

August 3, 2022

HUD RAD CAPITAL NEEDS ASSESSMENT

Property Identification: Joseph Malone Apartments 11 Gordon Avenue Hyde Park, Massachusetts 02136

AEI Project No. 463343 Site Inspection Date: June 27, 2022 Prepared For: Boston Housing Authority 52 Chauncy Street Boston, Massachusetts 02111

Prepared By: AEI Consultants 112 Water Street, 5th Floor Boston, MA 02109 (857) 205-4165 AEI Main Contact: Karla King

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Boston Housing Authority 52 Chauncy Street, Boston, Massachusetts 02111

Subject: HUD RAD CAPITAL NEEDS ASSESSMENT Joseph Malone Apartments 11 Gordon Avenue, Hyde Park, Massachusetts 02136 AEI Project No. 463343

Dear Rick Jegorow:

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

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

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

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



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

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

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

Sincerely,

DRAFT Karla King Executive Vice President AEI Consultants

DRAFT Jeb Bonnett Vice President - HUD Building Assessments AEI Consultants

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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) for the property located at 11 Gordon Avenue, Hyde Park, Suffolk County, Massachusetts (the "Property"). The property features 105 dwelling units within 13 buildings, which were built in 1981 and are situated on 3.8 acres. The property was observed in fair physical condition.

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

ltem	Description
Property Type	Multifamily
Number of Floors	2
Number of Apartment Units	105
Total Number of Buildings	13
Number of Apartment Buildings	13
Ancillary Buildings	0: The leasing office / community building features a 2 bedroom apartment and is included in the apartment building count.
Parking	25 total spaces 21 of Regular Spaces 4 of Accessible Spaces / 0 Van Accessible Spaces (Critical Repair) Source: Property Management
Gross Floor Area	57,579 per Construction / As-Built Plans
Net Rentable Floor Area	52,562 per Construction / As-Built Plans
Site Area	3.8 acres per Assessor
Year of Construction	1981 per Assessor



### 1.1 OVERALL CONDITION OF THE PROPERTY

#### Code Compliance and Design

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

#### Overall Condition of the Property

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

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

#### 1.3 LIST OF COMMONLY USED ACRONYMS



ENC	
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 for the property located at 11 Gordon Avenue, Hyde Park, Suffolk County, Massachusetts (the "Property"). The scope of work included the following:

- The inspection of at least 25% 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.

### <u>Report</u>

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

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

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

# Standard Estimated Useful Life (EUL)

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

#### Assessed Remaining Useful Life (ARUL)

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

# Standard Remaining Useful Life (SRUL)

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



# 2.3 SITE VISIT INFORMATION

Site Visit Facts	
Date of Site Visit	June 27, 2022
Time of Site Visit	10:30 am
Weather Conditions	76 degrees and Raining
Site Assessor	Steve Kaskey
Site Escorts	Felix Delvalle
Point of Contact	Felix Delvalle
Total Units Inspected	Sixteen (16) units

Dwelling	Units	Inspected

Building Identification	Unit Type	Unit Identification	Unit Status	
Building 3 and 5 Summer	1 BR / 1 BTH Double	3B	Occupied	
Building 3 and 5 Summer	1 BR / 1 BTH H/C	5A	Occupied	
Building 7 and 9 Summer	1 BR / 1 BTH H/C	7A	Occupied	
Building 7 and 9 Summer	1 BR / 1 BTH Single	9C	Occupied	
Building 15 and 17 Summer	1 BR / 1 BTH Double	17C	Occupied	
Building 19 and 21 Summer	1 BR / 1 BTH Single	21B	Occupied	
Building 23 and 25 Summer	1 BR / 1 BTH Single	25C	Occupied	
Building 23 and 25 Summer	1 BR / 1 BTH Double	25D	Occupied	
Building 23 and 25 Summer	1 BR / 1 BTH Single	23A	Occupied	
Building 51, 53, and 55 Summer	1 BR / 1 BTH Single	51A	Occupied	
Building 51, 53, and 55 Summer	1 BR / 1 BTH Single	55B	Occupied	
Building 57 and 59 Summer	1 BR / 1 BTH H/C	59B	Occupied	
Building 57 and 59 Summer	1 BR / 1 BTH Single	59C	Occupied	
Building 57 and 59 Summer	1 BR / 1 BTH H/C	57A	Occupied	
Building 61 and 63 Summer	1 BR / 1 BTH Double	63D	Vacant	
Building 71, 73, and 75 Summer	1 BR / 1 BTH Single	71A	Occupied	

