



AEI Consultants

October 10, 2022

HUD CAPITAL NEEDS ASSESSMENT

Property Identification:

JJ Meade
5 Melville Avenue
Boston, Massachusetts 02124

AEI Project No. 463349
Site Inspection Date: July 27, 2022

Prepared For:

Boston Housing Authority
52 Chauncy Street
Boston, Massachusetts 02111

Prepared By:

AEI Consultants
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Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence
Regional Focus
Local Solutions



Boston Housing Authority
52 Chauncy Street,
Boston, Massachusetts 02111

Subject: HUD CAPITAL NEEDS ASSESSMENT

JJ Meade
5 Melville Avenue, Boston, Massachusetts 02124
AEI Project No. 463349

Dear Rick Jegorow:

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

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

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

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



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

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

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

Sincerely,

DRAFT
Karla King
Executive Vice President
AEI Consultants

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Jeb Bonnett
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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Boston Housing Authority on May 24, 2022 to conduct a Capital Needs Assessment (CNA) at JJ Meade located at 5 Melville Avenue in Boston, Massachusetts. The property features 40 dwelling units within 2 buildings, which were built in 1960 and are situated on 1.18 acres. The property was observed in good to fair physical condition.

According to the site contact, recently completed work includes

- asphalt pavement seal and stripe (2021)
- roof membrane replaced (2021)
- sand and refinish hardwood flooring (3 - 5 years)
- dwelling unit cabinet replacement (25%, 3 - 5 years)
- community room flooring replacement (2019)
- lighting replacement with LED lamp fixtures (25%, 3 - 5 years)

According to the site contact, current work includes

- on going dwelling unit renovations

Reported future renovations include

- on going dwelling unit renovations

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

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

Item	Description
Property Type	Senior apartments
Number of Floors	Two
Number of Apartment Units	40
Total Number of Buildings	2
Number of Apartment Buildings	2
Ancillary Buildings	1 utility shed
Parking	7 total spaces 6 of Regular Spaces 1 of Accessible Spaces / No Van Accessible Spaces 7 Uncovered Source: Site Inspection
Gross Floor Area	29,500 per Estimated from floor plans
Net Rentable Floor Area	22,980 per Estimated from floor plans
Site Area	1.18 acres per City of Boston Assessing Department

Item	Description
Year of Construction	1960 per City of Boston Assessing Department

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1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

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

However, AEI observed several non-GFCI protected electrical appliance devices located in the bathroom in unit 40 which are fed via a tenant-installed extension cord from a non-GFCI outlet located in the living room. Removal of the extension cord and a permanent installation of a GFCI receptacle in the bathroom is required.

Overall Condition of the Property

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

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

Recommendations in this Report

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

1.2 REMAINING USEFUL LIFE

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

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

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

1.3 LIST OF COMMONLY USED ACRONYMS

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

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

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

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

Critical Repairs

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

Life Safety repairs must be completed prior to Endorsement.

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

Non-Critical Repairs

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

Replacement Reserves

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

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

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

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

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

2.1 PURPOSE

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

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

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

2.2 SCOPE OF WORK

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

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

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

2.2.1 ASSESSMENT METHODOLOGY

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

Preliminary Due Diligence

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

Site Reconnaissance

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

Interviews and Research

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

Report

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

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

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

Standard Estimated Useful Life (EUL)

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

Assessed Remaining Useful Life (ARUL)

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

Standard Remaining Useful Life (SRUL)

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

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	July 27, 2022
Time of Site Visit	8 am
Weather Conditions	85 and Clear
Site Assessor	Keith Hoffses, R.A.
Site Escorts	Beatrice Ortega
Point of Contact	Beatrice Ortega
Total Units Inspected	10 units were inspected

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
5 - 9A Melville Avenue	1-bed-1-bath	2	Occupied
5 - 9A Melville Avenue	1-bed-1-bath	5	Occupied
5 - 9A Melville Avenue	1-bed-1-bath	6	Occupied
5 - 9A Melville Avenue	1-bed-1-bath	10	Occupied
5 - 9A Melville Avenue	1-bed-1-bath	15	Occupied
11 - 15A Melville Avenue	1-bed-1-bath	22	Occupied
11 - 15A Melville Avenue	1-bed-1-bath	27	Occupied
11 - 15A Melville Avenue	1-bed-1-bath	36	Occupied
11 - 15A Melville Avenue	1-bed-1-bath	38	Occupied
11 - 15A Melville Avenue	2-bed-1-bath	40	Occupied

2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Boston Housing Authority (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage

financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

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

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3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

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

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1-bed/1-bath	570	38	21,660
2-bed/1-bath	660	2	1,320
		Total NSF:	22,980

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
5 - 9A Melville Avenue	2	14,820
11 - 15A Melville Avenue	2	14,680
	Total GSF:	29,500

3.2 SITE

3.2.1 SITE TOPOGRAPHY

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

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Moderate slopes throughout Property	R&M	Good
Retaining Walls	East and south boundaries: Masonry and concrete retaining walls West boundary: Wood timber retaining wall	RR	Good/Fair
Adjoining Properties	North boundary at street: roughly at similar elevation to the Property. West boundary: the adjacent property is upslope to the subject Property. South and east boundaries: the adjacent properties are downslope to the subject Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good

Item	Description	Action	Condition
Foundation Drainage System	Landscaping slopes away from the foundation. Rain leaders are attached to downspouts at the base of the building.	RR	Good

ASSESSMENT / RECOMMENDATION

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

Photographs



Topography



Surface drain



Gutter and downspout



Retaining wall - east



Retaining wall - south



Retaining wall - west

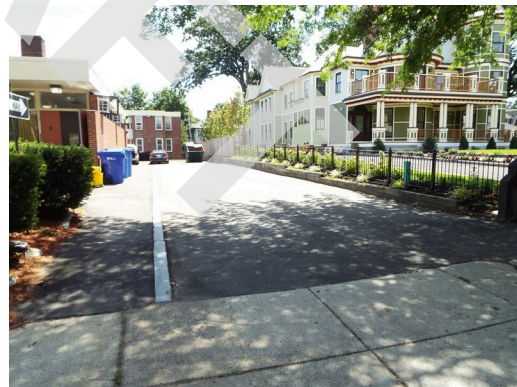
3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by two entrances / exits from following adjoining municipal streets: Melville Avenue	R&M	Good
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable
Easement or Alley Way	Not applicable	NA	Not applicable

Photographs



Property entrance - west



Access drive - west



Property exit - east



Exit drive - east

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/Fair
Concrete Pavement	Dumpster Pad	RR	Good/Fair
Curbing	Granite	R&M	Good
Seal Coating	Recently applied	RR	Good
Striping	Pavement painted striping recently applied/ reapplied	RR	Good
Total Number of Parking Spaces	7 spaces in open lots	R&M	Good
Number of ADA Spaces	1	R&M	Good

Photographs



Parking overview



Pavement and striping condition



Accessible parking



Granite curb

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

AEI observed deterioration of metal handrail post bases located at building entry steps at building 13 and 15, and concrete spalling at building 13. Repair is required to make the assemblies safe (Critical Repair).

Item	Description	Action	Condition
Sidewalks	Asphalt	RR	Good/Fair
Ramps	Poured in place concrete ramp at community center	R&M	Good
Exterior Steps	Concrete steps and landings at building entrances Concrete stair to basement boiler room	IM/RR	Good/Fair
Handrails	Steel handrails protect exterior steps and ramps.	IM	Good/Fair
Loading Docks	Not applicable	NA	Not applicable

Photographs



Sidewalk



Ramp - community room



Typical entry steps



Handrail post base condition - building 15
(Critical Repair)



Basement stair



Building 13 entry - concrete step spalling
(Critical Repair)

3.2.6 LANDSCAPING & APPURTENANCES

AEI observed areas of bare earth on the lawn adjacent to the asphalt paved access drive on the north side of building 11-15A. Restoration of the area is required. (Non-Critical Repair)

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	IM	Good/Fair
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Chain link	RR	Good/Fair
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Not applicable	NA	Not applicable
Site/Building Lighting	Exterior building mounted lights	R&M	Good
Parking Area Lighting	Exterior building mounted lights	R&M	Good
Signage	Wood property sign	RR	Good
Water Features	Not applicable	NA	Not applicable

Photographs



Property signage



Landscaping



Landscaping - bare earth (Non-Critical Repair)



Chain link fencing



Building mounted lighting



Building mounted lighting

3.2.7 RECREATIONAL FACILITIES

AEI observed significant deterioration of wood benches located throughout the property. Repairs are required. (Non-Critical Repair)

AEI observed paint wear and mildew on the exterior wood surfaces and asphalt shingle roofing at the utility shed. Pressure washing and repainting are required. (Non-Critical Repair)

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not applicable	NA	Not applicable
Barbecue	Not applicable	NA	Not applicable
Picnic Areas	Not applicable	NA	Not applicable
Sport Courts	Not applicable	NA	Not applicable
Tennis Courts	Not applicable	NA	Not applicable
Playground	Not applicable	NA	Not applicable
Seating Areas	Fixed wood benches located in landscaped areas	IM	Fair

Photographs



Seating area



Bench condition (Non-Critical Repair)

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carpports	Not applicable	NA	Not applicable
Utility Shed	A single-story utility shed is located on the Property. The structure is constructed of wood framing and siding with asphalt shingle roofing.	IM/RR	Fair
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

Photographs



Utility shed



Utility shed fascia and roof condition
(Non-Critical Repair)

3.2.8 SITE UTILITIES

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

Photographs



Gas meter

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	RR	Good/Fair
Waste Service Lines	PVC Cast Iron	RR	Good/Fair

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

Photographs



Framing - boiler room



Domestic hot water boiler



Piping - boiler room



Piping - crawlspace



Heating hot water boilers (newer)

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Crawl Space, Partial Basement	R&M	Good
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab)	R&M	Good
Building Slab	Raised wood floor	R&M	Good
Moisture Control	Pavement abuts the perimeter of the foundation.	IM	Fair
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

AEI observed moisture in the basement boiler room floor slab. The moisture appears to be caused by groundwater seepage at wall to slab intersections. Repairs are required. (Non-Critical Repair)

Elsewhere, no notable deficiencies or indications of deferred maintenance of foundations were observed or reported.

Photographs



Boiler room - moisture condition (Non-Critical Repair)



Framing - boiler room

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Item	Description	Action	Condition
Wall Structure	Wood framing and solid brick masonry	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

3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

AEI made limited observations of the crawl space/s from the vent openings/basement access. From our limited viewpoint, no unusual or significant evidence of excessive moisture was observed. Ventilation of the crawl space is provided to allow air flow through exterior vents. Good ventilation helps to decrease moisture near wood framing helps to deter termite activity, mold, and degradation of insulation. No notable deficiencies or indications of deferred maintenance of foundations were observed or reported.

AEI observed an undersized crawlspace vent located adjacent to the building 9A door. Replacement with a full-sized vent is required. (Non-Critical Repair)

Photographs



Framing - crawlspace



Crawlspace vent undersized (Non-Critical Repair)

3.3.2.3 ROOF FRAME & SHEATHING

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

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good condition.

3.3.2.5 ATTICS & EAVES

Not applicable

3.3.2.6 INSULATION

The roof insulation was not determined.

The depth of the insulation was not observable and the R value could not be determined.

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

AEI observed deterioration of metal handrail post bases located at building entry steps at building 13 and 15. Repair is required to make the assemblies safe. (Critical Repair)

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Metal railings at exterior ramp and building entry steps	IM	Fair
Patio Construction	Concrete patio	NA	Not applicable
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not Applicable	NA	Not applicable
Exterior Stairs	Steel frame stairs with pre-cast concrete treads.	IM/RR	Good/Fair

Photographs



Building 13 entry - concrete step spalling
(Critical Repair)



Handrail post base condition - building 15
(Critical Repair)

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

Item	Description	Action	Condition
Unit Entry Doors	Not applicable	NA	Not applicable
Service Doors	Steel clad insulated door	RR	Good/Fair
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Community room: Steel clad insulated door Apartment building entries: Painted wood	RR	Good/Fair

Photographs



Main entry - community room



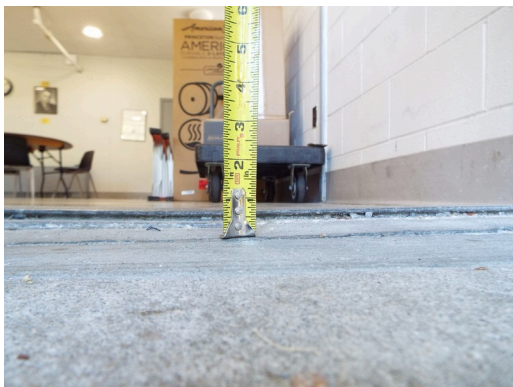
Main entry - community room



Main entry - community room



Main entry - community room



Main entry - community room



Typical building exit door



Typical exterior building entry door



Service door

3.3.3 SIDEWALL SYSTEM

AEI observed gaps in sealant located at the rear door at the community room. Resealing is required.

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted Masonry Brick Veneer	RR	Good/Fair
Trim Finishes	Metal Painted wood	RR	Good/Fair
Soffits/Eaves	Not applicable	NA	Not applicable
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good/Fair
Painting	Last painted 4 years ago.	RR	Good/Fair

Photographs



Elevation - front



Elevation - rear



Elevation - side



Elevation - side



Brick masonry condition



Fascia



Sealant condition - community center rear door (Non-Critical Repair)

3.3.3.1 WINDOWS

AEI observed window screen locking devices were inoperable at units 36. The locking devices appear to be corroded. It was reported the condition affects most units. Replacement of the window screen locking devices is recommended throughout the property. (Non-Critical Repair)

AEI observed window screen damage located at units 22 and 27, and missing screens at units 22. Replacement of damaged and missing screens is required (Non-Critical Repair)

Item	Description	Action	Condition
Window Type	Double hung windows Fixed	IM/RR	Good/Fair
Window Frame	Aluminum frame Steel Painted wood	RR	Good
Window Panes	Double pane insulated Single pane	RR	Good

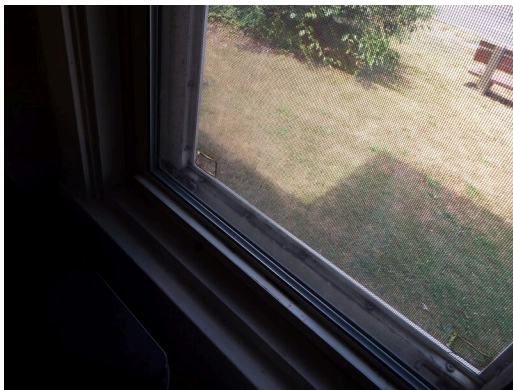
Photographs



Typical window



Typical window frame



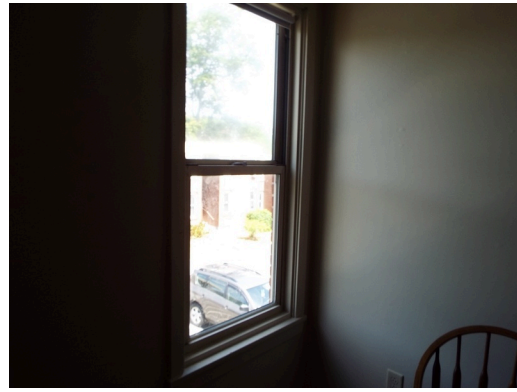
1-bed-1-bath - unit 27 - screen damage
(Non-Critical Repair)



1-bed-1-bath - unit 27 - screen damage
(Non-Critical Repair)



1-bed-1-bath - unit 27 - screen damage
(Non-Critical Repair)



1-bed-1-bath - unit 27 - missing screen
(Non-Critical Repair)



1-bed-1-bath - unit 22 - missing screen
(Non-Critical Repair)



1-bed-1-bath - unit 22 - missing screen
(Non-Critical Repair)

3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
All	Low slope with EPDM (mechanically fastened)	14,000 SF	1 year	19 years	Not reported	RR	Good

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
East side of building 15A	Gutters and downspouts	Not applicable	Not applicable	RR	Good

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	RR	Good/Fair
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	PVC pipe Cast iron pipe	RR	Good/Fair
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Not applicable	NA	Not applicable
Domestic Water Boilers	One (1) gas-fired boiler with 327,180 BTU capacity, 1996 manufacture date	RR	Good/Fair
Boiler Peripherals	Vertical cabinet storage tank with a capacity of 550 gallons, 1996 manufacture date	RR	Good/Fair
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs



Domestic hot water boiler



Domestic hot water vertical cabinet storage tank



Piping - boiler room



Piping - crawlspace

3.4.2 HVAC SYSTEMS

AEI observed damaged baseboard heat covers at most resident units. Replacement is recommended throughout the property. (Non-Critical Repair)

Residents reported insufficient heat at units 10 and 38. According to management, the baseboard heating system valves will require replacement at these locations. (Non-Critical Repairs).

