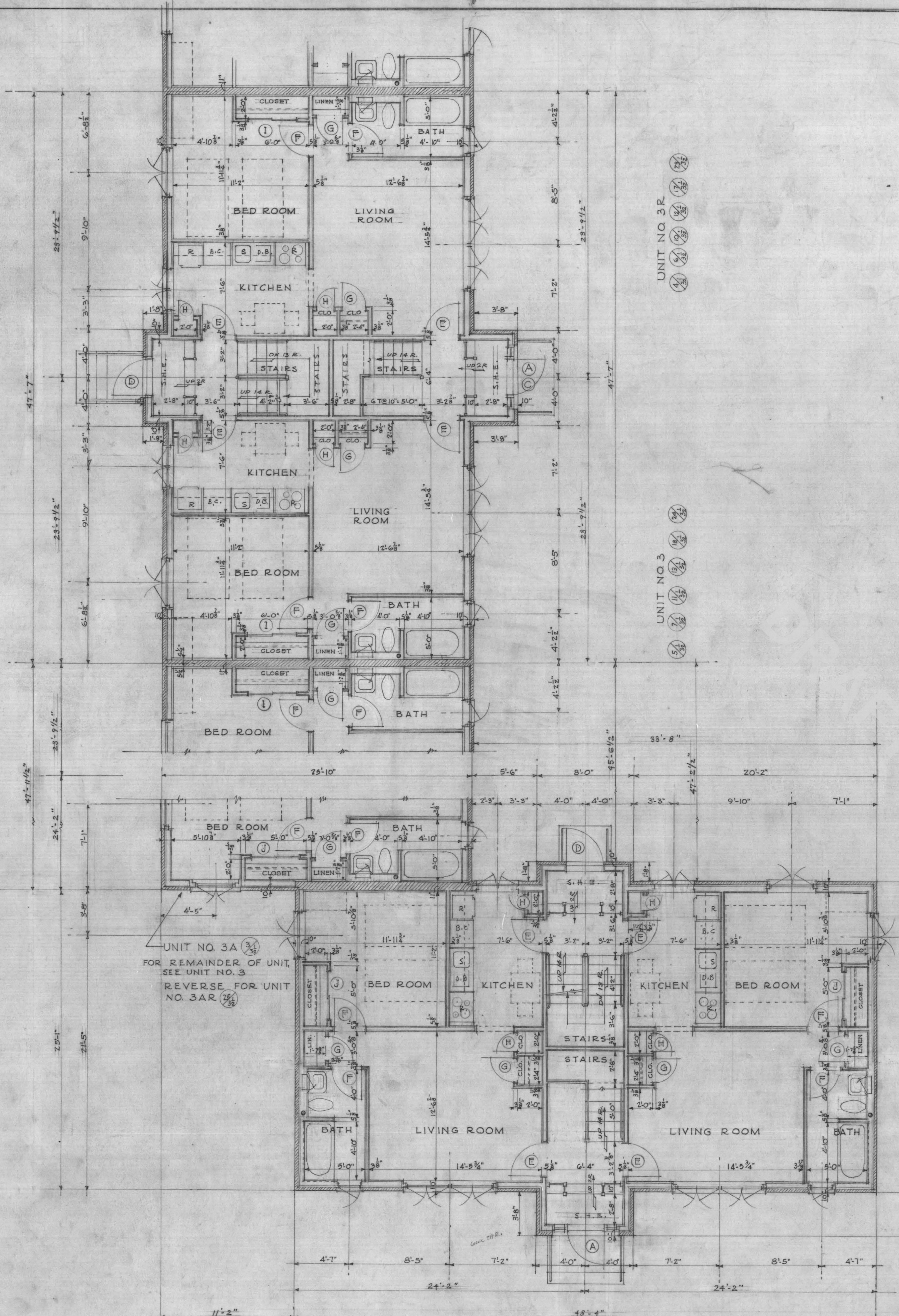
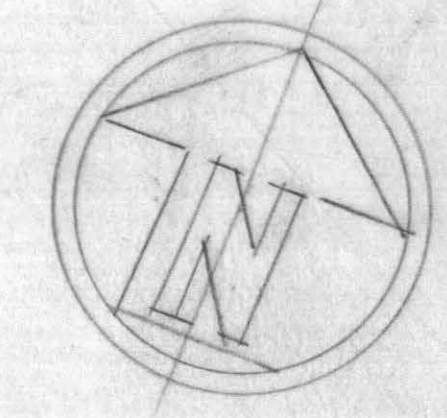
S. S. EISENBERG A.I.A. ARCHITECTS
739 BOYLSTON ST., BOSTON, MASS.
SCALE: 1/4" = 1'-0"
DATE: MARCH 29, 1961.

PLAN NO. A17



JOB NO. 5260

ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON JOB



SEE PLAN NO A16 FOR REMAINDER OF PLAN, AND RECREATION BLDG.

UNIT NO. 4
SEE RECREATION BLDG.