# 2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Boston Housing Authority (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

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



# 3.0 OVERALL GENERAL DESCRIPTION

#### 3.1 BUILDING AND UNIT SUMMARY

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

#### Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1 BR / 1 BTH Single	475	76	36,100
1 BR / 1 BTH Double	542	24	13,008
1 BR / 1 BTH H/C	612	4	2,448
2 BR / 1 BTH	1,006	1	1,006
		Total NSF:	52,562

#### Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Building 3 and 5 Summer	2	4,411
Building 7 and 9 Summer	2	4,411
Building 15 and 17 Summer	2	4,274
Building 19 and 21 Summer	2	4,274
Building 23 and 25 Summer	2	4,378
Building 61 and 63 Summer	2	4,755
Building 57 and 59 Summer	2	4,668
Building 51, 53, and 55 Summer	2	6,531
Building 71, 73, and 75 Summer	2	6,531
Building 65, 67, and 69 Summer	2	6,531
Building 11 Summer	2	2,137
Building 11 Gordan	2	3,710
Building 15 Gordan	2	4,110
	Total GSF:	57,579

#### 3.2 SITE

#### 3.2.1 SITE TOPOGRAPHY

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

#### 3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Wood railroad tie retaining walls	RR	Good/Fair
Adjoining	Roughly at similar elevation to the Property.	R&M	Good
Properties			
Storm Water	Underground municipal drainage system	R&M	Good
Collection System			



ltem	Description	Action	Condition
Landscape	Landscaped areas sloped towards area drains	R&M	Good
Drainage System			
Pavement Drainage	Storm water area drains	R&M	Good
System			
Foundation	Not applicable	NA	Not applicable
Drainage System			

#### ASSESSMENT / RECOMMENDATION

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

# Photographs



Wood Retaining Wall



Landscape Storm Water Drain



Asphalt Storm Water Drain

### 3.2.3 ACCESS & EGRESS

ltems	Description	Action	Condition
Site Access	Provided by two Entrances on Summer Street and one on Gordon Avenue:	R&M	Good
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable



Items	Description	Action	Condition
Easement or Alley	Not applicable	NA	Not applicable
Way		1	

# 3.2.4 PAVING, CURBING, & PARKING

ltems	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and	RR	Good
	drive lanes		
Concrete Pavement	Not applicable	RR	Good
Curbing	Concrete	RR	Good
Seal Coating	Recently applied	RR	Good
Striping	Pavement painted striping recently applied	RR	Good
Total Number of	25 spaces in open lots	NA	Not applicable
Parking Spaces			
Number of ADA	4	IM	Good/Fair
Spaces			

# Photographs



Asphalt Parking Lot



Concrete Curbing



Pavement Striping



ltem	Description	Action	Condition
Sidewalks	Concrete	RR	Good
Ramps	Not applicable	NA	Not applicable
Exterior Steps	Concrete steps and landing(s) at building entrance(s)	RR	Good
Handrails	Not applicable	NA	Not applicable
Loading Docks	Not applicable	NA	Not applicable

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

# Photographs



New Elevated Walkway Wood Railings



Fire Hydrant

# 3.2.6 LANDSCAPING & APPURTENANCES

ltem	Description	Action	Condition
Landscaping	Trees, shrubbery, and manicured lawn	R&M	Good
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Not applicable	NA	Not applicable
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area	Not applicable	NA	Not applicable
Fencing			
Site/Building	Exterior building mounted high intensity lights	R&M	Good
Lighting			
Parking Area	Pole-mounted fixtures	R&M	Good
Lighting			
Signage	Monument sign	RR	Good
Water Features	Not applicable	NA	Not applicable





Property Identification Sign

# 3.2.7 RECREATIONAL FACILITIES

ltem	Description	Action	Condition
Swimming Pool	Not applicable	NA	Not applicable
Filtration			
Equipment			
Swimming Pool /	Not Applicable	NA	Not applicable
Spa / Pool Decking			
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
			<u>.</u>
Other Structures			

### Other Structures

ltem	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	The property features three (3) wood sheds located on asphalt pads. The sheds were observed in poor to fair condition and will require replacement as a Non-Critical Repair	IM/RR	Fair/Poor
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable













Wood Shed #1

# 3.2.8 SITE UTILITIES

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

ltem	Description	Action	Condition
Domestic Water	Copper pipe	RR	Good/Fair
Supply Lines			
Waste Service	PVC	RR	Good/Fair
Lines			
Lift Stations	Not applicable	NA	Not applicable
Waste Water	Not applicable	NA	Not applicable
Treatment System			
Water Wells	Not applicable	NA	Not applicable
Emergency	Not applicable	NA	Not applicable
Generator			



ltem	Description	Action	Condition
Transformers	Utility-owned, pad-mounted electrical transformer(s)	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable



Electrical Transformer

#### 3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

#### 3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade	R&M	Good
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab)	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Landscaping slopes away from the foundation.	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

#### ASSESSMENT / RECOMMENDATION

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

#### 3.3.2 FRAMING

#### 3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

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



ltem	Description	Action	Condition
Significant Signs of Deflection,	No unusual problems were observed or reported.	R&M	Good
Movement			

#### 3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

There are no crawl spaces at the apartment buildings.

#### 3.3.2.3 ROOF FRAME & SHEATHING

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

# Photographs



View Of Typical Roof

# 3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall fair condition.

# 3.3.2.5 ATTICS & EAVES

Attic access panels are within units of upper floors. These were not accessible during the inspection.



# 3.3.2.6 INSULATION

The attics are reportedly insulated. However, the access to the attics was not provided.

ltem	Description	Action	Condition
Balcony Framing	Balconies are constructed with wood joists that are supported by the exterior building wall and exterior columns and beam	RR	Good/Fair
Balcony Deck	Wood joists with plywood decking covered by	RR	Good/Fair
Material	lightweight concrete		
Balcony Railing	Wood railings	RR	Good/Fair
Patio Construction	Brick paver patio	RR	Good/Fair
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Precast concrete deck	R&M	Good
Exterior Stairs	Not applicable	NA	Not applicable

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

# Photographs



Elevated Walkway



Old Elevated Walkway Wood Railings



New Elevated Walkway Wood Railings



Brick Paver Patio Building 15



ltem	Description	Action	Condition
Unit Entry Doors	Metal clad secondary egress door	RR	Good/Fair
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	Metal and glass door	RR	Good/Fair
Doors			

### 3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

### Photographs



Typical Entry Door To Units



Dwelling Unit Rear Egress Door





#### 3.3.3 SIDEWALL SYSTEM

ltem	Description	Action	Condition
Primary Exterior	Aluminum Siding	IM/RR	Fair/Poor
Wall Finishes and			
Cladding			
Trim Finishes	Metal	IM/RR	Fair/Poor
Soffits/Eaves	Exposed	IM/RR	Fair/Poor
Sealants	Sealants are used at control joint locations of dissimilar	IM/RR	Fair/Poor
	materials as well as at windows and doors.		
Painting	Not applicable	NA	Not applicable





Aluminum Siding



Mildew Siding



Damaged Fascia (Non-Critical Repair)



Exposed Wood Rake Board



Exposed Wood Rake Board

# 3.3.3.1 WINDOWS

The windows were not original.

Item	Description	Action	Condition
Window Type	Single hung windows	RR	Good
Window Frame	Vinyl	RR	Good



Item	Description	Action	Condition
Window Panes	Double pane insulated	RR	Good



Window Assembly



Window Assemblies

### 3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty Action		Condition
All		37,800 SF	20 years	0 years	No	IM/RR	Fair

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

# Photographs



View Of Typical Roof

# 3.4 MECHANICAL & ELECTRICAL SYSTEMS



#### 3.4.1 PLUMBING

ltem	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	RR	Good/Fair
Domestic Water Circulation Pumps	Each building features 2 pumps for each building address located in the attic.	RR	Good
Domestic Water Heaters	Central, gas-fired, commercial-grade, tank type water heater with 75-gallon capacity.	RR	Good
Domestic Water Boilers	Not applicable	NA	Not applicable
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