Disconnected baseboard heaters were observed located at ground floor vestibules in buildings 7 and 15. Reconnecting the heaters is recommended. (Non-Critical Repair)

Item	Description	Action	Condition
Cooling Equipment	Individual Thru-Wall Air conditioners	RR	Good/Fair
Heating Equipment	Central Hydronic Boilers with Baseboard distribution: Two (2) gas-fired boilers, each with a 600,000 BTU capacity; One (1) gas-fired boiler with a 1,729 MBH capacity, 2006 manufacture date	RR	Good/Fair
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Baseboard radiant heaters	IM/RR	Good/Fair
Tonnage of Cooling Equipment	Two (2) window mounted units at the community room, each with an approximate rated capacity of 2 tons	RR	Good/Fair
Distribution System	Individual units with no distribution system required	R&M	Good
Controls	Local Thermostat	R&M	Good
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Not applicable	NA	Not applicable

Photographs



Heating hot water boiler (older)



Heating hot water boilers (newer)



Air conditioner - community room



Vestibule heater disconnected - building 15A
(Non-Critical Repair)



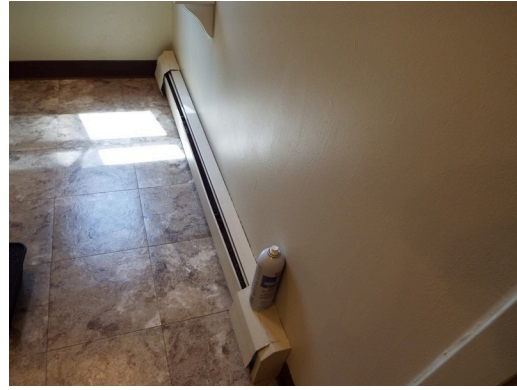
Vestibule heater disconnected - building 7
(Non-Critical Repair)



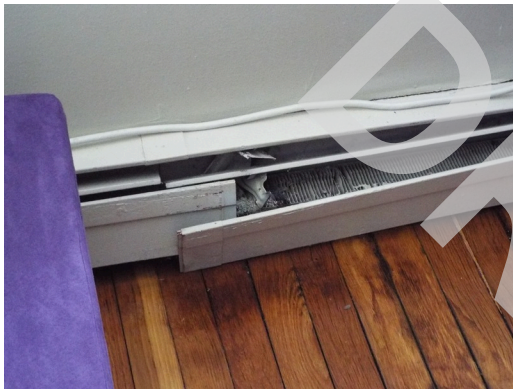
1-bed-1-bath - unit 6 - baseboard heat cover
condition (Non-Critical Repair)



1-bed-1-bath - unit 6 - baseboard heat cover condition (Non-Critical Repair)



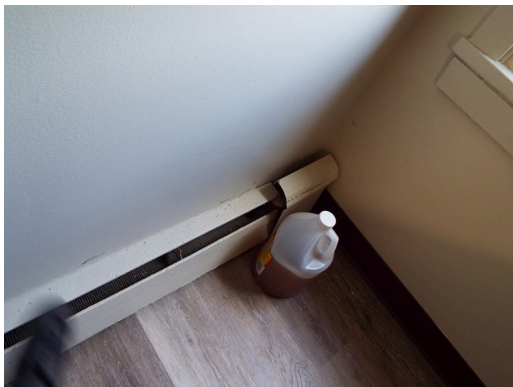
1-bed-1-bath - unit 2 - baseboard heat cover condition (Non-Critical Repair)



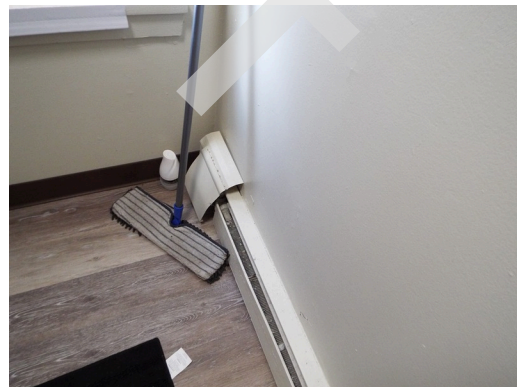
1-bed-1-bath - unit 2 - baseboard heat cover condition (Non-Critical Repair)



1-bed-1-bath - unit 5 - baseboard heat cover condition (Non-Critical Repair)



1-bed-1-bath - unit 22 - baseboard heat cover condition (Non-Critical Repair)



1-bed-1-bath - unit 22 - baseboard heat cover condition (Non-Critical Repair)

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to electrical rooms	R&M	Good

Item	Description	Action	Condition
Building Service	120/240-Volt, three-phase, four-wire, alternating current (AC), amperage not determined	R&M	Good
Typical Tenant Service Amperage	Approximately 60 Ampere breaker panel	R&M	Good
Panel Manufacturer	Federal Pacific Cutler Hammer	IM/RR	Good/Fair
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Not determined	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchens	IM	Good/Fair

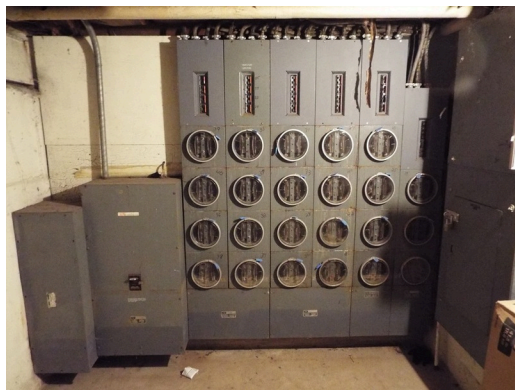
Photographs



Main electrical panel - boiler room



Electrical subpanels - boiler room



Meter sockets - electric room, stab lock breakers (Critical Repair)



Typical unit electrical panel - unit 38



2-bed-1-bath - unit 40 - non-GFCI protected electric devices (Critical Repair)



1-bed-1-bath - unit 15 - typical kitchen GFCI receptacle

ASSESSMENT / RECOMMENDATION

AEI observed several non-GFCI protected electrical appliance devices located in the bathroom in unit 40 which are fed via a tenant-installed extension cord from a non-GFCI outlet located in the living room. Removal of the extension cord and a permanent installation of a GFCI receptacle in the bathroom is required. (Critical Repair)

The buildings feature FPE Stab-lok breakers at the electrical meters in the basement. The breakers should be replaced as they have exceeded their useful life and are known to be problematic (Critical Repair).

3.5 ELEVATORS

ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

3.6 LIFE & FIRE SAFETY

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

The fire alarm system consists of hallway smoke detectors hard wired to strobe alarms in each building. A current fire alarm inspection report was not provided. AEI recommends a current fire alarm inspection be performed and a report be provided. (Critical Repair)

The resident units lack an emergency call system in bathrooms and bedrooms. AEI recommends installation of an emergency call system in accordance with HUD minimum property standards for elderly housing. (Non-Critical Repair)

Item	Description	Condition	Action
Fire Suppression Systems	Not applicable	Not applicable	NA

Item	Description	Condition	Action
Fire Suppression System Inspection Date	Not Applicable	Not applicable	NA
Other Equipment and Devices	Strobe light alarms Battery back up light fixtures Hard-wired smoke detectors with battery back-up in resident unit hallways and the and community room. Bedrooms lack smoke detectors.	Good/Fair	IM
Fire Extinguishers	Mounted on interior walls at community room and resident vestibules Last inspection completed on July 2022	Good	R&M
Fire Alarms	Hard-wired alarm hallway strobe alarm in each building	Good	R&M
Fire Alarm Inspection Date	A fire alarm inspection report was not provided	Fair	IM
Fire Hydrants	There are fire hydrants located along the public streets	Good	R&M
Fire Egress Stairs	The building features interior staircases	Good	R&M

Photographs



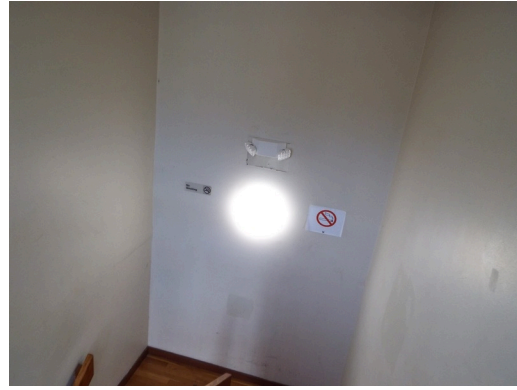
Typical unit bedroom lacks smoke detector - unit 38 (Critical Repair)



Typical unit bedroom lacks smoke detector - unit 36 (Critical Repair)



Fire extinguisher - community room



Interior stair - building 15



Interior stair - building 15



Interior stair - building 15



Typical hall smoke detector



Community room - smoke detector

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Community Room	A community room with numerous chairs, tables, and accessories is located building 5-. Finishes include vinyl plank flooring with painted drywall and CMU walls and painted drywall ceilings.	RR	Good/Fair
Common Area Kitchen	A common area kitchenette with cabinets, countertop, refrigerator, sink and microwave is located adjacent to the community room. Finishes include vinyl plank flooring with painted drywall and CMU walls and painted drywall ceilings.	RR	Good/Fair
Common Area Laundry	A common area laundry with 2 commercial washers and 1 commercial dryer is located adjacent to the community room. Finishes include vinyl plank and epoxy flooring with painted CMU walls and painted drywall ceilings. The washers and dryers are leased.	RR	Good/Fair

Photographs



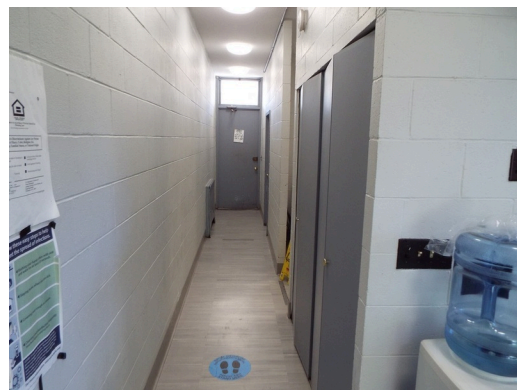
Interior stair - building 15



Vestibule - building 13



Community room



Community room - corridor



Community room - laundry



Community room - unisex restroom

DRAFT

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

AEI observed drywall damage at walls located in bathrooms in units 5 and 6. Repair is required. (Non-Critical Repair)

AEI observed poor drywall ceiling repairs located in unit 2, and missing ceiling drywall at plumbing repairs in the bathroom in unit 15. Repair is required. (Non-Critical Repair)

AEI observed the interior entry door lock located in unit 38 fails to operate properly. Repair is required to provide tenant security. (Critical Repair)

AEI observed a significant gap at the interior rear door located in unit 6. Repair is required. (Non-Critical Repair)

Malfunctioning ranges were reported in resident units 2, 5 and 38. According to the unit 2 and 5 residents, the range burners do not operate correctly. According to the unit 38 resident, the range fails to turn off. Repair is required. (Critical Repair)

Residents reported several maintenance issues. Many of the items are relatively minor cost, which can be performed as a part of the property maintenance program. Reported issues were as follows:

- Unit 2: Mailbox lock difficult to operate
- Unit 2: Light switches are sprayed with paint
- Unit 5: Refrigerator light not working
- Unit 6: Staining at sink
- Unit 6: Toilet backs up frequently
- Unit 34: Kitchen sink clogged
- Unit 40: Bathroom tub drains slow

Unit Finishes

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

Photographs



1-bed-1-bath - unit 38 - kitchen



1-bed-1-bath - unit 38 - bedroom



1-bed-1-bath - unit 38 - bathroom



1-bed-1-bath - unit 36 - kitchen



1-bed-1-bath - unit 36 - bathroom



1-bed-1-bath - unit 36 - bedroom



2-bed-1-bath - unit 40 - kitchen



2-bed-1-bath - unit 40 - bedroom



2-bed-1-bath - unit 40 - bedroom



2-bed-1-bath - unit 40 - bathroom



1-bed-1-bath - unit 6 - wall condition
(Non-Critical Repair)



1-bed-1-bath - unit 6 - wall condition
(Non-Critical Repair)



1-bed-1-bath - unit 2 - ceiling condition
(Non-Critical Repair)



1-bed-1-bath - unit 2 - ceiling condition
(Non-Critical Repair)



1-bed-1-bath - unit 2 - ceiling condition
(Non-Critical Repair)



1-bed-1-bath - unit 5 - bed-1-bath - wall
condition (Non-Critical Repair)



1-bed-1-bath - unit 15 - ceiling condition
(Non-Critical Repair)



1-bed-1-bath - unit 15 - ceiling condition
(Non-Critical Repair)



1-bed-1-bath - unit 38 - door lock condition
(Critical Repair)



1-bed-1-bath - unit 6 - door gap (Non-Critical
Repair)

Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	RR	Good/Fair
Ranges	Units vary in age and condition	IM/RR	Good/Fair
Range hoods	Not applicable	NA	Not applicable
Dishwashers	Not applicable	RR	Not applicable
Microwaves	Not applicable	RR	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



1-bed-1-bath - unit 6 - typical range



1-bed-1-bath - unit 6 - typical refrigerator



1-bed-1-bath - unit 38 - range malfunction
(Critical Repair)



1-bed-1-bath - unit 2 - range malfunction
(Critical Repair)

Cabinets & Fixtures

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

Photographs



1-bed-1-bath - unit 6 - kitchen cabinets
(older)



2-bed-1-bath - unit 40 - kitchen cabinets
(newer)



1-bed-1-bath - unit 6 - bathroom fixtures



1-bed-1-bath - unit 6 - tub shower

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

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

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

Beatrice Ortega 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. Beatrice Ortega indicated that no formal indoor air quality management plan currently exists at the Property.

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

Beatrice Ortega was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property, with the exception of a previous roof leak above unit 2, and a previous water leak above the bathroom in unit 15. The leaks appeared to be repaired.

No flood or drain problems were reported. However, AEI observed ground water infiltration at the boiler room basement area. Refer to Section 3.3.1 Foundation, for further discussion and recommendations.

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

Unit 5 was observed with a roach, it is recommended to treat this unit and surrounding units for similar issues.

4.3 SEISMIC ZONE

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

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

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

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

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

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

No further action recommended.

ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

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

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

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

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (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	Yes	Repair
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	Management	7/27/2022
Construction Drawings	Not received	NA
ALTA Survey	Not received	NA
Historical Capital Schedule	Not received	NA
Rent Roll	Management	Undated
REAC Report	HUD	4/19/2014
Development Profile	Management	Undated
Floor Plans	Management	Undated
Site Diagram	Management	Undated
Roof Installation Date 2021	Management	Undated

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Beatrice Ortega	Property Manager	617.988.5114	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Boston 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 Boston 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 Dorchester Neighborhood and based on online research the property is a legal conforming use.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was provided with a copy of the most recent REAC inspection, dated 4/9/2014, following the site visit.

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

Non-Life Threatening Projected Counts: **18**
Life Threatening Projected Counts: **0**
Smoke Detector Projected Counts: **0**
Final Score: **92b**

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

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6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

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

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

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✓		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✓		
5.	Is any litigation pending related to ADA issues?		✓		
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			7 total spaces 1 designated accessible space
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?	✓			One (1) accessible space with 96" wide aisle is provided
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		✓		Van accessible signage is not provided.

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

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

Abbreviated Screening Checklist for UFAS Compliance

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

Abbreviated Screening Checklist for FHA Compliance

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

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

RECOMMENDATIONS

ADAAG Concerns:

- The designated handicapped parking space at the rear parking area was missing a van accessible sign. Installation of van signage is required to comply with ADAAG. (Critical Repair).
- The property lacks directional signage to the public community room entry from the accessible parking space located at the rear parking area. Installation of directional signage is required to comply with ADAAG. (Critical Repair)
- The community room kitchenette door lacks lever hardware. Installation of levered hardware is required to comply with ADAAG. (Critical Repair)

UFAS/State Code Concerns:

- The common area laundry room lacks a front controlled washing machine. Installation of a front controlled washing machine is required to comply with UFAS requirements. According to property management, the washing machine is leased. Arrangements with the leasing company should be made to install a front controlled washing machine. (Critical Repair)
- UFAS does apply but there are no dedicated mobility units. It is AEI's understanding that the subject property is part of a portfolio of properties that, when added together, meet the requirement of 5% mobility and 2% sensory units as stipulated per section 504 requirements. If the property were to be separate from the portfolio during a RAD transaction than a UFAS feasibility study would have to be performed at the property. There are steps leading into all sections of the building, as a result, it is not realistic that UFAS compliant could be achieved at the property.

FHA Design Concerns:

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

Photographs



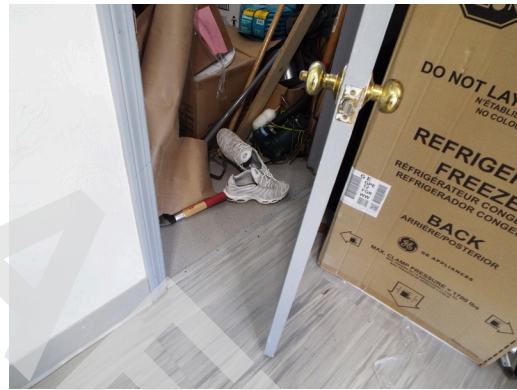
Accessible parking lacks van sign (Critical Repair)



Community room entry lacks directional signage to accessible parking (Critical Repair)



Community room - washer lacks front controls (Critical Repair)



Community room - kitchenette door lacks lever hardware (Critical Repair)

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements.