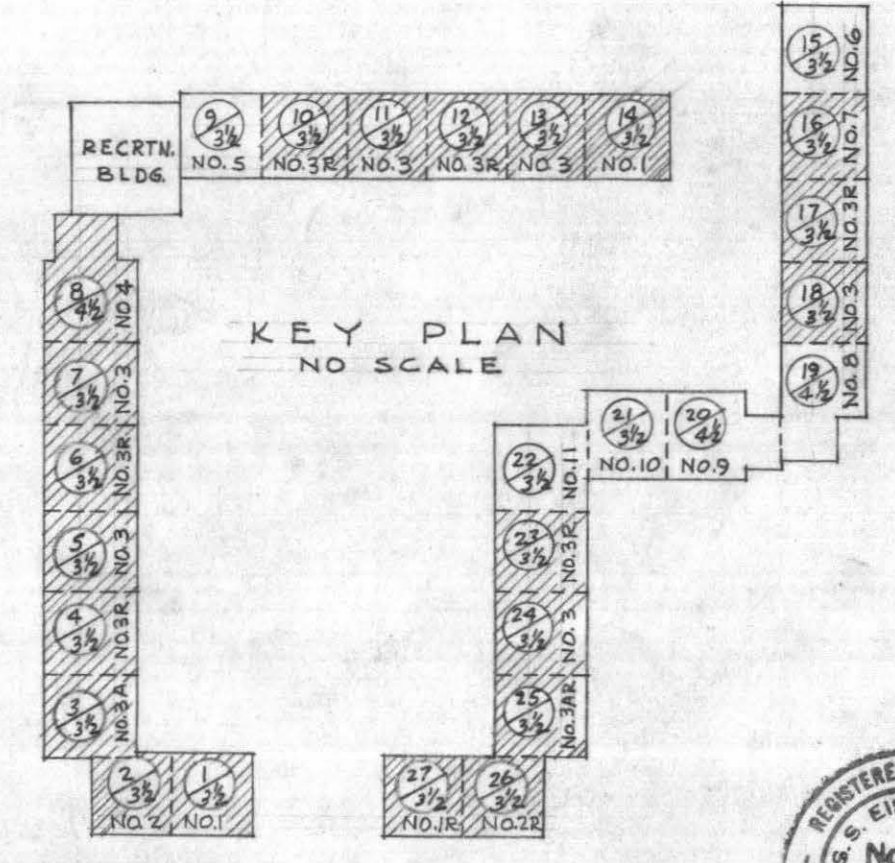
UNIT NO. 3A
FOR REMAINDER OF UNIT, SEE UNIT NO. 3
REVERSE FOR UNIT NO. 3AR

UNIT NO. 2
REVERSE FOR NO. 2R

UNIT NO. 1
REVERSE FOR NO. 1R

UNIT NO. 3R

UNIT NO. 3



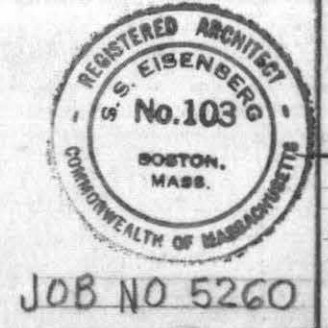
KEY PLAN
NO SCALE

AS BUILT
FIRST FLOOR PLANS
UNITS NO. 1, 2, 3, 3A, 3R, 4, 4R

MASS. 2-28-ASHMONT
BOSTON HOUSING AUTHORITY
BOSTON SUFFOLK COUNTY MASSACHUSETTS

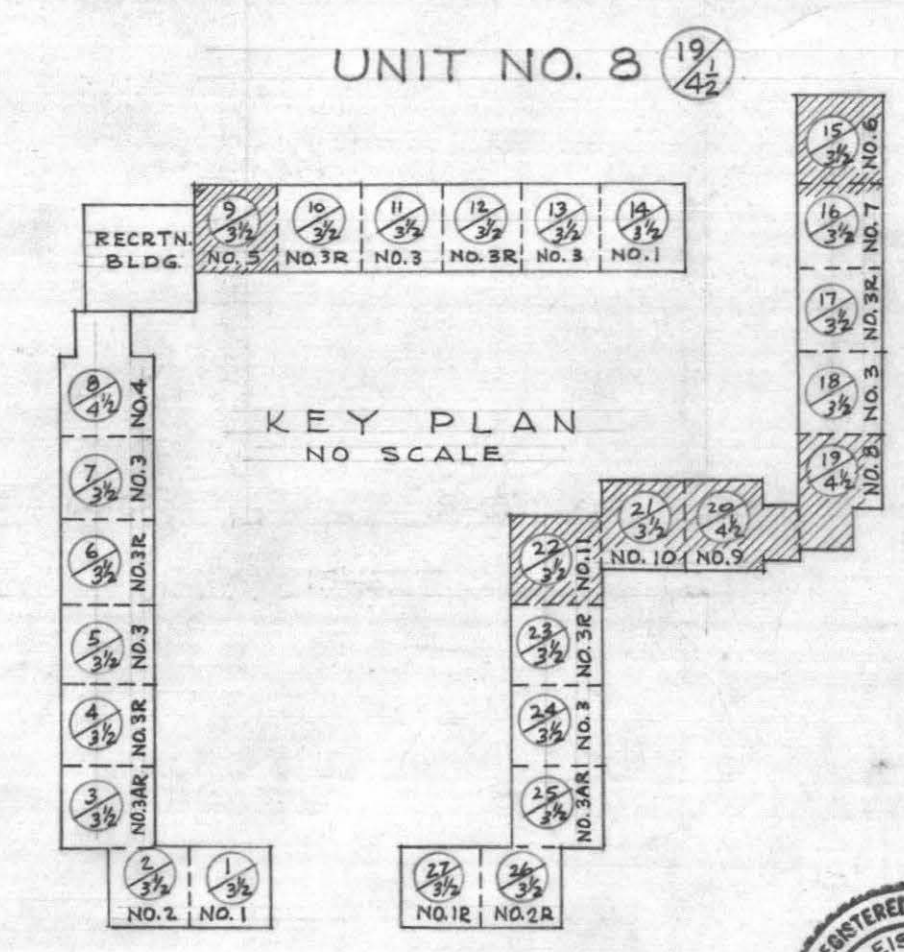
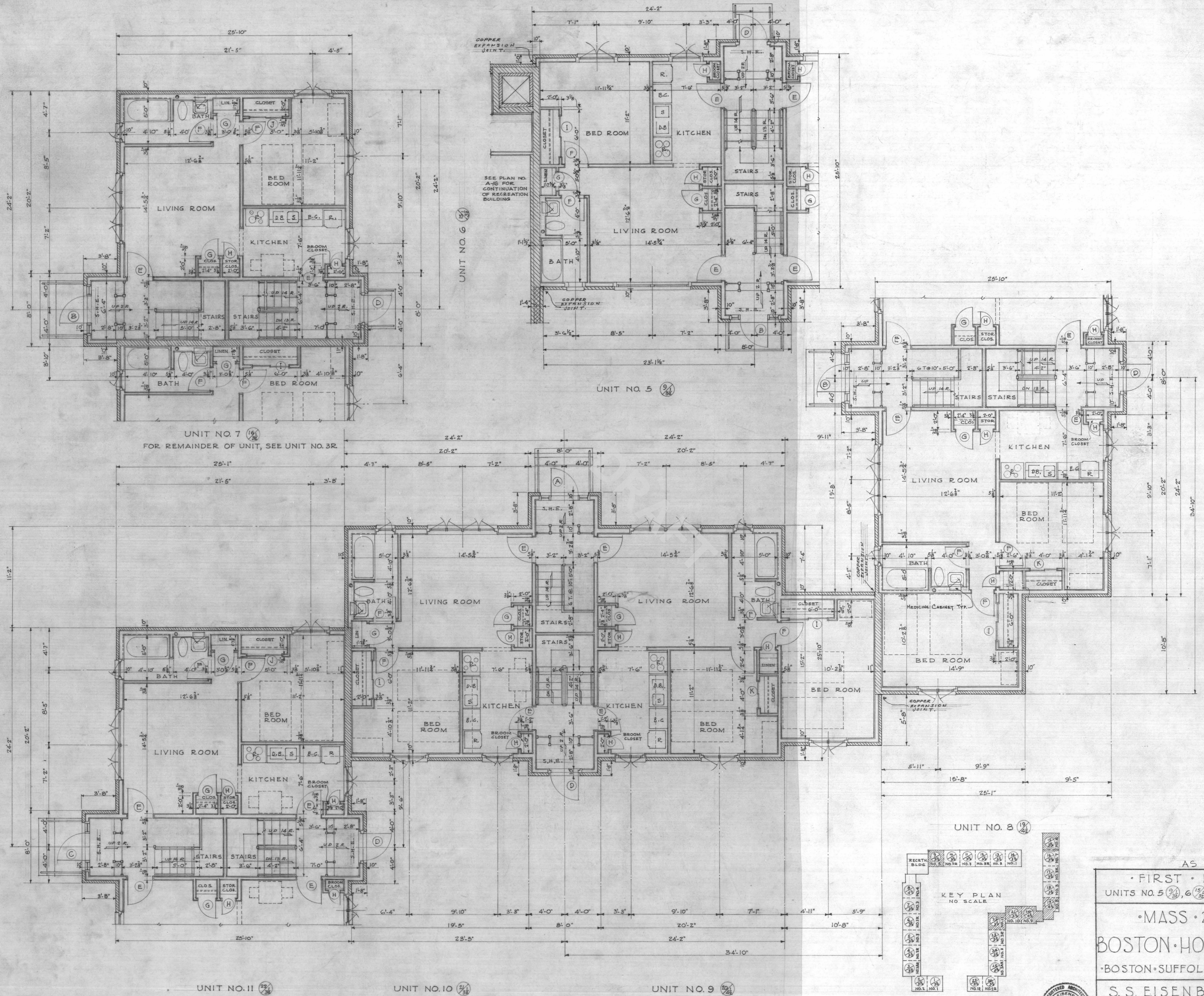
S. S. EISENBERG A.I.A. ARCHITECTS
739 BOYLSTON ST. BOSTON MASS.