# Photographs



Community Building Water Heater



Dwelling Unit Water Heater

# 3.4.2 HVAC SYSTEMS

ltem	Description	Action	Condition
<b>Cooling Equipment</b>	Tenant provided window units	R&M	Fair
Heating Equipment	Central Hydronic Boiler with Baseboard distribution	RR	Good
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Baseboard radiant heaters	IM/RR	Fair/Poor
Tonnage of Cooling Equipment	The property features 2 thru wall A/C units located in the community building	RR	Good/Fair
<b>Distribution System</b>	Two pipe hydronic distribution system	RR	Good/Fair
Controls	Local Thermostat	R&M	Good
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair- tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Not applicable	NA	Not applicable





Dwelling Unit Hydronic Baseboard Heater



Gas Boiler For Dwelling Units



Damaged Baseboard Heater

# 3.4.3 ELECTRICAL SYSTEM

ltem	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	120/240-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical	125 Ampere max breaker panel	R&M	Good
Tenant Service			
Amperage			
Panel Manufacturer	Federal Pacific	IM/RR	Fair
Overload	Circuit breaker switches	R&M	Good
Protection			
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault	Observed in kitchen, bathrooms, and wet areas	R&M	Good
Circuit Interrupter			





Federal Pacific Electrical Panel (Critical Repair)



Federal Pacific Electrical Panel (Critical Repair)

#### ASSESSMENT / RECOMMENDATION

Stab-Lok electric panel system, found in use at the subject property as an electrical over-load protection device, has been identified by the construction industry as being well below industry standards and is generally considered to be a safety hazard. These Stab-Lok electrical panels, originally manufactured by Federal Pacific Electric (FPE) and later bought by Reliance Electric Company, were widely used by builders in the 1960s and 1970s, but are now considered unsafe. The Stab-Lok circuit breakers were shown in NY state court to have erroneously been sold before having been UL approved. Studies have repeatedly shown overload protection failure. The system is therefore considered to be a latent safety hazard. The panels and circuit breakers themselves do not cause an unsafe condition such as a short in a wire, but the breakers may not trip when necessary. This can lead to shock hazards, overheating, and fires.



Federal Pacific Electrical Panel (Critical Repair)



# 3.5 ELEVATORS

Elevator Summary

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

#### Elevator Inspection

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

#### ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

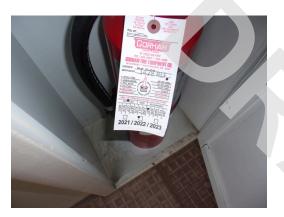
#### 3.6 LIFE & FIRE SAFETY

ltem	Description	Condition	Action
Fire Suppression Systems	Not applicable	Not applicable	NA
Fire Suppression System Inspection Date	Not Applicable	Not applicable	NA
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures Hard-wired smoke detectors with battery back-up (Units and common areas) Emergency pull-cords are located in the bedrooms and bathrooms,	Good/Fair	RR
Fire Extinguishers	Mounted on exterior walls Last inspection completed on May 2022	Good	R&M
Fire Alarms	Hard-wired alarm panels located in buildings 57 and 11	Good	RR
Fire Alarm Inspection Date	March 14, 2002	Good	R&M
Fire Hydrants	There are fire hydrants located along the adjacent municipal street	Good	R&M
Fire Egress Stairs	The buildings feature breezeway stairs	Good	RR





Fire Alarm Control Panel #1



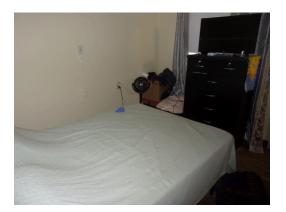
Fire Extinguisher



Fire Alarm Control Panel #2



Fire Hydrant



Dwelling Unit Emergency Pull Chord

# 3.7 INTERIOR ELEMENTS

# 3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not Applicable	NA	Not applicable



ltem	Description	Action	Condition
Community Room	A community room located in the community building features tables and chairs for meetings and community events. Finish's include VCT flooring and painted GWB walls and ceilings	RR	Good
Business Center	Not Applicable	NA	Not applicable
Common Area Kitchen	The community building features a kitchen equipped with a refrigerator microwave and stove. Finish's include VCT flooring and painted GWB walls and ceilings	RR	Good/Fair
Common Area Laundry	The community building and building 61 features laundry rooms equipped with two (2) front loading washers and two (2) dryers per laundry room. Finish's include VCT flooring and painted GWB walls and ceilings	RR	Good/Fair



Community Room



Community Kitchen, not UFAS compliant (Critical Repair)