7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$1,063,986	\$2,660
1-10 Year Inflated Costs	\$1,189,299	\$2,973
11-20 Year Un-Inflated Costs	\$971,611	\$2,429
11-20 Year Inflated Costs	\$1,250,644	\$3,127
1-20 Year Un-Inflated Costs	\$2,035,596	\$2,544
1-20 Year Inflated Costs	\$2,439,943	\$3,050

7.2 CRITICAL REPAIRS

CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
CRITICAL REPAIRS (ACCESSIBILITY)								
Striping and Marking	Install Compliant Accessible Van Parking Sign (Critical Repair)	Designated handicapped parking	Repair	1	Each	\$ 175.00	\$ 175.00	The designated handicapped parking space at the rear parking area was missing a van accessible sign Installation of van signage is required to comply with ADAAG.
Striping and Marking	Install Directional Signage (Critical Repair)	Community room entry	Repair	1	Each	\$ 175.00	\$ 175.00	The property lacks directional signage to the public community room entry from the accessible parking space located at the rear parking area. Installation of directional signage is required to comply with ADAAG.
Interior doors, solid core, wood, metal clad, fire rated	Install Lever Door Hardware (Critical Repair)	Community room kitchenette door	Repair	1	Each	\$ 150.00	\$ 150.00	The community room kitchenette door lacks lever hardware. Installation of levered hardware is required to comply with ADAAG.
CRITICAL REPAIRS (LIFE SAFETY)								
Railings, metal	Repair Exterior Railings (Critical Repair)	Entry steps at building 13 and 15	Repair	2	Each	\$ 1,000.00	\$ 2,000.00	AEI observed deterioration of metal handrail post bases located at building entry steps at building 13 and 15, and concrete spalling at building 13. Repair is required to make the assemblies safe.
Tenant space alarm systems	Perform System Inspection (Critical Repair)	General building	Repair	1	Each	\$ 2,000.00	\$ 2,000.00	The fire alarm system consists of hallway smoke detectors hard wired to strobe alarms in each building. A current fire alarm inspection report was not provided. AEI recommends a current fire alarm inspection be performed and a report be provided.
Range, cook top, wall oven	Repair Range/Oven (Dwelling Unit) (Critical Repair)	Dwelling units 2, 5 and 38	Repair	3	Each	\$ 150.00	\$ 450.00	Malfunctioning ranges were reported in resident units 2, 5 and 38. According to the unit 2 and 5 residents, the range burners do not operate correctly. According to the unit 38 resident, the range fails to turn off. Repair is required.
Passage & lock sets	Repair Door Hardware (Critical Repair)	Dwelling unit 38	Repair	1	Each	\$ 150.00	\$ 150.00	AEI observed the interior entry door lock located in unit 38 fails to operate properly. Repair is required to provide tenant security.
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	Dwelling unit bedrooms	Repair	42	Each	\$ 30.00	\$ 1,260.00	Bedrooms were observed lacking smoke detectors. Installation of HUD compliant smoke detectors either hard-wired units or sealed battery detectors with 10-year life are required.
Unit/building wiring	Install GFCI Outlets (Critical Repair)	Dwelling unit 40	Repair	1	Each	\$ 25.00	\$ 25.00	AEI observed several non-GFCI protected electrical appliance devices located in the bathroom in unit 40 which are fed via a tenant-installed extension cord from a non-GFCI outlet located in the living room. Removal of the extension cord and a permanent installation of a GFCI receptacle in the bathroom is required.
Tenant electrical panel	Replace FPE Stab-Lok Electrical Breakers at Tenant Meters (Critical Repair)	Meter breakers	Level 1 Alteration	40	Each	\$ 1,400.00	\$ 56,000.00	The buildings feature FPE Stab-lok breakers at the electrical meters in the basement. The breakers should be replaced as they have exceeded their useful life and are known to be problematic.
Pest Control/Integrated Pest Management Plan	Treat Pests (Critical Repair)	Unit 5	Repair	1	Each	\$ 500.00	\$ 500.00	Unit 5 was observed with a roach, it is recommended to treat this unit and surrounding units for similar issues.

Accessibility Subtotal: \$ 500.00
 Life Safety Subtotal: \$ 62,385.00
 Total: \$ 62,885.00

7.3 NON-CRITICAL REPAIRS

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NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Storage sheds	Pressure Wash and Paint Utility Shed (Non-Critical Repair)	Utility shed	Repair	1	Each	\$ 800.00	\$ 800.00	AEI observed paint wear and mildew on the exterior wood surfaces and asphalt shingle roofing at the utility shed. Pressure washing and repainting are required.
Storage sheds	Repair Wood Benches (Non-Critical Repair)	Wood benches	Repair	8	Each	\$ 500.00	\$ 4,000.00	AEI observed significant deterioration of wood benches located throughout the property. Repairs are required.
Foundation Waterproofing	Repair Foundation Waterproofing (Non-Critical Repair)	Basement boiler room	Repair	1	Each	\$ 8,000.00	\$ 8,000.00	AEI observed moisture in the basement boiler room floor slab. The moisture appears to be caused by groundwater seepage at wall to slab intersections. Repairs are required.
Vents, screens, covers	Install Vent (Non-Critical Repair)	Crawlspace vent located adjacent to the building 9A door	Repair	1	Each	\$ 500.00	\$ 500.00	AEI observed an undersized crawlspace vent located adjacent to the building 9A door. Replacement with a full-sized vent is required.
Storm/Screen Windows	Replace Screen Locks (Non-Critical Repair)	Apartment building windows	Repair	40	Each	\$ 125.00	\$ 5,000.00	AEI observed window screen locking devices were inoperable at units 36. The locking devices appear to be corroded. It was reported the condition affects most units. Replacement of the window screen locking devices is recommended throughout the property.
Storm/Screen Windows	Replace Screens (Non-Critical Repair)	Dwelling units 22 and 27	Repair	6	Each	\$ 125.00	\$ 750.00	AEI observed window screen damage located at units 22 and 27, and missing screens at units 22. Replacement of damaged and missing screens is required.
Radiation-steam/hydronic (baseboard or freestanding radiator)	Replace Hydronic Baseboard Heater Covers (Non-Critical Repair)	Throughout the property	Repair	140	Each	\$ 100.00	\$ 14,000.00	AEI observed damaged baseboard heat covers at most resident units. Replacement is recommended throughout the property.
Radiation-steam/hydronic (baseboard or freestanding radiator)	Replace Hydronic Baseboard Valves (Non-Critical Repair)	Dwelling units 10 and 38	Repair	2	Each	\$ 500.00	\$ 1,000.00	Residents reported insufficient heat at units 10 and 38. According to management, the baseboard heating system valves will require replacement at these locations.
Radiation-steam/hydronic (baseboard or freestanding radiator)	Reconnect Hydronic Baseboard (Non-Critical Repair)	Vestibules in buildings 7 and 15	Repair	2	Each	\$ 500.00	\$ 1,000.00	Disconnected baseboard heaters were observed located at ground floor vestibules in buildings 7 and 15. Reconnecting the heaters is recommended.
Call station	Emergency Call System (Non-Critical Repair)	Unit bathrooms and bedrooms	Repair	29500	SF	\$ 0.65	\$ 19,175.00	The resident units lack an emergency call system in bathrooms and bedrooms. AEI recommends installation of an emergency call system in accordance with HUD minimum property standards for elderly housing.
Interior doors, solid core, wood, metal clad	Repair Unit Exit Door (Non-Critical Repair)	Interior rear door located in unit 6	Repair	1	Each	\$ 150.00	\$ 150.00	AEI observed a significant gap at the interior rear door located in unit 6. Repair is required.
Drywall	Repair Damaged Ceiling Drywall (Non-Critical Repair)	The ceilings in the kitchens of dwelling unit 305 and 1302	Repair	4	Each	\$ 500.00	\$ 2,000.00	AEI observed poor drywall ceiling repairs located in unit 2, and missing ceiling drywall at plumbing repairs in the bathroom in unit 15. Repair is required.
Drywall	Repair Damaged Wall Drywall (Non-Critical Repair)	Dwelling units 2 & 15	Repair	2	Each	\$ 500.00	\$ 1,000.00	AEI observed drywall damage at walls located in bathrooms in units 5 and 6. Repair is required.
Earthwork, swales, drainways, erosion controls	Bare Ground (Non-Critical Repair)	Adjacent to the asphalt paved access drive on the north side of building 11-15A	Repair	1	Each	\$ 2,000.00	\$ 2,000.00	AEI observed areas of bare earth on the lawn adjacent to the asphalt paved access drive on the north side of building 11-15A. Restoration of the area is required.
Penetrations, caulking/sealing	Caulk Exterior Community Room Door (Non-Critical Repair)	Community door	Repair	1	Each	\$ 200.00	\$ 200.00	The exterior community room door was observed with torn caulking. Recaulking the door is required to prevent moisture concerns.

Total: \$ 59,575.00

7.4 REPLACEMENT RESERVES

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7.5 INSURABLE VALUE - REPLACEMENT COST

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
5 - 9A Melville Avenue	185	Marshall and Swift	2,741,700
11 - 15A Melville Avenue	185	Marshall and Swift	2,715,800
		TOTAL:	\$ 5,457,500.00

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8.0 ASSESSOR QUALIFICATIONS

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

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

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

The site inspection was completed on July 27, 2022

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

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Keith Hoffses, R.A., Assessment Project Manager

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Jeb Bonnett, Senior Vice President - HUD Building Assessments



David Taylor, Accessibility Manager

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Roy Anderson PE, Vice President

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

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9.0 LIMITING CONDITIONS

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

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

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

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

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

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

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

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

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

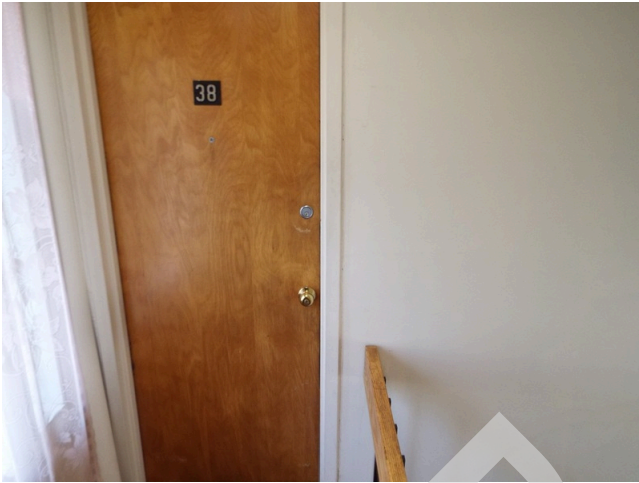
The roofs were not accessible due to lack of a roof hatch or ladder.

DRAFT

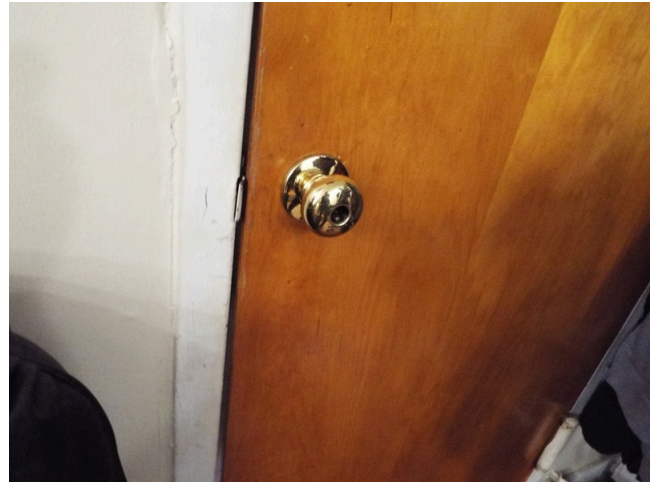
APPENDIX A

Dwelling Unit Photo Documentation

DRAFT



1. 1-bed-1-bath - unit 38



2. 1-bed-1-bath - unit 38



3. 1-bed-1-bath - unit 38 - range malfunction
(Critical Repair)



4. 1-bed-1-bath - unit 38



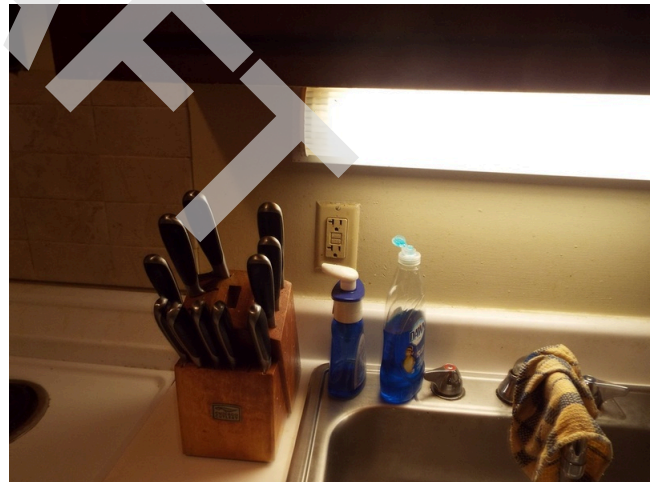
5. 1-bed-1-bath - unit 38



6. 1-bed-1-bath - unit 38



7. 1-bed-1-bath - unit 38 - kitchen



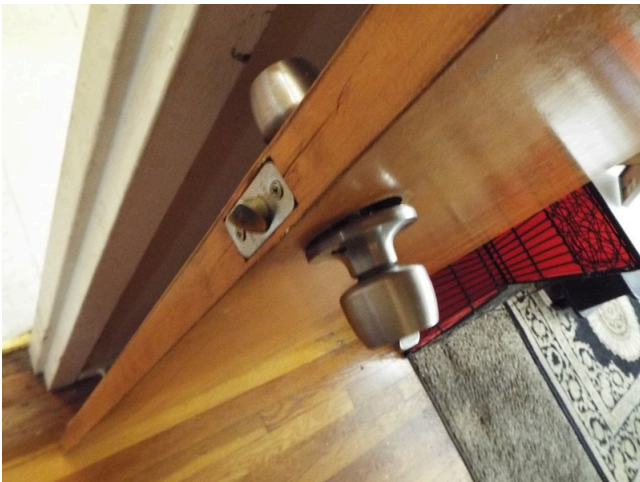
8. 1-bed-1-bath - unit 38



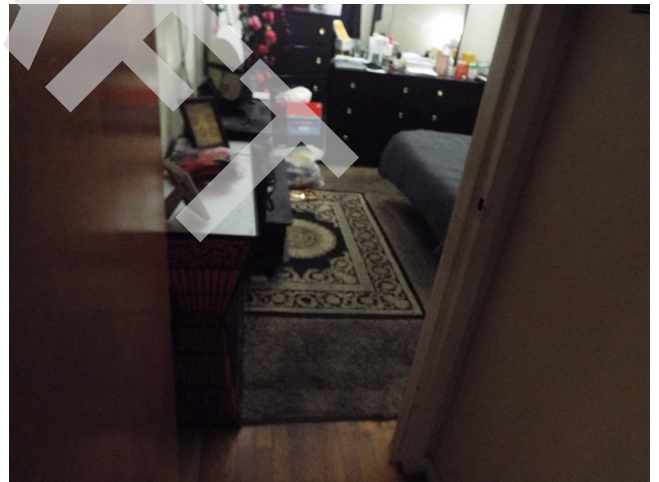
9. 1-bed-1-bath - unit 38



10. 1-bed-1-bath - unit 38



11. 1-bed-1-bath - unit 38 - door lock condition
(Critical Repair)



12. 1-bed-1-bath - unit 38



13. 1-bed-1-bath - unit 38 - bedroom



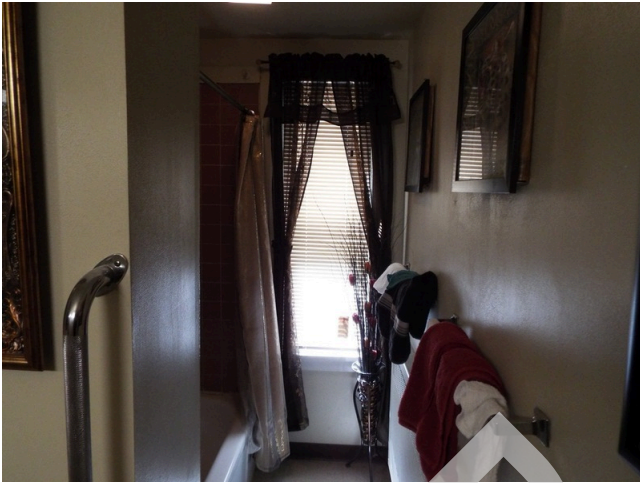
14. 1-bed-1-bath - unit 38



15. Typical unit bedroom lacks smoke detector - unit 38 (Critical Repair)



16. 1-bed-1-bath - unit 38 - bathroom



17. 1-bed-1-bath - unit 38



18. 1-bed-1-bath - unit 38



19. 1-bed-1-bath - unit 38



20. 1-bed-1-bath - unit 38



21. 1-bed-1-bath - unit 38



22. 1-bed-1-bath - unit 38



23. Mailbox key operation - building 15



24. 1-bed-1-bath - unit 36 - dining area



25. 1-bed-1-bath - unit 36 - inoperable screen locking device (Non-Critical Repair)