SCALE 1/4" = 1'-0"
DATE MARCH 27, 1961
PLAN NO. A12

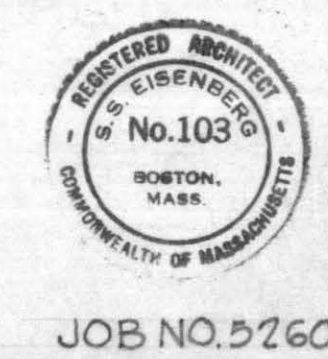


JOB NO. 5260

ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON JOB

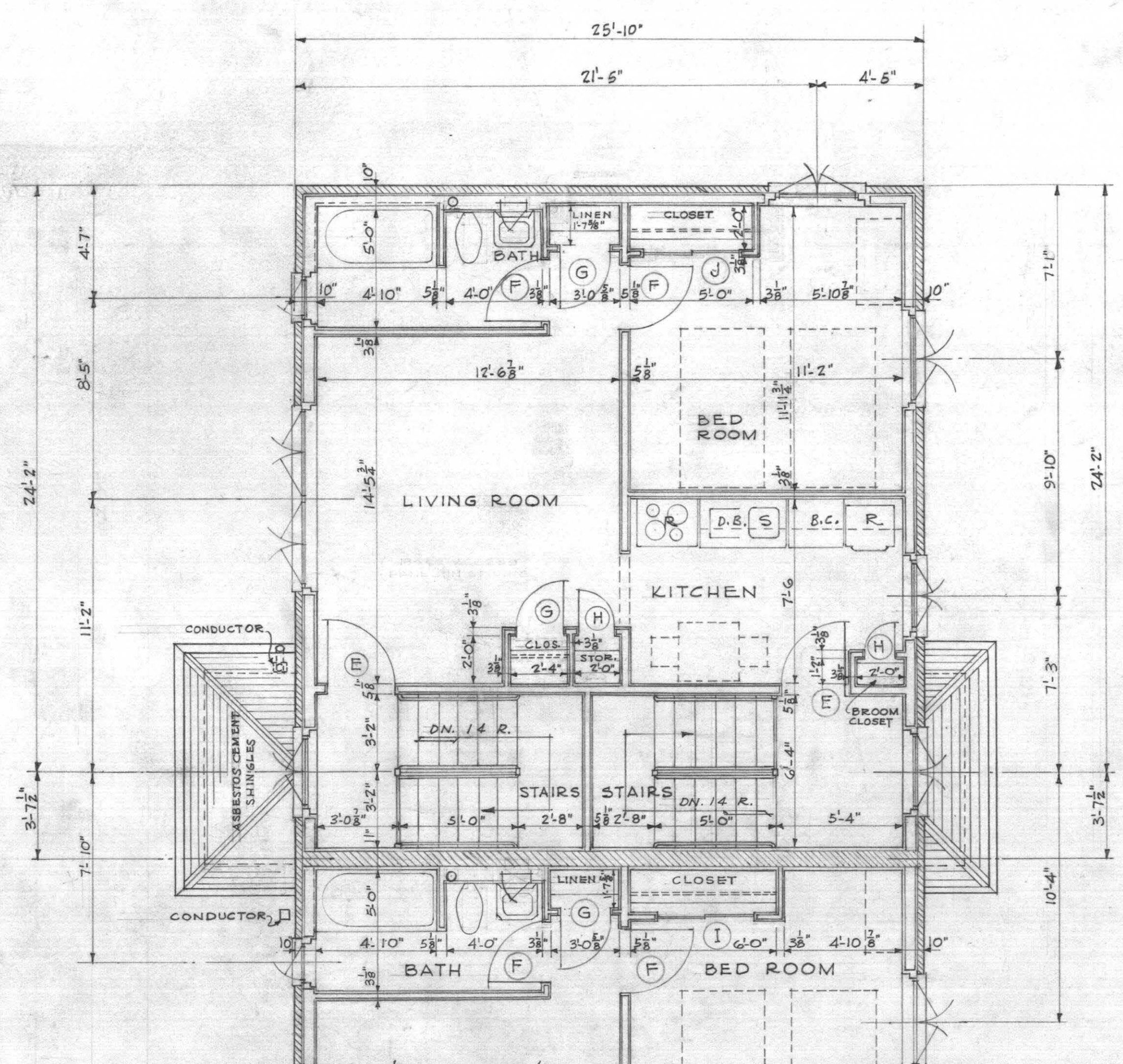
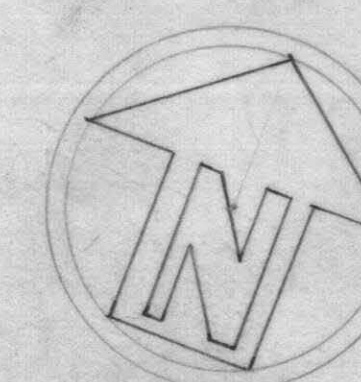


AS BUILT
• FIRST FLOOR PLANS •
UNITS NO. 5 (2/28), 6 (1/28), 7 (1/28), 8 (2/28), 9 (2/28), 10 (2/28) & 11 (2/28)
• MASS • 2 • 28 • ASHMONT •
BOSTON • HOUSING • AUTHORITY •
• BOSTON • SUFFOLK COUNTY • MASSACHUSETTS •
S. S. EISENBERG A.I.A. ARCHITECTS
739 BOYLSTON ST., BOSTON, MASS.
SCALE 1/4" = 1'-0"
DATE: MARCH 29, 1961. PLAN NO. A13

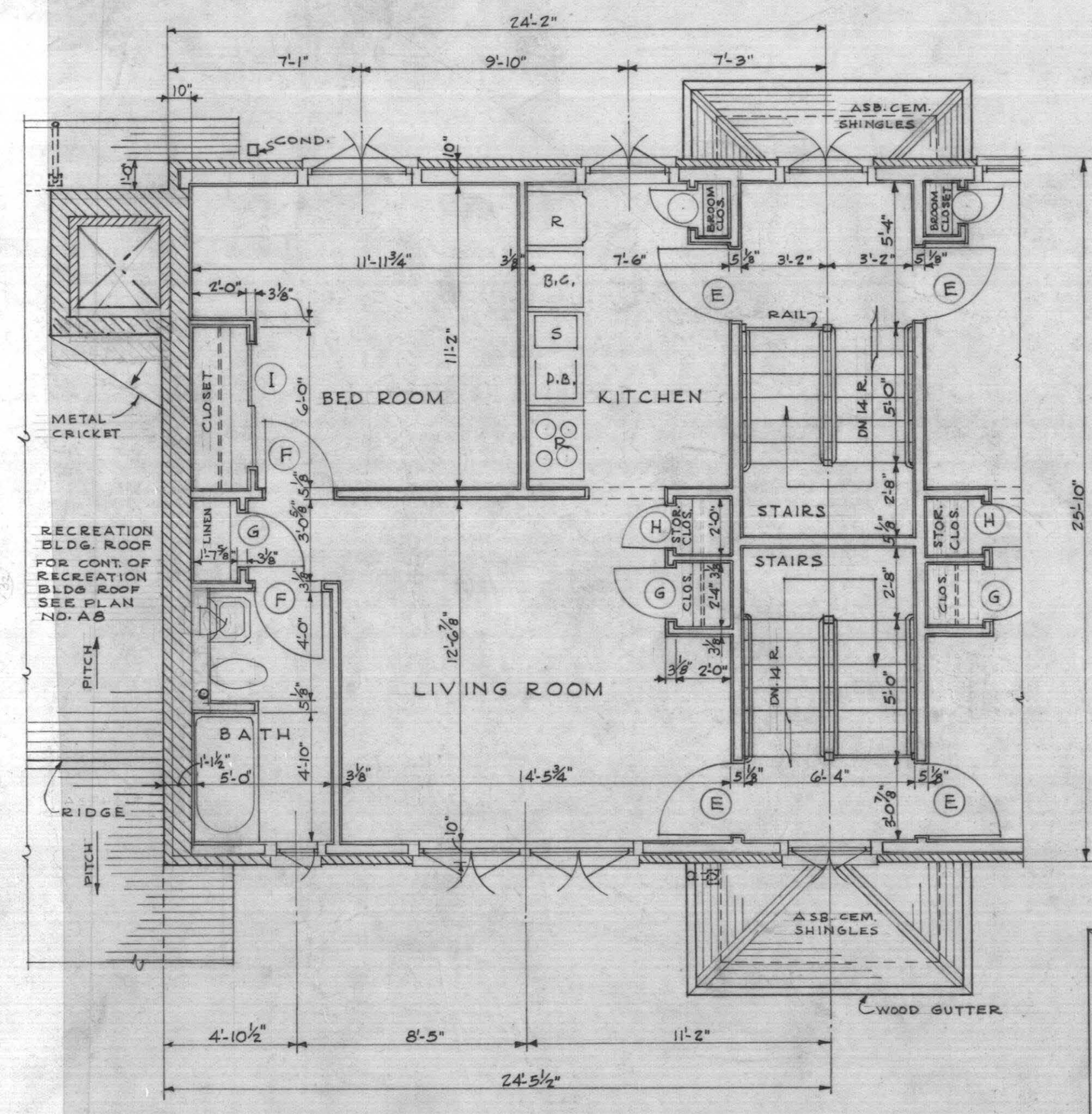


JOB NO. 5760

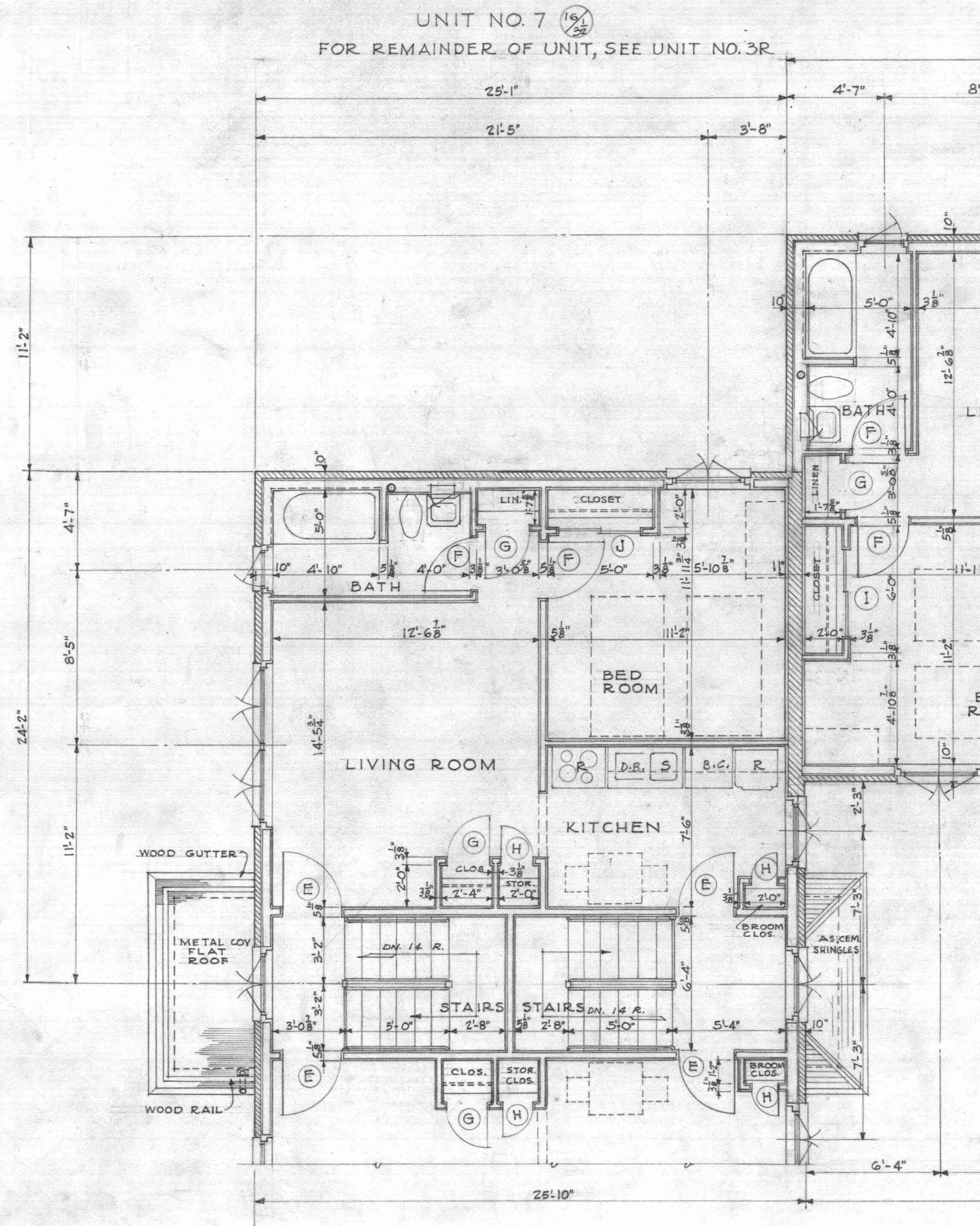
ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON JOB



