



# AEI Consultants

August 16, 2022

## HUD CAPITAL NEEDS ASSESSMENT

### Property Identification:

Margaret Collins (Pond St)  
29 Pond Street  
Jamaica Plain, Massachusetts 02130

AEI Project No. 463357  
Site Inspection Date: June 30, 2022

### Prepared For:

Boston Housing Authority  
52 Chauncy Street  
Boston, Massachusetts 02111

### Prepared By:

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Environmental  
Due Diligence

Building Assessments

Site Investigation  
& Remediation

Energy Performance  
& Benchmarking

Industrial Hygiene

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Risk Management

Zoning Analysis  
Reports & ALTA  
Surveys

National Presence

Regional Focus

Local Solutions



Boston Housing Authority  
52 Chauncy Street,  
Boston, Massachusetts 02111

**Subject: HUD CAPITAL NEEDS ASSESSMENT**

Margaret Collins (Pond St)  
29 Pond Street, Jamaica Plain, Massachusetts 02130  
AEI Project No. 463357

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](mailto:jbonnett@aeiconsultants.com).

Sincerely,

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Karla King  
Executive Vice President  
AEI Consultants

DRAFT  
Jeb Bonnett  
Vice President - HUD Building Assessments  
AEI Consultants

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## 1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Boston Housing Authority on May 18, 2022 to conduct a Capital Needs Assessment (CNA) at Margaret Collins (Pond St) located at 29 Pond Street in Jamaica Plain, Massachusetts. The property features 44 dwelling units within 5 buildings, which were built in 1962 and are situated on 1.26 acres. The property was observed in good to fair physical condition.

The site is comprised of four (4) tenant buildings and one (1) community building. The tenant buildings are built as sections of stairwells that connect four units in each stairwell. Each stairwell has a front stair and a back stair. Building A has five (5) stairwells, while buildings B, C, and D have two (2) stairwells each. The community building features a laundry room, meeting space, and restrooms. The hot water and steam boilers for the site are located in the community building basement.

During the site visit the site was actively undergoing exterior painting around the tenant buildings. A fire occurred in the community building on June 12th, 2022. The fire damaged the main room walls and ceiling, as well as the women's restroom. At the time of the site inspection the building was deemed safe and repair work was about to begin.

Margaret Collins Apartments is an elderly and/or disabled public housing community.

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     | 44   |
| Total Number of Buildings     | 5  |
| Number of Apartment Buildings | 4  |
| Ancillary Buildings           | 1: Community building  |
| Parking                       | 9 total spaces<br>8 of Regular Spaces<br>1 of Accessible Spaces / 0 of Van Accessible Spaces<br>Source: Site Count |
| Gross Floor Area              | 47,930 per Construction / As-Built Plans Includes basements  |
| Net Rentable Floor Area       | 30,700 per Construction / As-Built Plans   |
| Site Area                     | 1.26 acres per Assessor  |
| Year of Construction          | 1962 per Assessor  |

## **1.1 OVERALL CONDITION OF THE PROPERTY**

### **Code Compliance and Design**

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

### **Overall Condition of the Property**

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

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

### **Recommendations in this Report**

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

## **1.2 REMAINING USEFUL LIFE**

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

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

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

## **1.3 LIST OF COMMONLY USED ACRONYMS**

|     |                                     |
|-----|-------------------------------------|
| ADA | The Americans with Disabilities Act |
|-----|-------------------------------------|

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



## 2.0 PURPOSE AND SCOPE

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### 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 Margaret Collins (Pond St) property located at 29 Pond Street in Jamaica Plain, Massachusetts. The scope of work included the following:

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

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

### **2.2.1 ASSESSMENT METHODOLOGY**

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

#### **Preliminary Due Diligence**

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

#### **Site Reconnaissance**

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

#### **Interviews and Research**

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

#### **Report**

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

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

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

### **Standard Estimated Useful Life (EUL)**

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

### **Assessed Remaining Useful Life (ARUL)**

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

### **Standard Remaining Useful Life (SRUL)**

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

## **2.3 SITE VISIT INFORMATION**

### *Site Visit Facts*

|                       |                     |
|-----------------------|---------------------|
| Date of Site Visit    | June 30, 2022       |
| Time of Site Visit    | 9:00am              |
| Weather Conditions    | 90° and Clear       |
| Site Assessor         | Christopher Johnson |
| Site Escorts          | TBD                 |
| Point of Contact      | Eve Lopes           |
| Total Units Inspected | Six (6)             |

### *Dwelling Units Inspected*

| <b>Building Identification</b> | <b>Unit Type</b> | <b>Unit Identification</b> | <b>Unit Status</b> |
|--------------------------------|------------------|----------------------------|--------------------|
| Building A                     | 1br/1ba          | 9                          | Occupied           |
| Building A                     | 1br/1ba          | 7                          | Occupied           |
| Building B                     | 2br/1ba          | 27                         | Occupied           |
| Building B                     | 1br/1ba          | 23                         | Occupied           |
| Building C                     | 1br/1ba          | 35                         | Occupied           |
| Building D                     | 1br/1ba          | 37                         | Occupied           |

## **2.4 RELIANCE**

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

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

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

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### 3.0 OVERALL GENERAL DESCRIPTION

#### 3.1 BUILDING AND UNIT SUMMARY

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

##### Unit Mix Breakdown

| Unit Type ID | Square Feet | # of This Floorplan | Total Unit Square Footage |
|--------------|-------------|---------------------|---------------------------|
| 1br/1ba      | 620         | 44                  | 27,280                    |
| 2br/1ba      | 855         | 4                   | 3,420                     |
|              |             | Total NSF:          | 30,700                    |

##### Building Breakdown

| Building Identifier | Number of Stories | Gross Square Feet |
|---------------------|-------------------|-------------------|
| Building A          | 2                 | 19,950            |
| Building B          | 2                 | 8,970             |
| Building C          | 2                 | 8,010             |
| Building D          | 2                 | 8,010             |
| Community Building  | 1                 | 2,990             |
|                     | Total GSF:        | 47,930            |

#### 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               | Concrete retaining walls   | RR     | Good/Fair |
| Adjoining Properties          | There are retaining walls along the north side of the property<br><br>Other properties are roughly at similar elevation to the Property. | R&M    | Good      |
| Storm Water Collection System | Underground municipal drainage system  | R&M    | Good      |
| Landscape Drainage System     | Landscaped areas sloped towards area drains  | R&M    | Good      |
| Pavement Drainage System      | Storm water area drains  | R&M    | Good      |

| Item                          | Description                                  | Action | Condition      |
|-------------------------------|--|--------|----------------|
| Foundation<br>Drainage System | Landscaping slopes away from the foundation. | NA     | Not applicable |

### ASSESSMENT / RECOMMENDATION

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

### Photographs



Site entrance from Pond Street



Parking lot drainage



Building B front façade



Building A front façade





Building wood fencing and concrete retaining wall



Building wood fencing and concrete retaining wall



Building wood fencing and concrete retaining wall



Site drainage

### 3.2.3 ACCESS & EGRESS

| Items                        | Description   | Action | Condition      |
|------------------------------|---|--------|----------------|
| Site Access                  | Provided by one entrances / exits from following adjoining municipal streets: Pond 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



Pond Street



Pond Street



Site entrance from Pond Street

### 3.2.4 PAVING, CURBING, & PARKING

| Items                          | Description  | Action | Condition      |
|--------------------------------|--|--------|----------------|
| Asphalt Pavement               | Asphalt pavement is provided for on-site parking and drive lanes | RR     | Good           |
| Concrete Pavement              | Dumpster Pad   | RR     | Good           |
| Curbing                        | Concrete   | RR     | Good           |
| Seal Coating                   | Recently applied   | RR     | Good           |
| Striping                       | Pavement painted striping recently applied/ reapplied            | RR     | Good           |
| Total Number of Parking Spaces | 9 spaces in open lots  | NA     | Not applicable |
| Number of ADA Spaces           | 1  | IM     | Poor           |

## Photographs



Site entrance from Pond Street



Asphalt parking lot



Refuse area



Handicap parking space

### 3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

| Item           | Description                                       | Action | Condition      |
|----------------|---|--------|----------------|
| Sidewalks      | Concrete  | RR     | Good/Fair      |
| Ramps          | Poured in place concrete                          | RR     | Good/Fair      |
| Exterior Steps | Concrete steps to mechanical basement             | RR     | Fair           |
| Handrails      | Steel handrails protect exterior steps and ramps. | RR     | Fair           |
| Loading Docks  | Not applicable                                    | NA     | Not applicable |

## Photographs



Building B front façade



Building A front façade



Community building side façade



Building A rear façade



DSCN0008

### 3.2.6 LANDSCAPING & APPURTENANCES

| Item        | Description                          | Action | Condition |
|-------------|--------------------------------------|--------|-----------|
| Landscaping | Trees, shrubbery, and manicured lawn | R&M    | Good      |
| Irrigation  | Automatic underground system         | R&M    | Good      |

| Item                   | Description                                     | Action | Condition      |
|------------------------|---|--------|----------------|
| Perimeter Fencing      | Wood fencing                                    | IM/RR  | Good/Fair      |
| Entry Gates            | Not applicable                                  | NA     | Not applicable |
| Patio Fencing          | Not applicable                                  | NA     | Not applicable |
| Refuse Area Fencing    | Wood fencing                                    | RR     | Fair           |
| Site/Building Lighting | Exterior building mounted high intensity lights | R&M    | Good           |
| Parking Area Lighting  | Not applicable                                  | NA     | Not applicable |
| Signage                | Wood sign                                       | RR     | Good           |
| Water Features         | Not applicable                                  | NA     | Not applicable |

### Photographs



Property Signage



Refuse area



Refuse area wood fencing



Parking lot wood fencing



Parking lot wood fencing



Parking lot wood fencing, damaged  
(Non-Critical Repair)



Building wood fencing and concrete retaining  
wall



Building wood fencing and concrete retaining  
wall



Building wood fencing and concrete retaining  
wall

### 3.2.7 RECREATIONAL FACILITIES

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

#### Other Structures

| Item                   | Description    | Action | Condition      |
|------------------------|----------------|--------|----------------|
| Garages                | Not applicable | NA     | Not applicable |
| Carpports              | Not applicable | NA     | Not applicable |
| Maintenance Shed       | Not applicable | NA     | Not applicable |
| Porte Cochere          | Not applicable | NA     | Not applicable |
| Landscaping Structures | Not applicable | NA     | Not applicable |

### 3.2.8 SITE UTILITIES

| Utility Provider  | Provider                          |
|-------------------|-----------------------------------|
| Natural Gas       | National Grid                     |
| Electricity       | Eversource Energy                 |
| Potable Water     | Boston Water and Sewer Commission |
| Sanitary Sewerage | Boston Water and Sewer Commission |
| Storm Sewer       | Municipal                         |
| Fuel Oil          | Not applicable                    |

| Item                         | Description   | Action | Condition      |
|------------------------------|---|--------|----------------|
| Domestic Water Supply Lines  | Copper  | RR     | Good/Fair      |
| Waste Service Lines          | Cast iron and Clay  | 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           |
| Alternative Energy Systems   | Not applicable  | NA     | Not applicable |

## Photographs



Building B, Unit 27, 2br/1ba - Kitchen sink piping and cabinetry



Basement mechanical room, water heater



Building A basement



Building B basement

## 3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

### 3.3.1 FOUNDATION

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

### ASSESSMENT / RECOMMENDATION

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



## Photographs



Building A basement



Building B basement electric meters



Building B basement



Building B basement



Building C basement maintenance storage

### 3.3.2 FRAMING

### 3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

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

#### Photographs



Community building main room, damaged by fire (Non-Critical Repair)



Community building main room, damaged by fire (Non-Critical Repair)



Building B basement electric meters



Building B basement

### 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



Community building



Building D common stairwell entrance



Building B front façade

### 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 blown-in insulation.

The depth of the insulation was observed to be approximately 8 inches with an R value of approximately 20.