Laundry Room Building 61



Community Building Laundry Room



# 3.7.2 DWELLING UNIT INTERIOR ELEMENTS

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

# Unit Finishes

# Photographs



Dwelling Unit New Vinyl Flooring



Dwelling Unit Old Vinyl Flooring (Non-Critical Repair)

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





Dwelling Unit Stove



Dwelling Unit Refrigerator



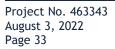
Designated Handicapped Accessible Unit Cooktop Stove



Designated Handicapped Accessible Unit Oven

Item	Description	Action	Condition
Kitchen Sink &	Plastic laminated particle board	RR	Good/Fair
Countertop			
Bathroom Sink and	Wall mounted sinks	RR	Good/Fair
Countertop			
Kitchen Cabinetry	Wood frame with solid wood doors	RR	Good/Fair
Bathroom	Not applicable	NA	Not applicable
Cabinetry			
Bathtub/Shower	Enamel over steel bathtub with ceramic tile tub	RR	Good
and Enclosure	surround		
Toilet	Tank top toilet with large capacity tank	RR	Good/Fair
Accessories	Medicine cabinet	RR	Good/Fair
	Towel bars		
	Wall mounted mirror		

Cabinets & Fixtures







**Dwelling Unit Kitchen Cabinets** 



Dwelling Unit Bathroom



Dwelling Unit Kitchen Cabinets



Designated Handicapped Accessible Unit Bathroom



Designated Handicapped Accessible Unit Kitchen



# 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.

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

It was reported by on-site staff that residents have reported moisture build up in the bathrooms. The dwelling unit bathrooms do not feature exhaust fans to remove excess moisture. It is recommended to install exhaust fans in the dwelling unit bathrooms in order to remove the moisture.

# ASSESSMENT / RECOMMENDATION

It is recommended to install exhaust fans in the dwelling unit bathrooms in order to remove the moisture.

# 4.2 PEST MANAGEMENT

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

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



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

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

#### ASSESSMENT / RECOMMENDATION

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

No repair or reserve funding is recommended at this time.

#### 4.3 SEISMIC ZONE

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

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

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

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

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

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

#### ASSESSMENT / RECOMMENDATION

There are no further recommendations.

#### 4.4 WIND ZONE

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

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)



Zone III (200 MPH)

Zone IV (250 MPH)

**Special Wind Zone** 

Hurricane Susceptible Zone

#### 4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 25025C0069G, 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



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



# 5.0 DOCUMENT REVIEW & INTERVIEWS

#### 5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire		
Construction Drawings	Goody, Clancy & Associates	2/16/1979
ALTA Survey		
Historical Capital Schedule		
Rent Roll	Management	6/27/2022

#### 5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Felix Delvalle	Maintenance	000.000.0000	Provided interview and conducted the site visit
	Maintenance Supervisor		Provided interview and conducted the site visit

#### 5.3 BUILDING CODE COMPLIANCE

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

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

#### 5.4 FIRE CODE COMPLIANCE

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

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

#### 5.5 ZONING COMPLIANCE

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

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

Not applicable. The property does not have an existing HUD mortgage.



## 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)	office	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
<b>Use:</b> Is the property classified as a historic structure? (ADAAG Question)	No	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
<b>Use:</b> Is the property classified as a private club or religious structure? (ADAAG Question)	No	Properties classified as such are exempt from complying with the ADAAG.
<b>Use:</b> Does the property plan a significant renovation that is at least 20% of the value of the building? (If so, the renovation budget should include upgrades to correct all ADA issues). (ADAAG Question)	No	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. 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
<b>Use:</b> Does the property feature federal financial assistance? (UFAS Question)	Yes	building or facility. Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United Statesshall, 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 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



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

## Abbreviated Screening Checklist for ADAAG Compliance

	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?		~		
	king	-			
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	~			25 total spaces 4 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		~		The property does not feature parking spaces with van accessible signage.
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	~	~		The property does not feature parking spaces with van accessible signage.
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?	~			