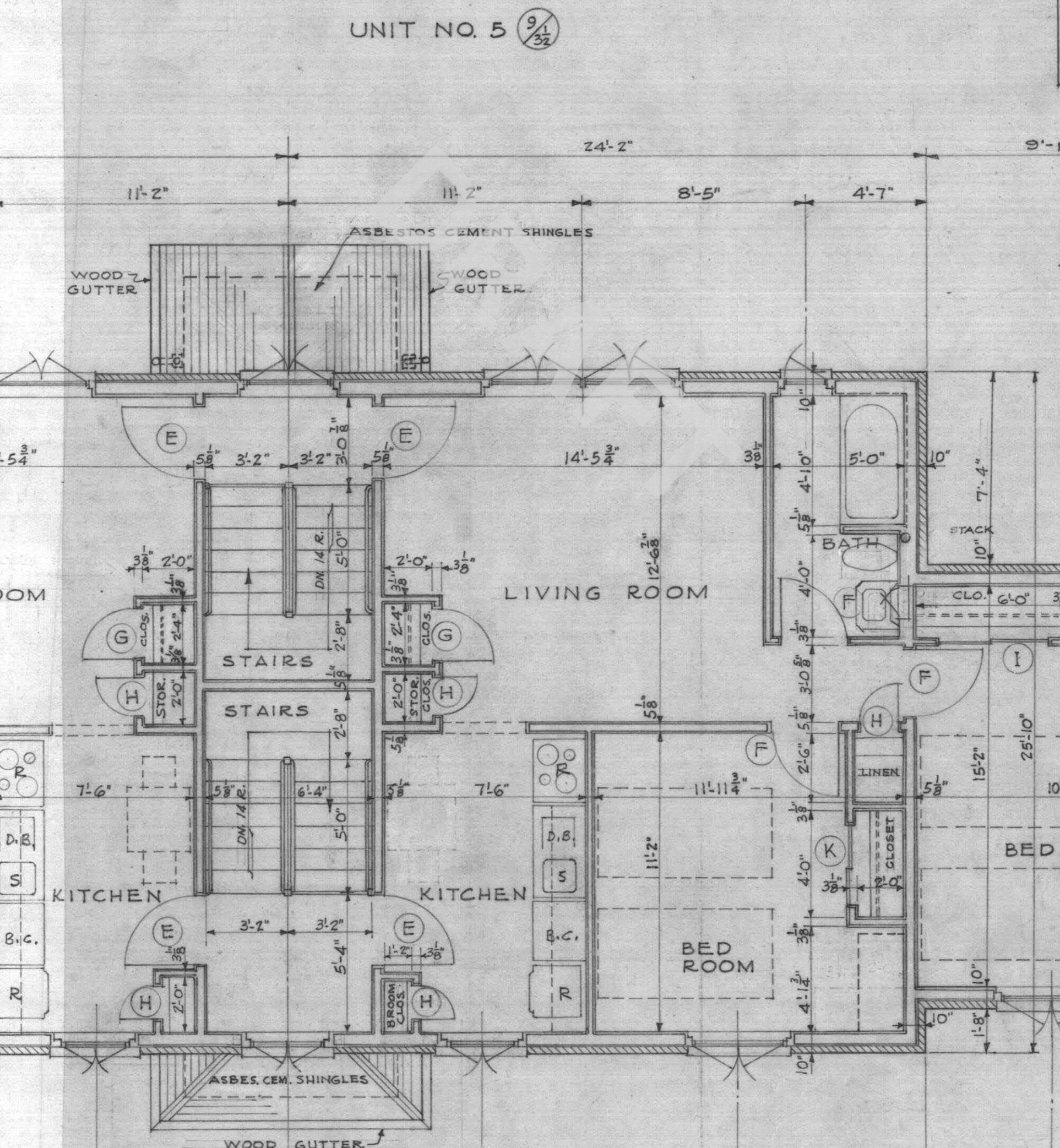
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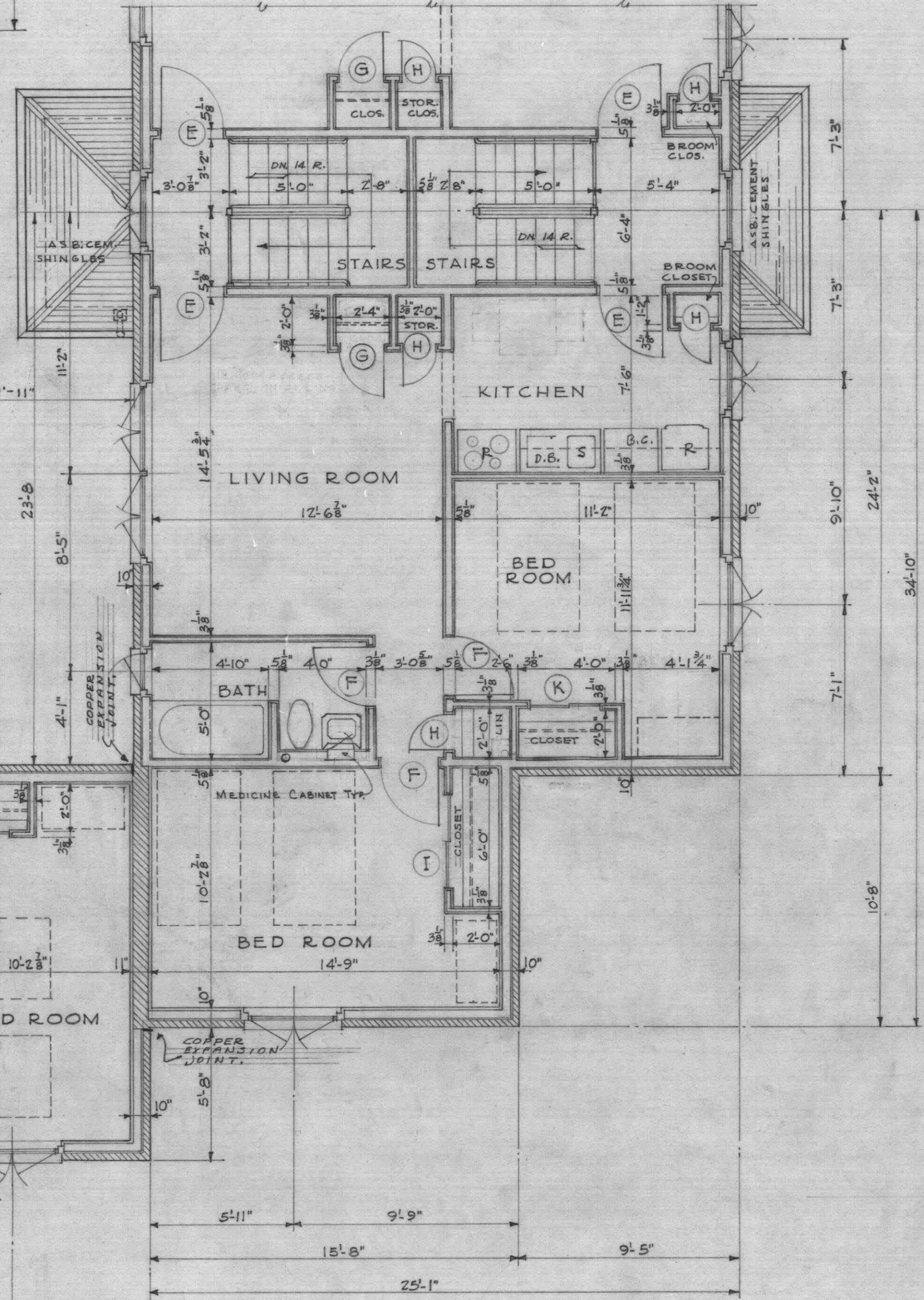
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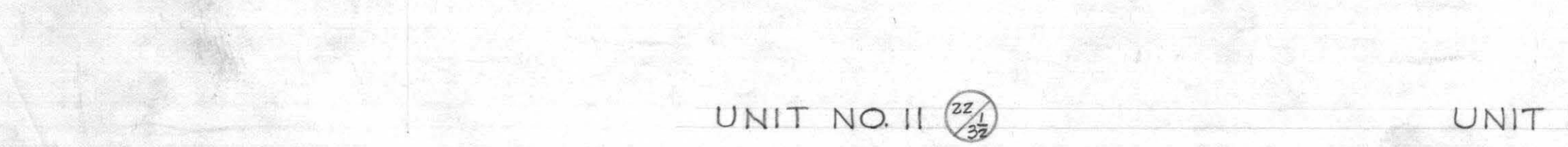
UNIT NO. 7
FOR REMAINDER OF UNIT, SEE UNIT NO. 3R