### 3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

| Item                  | Description    | Action | Condition      |
|-----------------------|----------------|--------|----------------|
| Balcony Framing       | Not applicable | NA     | Not applicable |
| Balcony Deck Material | Not applicable | NA     | Not applicable |
| Balcony Railing       | Not applicable | NA     | Not applicable |
| Patio Construction    | Concrete patio | RR     | Good           |
| Terraces              | Not applicable | NA     | Not applicable |
| Fire Escapes          | Not applicable | NA     | Not applicable |
| Elevated Walkway      | Not applicable | NA     | Not applicable |
| Exterior Stairs       | Not applicable | NA     | Not applicable |

### Photographs



Community building rear façade

### 3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

| Item                | Description               | Action | Condition      |
|---------------------|---------------------------|--------|----------------|
| Unit Entry Doors    | Painted wood              | RR     | Good           |
| Service Doors       | Steel clad insulated door | RR     | Good           |
| Sliding Glass Doors | Not applicable            | NA     | Not applicable |
| Overhead Doors      | Not applicable            | NA     | Not applicable |

| Item                  | Description                             | Action | Condition |
|-----------------------|---|--------|-----------|
| Common Entrance Doors | Painted wood, Steel Clad insulated door | RR     | Good      |

**Photographs**



Community building



Community building rear façade



Building D common stairwell entrance



Building B front façade



Typical rear stairwell

### 3.3.3 SIDEWALL SYSTEM

| Item  | Description   | Action | Condition |
|---|---|--------|-----------|
| Primary Exterior Wall Finishes and Cladding | Painted Stucco board siding and brick veneer  | RR     | Good/Fair |
| 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                                    | Resident buildings last painted in May 2022.<br>Paint chipping on community building                  | IM/RR  | Good/Fair |

#### Photographs



Community building, paint chipping  
(Non-Critical Repair)



Community building, paint chipping  
(Non-Critical Repair)



Community building rear façade



Community building rear façade, paint chipping  
(Non-Critical Repair)



Building C front façade



Building B front façade



Building B front façade



Building A front façade

### 3.3.3.1 WINDOWS

| Item         | Description                                      | Action | Condition |
|--------------|--|--------|-----------|
| Window Type  | Single hung windows<br>Fixed in stairwells       | RR     | Good      |
| Window Frame | Vinyl, Wood in stairwells                        | RR     | Good      |
| Window Panes | Double pane insulated, Single pane in stairwells | RR     | Good      |

**Photographs**



Building A, Unit 9, 1br/1ba - Bedroom



Building A, Unit 9, 1br/1ba - Typical window



Building A, Unit 9, 1br/1ba - Typical window



Community building window, paint chipping  
(Non-Critical Repair)



Typical tenant windows



### 3.3.4 ROOFING FINISH

| Roof ID             | Construction Type             | Approx. Area | Reported Age | RUL      | Warranty | Action | Condition |
|---------------------|-------------------------------|--------------|--------------|----------|----------|--------|-----------|
| Clubhouse Building  | Pitched with asphalt shingles | 17800 SF     | 4 years      | 16 years | Yes      | RR     | Good      |
| Apartment Buildings | Rolled Asphalt roofing        |              | 4            | 16       | Yes      | RR     | Good      |

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

### Photographs



Community building rear façade



Building D common stairwell entrance

## 3.4 MECHANICAL & ELECTRICAL SYSTEMS

### 3.4.1 PLUMBING

| Item                             | Description   | Action | Condition      |
|----------------------------------|---|--------|----------------|
| Hot and Cold Water Distribution  | Copper  | RR     | Good/Fair      |
| Polybutylene Water Piping        | No polybutylene piping was observed or reported.          | NA     | Not applicable |
| Sanitary Waste and Vent          | PVC pipe and cast iron                                    | RR     | Good/Fair      |
| Domestic Water Circulation Pumps | Not applicable  | NA     | Not applicable |
| Domestic Water Heaters           | Not applicable  | NA     | Not applicable |
| Domestic Water Boilers           | Central high-efficiency boiler with separate storage tank | RR     | Good/Fair      |
| Boiler Peripherals               | Central heat exchanger with separate storage tank         | RR     | Good           |

| Item                        | Description    | Action | Condition      |
|-----------------------------|----------------|--------|----------------|
| Water Softening / Treatment | Not applicable | NA     | Not applicable |

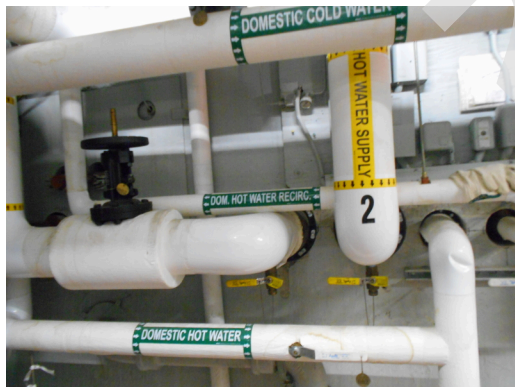
### Photographs



Basement mechanical room, water heater



Basement mechanical room, hot water storage tanks



Basement mechanical room, hot water pipes

### 3.4.2 HVAC SYSTEMS

| Item                         | Description  | Action | Condition      |
|------------------------------|--|--------|----------------|
| Cooling Equipment            | Tenant owned individual window-mounted Air-Conditioners  | R&M    | Good           |
| Heating Equipment            | Central Hydronic Boiler with Steam Radiator Distribution | RR     | Good/Fair      |
| Cooling Tower                | Not applicable   | NA     | Not applicable |
| Terminal Units               | Steam Radiators  | RR     | Good/Fair      |
| Tonnage of Cooling Equipment | Not applicable   | NA     | Not applicable |
| Distribution System          | Hydronic/steam plumbing lines                            | RR     | Good/Fair      |
| Controls                     | Local Thermostat   | R&M    | Good           |
| Supplemental Systems         | Not applicable   | NA     | Not applicable |

| Item                                 | Description               | Action | Condition      |
|--------------------------------------|---------------------------|--------|----------------|
| Corridor and Stair-tower Ventilation | Not applicable            | NA     | Not applicable |
| Toilet Room Ventilation              | Windows in bathroom areas | R&M    | Good           |

### Photographs



Building B, Unit 27, 2br/1ba - Living area radiator



Community building steam radiator



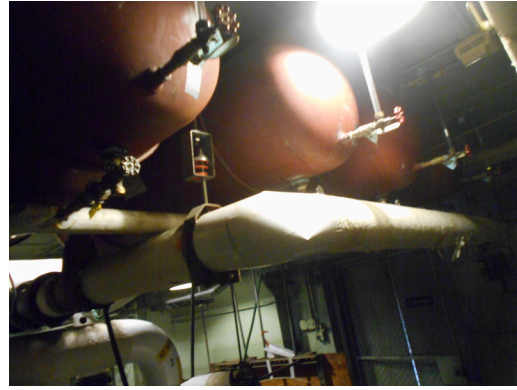
Community building steam radiator



Typical stairwell entrance radiator



Basement mechanical room, heating boilers



Basement mechanical room, water storage tanks



Basement mechanical room, circulation pumps



Building B, Unit 23, 1br/1ba - Window A/C unit

### 3.4.3 ELECTRICAL SYSTEM

| Item                             | Description  | Action | Condition |
|----------------------------------|--|--------|-----------|
| Service Type                     | Underground lines to pad-mounted transformers                  | R&M    | Good      |
| Building Service                 | 120/240-Volt, three-phase, four-wire, alternating current (AC) | R&M    | Good      |
| Typical Tenant Service Amperage  | 80 Ampere breaker panel  | R&M    | Fair      |
| Panel Manufacturer               | Square D   | RR     | Fair      |
| Overload Protection              | Circuit breaker switches                                       | R&M    | Fair      |
| Service Wire                     | Copper wiring  | R&M    | Fair      |
| Branch Wiring                    | Copper wiring  | R&M    | Fair      |
| Ground Fault Circuit Interrupter | Observed in kitchen, bathrooms, and wet areas                  | R&M    | Fair      |

## Photographs



Basement electrical room



Basement electrical main



Building A electrical meters



Building D basement electrical meters

## ASSESSMENT / RECOMMENDATION

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

### 3.5 ELEVATORS

#### *Elevator Summary*

| Elevator/<br>Escalator ID | Type | Brand | Capacity | Floors/<br>Stops | Install/<br>Modernize<br>Date | Action | Condition      |
|---------------------------|------|-------|----------|------------------|-------------------------------|--------|----------------|
| N/A                       | N/A  | N/A   | N/A      | N/A              | N/A                           | NA     | Not applicable |

#### *Elevator Inspection*

| Elevators/<br>Escalators | Inspection/<br>Certificate<br>Type | Last<br>Inspection/<br>Certification<br>Date | Inspection<br>Entity | Action | Condition      |
|--------------------------|------------------------------------|--|----------------------|--------|----------------|
| Elevators                | N/A                                |  | N/A                  | NA     | Not applicable |

### ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

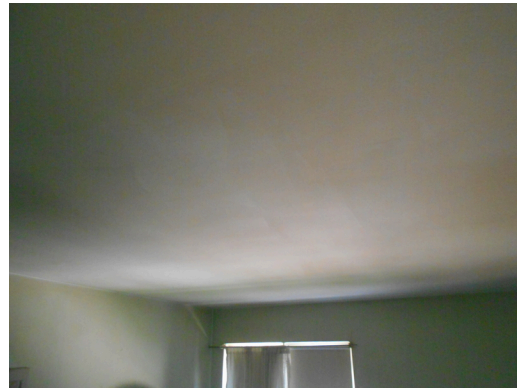
### 3.6 LIFE & FIRE SAFETY

| Item                                    | Description  | Condition      | Action |
|---|--|----------------|--------|
| Fire Suppression Systems                | Not applicable   | Not applicable | NA     |
| Fire Suppression System Inspection Date | Not applicable   | Not applicable | NA     |
| Other Equipment and Devices             | Strobe light alarms<br>Illuminated exit signs<br>Battery back up light fixtures<br>Hard-wired smoke detectors with battery back-up<br>No smoke detectors in bedrooms<br>Emergency pull-cords in the bedrooms | Good           | R&M    |
| Fire Extinguishers                      | Mounted in stairway walls<br>Last inspection completed on February 2022  | Good           | R&M    |
| 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    |

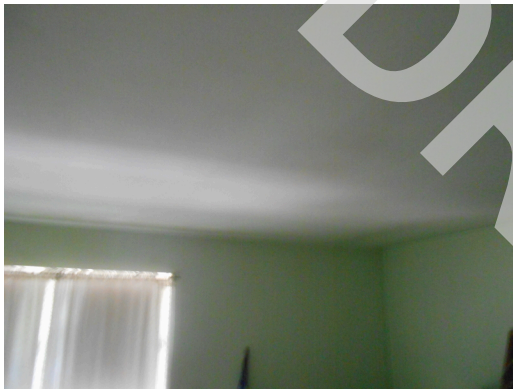
**Photographs**



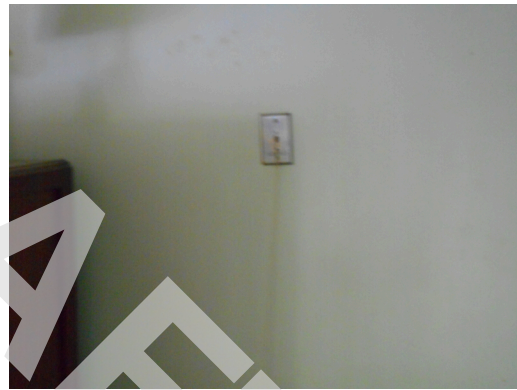
Building A, Unit 7, 1br/1ba - Living area area smoke detector



Building B, Unit 27, 2br/1ba - Bedroom 1 ceiling, no smoke detector (Critical Repair)



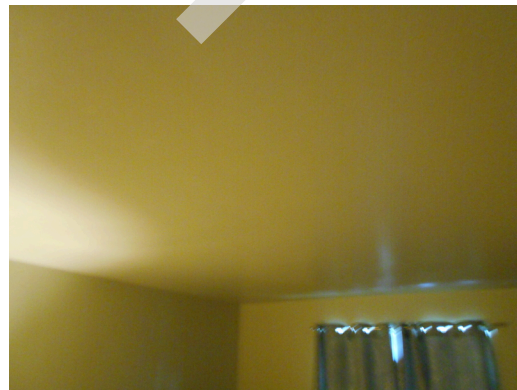
Building B, Unit 27, 2br/1ba - Bedroom 2 ceiling, no smoke detector (Critical Repair)