	Building History	Yes	No	N/A	Comments
5.	Do curbs on the accessible route have				
	depressed, ramped curb cuts at drives,	<b>~</b>			
	paths, and drop-offs?				
6.	If required does signage exist directing				
	you to accessible parking and an			~	
	accessible building entrance?				
Ran		1	1	1	
1.	Do all ramps along accessible path of				
	travel appear to meet slope				
	requirements? (1:12 or less) Please note			<b>~</b>	
	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				
۷.	complete with railings on both sides?			<b>~</b>	
3.	Does the width between railings appear				
٦.	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?				
	rances/Exits			1	
1.	Do all required accessible entrance				
	doorways appear at least 32 inches				
2.	wide and not a revolving door? If the main entrance is inaccessible, are				
۷.	there alternate accessible entrances?			$\checkmark$	
3.	Is the door hardware easy to operate				Automatic opener provided at main
5.	(lever/push type hardware, no twisting				entrance
	required and not higher than	~			
	approximately 48 inches above the				
	floor)?				
	hs of Travel				
1.	Are all paths of travel free of				
	obstruction and wide enough for a				
	wheelchair (appear at least 36 inches	Ť			
	wide)?				
2.	Are wheelchair-accessible facilities				
	(toilet rooms, exits, etc.) identified	<ul> <li>Image: A start of the start of</li></ul>			
2	with signage?				
3.	Is there a path of travel that does not require the use of stairs?	~			
Elev	vators		1	1	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?				



	Building History	Yes	No	N/A	Comments		
4.	Do elevator doors have a reopening	105	110		connents		
	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?						
	let 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	<ul> <li>Image: A start of the start of</li></ul>					
	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"•			~			
6	wide)? Are grab bars provided in toilet stalls?						
6. 7.	Are sinks provided with clearance for a						
7.	wheelchair to roll under?	<ul> <li>Image: A second s</li></ul>					
8.	Are sink handles operable with one						
0.	hand without grasping, pinching or						
	twisting?	•					
9.	Are exposed pipes under sink						
1.	sufficiently insulated against contact?	<b>~</b>					
Poo	Pools						
	Are public access pools provided? If the						
	answer is no, please disregard this			<b>~</b>			
	section.						
2.	How many accessible access points are						
	provided to each pool/spa? Provide			<ul> <li>Image: A start of the start of</li></ul>			
	number in comment field.						

## Abbreviated Screening Checklist for UFAS Compliance

	Building History	Yes	No	N/A	Comments
Cor	nmon Area Paths of Travel				
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?	•			
	Do the common laundry rooms have a front controlled washing machine?	~			
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?	~			



	Building History	Yes	No	N/A	Comments
Play	y Area				
1.	Are the common area playgrounds accessible by wheelchair?			~	
	Designated Ha	andic	appe	d Dwe	
	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?	~			Units 5A, 7A, 57A and 59B
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?			~	
	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?	~	>		The kitchen and bathroom sinks of the designated handicapped units did not provided scald and abrasion protection on the under sink piping. Installation of scald and abrasion protection is required. Critical Repair)
	Accessible Kitchens: Are the countertops and sinks lowered from 36" to approximately 34"?	~	*		Units 59B and 5A were observed with kitchen countertops at the sink mounted at 36" above the finished floor. All the units do not provide a 30" roll under work area. Reconfiguration of the designated handicapped kitchens is required (Critical Repair)
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						
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			~			



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

#### RECOMMENDATIONS

### ADAAG Concerns:

• The property does not feature parking spaces with van accessible signage. Installation of a parking space meeting ADAAG guidelines for Van Accessible Parking is required. (Critical Repair)



#### UFAS/State Code Concerns:

• The existing mobility units (Units 5A and 59B) were observed with kitchen countertops at the sink mounted at 36" above the finished floor. All the units do not provide a 30" roll under work area. Reconfiguration of the designated handicapped kitchens is required (Critical Repair)

As a portfolio the Boston Housing Authority is required to have 5% handicap units and 2% audio visual units per Section 504 and UFAS. However, on a property by property level, it is not always feasible to achieve the 5%/2% requirements. If the property were to be separated from the portfolio, via a RAD transaction the building would need to conduct a UFAS feasibility study. Currently, 2 additional mobility units and 2 additional a/v units would have to be installed at this property if it was to separate during a RAD transaction.