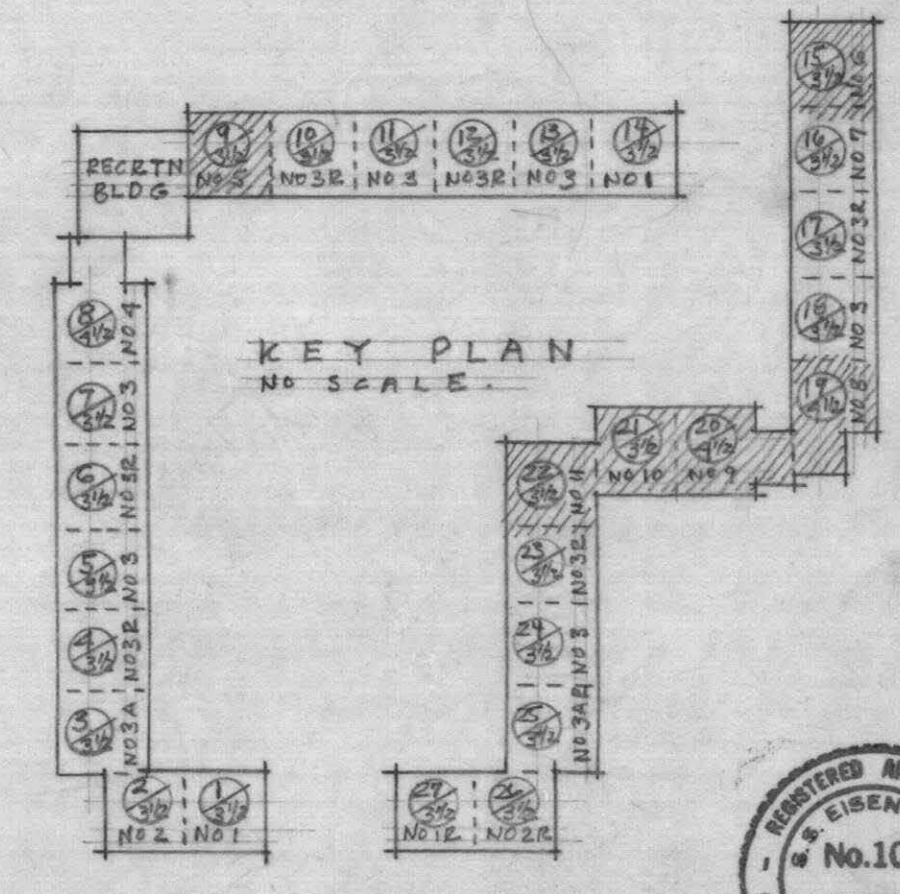
UNIT NO. 8



UNIT NO. 9



UNIT NO. 10



KEY PLAN
NO SCALE

AS BUILT
SECOND FLOOR PLANS
UNITS NO. 5, 6, 7, 8, 9, 10 & 11
MASS. 2.28. ASHMONT.
BOSTON HOUSING AUTHORITY
BOSTON SUFFOLK COUNTY MASSACHUSETTS