Building B, Unit 27, 2br/1ba - Bedroom 2 emergency pull cord



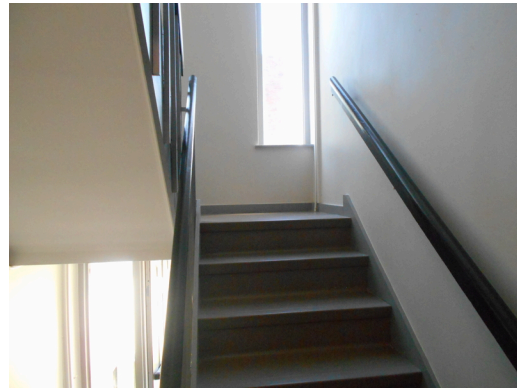
Building B, Unit 23, 1br/1ba - Living area smoke detector



Building B, Unit 23, 1br/1ba - Bedroom ceiling, no smoke detector (Critical Repair)



Typical stairwell



Typical stairwell



Typical stairwell fire alarm and emergency light



Fire extinguisher



Fire extinguisher, inspected February 2022



Emergency exit sign





Typical rear stairwell

### 3.7 INTERIOR ELEMENTS

#### 3.7.1 COMMON AREA INTERIOR ELEMENTS

| Item                | Description  | Action | Condition      |
|---------------------|--|--------|----------------|
| Fitness Center      | Not applicable   | NA     | Not applicable |
| Club Room           | Not applicable   | NA     | Not applicable |
| Business Center     | Not applicable   | NA     | Not applicable |
| Common Area Kitchen | Not applicable   | NA     | Not applicable |
| Common Area Laundry | A common area laundry room with two (2) washers and two (2) dryers. Finishes include vinyl tile flooring, painted drywall walls, and drywall ceilings. | RR     | Good/Fair      |

#### Photographs



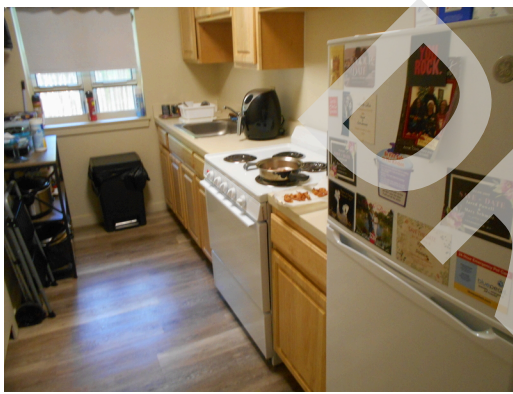
Community building laundry room

### 3.7.2 DWELLING UNIT INTERIOR ELEMENTS

#### Unit Finishes

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

#### Photographs



Building A, Unit 9, 1br/1ba - Kitchen



Building A, Unit 9, 1br/1ba - Bathroom



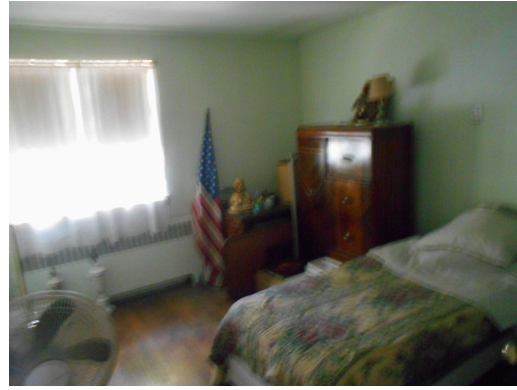
Building A, Unit 7, 1br/1ba - Kitchen



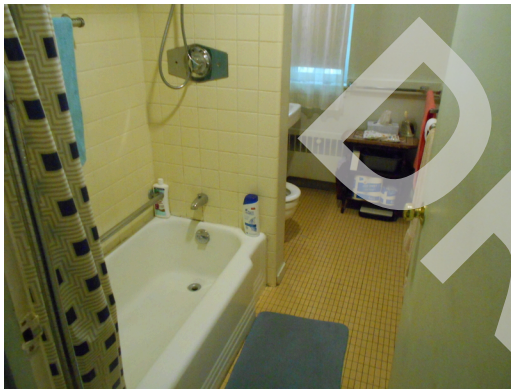
Building A, Unit 7, 1br/1ba - Bedroom



Building B, Unit 27, 2br/1ba - Kitchen



Building B, Unit 27, 2br/1ba - Bedroom 2



Building B, Unit 27, 2br/1ba - Bathroom

*Appliances*

| <b>Item</b>             | <b>Description</b>              | <b>Action</b> | <b>Condition</b> |
|-------------------------|---------------------------------|---------------|------------------|
| Refrigerators           | Units vary in age and condition | RR            | Good/Fair        |
| Ranges                  | Units vary in age and condition | RR            | Good/Fair        |
| Range hoods             | Not applicable                  | NA            | Not applicable   |
| 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**



Building A, Unit 9, 1br/1ba - Kitchen



Building A, Unit 9, 1br/1ba - Kitchen refrigerator



Building A, Unit 9, 1br/1ba - Kitchen stove



Building A, Unit 9, 1br/1ba - Kitchen sink piping



Building A, Unit 7, 1br/1ba - Kitchen



Building A, Unit 7, 1br/1ba - Kitchen stove



Building A, Unit 7, 1br/1ba - Kitchen refrigerator



Building B, Unit 27, 2br/1ba - Kitchen



Building B, Unit 27, 2br/1ba - Kitchen stove



Building B, Unit 27, 2br/1ba - Kitchen refrigerator

*Cabinets & Fixtures*

| <b>Item</b>                  | <b>Description</b>  | <b>Action</b> | <b>Condition</b> |
|------------------------------|---|---------------|------------------|
| Kitchen Sink & Countertop    | Plastic laminated particle board  | RR            | Good/Fair        |
| Bathroom Sink and Countertop | Wall mounted sinks  | RR            | Good/Fair        |
| Kitchen Cabinetry            | Wood frame with solid wood doors  | RR            | Good/Fair        |
| Bathroom Cabinetry           | Not applicable  | NA            | Not applicable   |
| Bathtub/Shower and Enclosure | Metal frame and glass shower enclosure and enamel over steel bathtub with ceramic tile tub surround | RR            | Fair             |
| Toilet                       | Water saver toilet  | RR            | Fair             |
| Accessories                  | Towel bars  | RR            | Fair             |
|                              | Wall mounted mirror   |               |                  |

**Photographs**



Building A, Unit 9, 1br/1ba - Bathroom



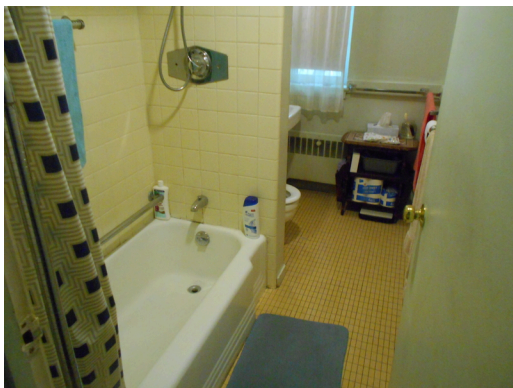
Building A, Unit 9, 1br/1ba - Bathroom



Building A, Unit 9, 1br/1ba - Bathroom sink,  
no scald abrasion protection



Building A, Unit 7, 1br/1ba - Kitchen



Building B, Unit 27, 2br/1ba - Bathroom



Building B, Unit 27, 2br/1ba - Bathroom



Building B, Unit 27, 2br/1ba - Bathroom bathtub



Building B, Unit 23, 1br/1ba - Kitchen



Building B, Unit 23, 1br/1ba - Kitchen

## 4.0 ADDITIONAL CONSIDERATIONS

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### 4.1 MOISTURE AND MICROBIAL GROWTH

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

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

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

#### ASSESSMENT / RECOMMENDATION

No repair or reserve funding is recommended at this time.

### 4.2 PEST MANAGEMENT

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

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



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

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

#### **ASSESSMENT / RECOMMENDATION**

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

No repair or reserve funding is recommended at this time.

#### **4.3 SEISMIC ZONE**

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

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

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

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

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

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

No further action recommended.

#### **ASSESSMENT / RECOMMENDATION**

There are no further recommendations.

#### **4.4 WIND ZONE**

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone IV. 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. 25025C0078G, dated 09/25/2009, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

#### 4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

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

## 5.0 DOCUMENT REVIEW & INTERVIEWS

### 5.1 DOCUMENTS REVIEWED

| Document                    | Source / Author     | Date       |
|-----------------------------|---------------------|------------|
| Pre-Survey Questionnaire    | Not provided        |            |
| Construction Drawings       | Client provided     | 07/08/2022 |
| ALTA Survey                 | Not provided        |            |
| Historical Capital Schedule | Not provided        |            |
| Rent Roll                   | Property management | 06/28/2022 |

### 5.2 INTERVIEWS

| Contact Name | Contact Title       | Contact Phone | Information Source Provided                     |
|--------------|---------------------|---------------|---|
| Eve Lopes    | Property Manager    | NA            | Provided interview and conducted the site visit |
| Mark Roche   | Site Representative | NA            | Conducted tenant meeting                        |

### 5.3 BUILDING CODE COMPLIANCE

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

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

### 5.4 FIRE CODE COMPLIANCE

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

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

### 5.5 ZONING COMPLIANCE

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

### 5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

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

## 6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

### 6.1 ACCESSIBILITY

#### *Determination of ADA, UFAS, FHA Applicability*

| <b>Application</b>  | <b>Yes/No</b>              | <b>Definition</b>  |
|---|----------------------------|--|
| <b>Age:</b> 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.  |
| <b>Use:</b> Does the property feature areas of public accommodation? (ADAAG Question)   | Yes,<br>Community building | A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.  |
| <b>Use:</b> 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.  |
| <b>Use:</b> 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.  |
| <b>Use:</b> 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.<br><br>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. |
| <b>Use:</b> 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.  |
| <b>Age:</b> 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.   |
| <b>Age:</b> 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.   |
| <b>Age:</b> 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*

|                | <b>Building History</b>   | 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?  |     | ✓  |     |  |
| <b>Parking</b> |   |     |    |     |  |
| 1.             | Are there sufficient accessible parking spaces with respect to the total number of reported spaces?   | ✓   |    |     | 9 total spaces<br>1 designated accessible spaces   |
| 2.             | Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?                |     | ✓  |     | 0 designated van accessible spaces provided<br><br>1 designated accessible spaces required (Critical Repair) |

| <b>Building History</b> |  | Yes | No | N/A | Comments |
|-------------------------|--|-----|----|-----|----------|
| 3.                      | Are accessible spaces marked with the International Symbol of Accessibility?<br>Are there signs reading "Van Accessible" at van spaces?  |     | ✓  |     |          |
| 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?  | ✓   |    |     |          |
| <b>Ramps</b>            |  |     |    |     |          |
| 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?   | ✓   |    |     |          |
| <b>Entrances/Exits</b>  |  |     |    |     |          |
| 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)?   | ✓   |    |     |          |
| <b>Paths of Travel</b>  |  |     |    |     |          |
| 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?  | ✓   |    |     |          |

| <b>Building History</b> |   | Yes | No | N/A | Comments  |
|-------------------------|---|-----|----|-----|---|
| 3.                      | Is there a path of travel that does not require the use of stairs?  | ✓   |    |     |   |
| <b>Elevators</b>        |   |     |    |     |   |
| 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?  |     |    | ✓   |   |
| <b>Toilet Rooms</b>     |   |     |    |     |   |
| 1.                      | Are common area public restrooms located on an accessible route?  | ✓   |    |     |   |
| 2.                      | Are pull handles push/pull or lever type?   | ✓   |    |     | Lever   |
| 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)?            |     | ✓  |     | Public restroom toilets did not appear to have a 60" turning diameter (Critical Repair) |
| 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?  |     | ✓  |     | No scald abrasion protection at restroom sinks (Critical Repair)                        |
| <b>Pools</b>            |   |     |    |     |   |
| 1.                      | Are public access pools provided? If the answer is no, please disregard this section.                                       |     |    | ✓   |   |