26. 1-bed-1-bath - unit 36



27. 1-bed-1-bath - unit 36 - kitchen



28. 1-bed-1-bath - unit 36



29. 1-bed-1-bath - unit 36



30. 1-bed-1-bath - unit 36



31. 1-bed-1-bath - unit 36



32. 1-bed-1-bath - unit 36



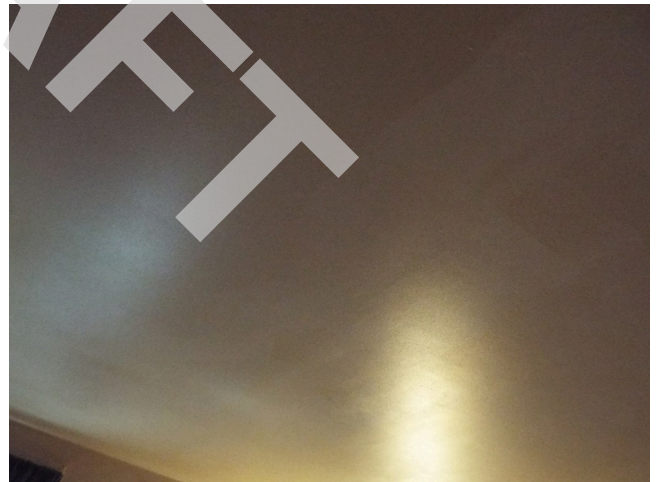
33. 1-bed-1-bath - unit 36 - bathroom



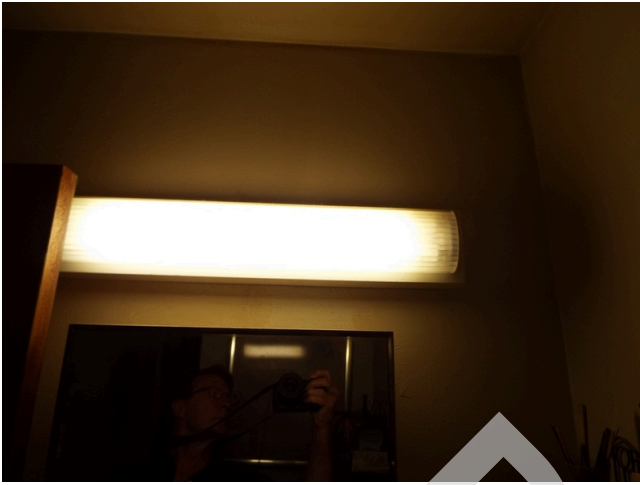
34. 1-bed-1-bath - unit 36



35. 1-bed-1-bath - unit 36 - bedroom



36. Typical unit bedroom lacks smoke detector - unit 36 (Critical Repair)



37. 1-bed-1-bath - unit 36



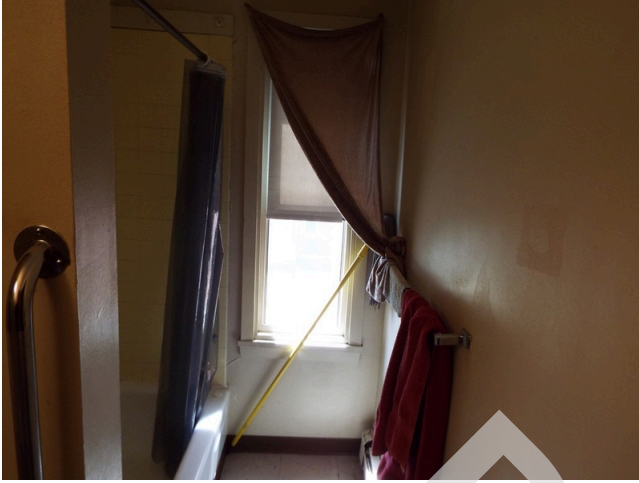
38. 1-bed-1-bath - unit 36



39. 1-bed-1-bath - unit 36



40. 1-bed-1-bath - unit 6



41. 1-bed-1-bath - unit 6



42. 1-bed-1-bath - unit 6 - baseboard heat cover condition (Non-Critical Repair)



43. 1-bed-1-bath - unit 6 - tub shower



44. 1-bed-1-bath - unit 6 - wall condition (Non-Critical Repair)



45. 1-bed-1-bath - unit 6 - wall condition (Non-Critical Repair)



46. 1-bed-1-bath - unit 6 - bathroom fixtures



47. 1-bed-1-bath - unit 6



48. 1-bed-1-bath - unit 6



49. 1-bed-1-bath - unit 6



50. 1-bed-1-bath - unit 6



51. 1-bed-1-bath - unit 6 - kitchen cabinets (older)



52. 1-bed-1-bath - unit 6 - baseboard heat cover condition (Non-Critical Repair)



53. 1-bed-1-bath - unit 6 - baseboard heat cover condition (Non-Critical Repair)



54. 1-bed-1-bath - unit 6 - typical refrigerator



55. 1-bed-1-bath - unit 6



56. 1-bed-1-bath - unit 6 - typical range



57. 1-bed-1-bath - unit 6



58. 1-bed-1-bath - unit 6 - door gap (Non-Critical Repair)



59. 1-bed-1-bath - unit 6



60. 2-bed-1-bath - unit 40 - kitchen cabinets (newer)



61. 2-bed-1-bath - unit 40 - kitchen



62. 2-bed-1-bath - unit 40



63. 2-bed-1-bath - unit 40 - baseboard heat cover condition (Non-Critical Repair)



64. 2-bed-1-bath - unit 40



65. 2-bed-1-bath - unit 40



66. 2-bed-1-bath - unit 40



67. 2-bed-1-bath - unit 40 - bathroom



68. 2-bed-1-bath - unit 40 - non-GFCI protected electric devices (Critical Repair)



69. 2-bed-1-bath - unit 40 - bedroom



70. 2-bed-1-bath - unit 40 - bedroom



71. 2-bed-1-bath - unit 40



72. 1-bed-1-bath - unit 2



73. 1-bed-1-bath - unit 2



74. 1-bed-1-bath - unit 2 - ceiling condition (Non-Critical Repair)



75. 1-bed-1-bath - unit 2



76. 1-bed-1-bath - unit 2



77. 1-bed-1-bath - unit 2



78. 1-bed-1-bath - unit 2



79. 1-bed-1-bath - unit 2



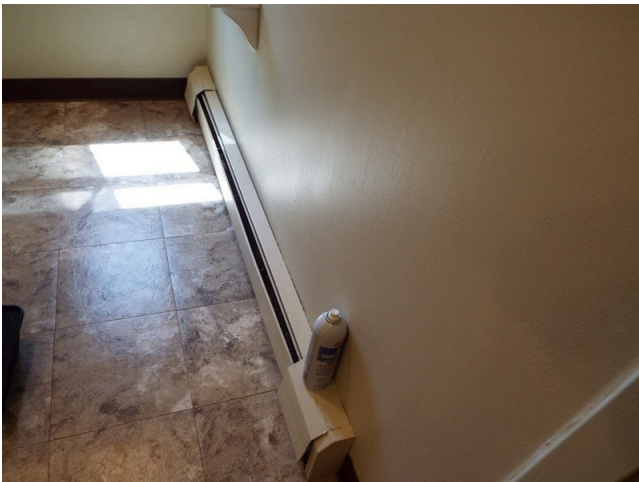
80. 1-bed-1-bath - unit 2



81. 1-bed-1-bath - unit 2



82. 1-bed-1-bath - unit 2



83. 1-bed-1-bath - unit 2 - baseboard heat cover condition (Non-Critical Repair)



84. 1-bed-1-bath - unit 2



85. 1-bed-1-bath - unit 2



86. 1-bed-1-bath - unit 2



87. 1-bed-1-bath - unit 2 - ceiling condition (Non-Critical Repair)



88. 1-bed-1-bath - unit 2 - ceiling condition (Non-Critical Repair)



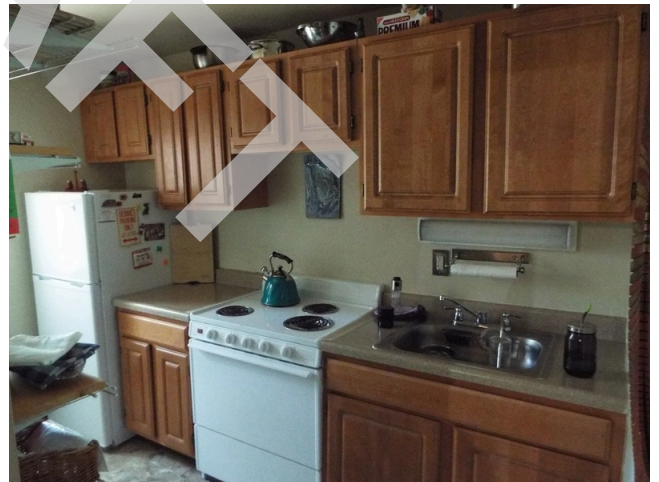
89. 1-bed-1-bath - unit 2



90. 1-bed-1-bath - unit 2 - baseboard heat cover condition (Non-Critical Repair)



91. 1-bed-1-bath - unit 2



92. 1-bed-1-bath - unit 2 - range malfunction (Critical Repair)



93. 1-bed-1-bath - unit 2



94. 1-bed-1-bath - unit 2



95. 1-bed-1-bath - unit 2



96. 1-bed-1-bath - unit 10



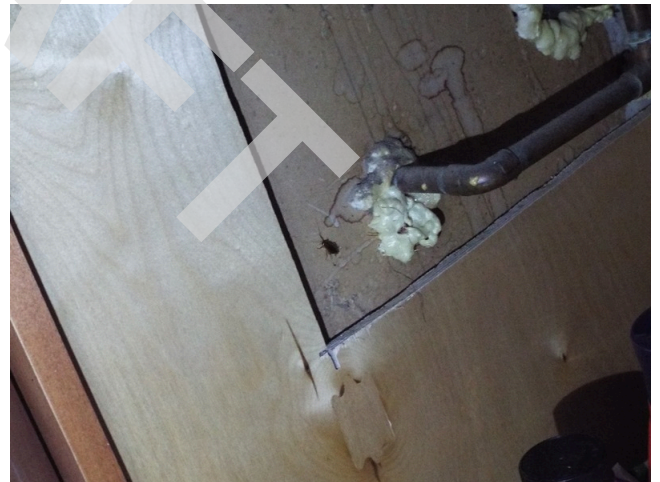
97. 1-bed-1-bath - unit 10



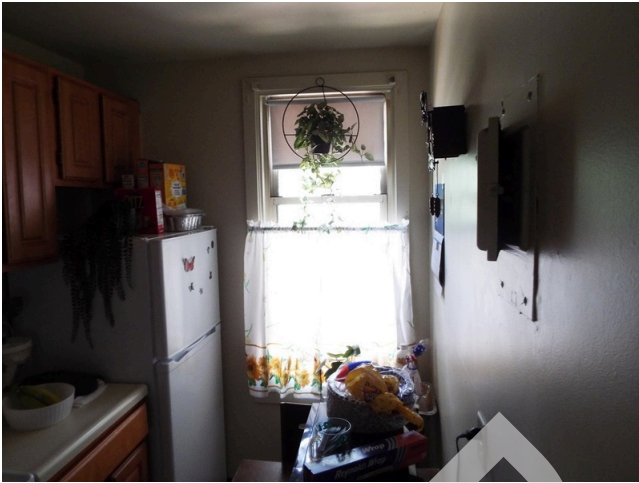
98. 1-bed-1-bath - unit 10



99. 1-bed-1-bath - unit 5 - range malfunction
(Critical Repair)



100. 1-bed-1-bath - unit 5 - cockroach (Critical
Repair)



101. 1-bed-1-bath - unit 5



102. 1-bed-1-bath - unit 5



103. 1-bed-1-bath - unit 5 -bed-1-bath - wall condition (Non-Critical Repair)



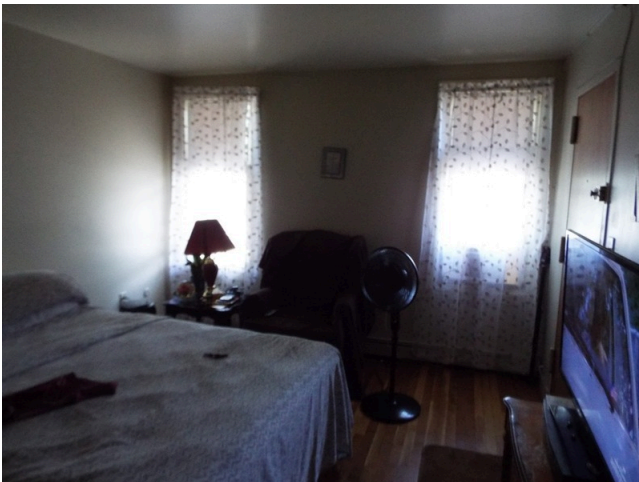
104. 1-bed-1-bath - unit 5 - baseboard heat cover condition (Non-Critical Repair)



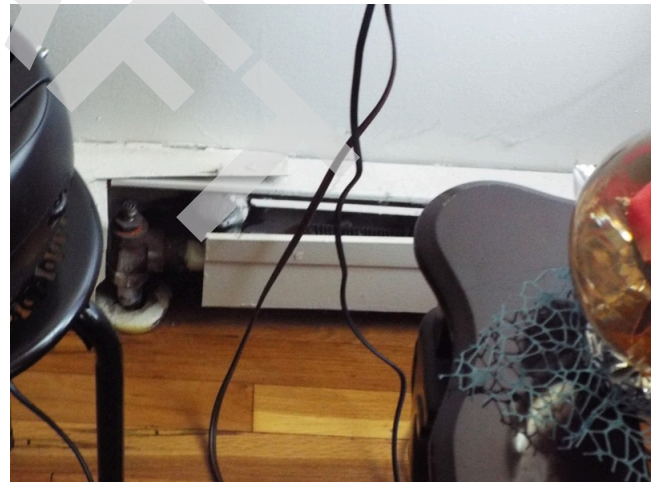
105. 1-bed-1-bath - unit 5



106. 1-bed-1-bath - unit 5



107. 1-bed-1-bath - unit 5



108. 1-bed-1-bath - unit 5



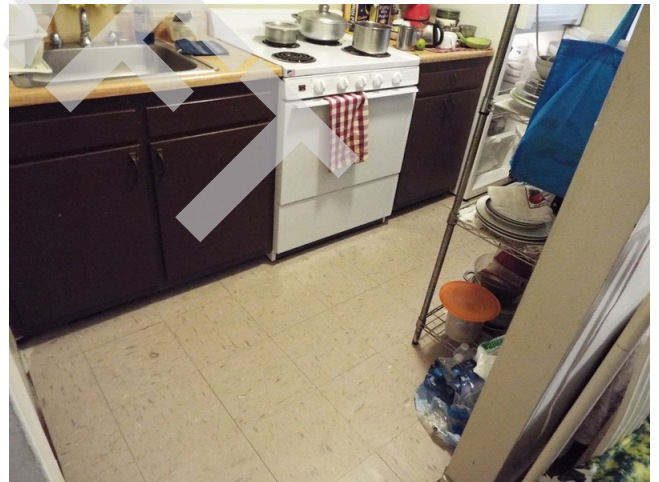
109. 1-bed-1-bath - unit 15



110. 1-bed-1-bath - unit 15



111. 1-bed-1-bath - unit 15



112. 1-bed-1-bath - unit 15



113. 1-bed-1-bath - unit 15 - typical kitchen GFCI receptacle



114. 1-bed-1-bath - unit 15



115. 1-bed-1-bath - unit 15



116. 1-bed-1-bath - unit 15 - ceiling condition (Non-Critical Repair)



117. 1-bed-1-bath - unit 15



118. 1-bed-1-bath - unit 15 - ceiling condition (Non-Critical Repair)



119. 1-bed-1-bath - unit 15



120. 1-bed-1-bath - unit 15



121. 1-bed-1-bath - unit 27 - screen damage (Non-Critical Repair)



122. 1-bed-1-bath - unit 27 - screen damage (Non-Critical Repair)



123. 1-bed-1-bath - unit 27 - screen damage (Non-Critical Repair)



124. 1-bed-1-bath - unit 27



125. 1-bed-1-bath - unit 27



126. 1-bed-1-bath - unit 27



127. 1-bed-1-bath - unit 27



128. 1-bed-1-bath - unit 27



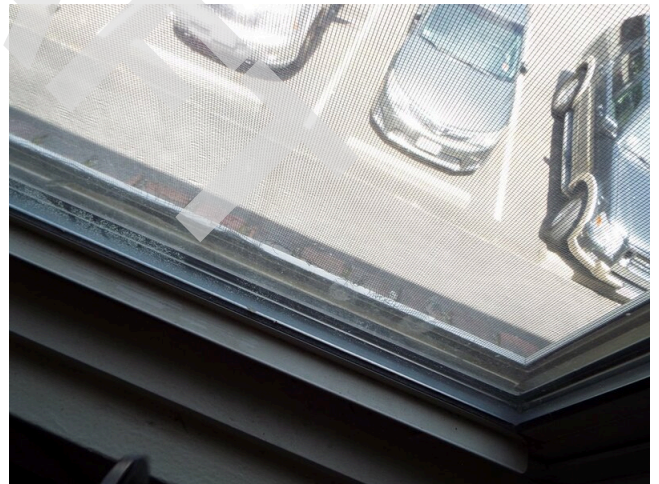
129. 1-bed-1-bath - unit 27



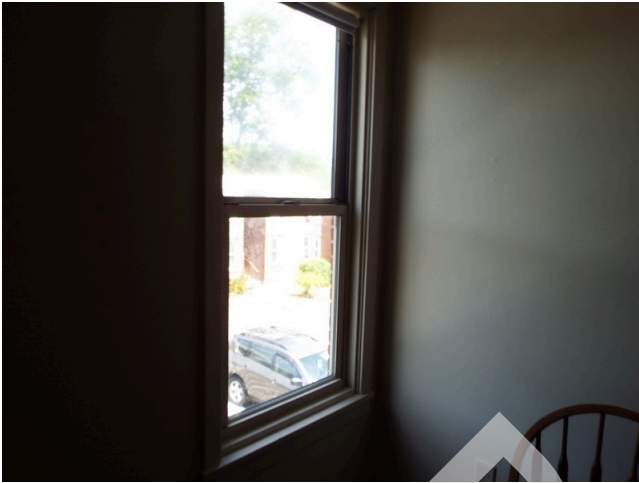
130. 1-bed-1-bath - unit 27



131. 1-bed-1-bath - unit 27



132. 1-bed-1-bath - unit 27



133. 1-bed-1-bath - unit 27 - missing screen (Non-Critical Repair)