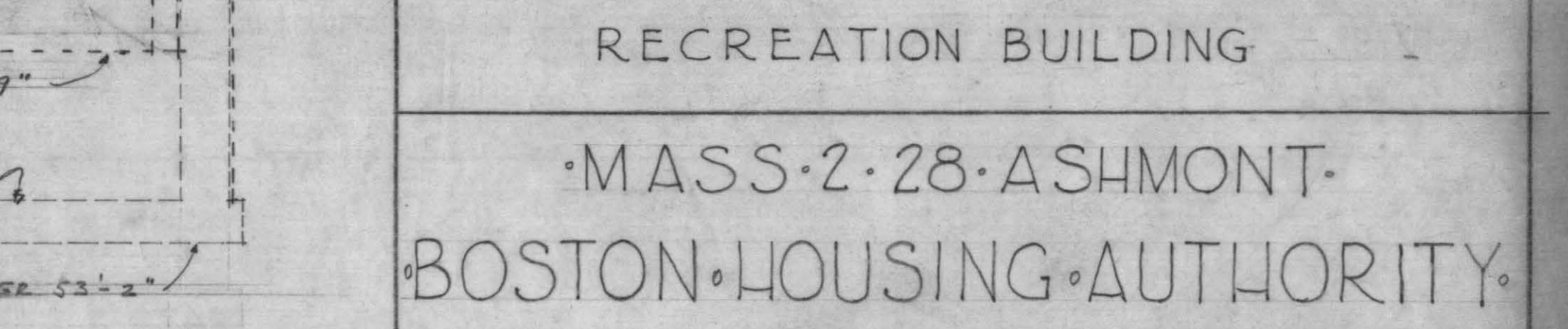
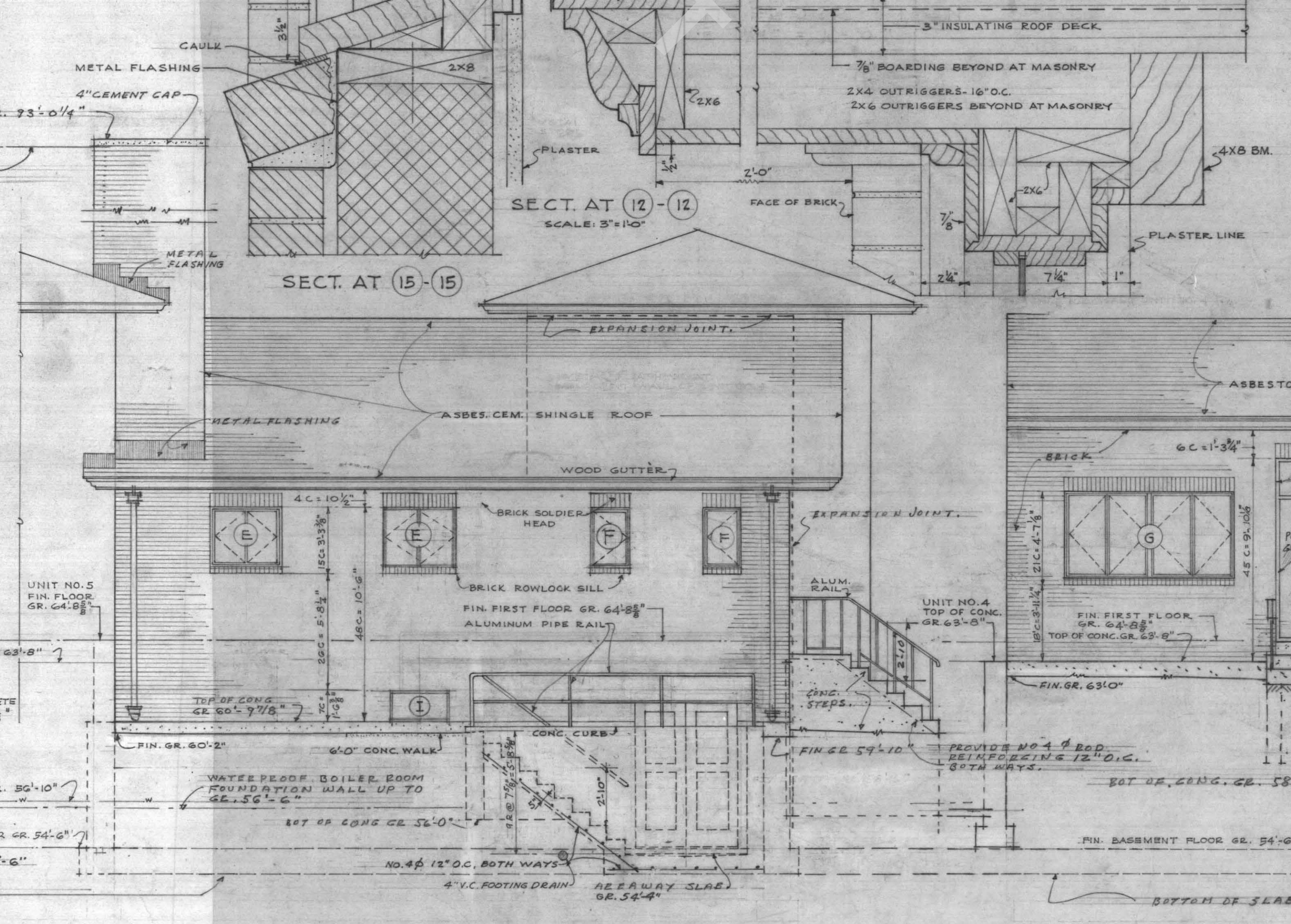
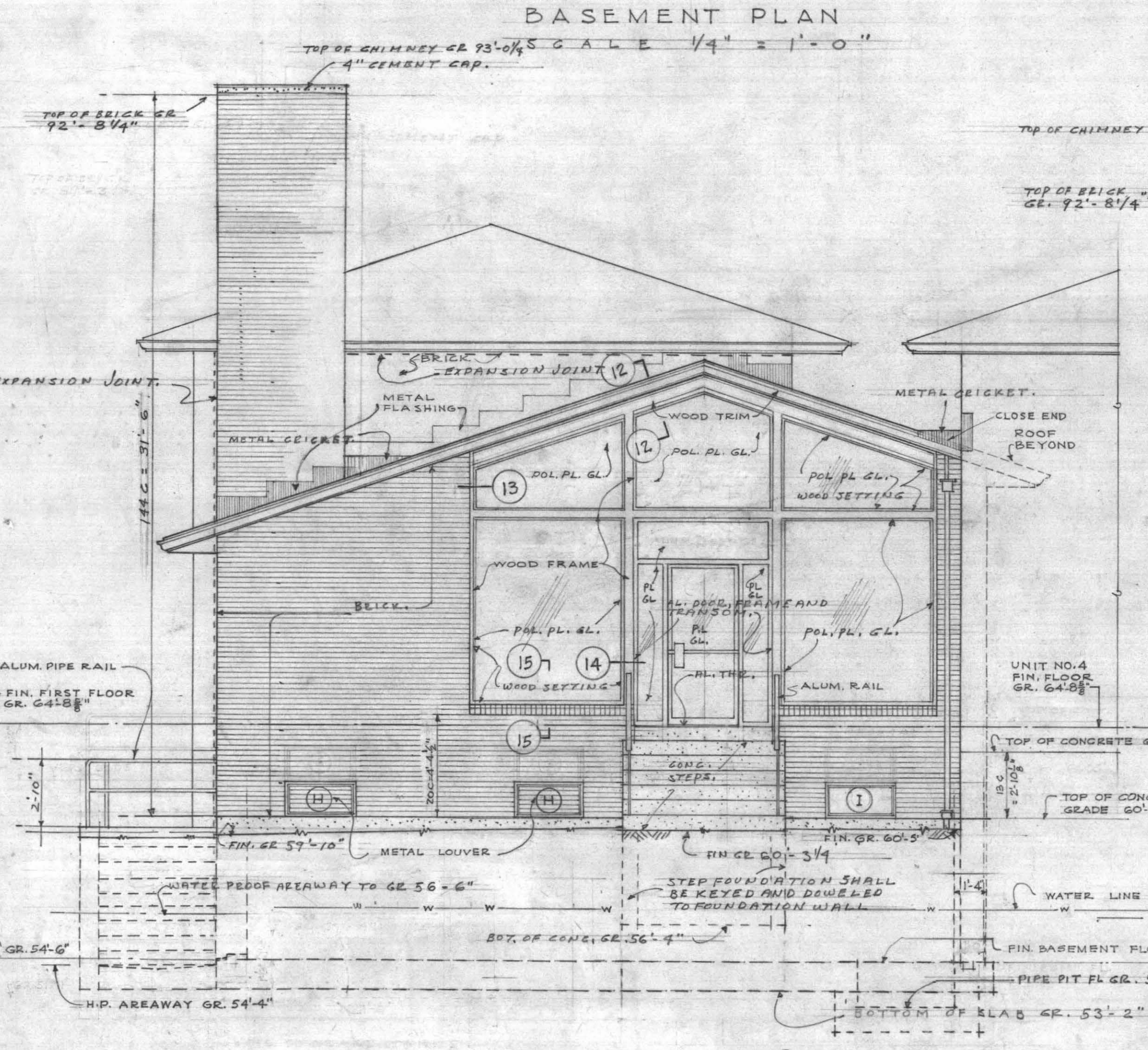
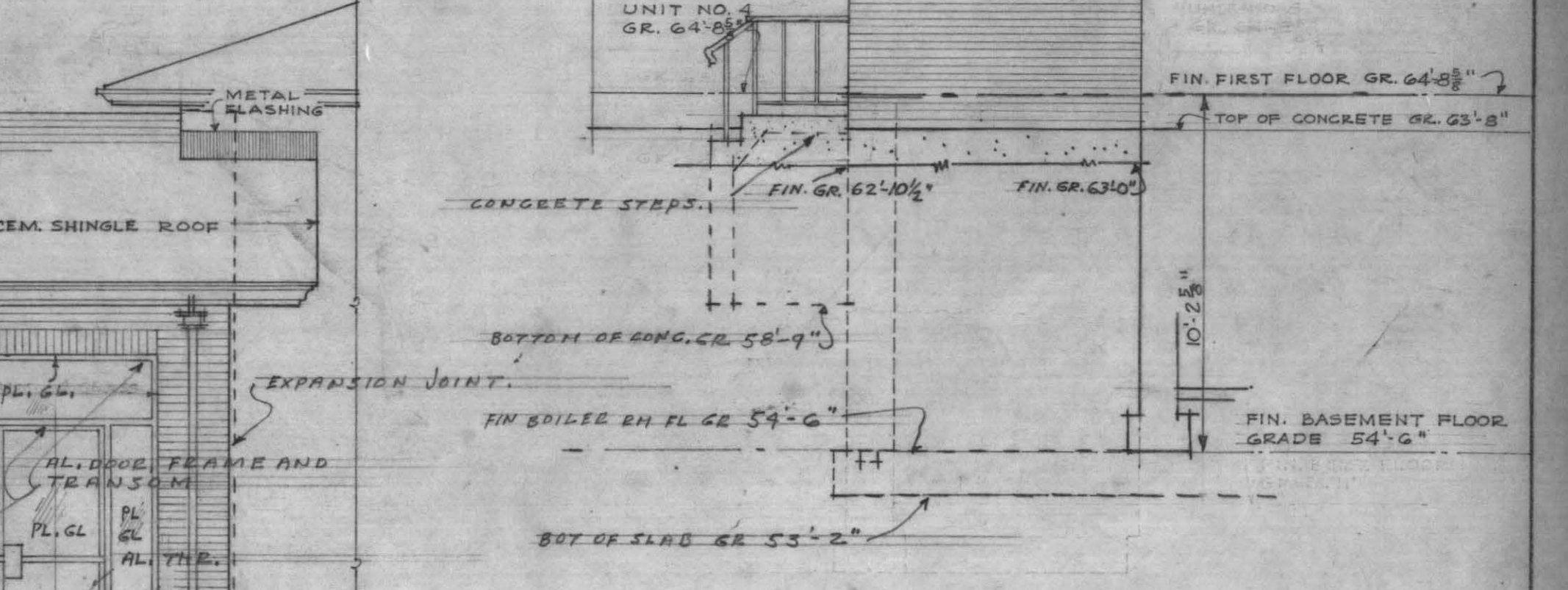
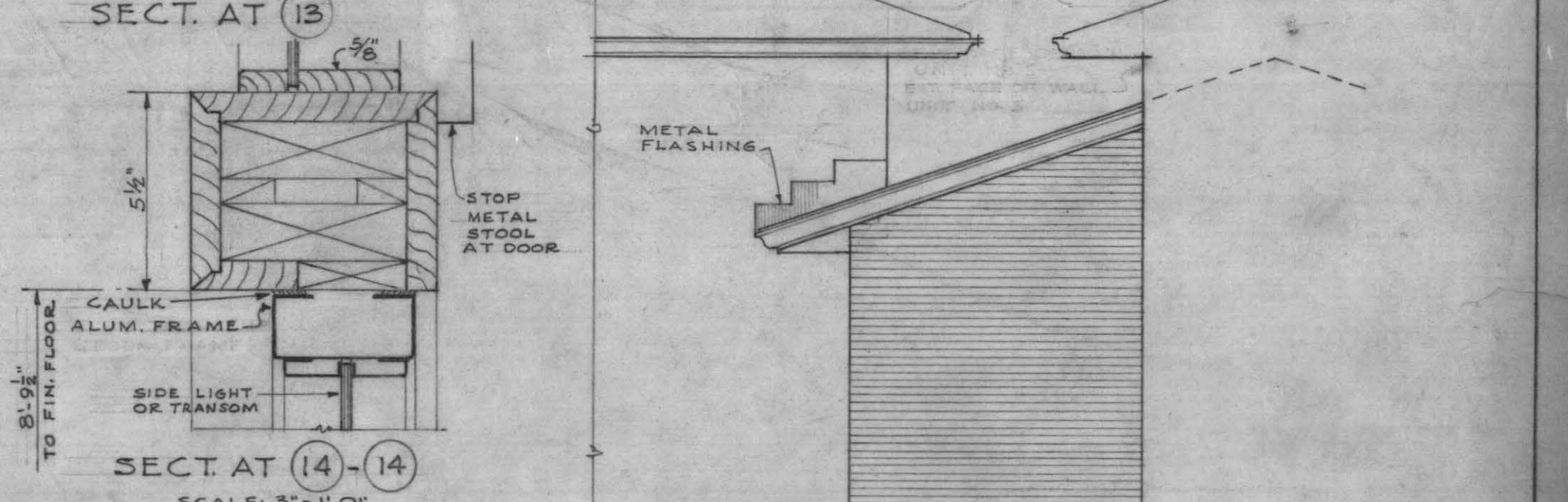