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

*Abbreviated Screening Checklist for UFAS Compliance*

|  | <b>Building History</b>  | <b>Yes</b> | <b>No</b> | <b>N/A</b> | <b>Comments</b>                                  |
|--|--|------------|-----------|------------|--|
| <b>Common Area Paths of Travel</b>           |  |            |           |            |  |
| 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?  | ✓          |           |            |  |
| <b>Play Area</b>                             |  |            |           |            |  |
| 1.   | Are the common area playgrounds accessible by wheelchair?  |            |           | ✓          |  |
| <b>Designated Handicapped Dwelling Units</b> |  |            |           |            |  |
| 1.   | Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?   |            |           | ✓          | No designated handicap units at subject property |
| 2.   | Do all accessible doors have adequate space provided at latch side of door (see UFAS Figure 25)?   |            |           | ✓          |  |
| 3.   | Are exterior balconies/decks <1/2" below interior floor level?   |            |           | ✓          |  |
| 4.   | Are all switches, controls and outlets located at between 15" and 54" above floor  |            |           | ✓          |  |
| 5.   | Accessible Kitchens: Is a 30x48 clear space provided at range/cooktop as well as front controls?   |            |           | ✓          |  |
| 6.   | Accessible Kitchens: Is 40" clearance provided between counters, cabinets, walls, or appliances and opposing item. Is a 60" turning radius available in U-shaped kitchens if sink or range/cooktop is located at base of U? Are the sinks roll-under for a 30"x48" forward approach? |            |           | ✓          |  |
| 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?   |            |           | ✓          |  |

|    | <b>Building History</b>  | <b>Yes</b> | <b>No</b> | <b>N/A</b> | <b>Comments</b> |
|----|--|------------|-----------|------------|-----------------|
| 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*

|  | <b>Building History</b>  | <b>Yes</b> | <b>No</b> | <b>N/A</b> | <b>Comments</b> |
|--|--|------------|-----------|------------|-----------------|
| <b>Fair Housing Act Accessibility Review</b> |  |            |           |            |                 |
| 1.   | <b>Requirement 1. Are there accessible building entrances on an accessible route?</b> 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.   | <b>Requirement 2. Are the public and common use areas accessible?</b> 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.   | <b>Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)?</b> 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.   | <b>Requirement 4. Is there an accessible route into and through the dwelling unit?</b> There must be an accessible route into and through each covered unit.   |            |           | ✓          |                 |
| 5.   | <b>Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations?</b> Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.  |            |           | ✓          |                 |

|    | Building History  | Yes | No | N/A | Comments |
|----|---|-----|----|-----|----------|
| 6. | <b>Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars?</b> 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. | <b>Requirement 7. Are the kitchens and bathrooms "Usable"?</b> Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.   |     |    | ✓   |          |

## RECOMMENDATIONS

### ADAAG Concerns:

- Based upon the nine (9) standard uncovered parking spaces available at the site, one (1) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space is required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features one (1) designated handicapped spaces; however the existing space is not van accessible. In order for the existing designated handicapped parking space to comply with ADAAG, the conversion of one (1) space to van accessible is required. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle. (Critical Repair)
- The community building restroom was observed without scald and abrasion protection at the roll under sink. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required. (Critical Repair).
- AEI observed the designated public restroom lacking accessible design features and with limited maneuverability space. In accordance with the ADA Accessibility Guidelines (ADAAG), the facility should be identified using the international symbol of accessibility, interior door width shall provide 32-inches minimum when measured between the face of the door and the door stop, door hardware shall be easy to grasp and operate (lever-style), 60-inches diameter of turning space within the water closet shall be provided for unobstructed maneuverability at fixtures, grab bars shall be provided on the side and rear wall of the water closet, knee clearances at sinks shall provide a minimum of 27-inches above the finish floor, mirrors located above lavatories or countertops shall be positioned with the bottom edge of the reflecting surface 40-inches maximum above the finish floor, and restroom accessories shall be positioned between 15-inches and

48-inches above the finish floor. AEI recommends consulting with a licensed architect and contractors familiar with accessibility compliance to configure a restroom space that conforms with all ADAAG requirements. (Critical Repair).

### UFAS/State Code Concerns:

- UFAS does apply but there are no dedicated mobility or audio/visual 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 separated from the portfolio, via a RAD transaction the building would need to conduct a UFAS feasibility study.

### FHA Design Concerns:

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

### Photographs



Handicap parking space



Handicap parking space



Community building, entrance to main room and restrooms



Community building entrance, 41"



Community building entrance to men's restroom



Men's public restroom, not enough clear floor space (Critical Repair)



Men's public restroom, not enough clear floor space (Critical Repair)



Men's public restroom, not enough clear floor space (Critical Repair)



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



Men's public restroom sink height, 32"



Men's public restroom, urinal



Men's public restroom, rear grab bar



Men's public restroom, rear grab bar, 42"



Community building laundry room



Community building laundry room entrance,  
34"

## 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.

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## 7.0 OPINIONS OF PROBABLE COST

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### 7.1 FINANCIAL RECAP

*Replacement Reserve Summary Table*

| <b>Replacement Reserve Schedule Term/Inflation Status</b> | <b>Replacement Reserve Schedule Summary Costs</b> | <b>Replacement Reserve Schedule Summary Costs/Per Unit Per Annum</b> |
|---|---|--|
| 1-10 Year Un-Inflated Costs                               | \$1,830,376                                       | \$4,160  |
| 1-10 Year Inflated Costs                                  | \$2,111,689                                       | \$4,799  |
| 11-20 Year Un-Inflated Costs                              | \$649,737   | \$1,477  |
| 11-20 Year Inflated Costs                                 | \$951,238   | \$2,162  |
| 1-20 Year Un-Inflated Costs                               | \$2,480,113                                       | \$2,818  |
| 1-20 Year Inflated Costs                                  | \$3,062,927                                       | \$3,481  |

### 7.2 CRITICAL REPAIRS



| CRITICAL REPAIRS  |   |                                |                        |          |                 |             |             |   |
|---|---|--------------------------------|------------------------|----------|-----------------|-------------|-------------|---|
| Need Category   | Component   | Repair or Replacement Location | Classification of Work | Quantity | Unit of Measure | Unit Cost   | Total       | Comments  |
| <b>CRITICAL REPAIRS (ACCESSIBILITY)</b>                                   |   |                                |                        |          |                 |             |             |   |
| Striping and Marking  | Reconfigure Handicapped Parking (Critical Repair)       | Designated handicapped parking | Level 1 Alteration     | 1        | Each            | \$ 175.00   | \$ 175.00   | Based upon the nine (9) standard uncovered parking spaces available at the site, one (1) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space is required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features one (1) designated handicapped spaces; however the existing space is not van accessible. In order for the existing designated handicapped parking space to comply with ADAAG, the conversion of one (1) space to van accessible is required. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.  |
| Common area bath accessories (towel bars, grab bars, toilet stalls, etc.) | Install Scald and Abrasion Sink Wrap (Critical Repair)  | Public Restroom                | Repair                 | 2        | Each            | \$ 80.00    | \$ 160.00   | The community building restroom was observed without scald and abrasion protection at the roll under sink. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required.  |
| Common area bath accessories (towel bars, grab bars, toilet stalls, etc.) | Reconfigure public restroom (Critical Repair)           | Public restroom                | Repair                 | 1        | Each            | \$ 8,000.00 | \$ 8,000.00 | AEI observed the designated public restroom lacking accessible design features and with limited maneuverability space. In accordance with the ADA Accessibility Guidelines (ADAAG), the facility should be identified using the international symbol of accessibility, interior door width shall provide 32-inches minimum when measured between the face of the door and the door stop, door hardware shall be easy to grasp and operate (lever-style), 60-inches diameter of turning space within the water closet shall be provided for unobstructed maneuverability at fixtures, grab bars shall be provided on the side and rear wall of the water closet, knee clearances at sinks shall provide a minimum of 27-inches above the finish floor, mirrors located above lavatories or countertops shall be positioned with the bottom edge of the reflecting surface 40-inches maximum above the finish floor, and restroom accessories shall be positioned between 15-inches and 48-inches above the finish floor. AEI recommends consulting with a licensed architect and contractors familiar with accessibility compliance to configure a restroom space that conforms with all ADAAG requirements.   |
| <b>CRITICAL REPAIRS (LIFE SAFETY)</b>                                     |   |                                |                        |          |                 |             |             |   |
| Residential smoke detectors   | Install HUD Compliant Smoke Detectors (Critical Repair) | Bedrooms                       | Repair                 | 48       | Each            | \$ 30.00    | \$ 1,440.00 | The dwelling unit bedrooms were observed without smoke detectors or with non-compliant smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office. (IBC Repair) |

|                         |                    |
|-------------------------|--------------------|
| Accessibility Subtotal: | \$ 8,335.00        |
| Life Safety Subtotal:   | \$ 1,440.00        |
| <b>Total:</b>           | <b>\$ 9,775.00</b> |

### 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   |
| Fencing, wood board<br>(=>1"x 6")                              | Wood Fencing (Non-Critical<br>Repair)                  | Wood fencing by handicap<br>parking space                     | Repair                 | 25       | LF              | \$ 25.38  | \$ 634.50   | A small section of wood fencing by the handicap parking space was observed damaged. In order to prevent further damage and improve the condition of the property, the replacement of the fencing is recommended.   |
| Paints and stains,<br>exterior                                 | Exterior Painting (Non-Critical<br>Repair)             | Community building  | Repair                 | 1200     | SF              | \$ 1.00   | \$ 1,200.00 | The paint around the community building was observed chipping and deteriorated. In order to improve the quality of the property, the repainting of the community building is recommended.  |
| Resilient tile or sheet<br>floor (vinyl, linoleum) -<br>Common | Vinyl Flooring - Common Floor<br>(Non-Critical Repair) | Common area laundry room                                      | Repair                 | 150      | SF              | \$ 5.00   | \$ 750.00   | The community building laundry room vinyl tile flooring was observed chipping and damaged. In order to improve the condition of the property the replacement of the damaged flooring is recommended.   |
| Drywall  | Repair Fire Damage (Non-Critical<br>Repair)            | The ceilings in the kitchens of<br>dwelling unit 305 and 1302 | Repair                 | 1        | Each            | \$ -      | \$ -        | A fire occurred in the community building A fire occurred in the community building on June 12th, 2022. The fire damaged the main room walls and ceiling, as well as the women's restroom. At the time of the site inspection the building was deemed safe and repair work was about to begin. |