134. 1-bed-1-bath - unit 22



135. 1-bed-1-bath - unit 22 - missing screen (Non-Critical Repair)



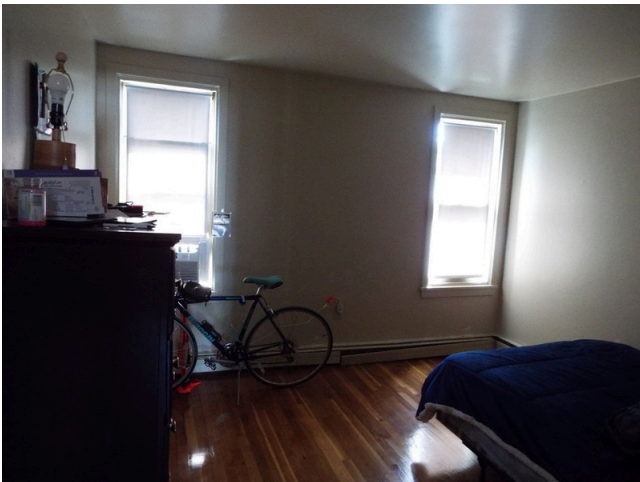
136. 1-bed-1-bath - unit 22 - baseboard heat cover condition (Non-Critical Repair)



137. 1-bed-1-bath - unit 22



138. 1-bed-1-bath - unit 22



139. 1-bed-1-bath - unit 22



140. 1-bed-1-bath - unit 22 - missing screen (Non-Critical Repair)



141. 1-bed-1-bath - unit 22



142. 1-bed-1-bath - unit 22



143. 1-bed-1-bath - unit 22



144. 1-bed-1-bath - unit 22



145. 1-bed-1-bath - unit 22



146. 1-bed-1-bath - unit 22 - baseboard heat cover condition (Non-Critical Repair)

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APPENDIX B

General Photo Documentation

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1. Topography



2. Surface drain



3. Gutter and downspout



4. Retaining wall - east



5. Retaining wall - south



6. Retaining wall - west



7. Property entrance - west



8. Access drive - west



9. Property exit - east



10. Exit drive - east



11. Parking overview



12. Pavement and striping condition



13. Accessible parking



14. Granite curb



15. Sidewalk



16. Ramp - community room



17. Typical entry steps



18. Handrail post base condition - building 15
(Critical Repair)



19. Basement stair



20. Building 13 entry - concrete step spalling
(Critical Repair)



21. Property signage



22. Landscaping



23. Landscaping - bare earth (Non-Critical Repair)



24. Seating area



25. Bench condition (Non-Critical Repair)



26. Chain link fencing



27. Building mounted lighting



28. Building mounted lighting



29. Utility shed



30. Utility shed fascia and roof condition (Non-Critical Repair)



31. Gas meter



32. Boiler room - moisture condition (Non-Critical Repair)



33. Framing - boiler room



34. Framing - crawlspace



35. Crawlspace vent undersized (Non-Critical Repair)



36. Main entry - community room



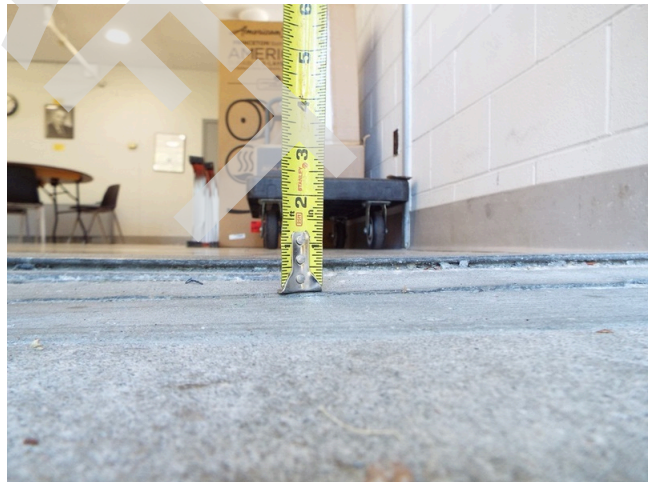
37. Main entry - community room



38. Main entry - community room



39. Main entry - community room



40. Main entry - community room



41. Typical building exit door



42. Sealant condition - community center rear door
(Non-Critical Repair)



43. Typical exterior building entry door



44. Elevation - front



45. Elevation - rear



46. Elevation - side



47. Elevation - side



48. Brick masonry condition



49. Fascia



50. Typical window



51. Typical window frame



52. Domestic hot water boiler



53. Domestic hot water vertical cabinet storage tank



54. Piping - boiler room



55. Piping - crawlspace



56. Heating hot water boiler (older)



57. Heating hot water boilers (newer)



58. Air conditioner - community room



59. Vestibule heater disconnected - building 15A
(Non-Critical Repair)



60. Vestibule heater disconnected - building 7 (Non-Critical Repair)



61. Main electrical panel - boiler room



62. Electrical subpanels - boiler room



63. Meter sockets - electric room, stab lock breakers
(Critical Repair)



64. Typical unit electrical panel - unit 38



65. Fire extinguisher - community room



66. Interior stair - building 15



67. Interior stair - building 15



68. Interior stair - building 15



69. Typical hall smoke detector



70. Community room - smoke detector



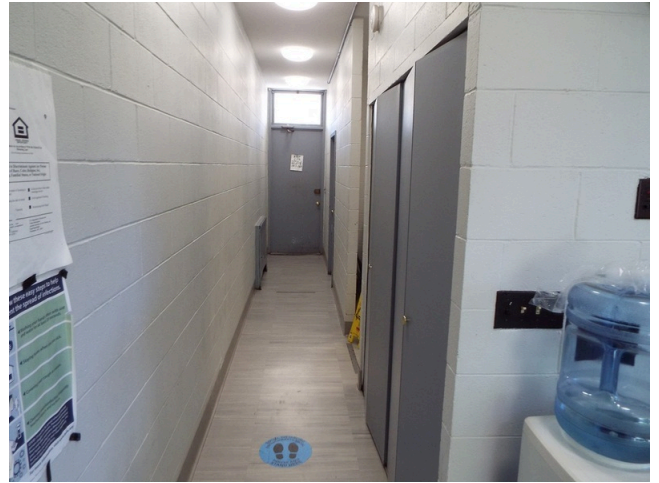
71. Interior stair - building 15



72. Vestibule - building 13



73. Community room



74. Community room - corridor



75. Community room - laundry



76. Community room - unisex restroom



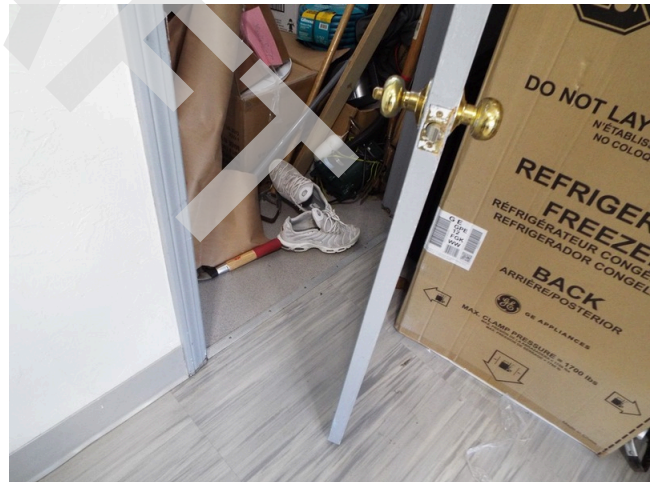
77. Accessible parking lacks van sign (Critical Repair)