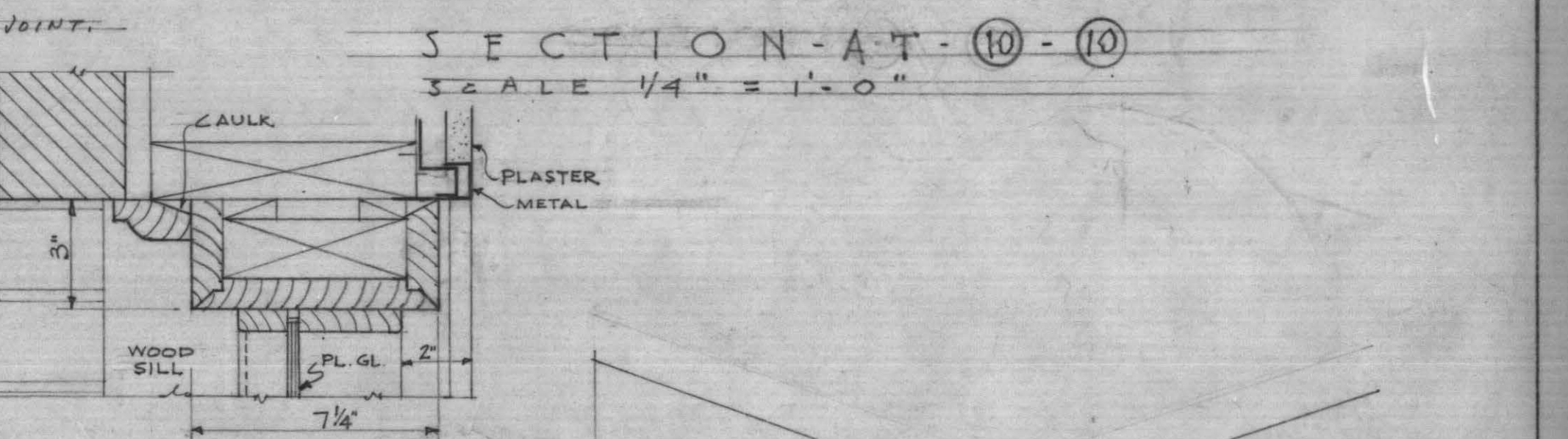
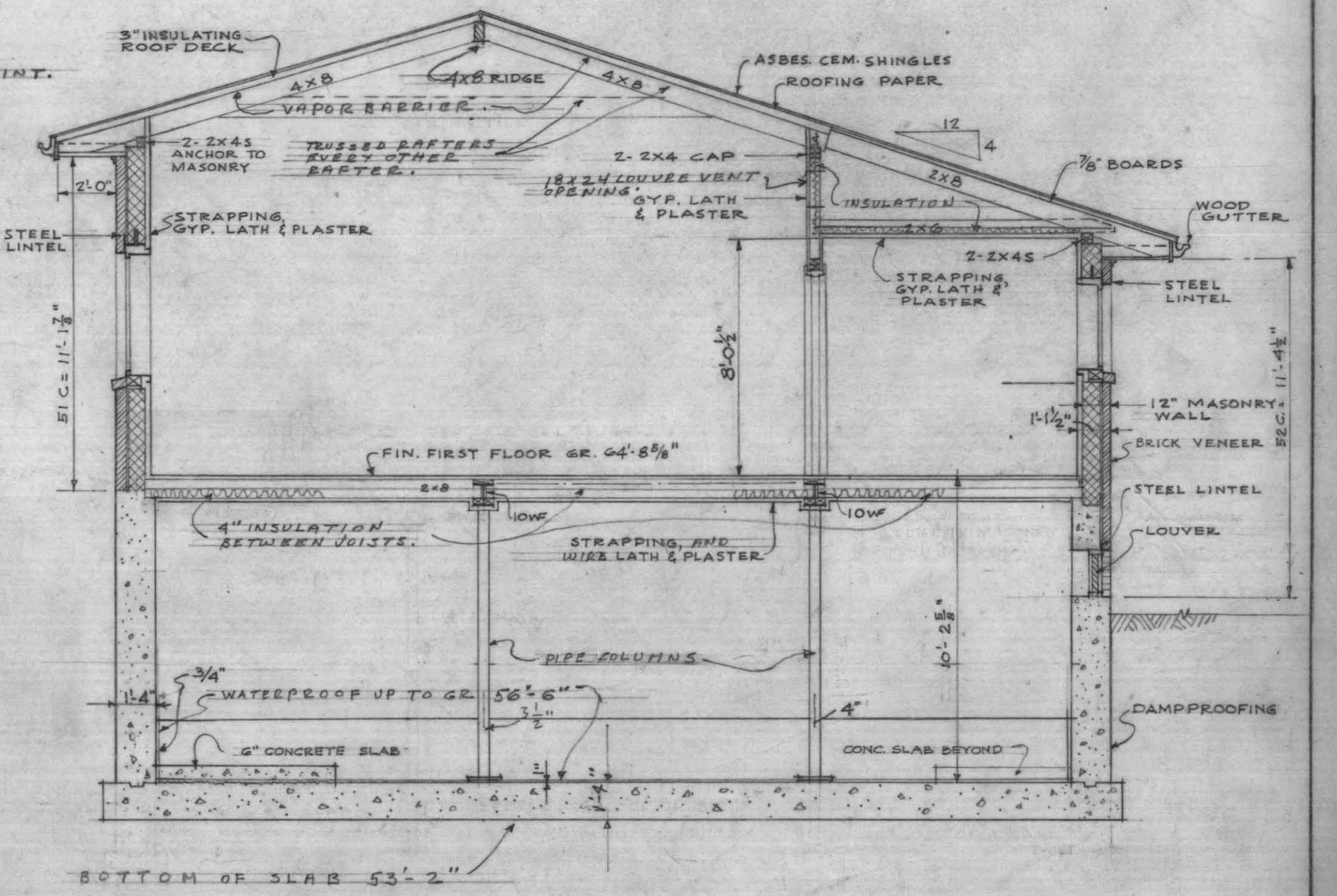
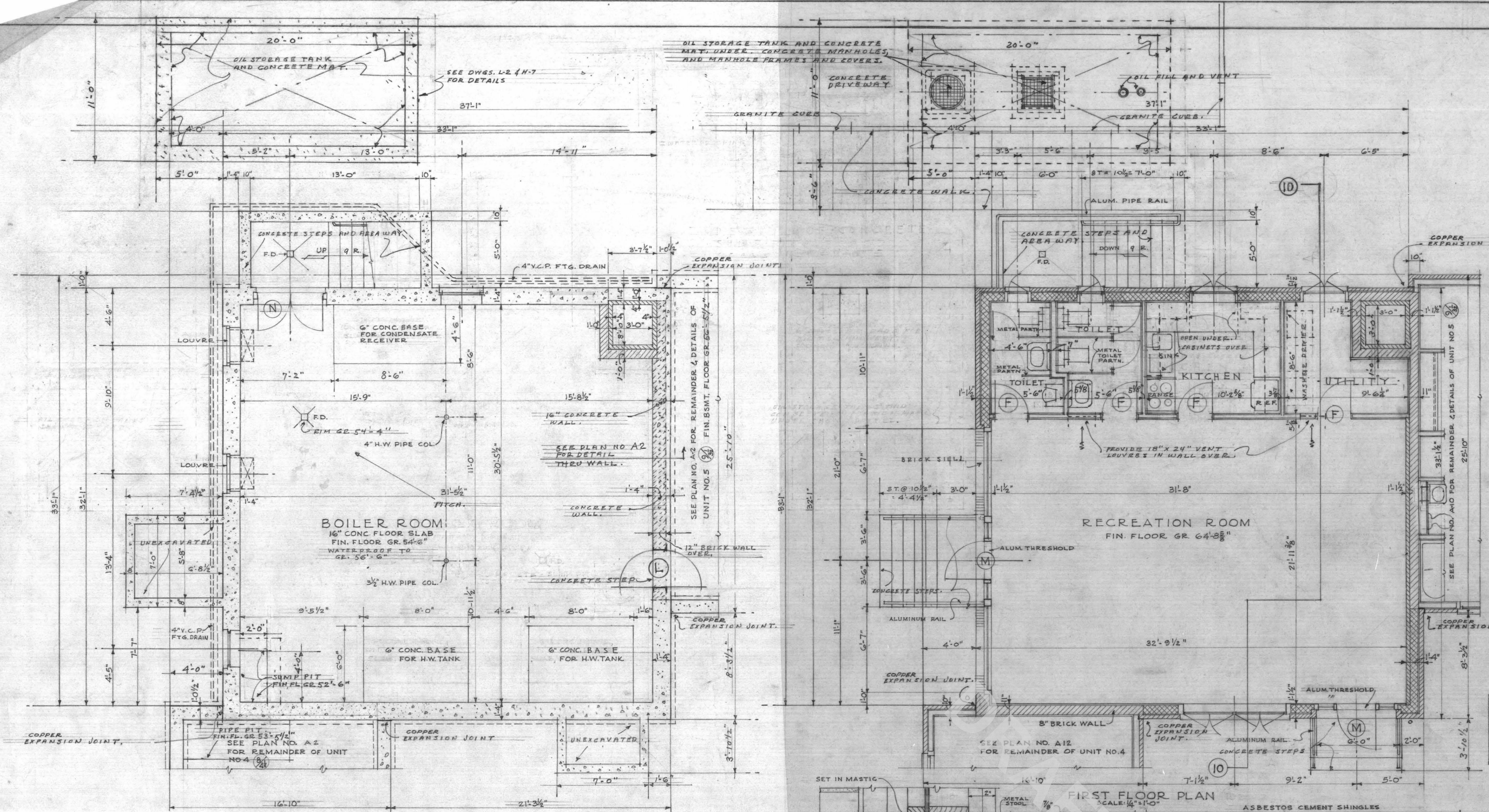
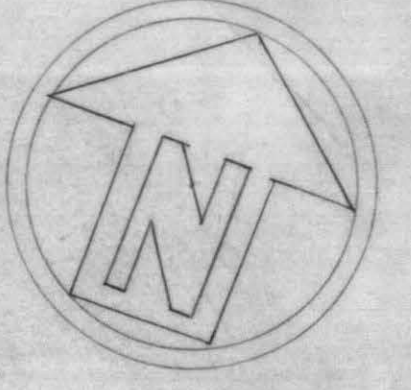