**Total: \$ 2,584.50**

## 7.4 REPLACEMENT RESERVES

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| Need Category   | Component  | Quantity | Unit of Measure | Unit Cost  | First Action Cost | Estimated Useful Life | Current Age | RUL | Year 00 | Year 01 | Year 02 | Year 03   | Year 04   | Year 05   | Year 06   | Year 07   | Year 08   | Year 09 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18   | Year 19   | Year 20   |          |          |        |
|---|--|----------|-----------------|------------|-------------------|-----------------------|-------------|-----|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|-----------|----------|----------|--------|
| Asphalt Pavement  | Overlay Asphalt Parking Lot                                  | 3800     | SF              | \$ 3       | \$ 12,540         | 25                    | 14          | 11  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      |          |          |        |
| Asphalt Seal Coat   | Seal Coat Asphalt Parking Lot                                | 3800     | SF              | \$ 1       | \$ 1,900          | 5                     | 2           | 3   | \$ -    | \$ -    | \$ -    | \$ 1,900  | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      |          |          |        |
| Concrete  | Replace Concrete Sidewalks                                   | 4000     | SF              | \$ 6       | \$ 22,200         | 50                    | 14          | 36  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      |          |          |        |
| Concrete  | Concrete Patio   | 740      | Each            | \$ 6       | \$ 4,107          | 50                    | 10          | 40  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      |          |          |        |
| Retaining Walls, reinforced concrete masonry unit (CMU)                   | Stone Wall   | 200      | LF              | \$ 150     | \$ 30,000         | 40                    | 21          | 19  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ 10,000 | \$ 10,000 | \$ 10,000 |          |          |        |
| Fencing, wood board (=>1" x 6")   | Wood Fencing   | 600      | LF              | \$ 25      | \$ 15,228         | 25                    | 21          | 4   | \$ -    | \$ -    | \$ -    | \$ -      | \$ 5,076  | \$ 5,076  | \$ 5,076  | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     |          |        |
| Signage, Entrance/Monument  | Property Signage   | 1        | Each            | \$ 2,000   | \$ 2,000          | 25                    | 6           | 19  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     |          |        |
| Slab, reinforced concrete   | Concrete Foundation  | 17760    | SF              | \$ 10      | \$ 177,600        | 100                   | 60          | 40  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ 2,000 |          |        |
| Unit Entry Door, Exterior, solid wood/metal clad                          | Common Hallway Entry Doors                                   | 22       | Each            | \$ 600     | \$ 13,200         | 30                    | 11          | 19  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     |          |        |
| Paints and stains, exterior   | Exterior Painting  | 18000    | SF              | \$ 0       | \$ 4,140          | 8                     | 0           | 8   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     |          |        |
| Exterior Insulation Finishing System (EIFS)                               | Exterior Insulation Finishing System (EIFS)                  | 1400     | SF              | \$ 5       | \$ 6,300          | 30                    | 10          | 20  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ 6,300 |        |
| Brick/block veneer  | Brick Veneer - Restoration                                   | 28200    | SF              | \$ 5       | \$ 128,028        | 60                    | 52          | 8   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     |          |        |
| Vinyl   | Vinyl Windows  | 192      | Each            | \$ 667     | \$ 128,064        | 30                    | 4           | 26  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     |          |        |
| Asphalt Shingle   | Asphalt Shingle Roofing                                      | 1700     | SF              | \$ 3       | \$ 5,100          | 20                    | 7           | 13  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Gutters/Downspouts, aluminum  | Gutters and Downspouts                                       | 1410     | LF              | \$ 10      | \$ 14,100         | 20                    | 7           | 13  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Soffits, Wood, Vinyl, Metal   | Soffits and Fascia   | 1410     | SF              | \$ 20      | \$ 28,200         | 20                    | 7           | 13  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Cast iron sanitary waste  | Sewer Main   | 1        | Each            | \$ 54,750  | \$ 54,750         | 75                    | 4           | 71  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Boilers, Oil/ Gas/ Dual Fuel, Low MBH - Centralized                       | Gas-Fired Boiler (Domestic) 972mbh                           | 1        | Each            | \$ 99,500  | \$ 99,500         | 30                    | 13          | 17  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Hydronic/Water Circulating Pumps  | Water Pumps  | 3        | Each            | \$ 1,657   | \$ 4,971          | 20                    | 12          | 8   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| DHW storage tanks   | Water Storage Tank (Older)                                   | 3        | Each            | \$ 2,052   | \$ 6,156          | 15                    | 12          | 3   | \$ -    | \$ -    | \$ -    | \$ 6,156  | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| DHW storage tanks   | Water Storage Tank (Newer)                                   | 3        | Each            | \$ 2,052   | \$ 6,156          | 15                    | 4           | 11  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Boilers, Oil/ Gas/ Dual Fuel, Low MBH - Centralized                       | Gas-Fired Boiler and Steam Equipment (HVAC) 750mbh           | 2        | Each            | \$ 140,000 | \$ 280,000        | 30                    | 26          | 4   | \$ -    | \$ -    | \$ -    | \$ 93,333 | \$ 93,333 | \$ 93,333 | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Radiation-steam/hydronic (baseboard or freestanding radiator)             | Hydronic Steam Radiators                                     | 52       | Each            | \$ 480     | \$ 24,960         | 50                    | 40          | 10  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Window or thru-wall air conditioners                                      | Window A/C Units   | 2        | Each            | \$ 500     | \$ 1,000          | 10                    | 4           | 6   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Resilient tile or sheet floor (vinyl, linoleum) - Common                  | Vinyl Flooring - Common Floor                                | 2090     | SF              | \$ 3       | \$ 6,270          | 20                    | 4           | 16  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Interior doors, solid core, wood, metal clad, fire rated                  | Solid Interior Doors - Common Area                           | 22       | Each            | \$ 600     | \$ 13,200         | 35                    | 4           | 31  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Common area bath accessories (towel bars, grab bars, toilet stalls, etc.) | Common/Public Restroom Accessories                           | 2        | Each            | \$ 450     | \$ 900            | 12                    | 4           | 8   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ 900 |
| Interior doors, solid core, wood, metal clad                              | Unit Entrance Doors  | 44       | Each            | \$ 600     | \$ 26,400         | 35                    | 4           | 31  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Wall tile, ceramic, glass, natural stone                                  | Ceramic Tile Floor - Kitchens and Baths (Dwelling Units)     | 44       | Each            | \$ 2,000   | \$ 88,000         | 40                    | 4           | 36  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |        |
| Resilient tile or sheet floor (vinyl, linoleum)                           | Vinyl Flooring - Kitchens and Baths (Dwelling Units) (Older) | 39       | Each            | \$ 1,200   | \$ 46,800         | 20                    | 14          | 6   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ 15,600 | \$ 15,600 | \$ 15,600 | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Resilient tile or sheet floor (vinyl, linoleum)                           | Vinyl Flooring - Kitchens and Baths (Dwelling Units) (Newer) | 5        | Each            | \$ 1,200   | \$ 6,000          | 20                    | 6           | 14  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Cabinets & vanities   | Replace Cabinets/Tops (Dwelling Units) (Older)               | 39       | Each            | \$ 5,062   | \$ 197,407        | 25                    | 20          | 5   | \$ -    | \$ -    | \$ -    | \$ -      | \$ 39,481 | \$ 39,481 | \$ 39,481 | \$ 39,481 | \$ 39,481 | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Cabinets & vanities   | Replace Cabinets/Tops (Dwelling Units) (Newer)               | 5        | Each            | \$ 5,062   | \$ 25,309         | 25                    | 6           | 19  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Cabinets & vanities   | Roll-under sinks (Dwelling Units) (Older)                    | 39       | Each            | \$ 300     | \$ 11,700         | 25                    | 20          | 5   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ 3,900  | \$ 3,900  | \$ 3,900  | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Cabinets & vanities   | Roll-under sinks (Dwelling Units) (Newer)                    | 5        | Each            | \$ 300     | \$ 1,500          | 25                    | 6           | 19  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Refrigerator/freezer  | Standard Refrigerator (Dwelling Units) (Older)               | 25       | Each            | \$ 650     | \$ 16,250         | 15                    | 12          | 3   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Refrigerator/freezer  | Standard Refrigerator (Dwelling Units) (Newer)               | 19       | Each            | \$ 650     | \$ 12,350         | 15                    | 6           | 9   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Range, cook top, wall oven  | Range/Oven (Dwelling Unit) (Older)                           | 25       | Each            | \$ 869     | \$ 21,725         | 25                    | 12          | 13  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Range, cook top, wall oven  | Range/Oven (Dwelling Unit) (Newer)                           | 19       | Each            | \$ 869     | \$ 16,511         | 25                    | 6           | 19  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Fencing, wood board (=>1" x 6")   | Dumpster Enclosure Fencing                                   | 30       | LF              | \$ 35      | \$ 1,050          | 25                    | 22          | 3   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Low slope-Adhered rubber membrane, (EPDM)                                 | EPDM Roofing (Apartment Buildings)                           | 25166    | SF              | \$ 5       | \$ 115,009        | 15                    | 10          | 5   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Bath tubs & sinks, cast iron  | Fully Remodel Bathrooms                                      | 44       | Each            | \$ 17,500  | \$ 770,000        | 75                    | 60          | 5   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Asbestos Removal  | Address Future ACM Issues                                    | 1        | Each            | \$ 5,000   | \$ 5,000          | 100                   | 60          | 4   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Copper Tube, supply   | Plumbing Supply Line Replacement                             | 44       | Each            | \$ 2,400   | \$ 105,600        | 50                    | 37          | 13  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Lighting - interior common space  | Modernize Common Area Lighting                               | 3541     | SF              | \$ 1       | \$ 4,249          | 30                    | 7           | 23  | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Paints, stains, clear finishes, interior - Common                         | Repaint Common Area Walls/Ceilings                           | 5311     | SF              | \$ 1       | \$ 5,311          | 20                    | 12          | 8   | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -    | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -   |
| Paints, stains, clear finishes, interior                                  | Repaint Unit Walls/Ceilings                                  | 44       | Each            | \$ 2,000   | \$ 88             |                       |             |     |         |         |         |           |           |           |           |           |           |         |         |         |         |         |         |         |         |         |           |           |           |          |          |        |

## 7.5 INSURABLE VALUE - REPLACEMENT COST

### *Replacement Cost Per Building*

| <b>Building Identifier</b> | <b>Replacement Cost of Building Per SF</b> | <b>Source of Replacement Cost</b> | <b>Replacement Cost of Building</b> |
|----------------------------|--|-----------------------------------|-------------------------------------|
| Building A                 | 148  | RS MEANS                          | \$2,585,560.00                      |
| Building B                 | 148  | RS MEANS                          | \$1,327,560.00                      |
| Building C                 | 148  | RS MEANS                          | \$1,185,480.00                      |
| Building D                 | 148  | RS MEANS                          | \$1,185,480.00                      |
| Community Building         | 192  | RS MEANS                          | \$574,080.00                        |
|                            |  | <b>TOTAL:</b>                     | <b>\$ 6,858,160.00</b>              |

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## 8.0 ASSESSOR QUALIFICATIONS

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

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

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

The site inspection was completed on June 30, 2022

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

DRAFT

Christopher Johnson, Assessment Project Manager

DRAFT

Jeb Bonnett, Senior Vice President - HUD Building Assessments



David Taylor, Accessibility Manager

DRAFT

Roy Anderson PE, Vice President

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

DRAFT



## 9.0 LIMITING CONDITIONS

---

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

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

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

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

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

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

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

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

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

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

Due to a mix-up with the maintenance staff, the observation of the storage shed and attic spaces was not possible.

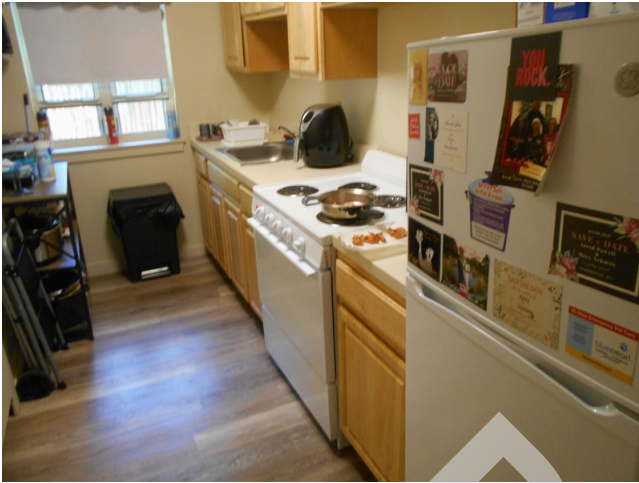
Due to the construction type of the buildings, it was difficult to observe the asphalt shingle tile roofing.

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# **APPENDIX A**

## **Dwelling Unit Photo Documentation**

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1. Building A, Unit 9, 1br/1ba - Kitchen



2. Building A, Unit 9, 1br/1ba - Kitchen refrigerator



3. Building A, Unit 9, 1br/1ba - Kitchen stove



4. Building A, Unit 9, 1br/1ba - Kitchen sink



5. Building A, Unit 9, 1br/1ba - Kitchen sink piping



6. Building A, Unit 9, 1br/1ba - Bedroom



7. Building A, Unit 9, 1br/1ba - Typical window



8. Building A, Unit 9, 1br/1ba - Typical window



9. Building A, Unit 9, 1br/1ba - Bathroom



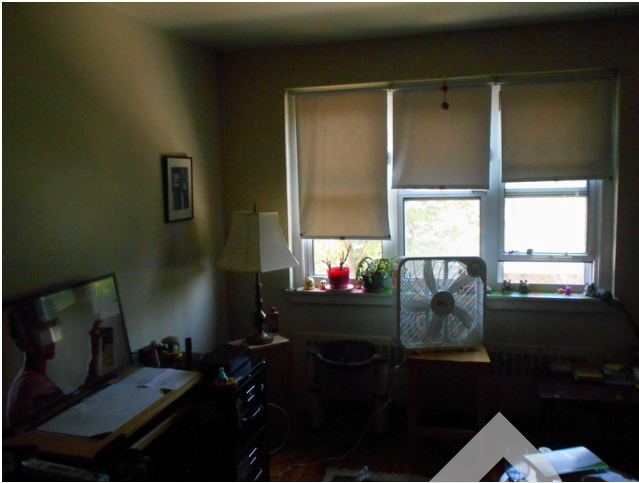
10. Building A, Unit 9, 1br/1ba - Bathroom