78. Community room entry lacks directional signage to accessible parking (Critical Repair)



79. Community room - washer lacks front controls (Critical Repair)



80. Community room - kitchenette door lacks lever hardware (Critical Repair)



81. Mailbox condition - building 5A



82. Dumpster pad



83. Typical common stairwell emergency lights



84. Typical common stairwell strobe alarm



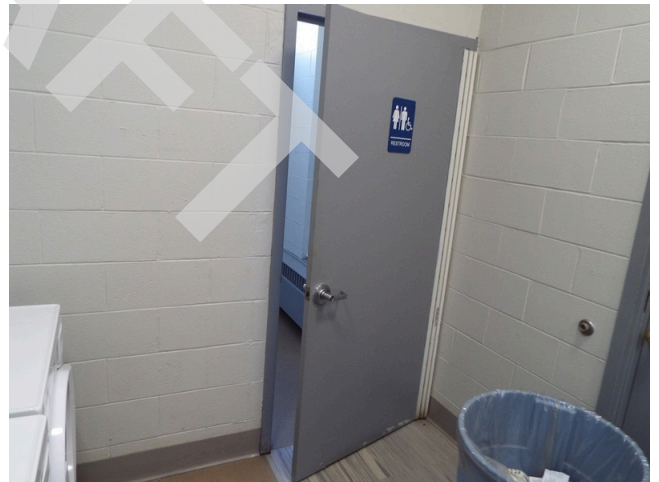
85. Typical common stairwell



86. Community room



87. Community room - corridor



88. Community room - unisex restroom



89. Community room - unisex restroom



90. Community room - unisex restroom



91. Community room - unisex restroom



92. Community room - unisex restroom



93. Community room - unisex restroom



94. Community room - unisex restroom



95. Community room - unisex restroom



96. Community room - unisex restroom



97. Community room - unisex restroom



98. Community room - kitchenette



99. Community room - kitchenette



100. Community room - kitchenette



101. Community room - kitchenette



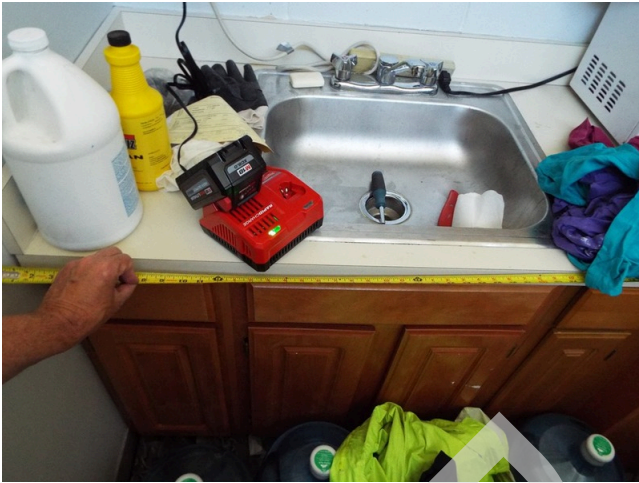
102. Community room - kitchenette



103. Community room - kitchenette



104. Community room - kitchenette



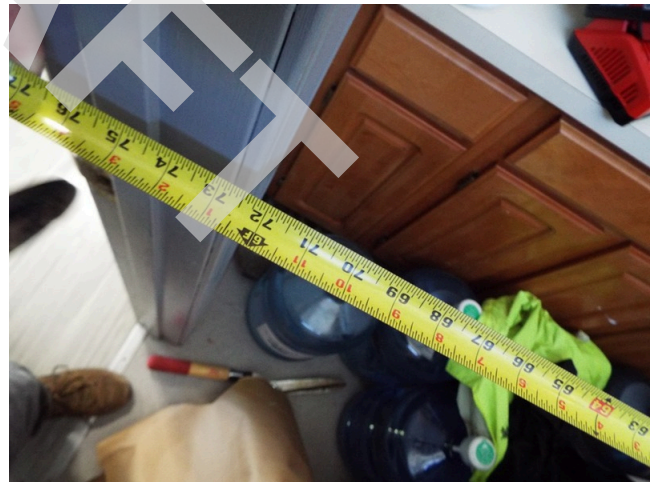
105. Community room - kitchenette



106. Community room - kitchenette



107. Community room - kitchenette



108. Community room - kitchenette



109. Community room - kitchenette



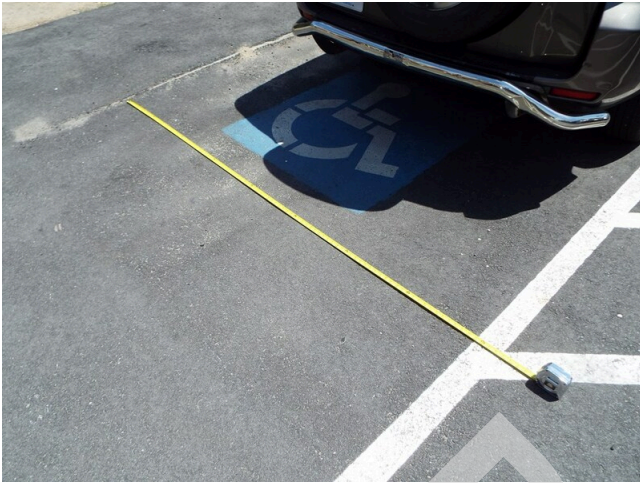
110. Community room - kitchenette



111. Community room - kitchenette



112. Accessible parking



113. Accessible parking



114. Accessible parking



115. Accessible parking



116. Accessible parking



117. Accessible parking



118. Supplies - plumbing



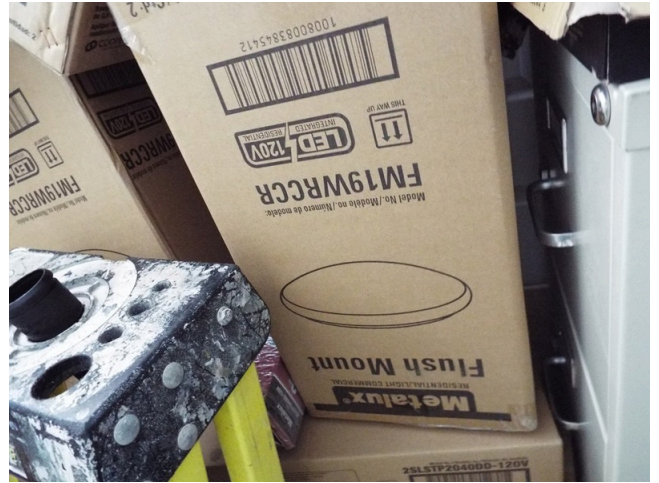
119. Supplies - plumbing



120. Supplies - plumbing



121. Supplies - lighting



122. Supplies - lighting



123. Supplies - lighting



124. Typical apartment stair and vestibule



125. Service door

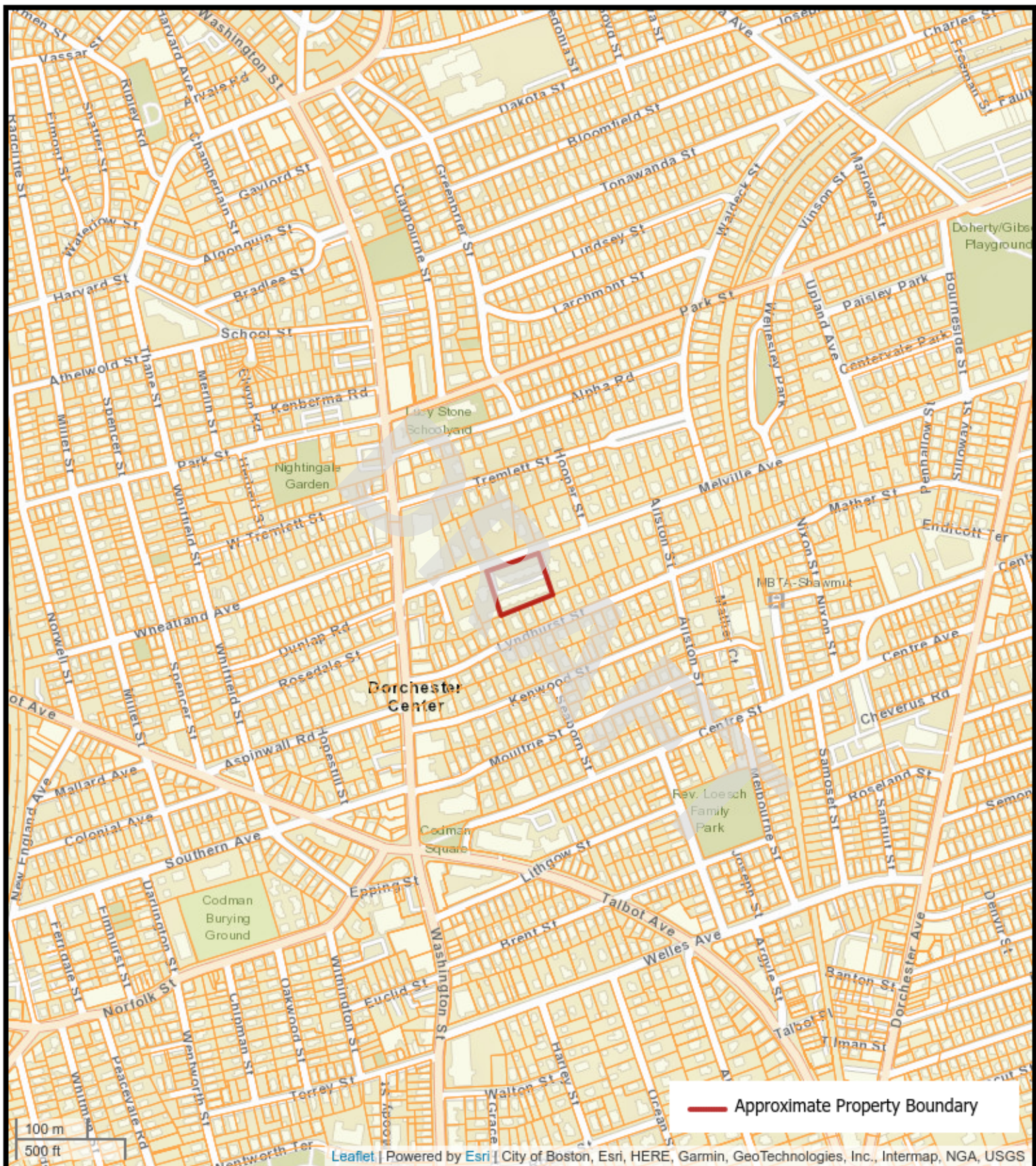


126. Typical apartment upper landing

APPENDIX C

Street Map and Aerial Photo

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



STREET MAP

5 Melville Avenue, Boston, Massachusetts 02124

AEI Project Number: 463349





20 m
50 ft

LEGEND
— Approximate Property Boundary

Leaflet | Powered by Esri | Maxar, Microsoft



AERIAL PHOTO

5 Melville Avenue, Boston, Massachusetts 02124
AEI Project Number: 463349

AEI
Consultants

APPENDIX D

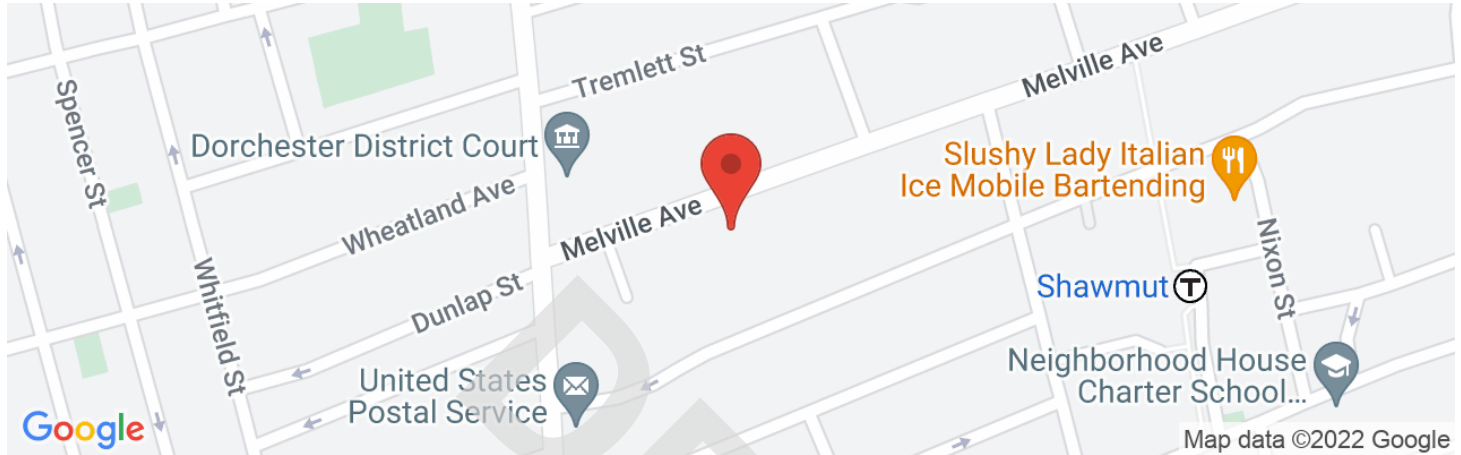
USGS Seismic Design Map

DRAFT



5 Melville Ave, Boston, MA 02124, USA

Latitude, Longitude: 42.2935415, -71.0700651



Date	8/24/2022, 10:39:56 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _s	spectral response (0.2 s)	0.209
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)	0.163
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.234
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.209
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.075
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.068
s1d	deterministic hazard (1.0 s)	0.6

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

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.127
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.202
S_{X1}	site-modified spectral response (1.0 s)	0.105
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

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

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

DISCLAIMER

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APPENDIX E

Pre-Site Visit Questionnaire

DRAFT

GENERAL INSPECTION INFORMATION

ELDERLY / DISABLED

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

GENERAL PROPERTY INFORMATION

PROPERTY NAME:							
SITE ADDRESS:				CITY			STATE
Number of Buildings:	2	Date of Construction:	1970 ⁺	Number of Units:	40		
Number of Stories:	2	Renovation Date(s):		Number of Vacant Units:	0		
Site Area in Acres:	acres	Gross Building Area:		Number of Down Units:	0		
Total Number of Parking Spaces:		Number of HC Parking Spaces:		Number of Van HC Spaces:			

GENERAL PROPERTY INFORMATION

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

ROOF REPLACED - 100% LAST YEAR
A COUPLE TRIP HAZARDS SEAL & STRIPS

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

LED'S 25% DONE
SOME HARDWOOD FLOORS
REPLACE CABETS & APPLIANCES 25% 3-5 YEARS

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

WANT REPLACE 22 FRONT & BACK DOORS

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

Vendor Name		Phone No.	Vendor Name		Phone No.
Roofing			Painting		
Elevator			HVAC		
Fire Protection			Plumbing		
Electrician			Trash Disposal		
Landscaping			Security System		

Please list all utility providers for the Property:

Domestic Water		Gas/ Oil/ Other	
Sanitary Sewer		Electricity	
Storm Drainage		Steam	

Please provide information regarding current unit mix:

Unit Type:	Occupied	Vacant	Down	Unit Type:	Occupied	Vacant	Down
Studio				3 Bedroom/ 1 1/2 Bathroom			
1 Bedroom/ 1 Bathroom	38			3 Bedroom/ 2 Bathroom			
1 Bedroom/ 1 1/2 Bath				Model Unit			
2 Bedroom/ 1 Bath	2			Manager Unit			
2 Bedroom/ 1 1/2 Bath							

*Hpu SMOKE Alarm
HALL UPGRADE
HAW EMERGENCY* } *last month*

REPLACEMENT/ REPAIR HISTORY

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

Paving: _____ Yrs.	Sealant/Striping: _____ Yrs.	Exterior Lighting: <u>5/6</u> Yrs.
Landscaping: _____ Yrs.	Irrigation System: <u>N/A</u> Yrs.	Building Signage: _____ Yrs.
Pool Deck: _____ Yrs.	Pool Surfaces: _____ Yrs.	Other _____: _____ Yrs.
Masonry Pointing: <u>ORIG</u> Yrs.	Exterior Paint: _____ Yrs.	EIFS: _____ Yrs.
Windows: <u>UPGRADED</u> ² Yrs.	Doors: <u>ORIG</u> ^{EXCEPT 1} Yrs.	Building Sealants: _____ Yrs.
Roofing: _____ Yrs.	Other Roofing: _____ Yrs.	Skylights: _____ Yrs.
HVAC (<u>BOILERS</u> <u>COND</u>): <u>?</u> Yrs.	HVAC (____): _____ Yrs.	HVAC (____): _____ Yrs.
Electric Service: <u>ORIG</u> Yrs.	Emergency Generator: _____ Yrs.	Water Lines: <u>ORIG</u> Yrs.
Water Pumps: _____ Yrs.	Water Heaters: <u>5/6?</u> Yrs.	Sewer Lines: <u>ORIG</u> Yrs.
Elevator Finishes: _____ Yrs.	Elevator Controller: _____ Yrs.	Elevator Machinery: _____ Yrs.
Escalators: _____ Yrs.	Fire Pump: _____ Yrs.	Central Fire Alarm Panel: _____ Yrs.
Common Areas: <u>3/4</u> ^{v new} Yrs.	Unit Finishes: _____ Yrs.	Unit Appliances: _____ Yrs.

DOCUMENT REVIEW

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

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

Interviewee / Title:

Date:

Please fax completed questionnaire to: (###) ###-####

Common Areas listed as:

QUESTIONNAIRE

Note to Field Observer: Answers should be verified during site interview and field observations.
A YES answer should be followed up thoroughly and documented if issues are present.

YES NO UNKNOWN

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

Please indicate when the following systems have been last inspected:

Fire Sprinkler _____

Elevators/ Escalators _____

Fire Alarm _____

Facades _____

OWNER HEATING SYSTEMS ~ PIPE LEAKS CEILING GET DAMAGED

APPENDIX F

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
www.aeiconsultants.com

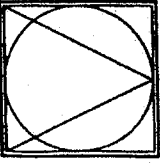
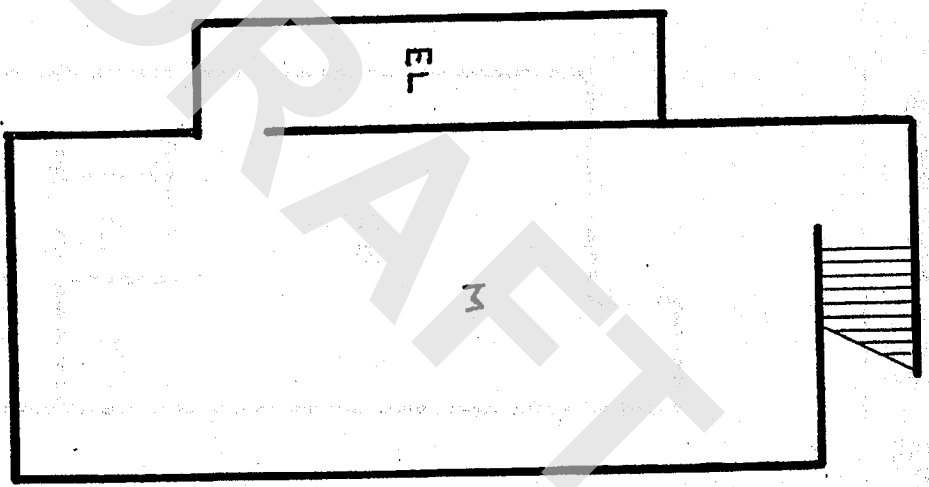


Boston Housing Authority
Standard Operating Procedures
Development Profile

Development Name & Number	J.J. Meade Apartments
Management Office Address	330 Bowdoin Street Dorchester, Ma 02122+B2
# of Buildings	2
Building Description	2 story wood frame/masonry veneer. Built in 1970
Building # 1 Address	5A, 7, 7A, 9, 9A MELVILLE AVE
Building # 2 Address	11, 11A, 13, 13A, 15, 15A MELVILLE AVE
# of Units	40
# of 1-Bdrm	38
# of 2-Bdrm	2
Resident Custodian Unit	ME0039
Elevators	
# of Elevators	n/a
Steps to 1st floor apt.	6
Last Upgrade	
Fire Alarm System	
Description	Local/hard wired
Location	units, hallways, front & rear
Age	unknown
Sprinklers	
Description, Location & Age	None
Generator	
Description, Location, Age, What It Operates	None
Heating System	
Type of Boilers	Gas fired forced hot water
Number of Boilers	2
Estimated Age	unknown
Fuel	
Gas Tanks Size	
Hot water	
Description	Gas fired water heater
Location	Basement at 5 Melville
Age	unknown
Water Meters	
Description	
Roof	
Type	9,400 sq. ft. Membrane
Age	
Ventilation & Air Conditioning Equipment	
System 1: Description, location & age	Wall units
Other Significant Equipment & Systems	
List & Describe	

HOUSING DEVELOPMENT
MEADE
 COMM. BLDG. BASEMENT

KEY	
E	EFFICIENCY APARTMENT
1BR	ONE BEDROOM APARTMENT
2BR	TWO BEDROOM APARTMENT
CR	COMMUNITY ROOM
LD	LAUNDRY ROOM
L	LIVING ROOM
B	BATHROOM
M	MEDICAL ROOM
MO	MANAGEMENT OFFICE
EG	ELECTRICAL ROOM
TR	TREASURY ROOM
CO	CONFERENCE ROOM
D	DINING ROOM
K	KITCHEN
BOL	BOILER ROOM
EG	EMERGENCY GENERATOR
ST	STORAGE ROOM
HDCP	FIRE PROTECTION ROOM
LB	HANDICAP
N	NURSES OFFICE

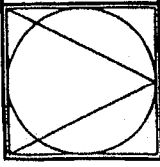
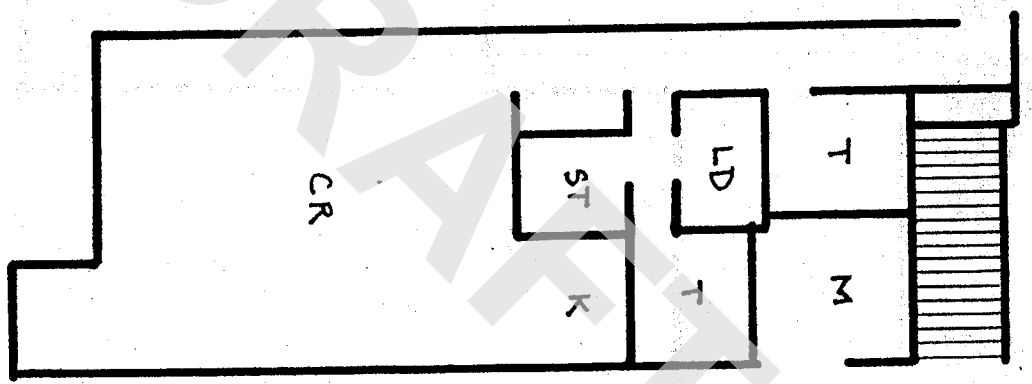


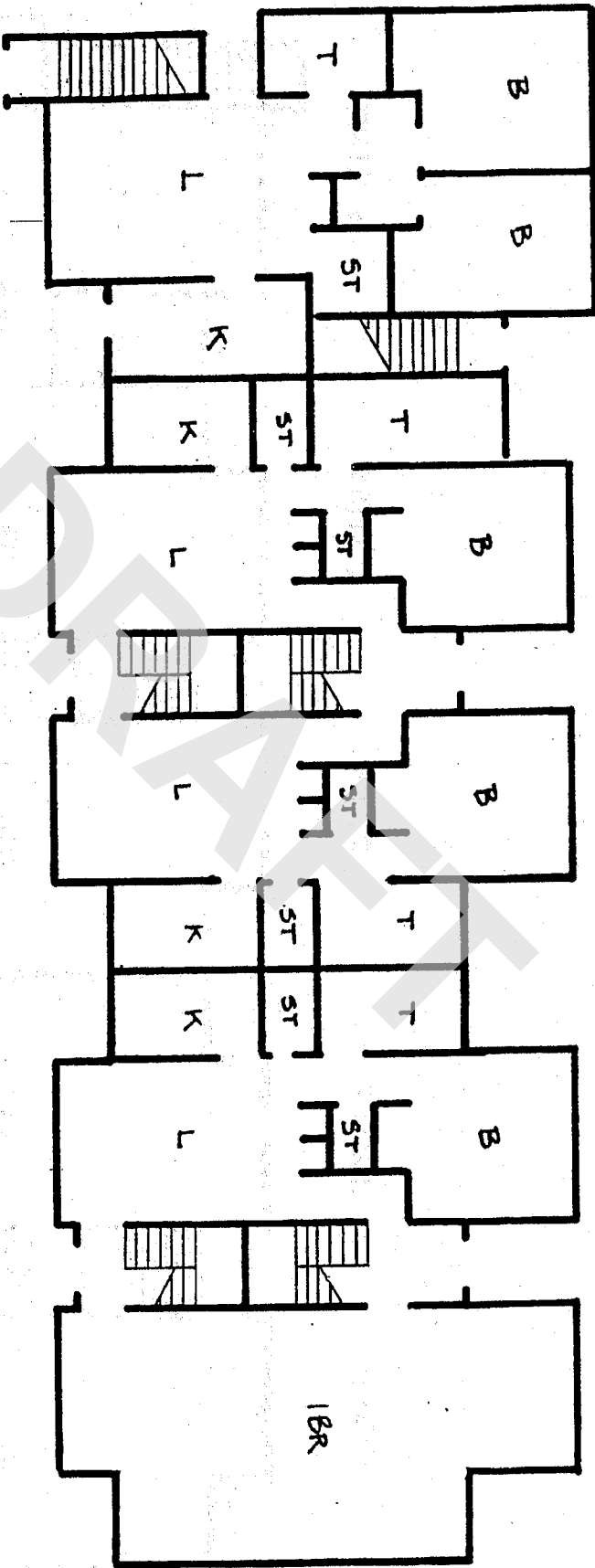
HOUSING DEVELOPMENT
MEADE
 COMM. BLDG. 1ST FLR.