S. S. EISENBERG A.I.A. ARCHITECTS
739 BOYLSTON ST., BOSTON, MASS.

SCALE 1/4" = 1'-0"
DATE MARCH 29, 1961
JOB NO. 5260

PLAN NO. A15

ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON JOB



RECREATION BUILDING
·MASS·2·28·ASHMONT·
BOSTON·HOUSING·AUTHORITY·
·BOSTON·SUFFOLK COUNTY·MASSACHUSETTS·
S.S. EISENBERG A.I.A. ARCHITECTS
739 BOYLSTON ST., BOSTON, MASS.
SCALE: 1/4\"/>



DATE: MARCH 29, 1961. PLAN NO. A16
JOB NO. 5260

ASHMONT

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1603120000
Address:	342-374 ASHMONT ST BOSTON MA 02124
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTH)
Lot Size:	62,572 sq ft
Gross Area:	50,731 sq ft
Year Built:	1950
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTH
Owner's Mailing Address:	342 ASHMONT DORCHESTER MA 02124
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2022 Building value:	\$3,336,400.00
FY2022 Land Value:	\$2,319,500.00
FY2022 Total Assessed Value:	\$5,655,900.00

FY2022 Tax Rates (per thousand):

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

FY2023 Preliminary Tax (Q1 + Q2):

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

Abatements/Exemptions

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

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

Current Owner

1 BOSTON HOUSING AUTH

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	\$5,655,900.00
2021	Exempt	\$5,628,400.00
2020	Exempt	\$5,553,800.00
2019	Exempt	\$5,276,000.00
2018	Exempt	\$4,986,000.00
2017	Exempt	\$4,824,500.00
2016	Exempt	\$4,343,500.00
2015	Exempt	\$3,796,000.00
2014	Exempt	\$3,235,000.00
2013	Exempt	\$2,854,500.00
2012	Exempt	\$2,687,000.00
2011	Exempt	\$2,637,000.00
2010	Exempt	\$2,663,000.00
2009	Exempt	\$2,801,000.00
2008	Exempt	\$2,801,000.00
2007	Exempt	\$2,769,500.00
2006	Exempt	\$2,589,000.00
2005	Exempt	\$2,295,000.00
2004	Exempt	\$2,406,500.00
2003	Exempt	\$1,877,000.00
2002	Exempt	\$1,995,000.00
2001	Exempt	\$1,785,500.00
2000	Exempt	\$1,819,000.00
1999	Exempt	\$1,643,500.00
1998	Exempt	\$1,643,500.00
1997	Exempt	\$1,684,000.00
1996	Exempt	\$1,614,000.00
1995	Exempt	\$1,544,500.00
1994	Exempt	\$1,457,500.00
1993	Exempt	\$1,457,500.00
1992	Exempt	\$1,528,000.00
1991	Exempt	\$1,939,000.00
1990	Exempt	\$1,939,000.00
1989	Exempt	\$2,742,500.00
1988	Exempt	\$2,248,000.00
1987	Exempt	\$1,905,000.00
1986	Exempt	\$1,747,500.00
1985	Exempt	\$1,575,700.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

View [approved building permits](#) associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#). For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

DRAFT

Land Use	Governmentalpublicusegeneral
County	Suffolk
Zoning	X
State	Massachusetts
Flood Zone	25025C0091J
Lot Size	1.436
Tax Year	2022
Submarket	Ashmont
Assessed Year	2022
Market	Boston
Census	1008002000
CBSA	Boston-Cambridge-Newton, MA-NH
TOTAL SQ FT	33,538
APN/Parcel ID	DORC-000000-000016-003120

DEMOGRAPHICS

	1 MILE	3 MILE
2022 Total Population	41,106	262,478
2027 Population	40,501	262,041
Pop Growth 2022-2027	(1.47%)	(0.17%)
Average Age	39	38

APPENDIX F

Property Evaluator Qualifications

DRAFT

Jeb Bonnett – Director of Building Assessments - HUD

Education:

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

Training/Licenses/Registrations:

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

Experience:

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

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

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

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

REPRESENTATIVE EXPERIENCE

Physical Needs Assessments & Property Condition Assessments

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

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

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

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

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

William David Taylor – National Client Manager - HUD

Training/Licenses/Registrations:

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

Education:

J. Sargent Reynolds Community College – Courses in Architectural Design

Experience:

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

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

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

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





INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

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

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

Certificate No. 8076685

Handwritten signature of Cindy Davis in black ink.

Cindy Davis, CBO
President, Board of Directors

Handwritten signature of Dominic Sims in black ink.

Dominic Sims, CBO
Chief Executive Officer



Roy Anderson PE – Seismic Services Manager, Building Assessments

University of California, San Diego; BS Structural Engineering 1990

Professional Engineer, California, Civil 82059

California Licensed General Contractor, B641049, Inactive

ATC First Responder Training, California OES Volunteer

Redwood Empire Remodelers Association, Board Member, Past President

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

Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios

American Society of Civil Engineers (ASCE)

Structural Engineers Association of Northern California (SEAONC)

Earthquake Engineering Research Institute (EERI)

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

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

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

Key experience for Mr. Anderson includes:

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

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

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

EDUCATION:

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

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

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

CERTIFICATIONS:

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

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

State Bar of Massachusetts, Admitted June 2017

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

OSHA 10-Hour Construction Certificate

Confined Space and First Aid Training

PRESENTATIONS:

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

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

EXPERIENCE:

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

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

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

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

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

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

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

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

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

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