11. Building A, Unit 9, 1br/1ba - Bathroom sink, no scald abrasion protection



12. Building A, Unit 9, 1br/1ba - Bedroom



13. Building A, Unit 9, 1br/1ba - Living area



14. Building A, Unit 7, 1br/1ba - Kitchen



15. Building A, Unit 7, 1br/1ba - Kitchen sink



16. Building A, Unit 7, 1br/1ba - Kitchen stove



17. Building A, Unit 7, 1br/1ba - Bathroom



18. Building A, Unit 7, 1br/1ba - Kitchen refrigerator

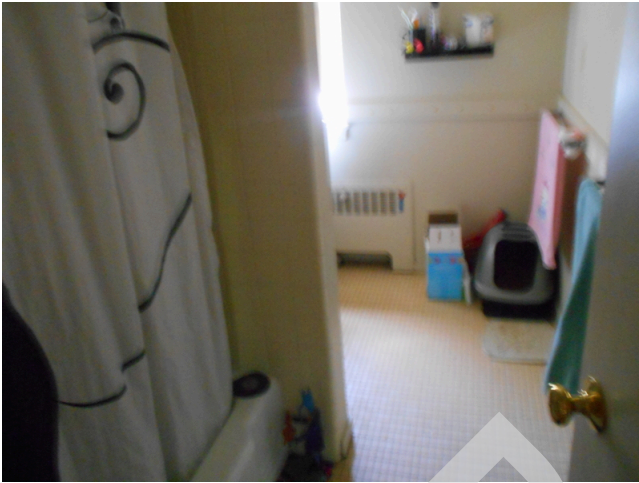


19. Building A, Unit 7, 1br/1ba - Bedroom



20. Building A, Unit 7, 1br/1ba - Living area area smoke detector

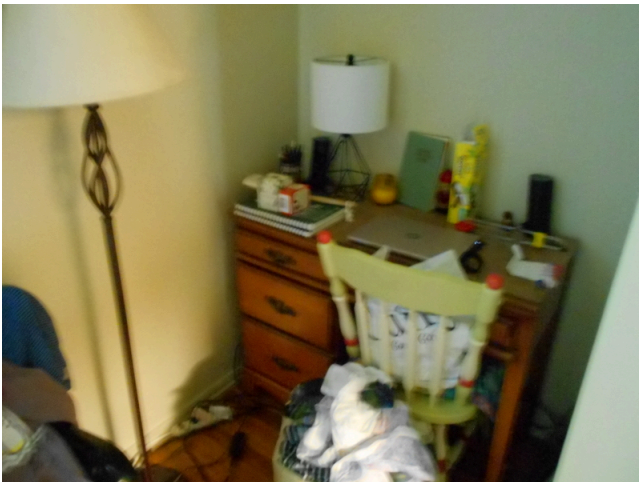




21. Building A, Unit 7, 1br/1ba - Bathroom



22. Building B, Unit 27, 2br/1ba - Kitchen sink piping and cabinetry



23. Building A, Unit 7, 1br/1ba - Bedroom



24. Building B, Unit 27, 2br/1ba - Kitchen



25. Building B, Unit 27, 2br/1ba - Kitchen sink



26. Building B, Unit 27, 2br/1ba - Kitchen stove



27. Building B, Unit 27, 2br/1ba - Kitchen refrigerator



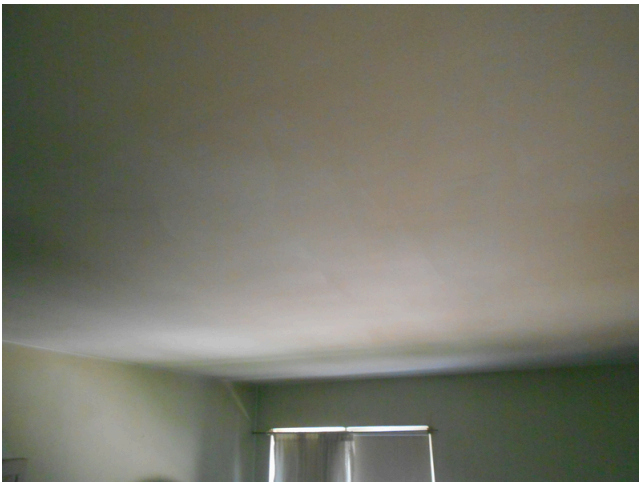
28. Building B, Unit 27, 2br/1ba - Living area radiator



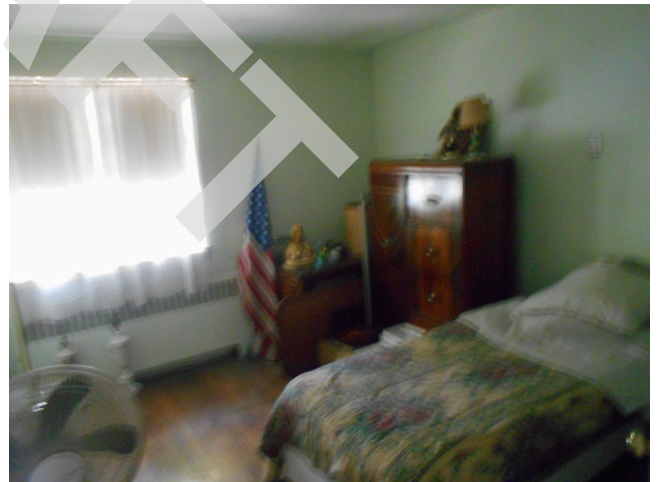
29. Building B, Unit 27, 2br/1ba - Living area



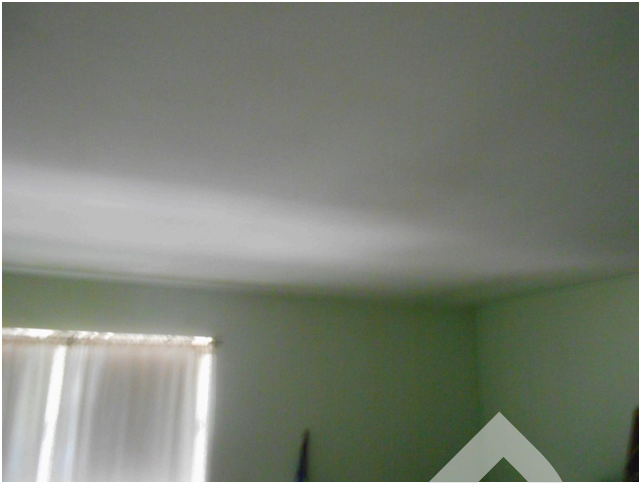
30. Building B, Unit 27, 2br/1ba - Bedroom 1



31. Building B, Unit 27, 2br/1ba - Bedroom 1 ceiling,  
no smoke detector (Critical Repair)



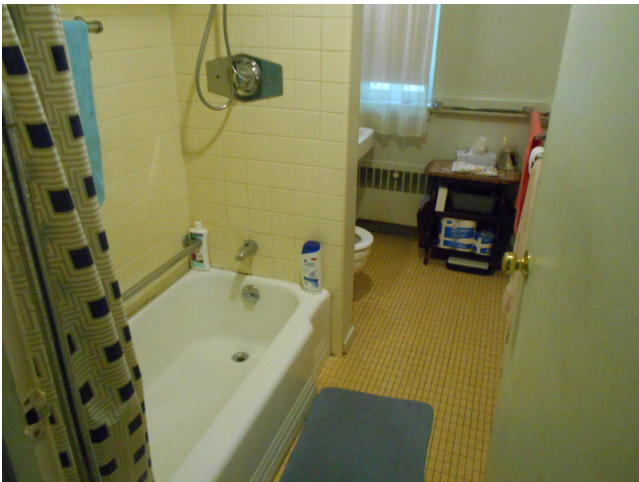
32. Building B, Unit 27, 2br/1ba - Bedroom 2



33. Building B, Unit 27, 2br/1ba - Bedroom 2 ceiling, no smoke detector (Critical Repair)



34. Building B, Unit 27, 2br/1ba - Bedroom 2 emergency pull cord



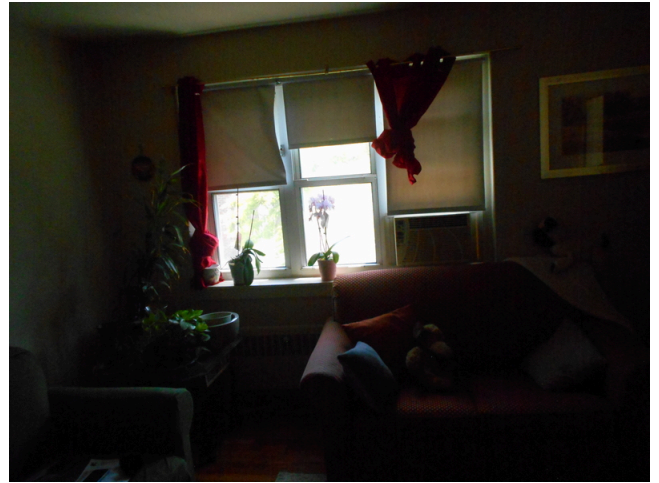
35. Building B, Unit 27, 2br/1ba - Bathroom



36. Building B, Unit 27, 2br/1ba - Bathroom



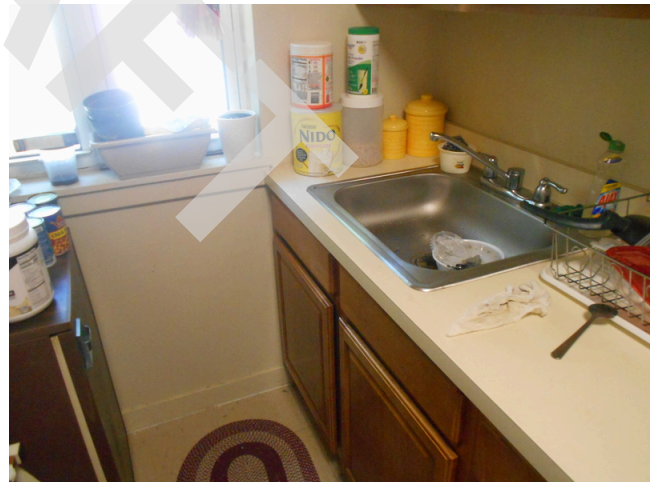
37. Building B, Unit 27, 2br/1ba - Bathroom bathtub



38. Building B, Unit 23, 1br/1ba - Living area



39. Building B, Unit 23, 1br/1ba - Kitchen



40. Building B, Unit 23, 1br/1ba - Kitchen



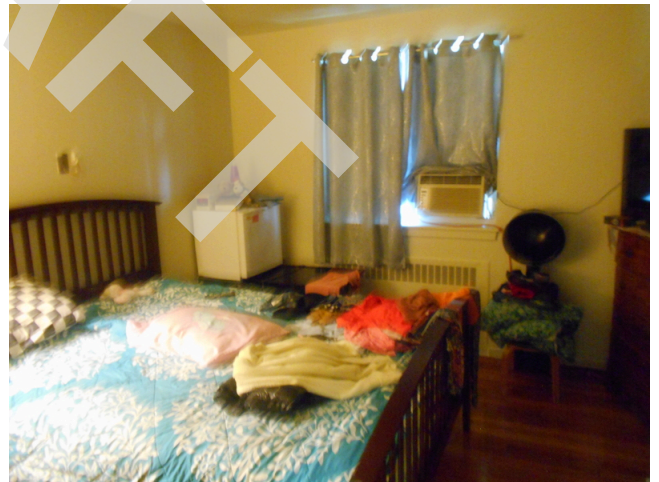
41. Building B, Unit 23, 1br/1ba - Living area smoke detector



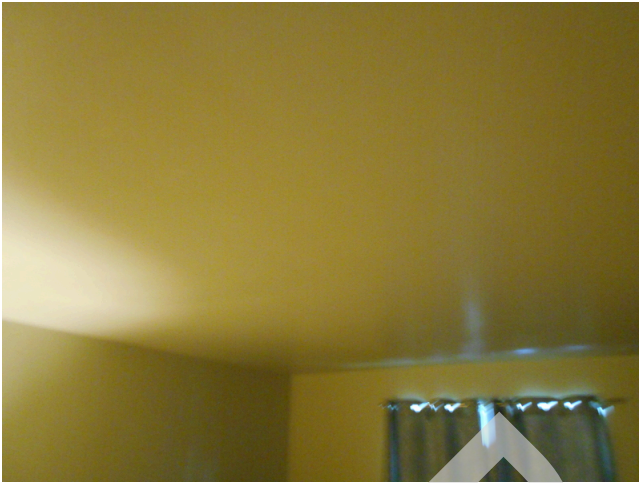
42. Building B, Unit 23, 1br/1ba - Bathroom