KEY
 E EFFICIENCY APARTMENT
 1BR ONE BEDROOM APARTMENT
 2BR TWO BEDROOM APARTMENT
 CR COMMUNITY ROOM
 LD LAUNDRY ROOM
 T BATHROOM
 L LIVING ROOM

K KITCHEN
 B BEDROOM
 M MECHANICAL ROOM / BOILER ROOM
 MLO MANAGEMENT OFFICE
 EL ELECTRICAL ROOM
 TR TRASH ROOM
 CO CONFERENCE ROOM
 D DINING ROOM

EG EMERGENCY GENERATOR
 ST STORAGE ROOM
 FP FIRE PROTECTION ROOM
 HICP HAZARDOUS
 LB LOBBY
 N NURSES OFFICE

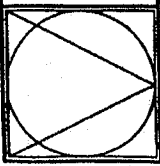




HOUSING DEVELOPMENT
MEADE

DRWG. TITLE
 1ST FLR. / UNIT A,B,C,D

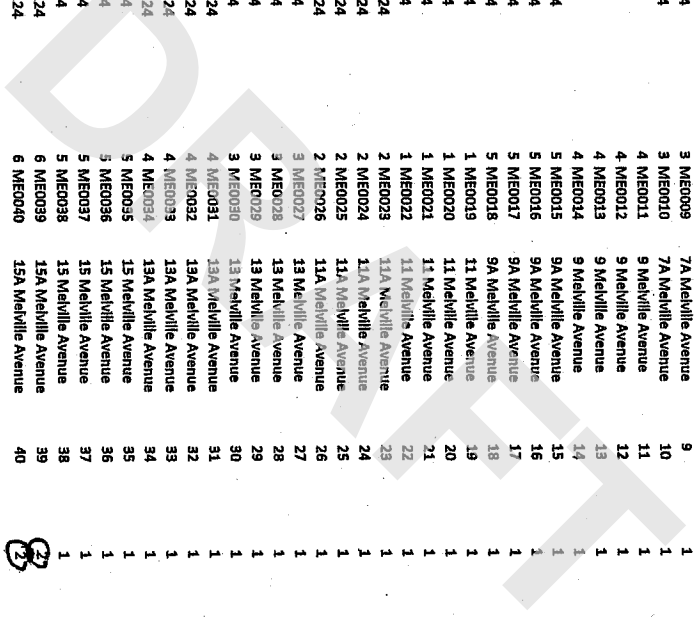
KEY	DESCRIPTION
E	EFFICIENCY APARTMENT
1BR	ONE BEDROOM APARTMENT
2BR	TWO BEDROOM APARTMENT
CR	COMMON ROOM
LD	LANDSCAPE ROOM
L	LIVING ROOM
K	KITCHEN
B	BEDROOM
MO	MORNING ROOM / BOILER ROOM
EL	ELECTRICAL OFFICE
TR	TRASH ROOM
CO	CONFERENCE ROOM
D	DINING ROOM
EG	EMERGENCY GENERATOR
ST	STORAGE ROOM
FP	FIRE PROTECTION ROOM
HDCP	HANDICAP
LB	LOBBY
N	NURSES OFFICE


















JJ-MEAD E

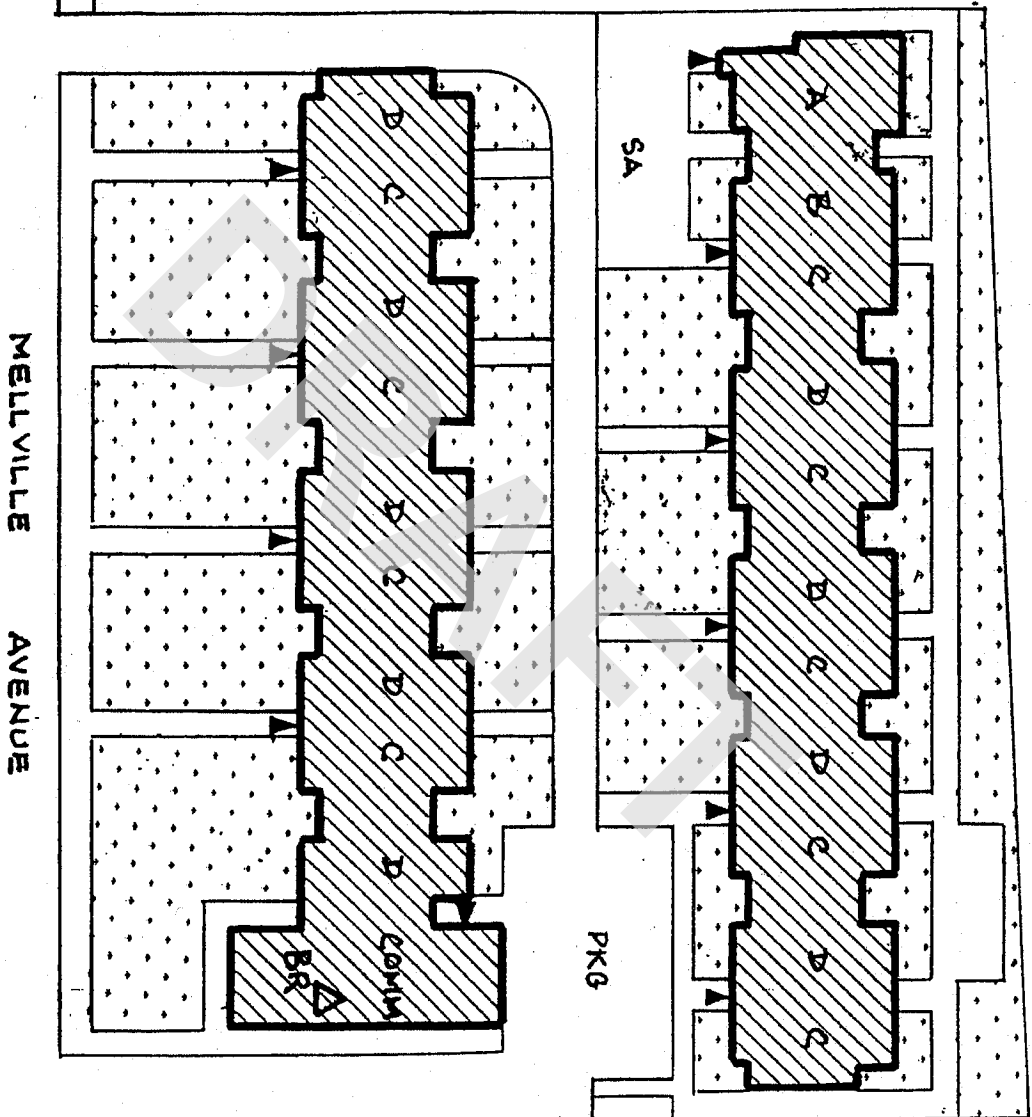
DevelopmentName	BuildingNo	BldgAddress	Entrance	UnitID	Street	Apt	Bedroom	WCUnit	UnitStatus	StatusCode	Vacant	Occupied	ProgramUnit
JJ Meade Apartments	1	5A Melville Avenue, Dorchester, MA 02124	1	ME0001	5A Melville Avenue	1	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	5A Melville Avenue, Dorchester, MA 02124	1	ME0002	5A Melville Avenue	2	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	7 Melville Avenue, Dorchester, MA 02124	2	ME0003	7 Melville Avenue	3	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	7 Melville Avenue, Dorchester, MA 02124	2	ME0004	7 Melville Avenue	4	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	7 Melville Avenue, Dorchester, MA 02124	2	ME0005	7 Melville Avenue	5	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	7 Melville Avenue, Dorchester, MA 02124	2	ME0006	7 Melville Avenue	6	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	7A Melville Avenue, Dorchester, MA 02124	3	ME0007	7A Melville Avenue	7	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	7A Melville Avenue, Dorchester, MA 02124	3	ME0008	7A Melville Avenue	8	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	7A Melville Avenue, Dorchester, MA 02124	3	ME0009	7A Melville Avenue	9	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	7A Melville Avenue, Dorchester, MA 02124	3	ME0010	7A Melville Avenue	10	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	9 Melville Avenue, Dorchester, MA 02124	4	ME0011	9 Melville Avenue	11	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	9 Melville Avenue, Dorchester, MA 02124	4	ME0012	9 Melville Avenue	12	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	9 Melville Avenue, Dorchester, MA 02124	4	ME0013	9 Melville Avenue	13	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	9 Melville Avenue, Dorchester, MA 02124	4	ME0014	9 Melville Avenue	14	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	9A Melville Avenue, Dorchester, MA 02124	5	ME0015	9A Melville Avenue	15	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	9A Melville Avenue, Dorchester, MA 02124	5	ME0016	9A Melville Avenue	16	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	9A Melville Avenue, Dorchester, MA 02124	5	ME0017	9A Melville Avenue	17	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	9A Melville Avenue, Dorchester, MA 02124	5	ME0018	9A Melville Avenue	18	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	11 Melville Avenue, Dorchester, MA 02124	1	ME0019	11 Melville Avenue	19	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	11 Melville Avenue, Dorchester, MA 02124	1	ME0020	11 Melville Avenue	20	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	11 Melville Avenue, Dorchester, MA 02124	1	ME0021	11 Melville Avenue	21	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	11 Melville Avenue, Dorchester, MA 02124	1	ME0022	11 Melville Avenue	22	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	11A Melville Avenue, Dorchester, MA 02124	2	ME0023	11A Melville Avenue	23	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	11A Melville Avenue, Dorchester, MA 02124	2	ME0024	11A Melville Avenue	24	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	11A Melville Avenue, Dorchester, MA 02124	2	ME0025	11A Melville Avenue	25	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	11A Melville Avenue, Dorchester, MA 02124	2	ME0026	11A Melville Avenue	26	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	13 Melville Avenue, Dorchester, MA 02124	3	ME0027	13 Melville Avenue	27	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	13 Melville Avenue, Dorchester, MA 02124	3	ME0028	13 Melville Avenue	28	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	13 Melville Avenue, Dorchester, MA 02124	3	ME0029	13 Melville Avenue	29	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	13 Melville Avenue, Dorchester, MA 02124	3	ME0030	13 Melville Avenue	30	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	13A Melville Avenue, Dorchester, MA 02124	4	ME0031	13A Melville Avenue	31	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	13A Melville Avenue, Dorchester, MA 02124	4	ME0032	13A Melville Avenue	32	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	13A Melville Avenue, Dorchester, MA 02124	4	ME0033	13A Melville Avenue	33	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	13A Melville Avenue, Dorchester, MA 02124	4	ME0034	13A Melville Avenue	34	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	15 Melville Avenue, Dorchester, MA 02124	5	ME0035	15 Melville Avenue	35	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	15 Melville Avenue, Dorchester, MA 02124	5	ME0036	15 Melville Avenue	36	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	15 Melville Avenue, Dorchester, MA 02124	5	ME0037	15 Melville Avenue	37	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	15 Melville Avenue, Dorchester, MA 02124	5	ME0038	15 Melville Avenue	38	1	1	Occupied	0	0	1	1
JJ Meade Apartments	1	15A Melville Avenue, Dorchester, MA 02124	6	ME0039	15A Melville Avenue	39	1	1	Employee Occupied	0	0	0	0
JJ Meade Apartments	1	15A Melville Avenue, Dorchester, MA 02124	6	ME0040	15A Melville Avenue	40	1	1	Occupied	0	0	1	0

5 1 BED
6 2 BED



HOUSING DEVELOPMENT
MEADE
 DRWG. TITLE
SITE / UTILITY PLAN

	KEY		ENTRIES		DRYING YARD
	HARD AREAS		PUMP ROOM		SITTING AREA
	SOFT AREAS		TRANSFORMER VAULT		BOILER ROOM
	HOUSING DEVELOPMENT		DUMPSTER		COMMUNITY BLDG.
	SURROUNDING BLDGS.		FUEL OIL FILL ROOM		PARKING AREA
					MANAGEMENT OFFICE



MELLVILLE AVENUE

Inspection Summary Report (POA) for Inspection #523886

Inspection Snapshot

Inspection ID:	523886	Inspection Time:	09:00 AM - 03:28 PM
Inspection Date:	04/09/2014	Property Type:	Public Housing
Property ID:	MA002000238	Score:	92b
Property Name:	MEADE APARTMENTS		
Inspection State:	Successful		

DRAFT

Inspection Summary Report (POA) for Inspection #523886

Property Profile

Property Name: MEADE APARTMENTS
Scattered Site? No **Multiple Site?** No
Address Line 1: 5 MELVILLE Avenue
Address Line 2:
City: DORCHESTER **State:** MA
ZIP: 02124 **Extension:** _____
Phone: (617) 988-5114 **Extension:**
Fax: (617) 988-5280 **Email:** leslie.peters@bostonhousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	2	2	2	40	40	16
Common	0			-	-	-
Total	2	2	2	40	40	16

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
40	100%	No

Comments 2 units with bedbugs units 4 and 13 in building 1. No lead based paint inspection report senior housing. LBP Disclosure forms not avail at site during inspection

Inspection Summary Report (POA) for Inspection #523886

Participant Profile

Site Manager [Primary Contact / Present During Inspection]

Name (F, MI, L): Leslie Peters
Organization: Boston Housing Authority
Address Line 1: 330 Bowdoin St.
Address Line 2:
City: Dorchester **State:** MA
ZIP: 02122 **Extension:**
Phone: (617) 988-5113 **Extension:**
Fax: (617) 988-5280 **Email:** leslie.peters@bostonhousing.org

Executive Director [Not Present During Inspection]

Name (F, MI, L): William McGonagle
Organization: Boston Housing Authority
Address Line 1: 52 Chauncy St.
Address Line 2:
City: Boston **State:** MA
ZIP: 02111 **Extension:**
Phone: (617) 988-4124 **Extension:**
Fax: (617) 988-4027 **Email:** william.mcgonagle@bostonhousing.org

Management Agent [Not Present During Inspection]

Name (F, MI, L): Denise Murphy
Organization: Boston Housing Authority
Address Line 1: 81 Orton Marotta Way
Address Line 2:
City: South Boston **State:** MA
ZIP: 02127 **Extension:**
Phone: (617) 988-5311 **Extension:**
Fax: (616) 988-5342 **Email:** denise.murphy@bostonhousing.org

Inspection Summary Report (POA) for Inspection #523886

Score Summary					
Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	15.68	0.00	15.68	0.00	15.68
Building Exterior	17.92	0.00	17.92	0.00	17.92
Building Systems	18.99	0.00	18.99	0.00	18.99
Common Area	8.96	0.64	8.31	0.00	8.31
Unit	38.46	4.11	34.35	3.66	30.68
Total	100.00	4.76	95.24	3.66	91.58

Score Version: 1

Score Date: 04/09/2014

Final Score: 92b

Inspection Summary Report (POA) for Inspection #523886

Health & Safety Summary

	Site	Buildings	Units	Total	Health and Safety Narrative
Non-Life Threatening (NLT)					1 site, 2 buildings and 16 units were inspected.
Actual	0	0	7	7	7 health and safety deficiencies(HSD) were observed.
Projected	0	0	18	18	
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	0	0	Site (PIS): 100%
Projected	0	0	0	0	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 40%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	0	7	7	Unit = (Actual HSDU) / PIU
Projected	0	0	18	18	If all buildings and units were inspected, it is projected that a total of 18 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #523886

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	2	2	100
Ordinary	CA	Windows	CA - Damaged/Missing Screens (Windows)	1	2	50
Ordinary	CA	Ceiling	CA - Peeling/Needs Paint (Ceiling)	1	2	50
Ordinary	CA	Outlets/Switches/Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	1	2	50

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

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

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

Inspection Summary Report (POA) for Inspection #523886

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	2	2	2	0
Unit	40	40	16	1

Building 1 - Building 1 [Sample , Inspected]

Address Line 1: 5A - 9A Melville Ave
Address Line 2:
City: Dorchester **State:** MA
Zip: 02124 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1970	2	18	18

Comments:

Unit #	# Bedrooms	Occupied?
1	1 Bedroom	Yes
3	1 Bedroom	Yes
5	1 Bedroom	Yes
6	1 Bedroom	Yes
8	1 Bedroom	Yes
11	1 Bedroom	Yes
13	1 Bedroom	Yes
16	1 Bedroom	Yes
18	1 Bedroom	Yes

Building 2 - Building 2 [Sample , Inspected]

Address Line 1: 11- 15A Melville Ave
Address Line 2:
City: Dorchester **State:** MA
Zip: 02124 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1970	2	22	22

Comments:

Inspection Summary Report (POA) for Inspection #523886

Unit #	# Bedrooms	Occupied?
21	1 Bedroom	Yes
23	1 Bedroom	Yes
26	1 Bedroom	Yes
28	1 Bedroom	Yes
31	1 Bedroom	Yes
33	1 Bedroom	Yes
36	1 Bedroom	Yes
38	1 Bedroom	Yes

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Inspection Summary Report (POA) for Inspection #523886

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

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Inspection Summary Report (POA) for Inspection #523886

Score Details

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

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - Building 1 - Building Exterior [Possible Points : 8.06]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	8.06

Building 1 - Building 1 - Common Areas [Possible Points : 6.72]				
Non-Health And Safety Deficiencies				
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.11	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.25	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.28	
			0.64	6.07

Building 1 - Building 1 - Unit 1 [Possible Points : 2.40]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.26	
			0.26	2.14

Building 1 - Building 1 - Unit 3 [Possible Points : 2.40]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.22	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 2	0.03	
			0.26	2.14

Building 1 - Building 1 - Unit 5 [Possible Points : 2.40]				
Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #523886

Item	Deficiency	Severity	Points Deducted	Points Received
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.22	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.06	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.04	
			0.32	2.09

Building 1 - Building 1 - Unit 6 [Possible Points : 2.40]				
Non-Health And Safety Deficiencies				
HVAC System	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC)	Level 3	0.49	
Health And Safety Deficiencies				
Hazards	HS - Sharp Edges (Hazards) (NLT)	Level 3	0.88	
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
			1.37	1.03

Building 1 - Building 1 - Unit 8 [Possible Points : 2.40]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.29	
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 3	0.26	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.26	
			0.82	1.58

Building 1 - Building 1 - Unit 11 [Possible Points : 2.40]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 1	0.03	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.26	
			0.30	2.11

Building 1 - Building 1 - Unit 16 [Possible Points : 2.40]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.07	

Inspection Summary Report (POA) for Inspection #523886

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.04	
			0.10	2.30

Building 1 - Building 1 - Unit 18 [Possible Points : 2.40]

Non-Health And Safety Deficiencies

HVAC System	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC)	Level 3	0.49	
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Health And Safety Deficiencies

Hazards	HS - Sharp Edges (Hazards) (NLT)	Level 3	0.88	
			1.37	1.03

Building 2 - Building 2 - Building Exterior [Possible Points : 9.85]

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	9.85

Building 2 - Building 2 - Unit 23 [Possible Points : 2.40]

Non-Health And Safety Deficiencies

Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.22	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.23	2.17

Building 2 - Building 2 - Unit 26 [Possible Points : 2.40]

Non-Health And Safety Deficiencies

Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.26	
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Health And Safety Deficiencies

Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.26	
			0.53	1.87

Building 2 - Building 2 - Unit 28 [Possible Points : 2.40]

Non-Health And Safety Deficiencies

Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.26	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.22	

Inspection Summary Report (POA) for Inspection #523886

Item	Deficiency	Severity	Points Deducted	Points Received
			0.48	1.92
Building 2 - Building 2 - Unit 31 [Possible Points : 2.40]				
Health And Safety Deficiencies				
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen) (NLT)	Level 3	0.49	
			0.49	1.91
Building 2 - Building 2 - Unit 33 [Possible Points : 2.40]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.22	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.13	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.88	
			1.23	1.17

Inspection Summary Report (POA) for Inspection #523886

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
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Site - MEADE APARTMENTS - Site(0)			
None			

Building 1 - Building 1[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no ramps only stairs on buildig one	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 1 - Building 1[Sample,Inspected] - Building Systems			
None			

Building 1 - Building 1[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies			
Closet/Utility/Mechanical	Basement crcked cover plate outlet basement mchanical rm	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	- Cover plate missing or broken - The electrical connections/wires are NOT exposed.
Community Room	Floor 1 3 mssing sreens community room	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 1 ceiling arround light fixture in hallway 1st build by unit 4 and 5	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas

Building 1 - Building 1[Sample,Inspected] - Unit 1

Non-Health And Safety Deficiencies			
Doors	Living Area rear entry door wont latch	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly

Inspection Summary Report (POA) for Inspection #523886

Item	Location/Comments	Deficiency/Severity	Decisions
			latch).