43. Building B, Unit 23, 1br/1ba - Bathroom



44. Building B, Unit 23, 1br/1ba - Bedroom



45. Building B, Unit 23, 1br/1ba - Bedroom ceiling, no smoke detector (Critical Repair)



46. Building B, Unit 23, 1br/1ba - Window A/C unit

# **APPENDIX B**

## **General Photo Documentation**

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1. Property Signage



2. Pond Street



3. Pond Street



4. Site entrance from Pond Street



5. Asphalt parking lot



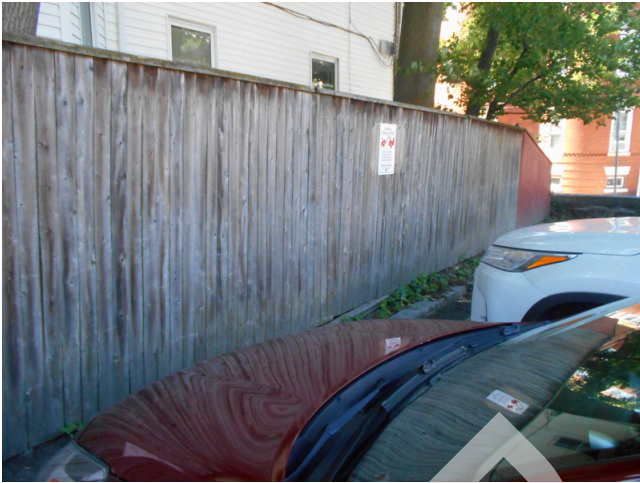
6. Refuse area



7. Refuse area wood fencing



8. Parking lot drainage



9. Parking lot wood fencing



10. Parking lot wood fencing



11. Parking lot wood fencing, damaged (Non-Critical Repair)



12. Handicap parking space



13. Handicap parking space



14. Community building



15. Community building, paint chipping (Non-Critical Repair)



16. Community building, paint chipping (Non-Critical Repair)



17. Community building side façade



18. Community building window, paint chipping  
(Non-Critical Repair)



19. Community building rear façade



20. Community building rear façade, paint chipping  
(Non-Critical Repair)



21. Community building, stairwell to basement



22. Community building typical soffit



23. Community building entrance



24. Community building, entrance to main room and restrooms



25. Community building entrance, 41"



26. Community building fire alarm



27. Community building entrance to men's restroom



28. Men's public restroom, not enough clear floor space (Critical Repair)



29. Men's public restroom, not enough clear floor space (Critical Repair)



30. Men's public restroom, not enough clear floor space (Critical Repair)



31. Men's public restroom, no scald abrasion protection (Critical Repair)



32. Men's public restroom sink height, 32"





33. Men's public restroom, urinal



34. Men's public restroom, rear grab bar



35. Men's public restroom, rear grab bar, 42"



36. Community building main room



37. Community building main room, damaged by fire (Non-Critical Repair)



38. Community building main room, damaged by fire (Non-Critical Repair)



39. Community building main room, damaged by fire (Non-Critical Repair)



40. Community building laundry room



41. Community building laundry room entrance, 34"



42. Community building laundry room, chipped vinyl tile floor (Non-Critical Repair)



43. Community building steam radiator



44. Community building steam radiator



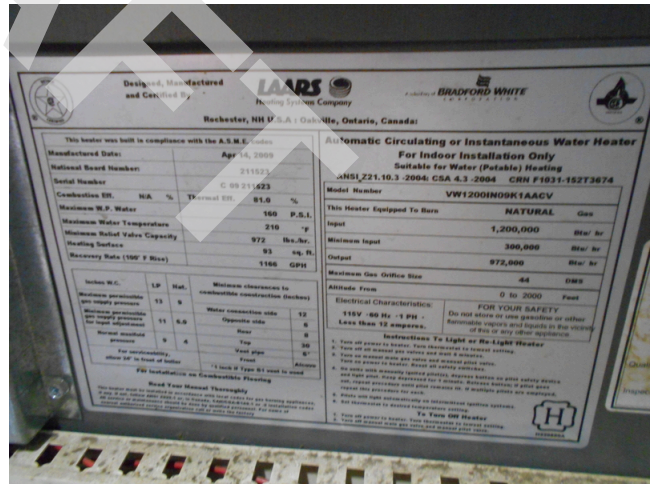
45. Community building Window A/C units



46. Concrete patio



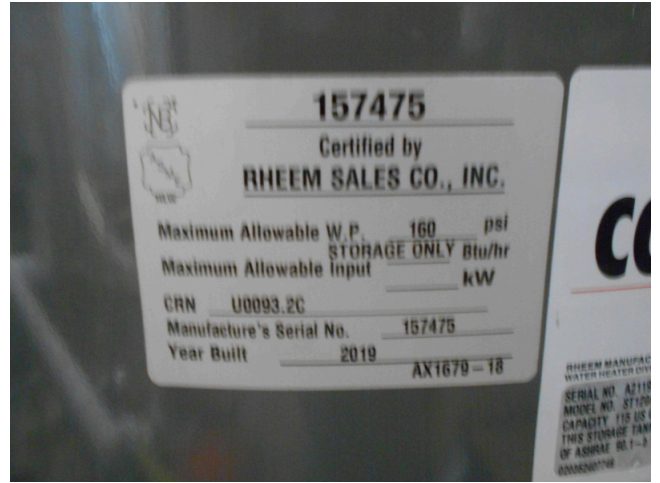
47. Basement mechanical room, water heater



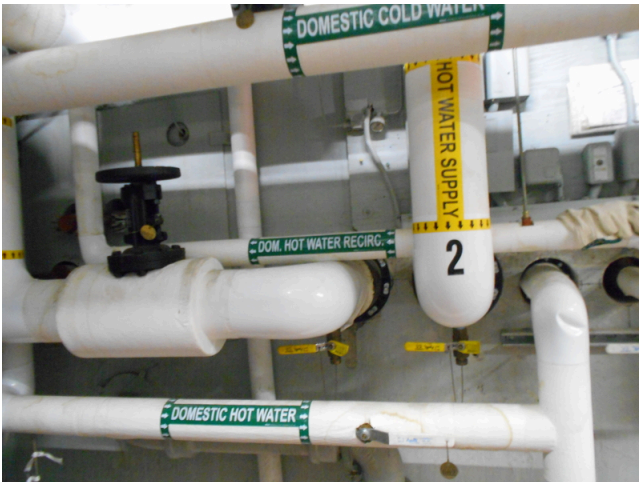
48. Basement mechanical room, water heater



49. Basement mechanical room, hot water storage tanks



50. Basement mechanical room, hot water storage tanks



51. Basement mechanical room, hot water pipes



52. Basement electrical room



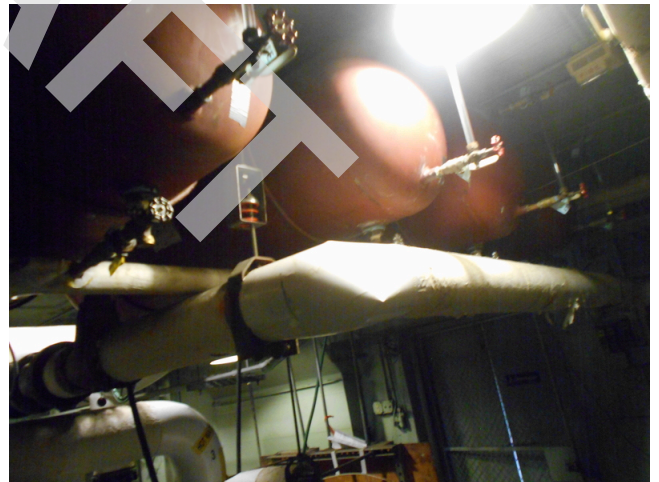
53. Basement electrical main



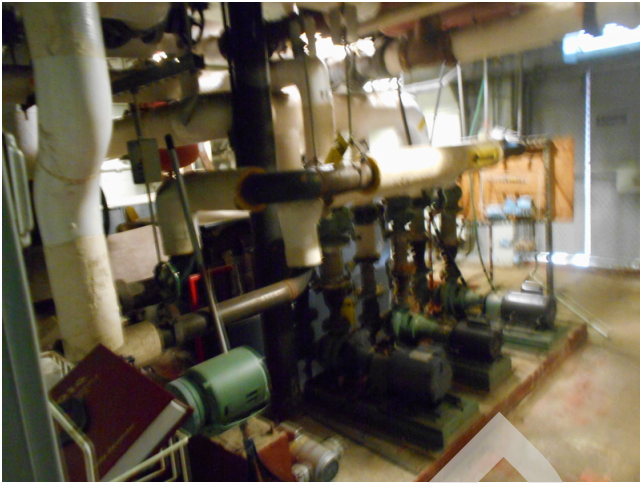
54. Basement mechanical room, expansion tank



55. Basement mechanical room, heating boilers



56. Basement mechanical room, water storage tanks



57. Basement mechanical room, circulation pumps



58. Basement mechanical room, pumps



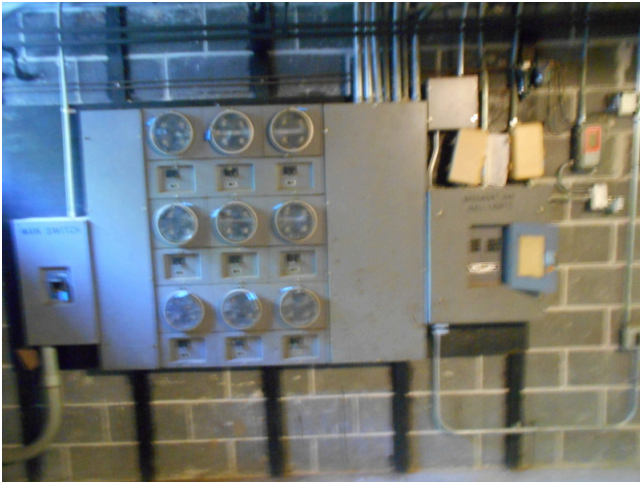
59. Building A basement



60. Building A basement



61. Building A water main



62. Building A electrical meters



63. Building A basement



64. Building A basement





65. Building B basement electric meters



66. Building B basement



67. Building B basement



68. Building C basement maintenance storage



69. Building C basement maintenance storage



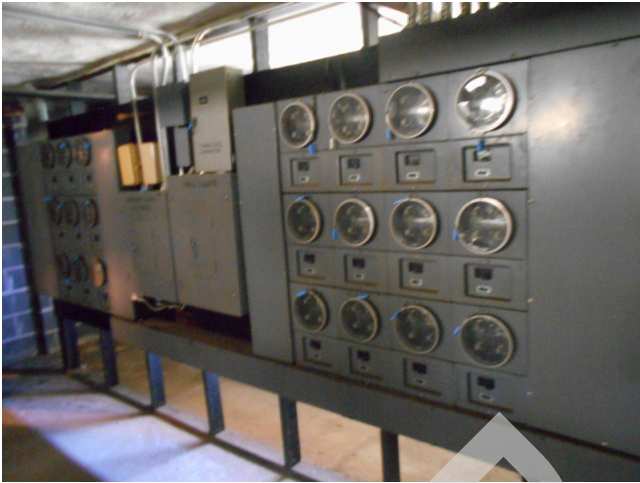
70. Building C basement maintenance storage



71. Building D basement



72. Building D basement water main



73. Building D basement electrical meters



74. Building D front façade



75. Building D front façade



76. Building D rear façade



77. Building D side façade



78. Building D common stairwell entrance



79. Building D common stairwell entrance



80. Building D common stairwell entrance



81. Building D side façade



82. Stone fence wall along pond street



83. Stone fence wall along pond street



84. Building C front façade



85. Building C Side façade



86. Building C rear façade



87. Building B front façade



88. Building B front façade



89. Typical tenant windows



90. Building B side façade



91. Building B rear façade



92. Building B Side façade



93. Building A front façade



94. Building A front façade



95. Building A side façade



96. Building A rear façade





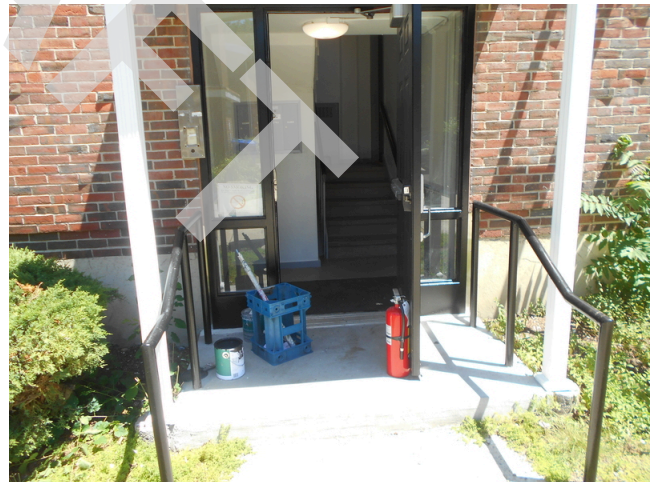
97. Building wood fencing and concrete retaining wall