Building 1 - Building 1[Sample,Inspected] - Unit 6

Non-Health And Safety Deficiencies

HVAC System	Bedroom bedroombase board heater cover missing	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) - L3	- Convection/Radiant Heat System Cover Missing or Damaged - This condition MAY RESULT in a Health and Safety concern
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Health And Safety Deficiencies

Hazards	base board heater cover mssing may y cause harm	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Hazards	Living Area cable on living rm fl	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 1 - Building 1[Sample,Inspected] - Unit 3

Non-Health And Safety Deficiencies

Ceiling	Bathroom ceiling in bathroom peels	Unit - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Greater than 1 and less than 4 square feet
Kitchen Items	Kitchen fridge seal deter.	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bathroom bathroom walls	Unit - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area

Building 1 - Building 1[Sample,Inspected] - Unit 11

Non-Health And Safety Deficiencies

Ceiling	Living Area living rm clst water stain ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water
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Inspection Summary Report (POA) for Inspection #523886

Item	Location/Comments	Deficiency/Severity	Decisions
			infiltration) - 4 square inches to 1 square foot and you may or may not see water

Health And Safety Deficiencies

Windows	Bedroom window in bedrm lockbroken	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is accessible from outside (for example, ground level or by means of exterior stairway) - Window can be opened from outside.
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Building 1 - Building 1[Sample,Inspected] - Unit 5

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen fridge seal tore	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Outlets/Switches	Living Area livigroom cover broken by entry door	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> - Cover plate missing or broken - The electrical connections/wires are NOT exposed.
Windows	Kitchen screen missing in kitch	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1 - Building 1[Sample,Inspected] - Unit 16

Non-Health And Safety Deficiencies

Doors	Bedroom knob missing for bifold in bedroom	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
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Inspection Summary Report (POA) for Inspection #523886

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Living Area living rm left wind scr ripped	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bathroom bathroom screen torn	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1 - Building 1[Sample,Inspected] - Unit 18

Non-Health And Safety Deficiencies

HVAC System	Kitchen baseboard heater in kitch missing	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) - L3	- Convection/Radiant Heat System Cover Missing or Damaged - This condition MAY RESULT in a Health and Safety concern
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Health And Safety Deficiencies

Hazards	cover missing on baseboard in kitchen	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
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Building 1 - Building 1[Sample,Inspected] - Unit 8

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom tub stopper missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Living Area entry door in living wnt close	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Hallway rear entry door not finished	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.

Inspection Summary Report (POA) for Inspection #523886

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Bedroom bifold door in bed miss knob	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

Building 2 - Building 2[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no ramps bld 2	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 2 - Building 2[Sample,Inspected] - Building Systems

None

Building 2 - Building 2[Sample,Inspected] - Common Areas

None

Building 2 - Building 2[Sample,Inspected] - Unit 36

None

Building 2 - Building 2[Sample,Inspected] - Unit 23

Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom pop up disconnected	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Walls	Kitchen above ktch cabnits	Unit - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - 1 to 4 square feet of wall area

Building 2 - Building 2[Sample,Inspected] - Unit 33

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #523886

Item	Location/Comments	Deficiency/Severity	Decisions
Bathroom Items	Bathroom pop up dntwork	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Ceiling	Bedroom mold on ceiling in bdr	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed)
Health And Safety Deficiencies			
Air Quality	Bedroom bedroom winow and ceiling	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew

Building 2 - Building 2[Sample,Inspected] - Unit 26

Non-Health And Safety Deficiencies

Doors	Hallway rear ent doorcloser inop	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
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Health And Safety Deficiencies

Windows	Bathroom bathroom wind lck broke	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
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Building 2 - Building 2[Sample,Inspected] - Unit 21

None			
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Inspection Summary Report (POA) for Inspection #523886

Item	Location/Comments	Deficiency/Severity	Decisions
Building 2 - Building 2[Sample,Inspected] - Unit 28			
Non-Health And Safety Deficiencies			
Doors	Hallway rear entry door dosent close	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen seal damaged frdg	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated

Building 2 - Building 2[Sample,Inspected] - Unit 38

None

Building 2 - Building 2[Sample,Inspected] - Unit 31

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Kitchen Items	Kitchen only drawer in kitchen broken	Unit - Cabinets - Missing/ Damaged (Kitchen) (NLT) - L3	<ul style="list-style-type: none"> - Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - More than 50% of cabinets, doors, shelves, or laminate damaged or missing
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Notice: Modifications to the Inspection Summary Report

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

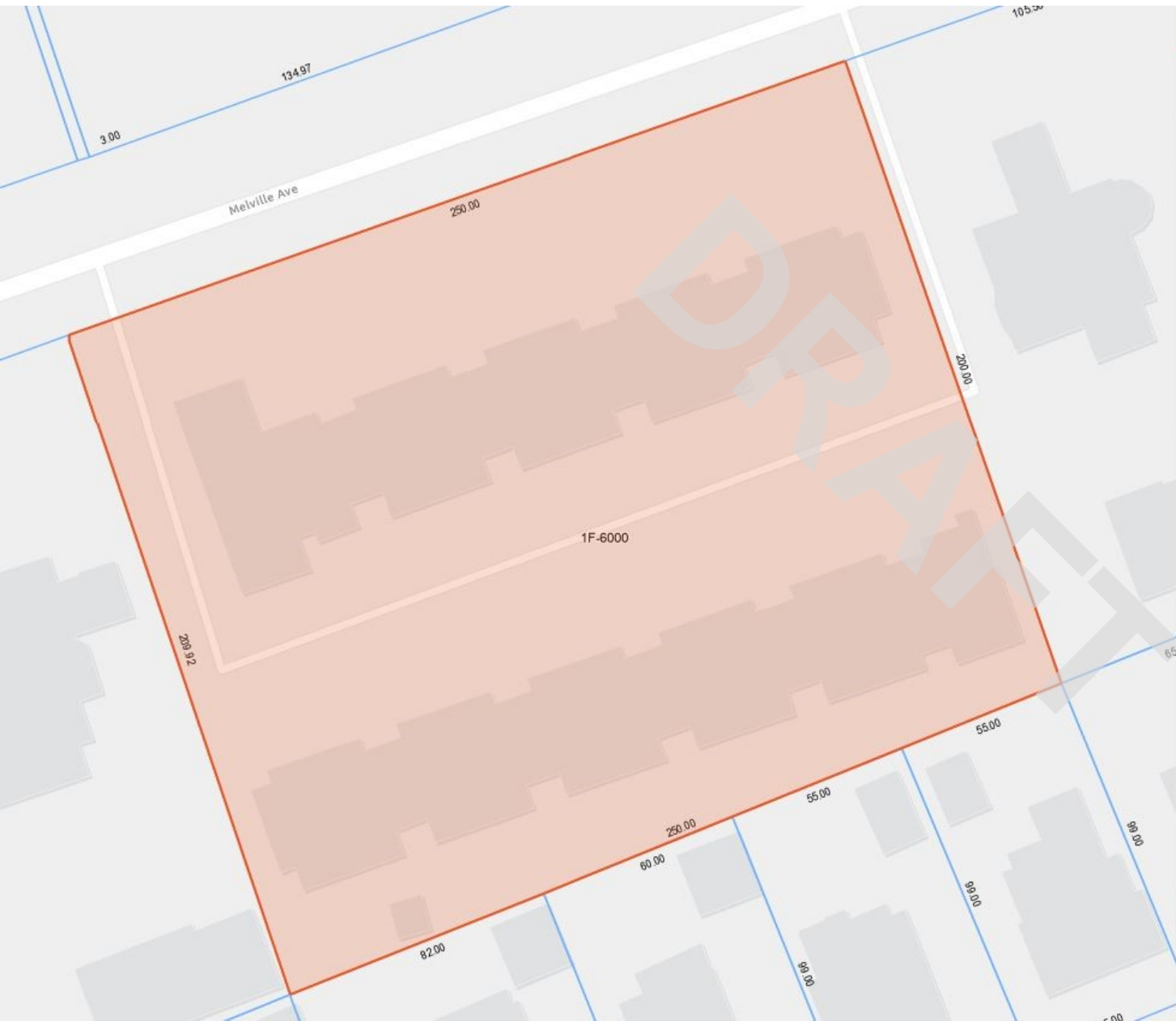
Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow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

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

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

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

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



1700958000

 Regulations may apply! Please contact us for more detail.

 See Street View by StreetSmart

 Assessing

Parcel ID 1700958000

Address 5 MELVILLE AV, 02124

Owner BOSTON HOUSING AUTHORITY

Assessor's Report 

Property Viewer 

 Zoning

Zoning District Dorchester Neighborhood

Zoning SubDistrict 1F-6000

Subdistrict Type


One-Family Residential


Zoning Overlays

Neighborhood Design Overlay District

Map No. 5A-5E 

Article 65 (Table)

 Others

Boston MHC Historic Inventory Areas 

MELVILLE AVE

10

5

Parcel ID: 1700958000

Parcel ID: 1700958000
Address: 5 MELVILLE AV, 02124
Owner: BOSTON HOUSING AUTHORITY

Land Use: Exempt
Lot Size: 51,370 SQ FT
Living Area: 32,348 SQ FT

Building Value: \$2,560,100
Land Value: \$1,926,600
Total Value: \$4,486,700
Gross Tax: \$0

For additional information from the Assessing Department, [click here](#).

[Zoom to](#)

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Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1700958000
Address:	5 MELVILLE AV BOSTON MA 02124
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	51,370 sq ft
Gross Area:	49,072 sq ft
Year Built:	1960
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	5 MELVILLE AVE DORCHESTER MA 02124
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2022 Building value:	\$2,645,300.00
FY2022 Land Value:	\$1,993,000.00
FY2022 Total Assessed Value:	\$4,638,300.00
FY2022 Tax Rates (per thousand):	
- Residential:	\$10.88
- Commercial:	\$24.98
FY2023 Preliminary Tax (Q1 + Q2):	
Estimated Tax:	\$0.00
Community Preservation:	\$0.00
Total Tax, First Half:	\$0.00

Abatements/Exemptions

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

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

Current Owner

1 BOSTON HOUSING AUTHORITY

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

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	\$4,638,300.00
2021	Exempt	\$4,486,700.00
2020	Exempt	\$4,606,700.00
2019	Exempt	\$5,186,800.00
2018	Exempt	\$5,226,800.00
2017	Exempt	\$4,964,200.00
2016	Exempt	\$3,455,800.00
2015	Exempt	\$3,445,200.00
2014	Exempt	\$3,155,900.00
2013	Exempt	\$3,055,100.00
2012	Exempt	\$2,245,800.00
2011	Exempt	\$2,245,800.00
2010	Exempt	\$2,183,500.00
2009	Exempt	\$2,774,800.00
2008	Exempt	\$3,723,600.00
2007	Exempt	\$3,723,600.00
2006	Exempt	\$2,715,900.00
2005	Apartment Building	\$2,460,400.00
2004	Apartment Building	\$2,460,400.00
2003	Apartment Building	\$1,953,600.00
2002	Exempt	\$1,953,600.00
2001	Exempt	\$1,953,600.00
2000	Exempt	\$2,067,500.00
1999	Exempt	\$2,067,500.00
1998	Exempt	\$2,067,500.00
1997	Exempt	\$1,682,500.00
1996	Exempt	\$1,591,000.00
1995	Exempt	\$1,614,500.00
1994	Exempt	\$1,704,500.00
1993	Exempt	\$1,704,500.00
1992	Exempt	\$1,798,500.00
1991	Exempt	\$1,734,000.00
1990	Exempt	\$1,734,000.00
1989	Exempt	\$256,000.00
1988	Exempt	\$210,000.00
1987	Exempt	\$178,000.00
1986	Exempt	\$163,500.00
1985	Exempt	\$106,700.00

* Actual Billed Assessments

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

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

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

DRAFT

APPENDIX G

Property Evaluator Qualifications

DRAFT

Jeb Bonnett – Director of Building Assessments - HUD

Education:

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

Training/Licenses/Registrations:

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

Experience:

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

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

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

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

REPRESENTATIVE EXPERIENCE

Physical Needs Assessments & Property Condition Assessments

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

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

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

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

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

William David Taylor – National Client Manager - HUD

Training/Licenses/Registrations:

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

Education:

J. Sargent Reynolds Community College – Courses in Architectural Design

Experience:

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

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

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

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





INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

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

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

Certificate No. 8076685

Handwritten signature of Cindy Davis in black ink.

Cindy Davis, CBO
President, Board of Directors

Handwritten signature of Dominic Sims in black ink.

Dominic Sims, CBO
Chief Executive Officer



Roy Anderson PE – Seismic Services Manager, Building Assessments

University of California, San Diego; BS Structural Engineering 1990

Professional Engineer, California, Civil 82059

California Licensed General Contractor, B641049, Inactive

ATC First Responder Training, California OES Volunteer

Redwood Empire Remodelers Association, Board Member, Past President

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

Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios

American Society of Civil Engineers (ASCE)

Structural Engineers Association of Northern California (SEAONC)

Earthquake Engineering Research Institute (EERI)

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

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

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

Key experience for Mr. Anderson includes:

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

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



KEITH HOFFSES

ASSOCIATE CONSULTANT

EDUCATION

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

CERTIFICATIONS

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

SUMMARY OF PROFESSIONAL EXPERIENCE

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

PROJECT EXPERIENCE

Project experience for Mr. Hoffses includes:

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



Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

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

CERTIFICATIONS

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

SUMMARY OF PROFESSIONAL EXPERIENCE

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

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PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

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



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

Executive Vice President

EDUCATION

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

CERTIFICATIONS

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

SUMMARY OF PROFESSIONAL EXPERIENCE

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

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

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

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

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

PROJECT EXPERIENCE

Project experience for Ms. King includes:

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

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

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

- Maverick Real Estate Partners LLC, Swansea Mall Wastewater Treatment Facility Assessment: As part of due diligence on retail mall property, Ms. King managed and prepared an assessment for a 90,000 gallon per day on-site wastewater treatment facility with groundwater discharge.
- Micron, Wastewater, SPCC, and SWPPP Services: Services included updates to Industrial Wastewater System Operations and Maintenance Manuals, Spill Prevention, Control and Countermeasure Plan and Stormwater Pollution Prevention Plan.
- Town of Milford, Site Development Water Peer Review: Services included peer review of the Water Distribution System Assessment for site development with significant water use.
- Belchertown NPDES Permitting Compliance: Services included management of the review of a draft National Pollutant Discharge Elimination System (NPDES) permit for the Belchertown Wastewater Treatment Facility.
- Marshfield Main Lift Station and Headworks Upgrade: Services included pump station upgrades and a headworks building for handling grit and screenings at a 2.1-mgd wastewater treatment facility in Marshfield, MA. Services included preparation of final design plans for the replacement of pumps at pump station, addition of building for the screenings and grit washing equipment, and addition of vortex grit removal system.
- Marshfield Avon Street and Central Street Pump Stations Upgrade: Services included design of a pump station upgrade for two pump stations in Marshfield, MA.
- Village Greens Wastewater Treatment Facility and Groundwater Discharge: Services included design and construction 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.