98. Building wood fencing and concrete retaining wall



99. Building wood fencing and concrete retaining wall



100. Typical stairwell entrance



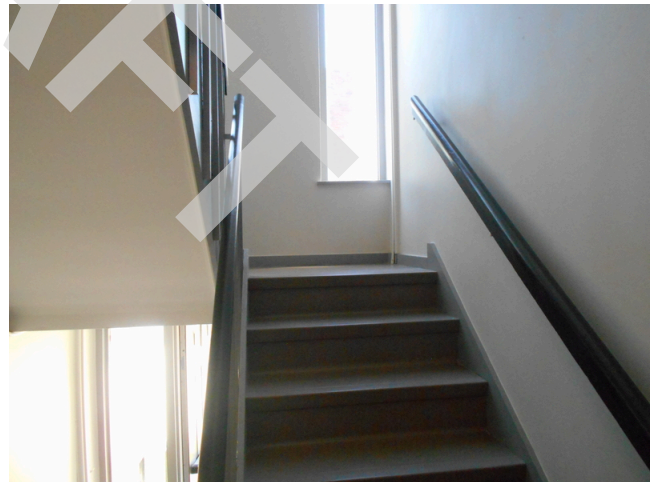
101. Typical stairwell entrance mailbox area



102. Typical stairwell entrance radiator



103. Typical stairwell



104. Typical stairwell



105. Typical stairwell fire alarm and emergency light



106. Fire extinguisher



107. Fire extinguisher, inspected February 2022



108. Emergency exit sign



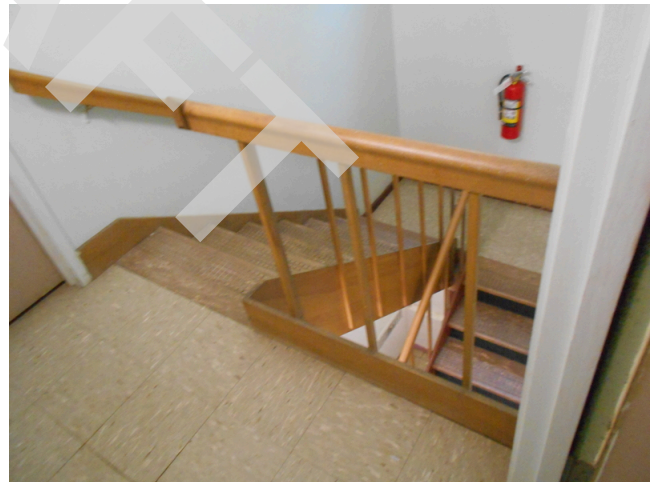
109. Site drainage



110. Typical rear stairwell



111. Typical rear stairwell



112. Typical rear stairwell



113. Typical rear stairwell



114. Typical rear stairwell



115. Typical rear stairwell



116. Typical rear stairwell



117. Typical rear stairwell, 10" between bars

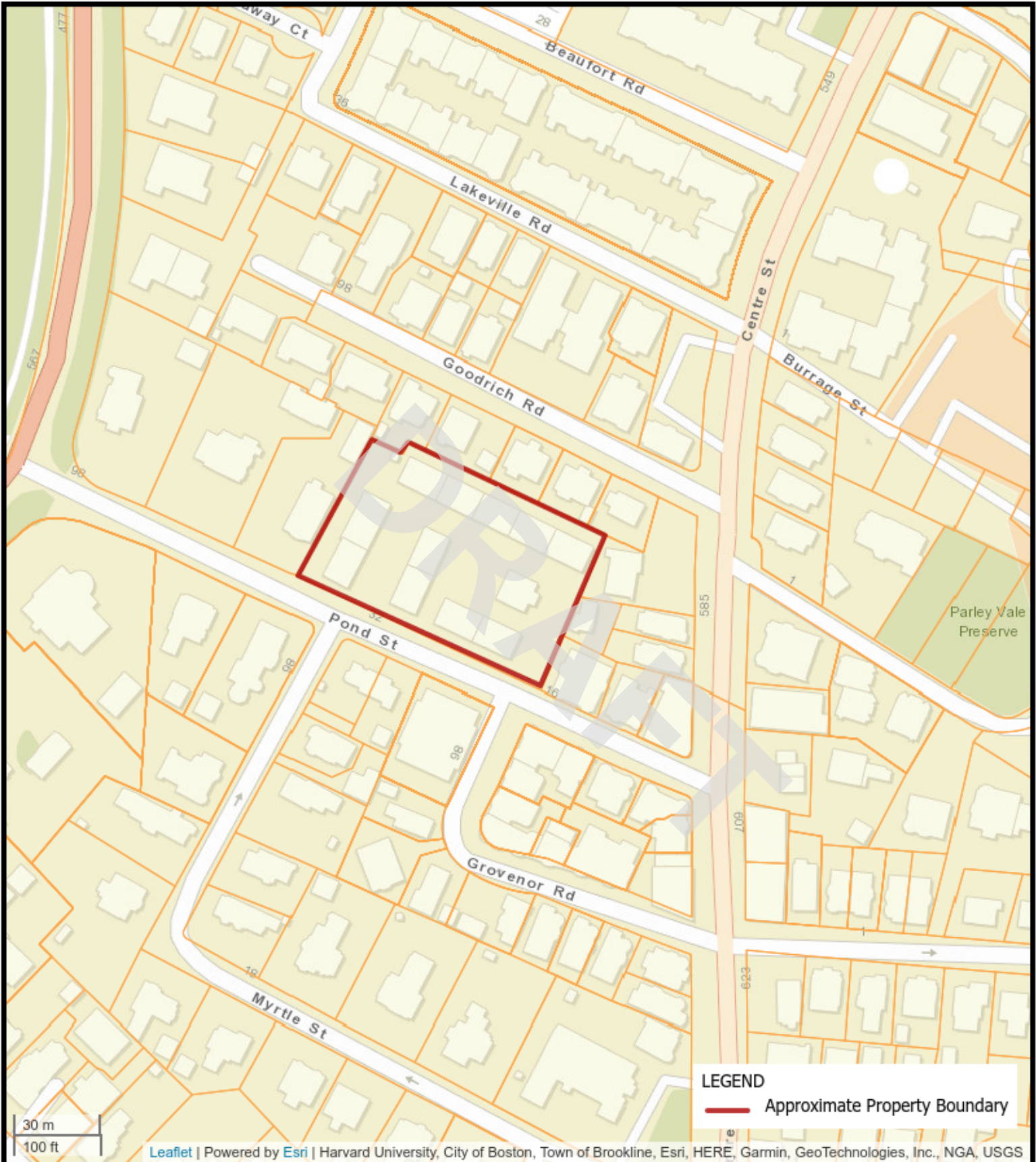


118. Typical emergency pull cord light above stairwell entrances

# **APPENDIX C**

## **Street Map and Aerial Photo**

DRAFT



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



## STREET MAP

29 Pond Street, Jamaica Plain, Massachusetts 02130  
AEI Project Number: 463357







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— Approximate Property Boundary

30 m  
100 ft

Leaflet | Powered by Esri | Maxar, Microsoft



### AERIAL PHOTO

29 Pond Street, Jamaica Plain, Massachusetts 02130  
AEI Project Number: 463357

**AEI**  
Consultants

# **APPENDIX D**

## **USGS Seismic Design Map**

DRAFT



## 29 Pond St, Boston, MA 02130, USA

Latitude, Longitude: 42.3152169, -71.1149318



|                                       |                        |
|---------------------------------------|------------------------|
| <b>Date</b>                           | 7/29/2022, 12:46:24 AM |
| <b>Design Code Reference Document</b> | ASCE41-13              |
| <b>Custom Probability</b>             |                        |
| <b>Site Class</b>                     | D - Stiff Soil         |

| Type         | Description                             | Value  |
|--------------|---|--------|
| Hazard Level |   | BSE-2N |
| $S_s$        | spectral response (0.2 s)               | 0.21   |
| $S_1$        | spectral response (1.0 s)               | 0.068  |
| $S_{Xs}$     | site-modified spectral response (0.2 s) | 0.335  |
| $S_{X1}$     | site-modified spectral response (1.0 s) | 0.164  |
| $F_a$        | site amplification factor (0.2 s)       | 1.6    |
| $F_v$        | site amplification factor (1.0 s)       | 2.4    |
| ssuh         | max direction uniform hazard (0.2 s)    | 0.235  |
| crs          | coefficient of risk (0.2 s)             | 0.892  |

| Type | Description                          | Value |
|------|--------------------------------------|-------|
| ssrt | risk-targeted hazard (0.2 s)         | 0.21  |
| ssd  | deterministic hazard (0.2 s)         | 1.5   |
| s1uh | max direction uniform hazard (1.0 s) | 0.076 |
| cr1  | coefficient of risk (1.0 s)          | 0.899 |
| s1rt | risk-targeted hazard (1.0 s)         | 0.068 |
| s1d  | deterministic hazard (1.0 s)         | 0.6   |

| Type            | Description                             | Value  |
|-----------------|---|--------|
| Hazard Level    |   | BSE-1N |
| S <sub>Xs</sub> | site-modified spectral response (0.2 s) | 0.224  |
| S <sub>X1</sub> | site-modified spectral response (1.0 s) | 0.109  |

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| Type         | Description                             | Value  |
|--------------|---|--------|
| Hazard Level |   | BSE-2E |
| $S_S$        | spectral response (0.2 s)               | 0.127  |
| $S_1$        | spectral response (1.0 s)               | 0.044  |
| $S_{XS}$     | site-modified spectral response (0.2 s) | 0.203  |
| $S_{X1}$     | site-modified spectral response (1.0 s) | 0.105  |
| $f_a$        | site amplification factor (0.2 s)       | 1.6    |
| $f_v$        | site amplification factor (1.0 s)       | 2.4    |

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

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

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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 Huger Road, Suite 202  
 Midlothian VA, 23113

e. [mcastelli@aeiconsultants.com](mailto:mcastelli@aeiconsultants.com)  
[www.aeiconsultants.com](http://www.aeiconsultants.com)







# **APPENDIX F**

## **Property Evaluator Qualifications**

DRAFT



# Christopher Johnson

## Project Manager

---

### EDUCATION

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

### SUMMARY OF PROFESSIONAL EXPERIENCE

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

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

### PROJECT EXPERIENCE

Project experience for Mr. Johnson includes:

- Multi-Family - New York City, New York; Capital Needs Assessment scope multi-family portfolio with 800 apartment Units per location
- Elderly - Raleigh, North Carolina; Capital Needs Assessment scope multi-family portfolio with 40 apartment Units per location
- Assisted Living & Skilled Nursing Facility - Wooster, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units
- Assisted Living & Skilled Nursing Facility - Parma, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units

## **Jeb Bonnett – Director of Building Assessments - HUD**

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### **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:

| <b>Facility Name</b>              | <b>HUD Program</b>          | <b>City</b>  | <b>State</b>   |
|-----------------------------------|-----------------------------|--------------|----------------|
| 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**

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### **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**

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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

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# Karla King, P.E., Esq., LEED AP

## Executive Vice President

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### EDUCATION

- JD - Law, Concentration in Environmental Law, Massachusetts School of Law, Andover, MA
- MS - Engineering Management, Certificate in Environmental Management, Tufts University, Medford, MA
- BS - Civil/Environmental Engineering, Minor in Business Management, Northeastern University, Boston, MA

### CERTIFICATIONS

- Professional Engineer, Licensed in MA, CT, RI, VT, NH, ME, NY, NC
- LEED AP BD+C (Leadership in Energy and Environmental Design Accredited Professional Building Design and Construction)
- State Bar of Massachusetts, Admitted June 2017
- Massachusetts Certified Public Purchasing Official (MCPPO) Program Certification for School Project Designers and Owner's Project Managers
- OSHA 10-Hour Construction Certificate
- Confined Space and First Aid Training

### SUMMARY OF PROFESSIONAL EXPERIENCE

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

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

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

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

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

## PROJECT EXPERIENCE

Project experience for Ms. King includes:

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

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

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

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

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

## PRESENTATIONS:

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

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