#### FHA Design Concerns:

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

#### Photographs



Community Building Restroom



Community Building Restroom Countertop Measurement From Finished Floor



Community Building Restroom Clear Width Door Opening



Community Building Restroom Levered Door Hardware





Community Building Restroom Paper Towel Measurement From Finished Floor



Mail Kiosk Measurement From Finished Floor



Designated Handicapped Accessible Unit Kitchen

51 00 6 (2)<sup>2</sup> (2)7

Community Building Restroom Light Switch Measurement From Finished Floor

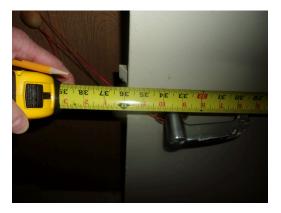


Designated Handicapped Accessible Unit Cooktop Stove



Handicapped Accessible Unit Clear Door Width





Designated Handicapped Accessible Unit Door Measurement



Kitchen Countertop Mounted Above the 34" Maximum From Finished Floor In The Designated Handicapped Unit



Kitchen Countertop Mounted Above the 34" Maximum From Finished Floor In The Designated Handicapped Unit



Handicapped Accessible Unit; Stove Controls Out Of Reach Range



Handicapped Designated Freezer Measurement From Finished Floor



Handicapped Accessible Unit Lacking Scald And Abrasion Protection On Under Sink Piping





Handicapped Accessible Unit Lacking Scald And Abrasion Protection On Under Sink Piping

#### 6.2 INTRUSIVE EXAMINATIONS

#### 6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

#### 6.2.2 ELECTRICAL INSPECTION

The Stab-lok electrical panels require replacement.

#### 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	\$1,500,317	\$1,429
1-10 Year Inflated Costs	\$1,665,849	\$1,587
11-20 Year Un-Inflated Costs	\$3,008,529	\$2,865
11-20 Year Inflated Costs	\$4,144,322	\$3,947
1-20 Year Un-Inflated Costs	\$4,508,846	\$2,147
1-20 Year Inflated Costs	\$5,810,171	\$2,767

#### 7.2 CRITICAL REPAIRS



					CRIT	TICAL REPAIRS		
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
					CRITICAL RE	PAIRS (ACCESSIBILITY)		
Striping and Marking	Reconfigure Handicapped Parking (Critical Repair)	Designated handicapped parking	Repair	1	Each	\$ 175.00	\$ 175.00	The property does not feature parking spaces with van accessible signage. Installation of a parking space meeting ADAAG guidelines for Van Accessible Parking is required.
Cabinets & vanities	UFAS Unit Kitchen Cabinet Modifications (Critical Repair)	Units 59B and 5A Kitchen	Level 2 Alteration	2	Each	\$ 18,000.00	\$ 36,000.00	Units 59B and 5A were observed with kitchen countertops at the sink mounted at 36" above the finished floor. All the units do not provide a 30" roll under work area. Reconfiguration of the designated handicapped kitchens is required under the supervision of an architect per UFAS.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Designated handicapped units	Repair	8	Each	\$ 80.00	\$ 640.00	The kitchen and bathroom sinks of the designated handicapped units did not provided scald and abrasion protection on the under sink piping. Installation of scald and abrasion protection is required per UFAS.

Accessibility Subtotal: \$ 36,815.00 Life Safety Subtotal: \$ -Total: \$ 36,815.00

#### 7.3 NON-CRITICAL REPAIRS



				NON-CRITICA	L REPAIRS				
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure		Unit Cost	Total	Comments
Storage sheds	Storage Shed (Non-Critical Repair)	At Property	Level 1 Alteration	3	Each	\$	4,416.00	\$ 13,248.00	The storage sheds were observed in poor condition and have exceeded their EUL warranting replacement.
Balcony/Porch, wood decking	Wood/Concrete Elevated Sidewalk (Non-Critical Repair)	Rear of Apartment buildings	Level 1 Alteration	26	Each	\$	550.00	\$ 14,300.00	The wood railings on the elevated sidewalks were observed in poor condition at the northern parcel warranting replacement.
Aluminum Siding	Aluminum Siding (Non-Critical Repair)	Exterior building surfaces	Level 1 Alteration	44416	SF	\$	12.00	\$ 532,992.00	The aluminum siding was observed faded and has exceeded it's EUL warranting replacement. Replacement with a more modern product like fiber cement siding is recommended.
Asphalt Shingle	Asphalt Shingle Roofing (Non- Critical Repair)	Apartment building roofs	Level 1 Alteration	37800	SF	\$	3.00	\$ 113,400.00	The asphalt shingled roofs have exceeded their EUL warranting replacement.
Gutters/Downspouts, aluminum	Gutters and Downspouts (Non- Critical Repair)	Apartment building gutters	Level 1 Alteration	2500	LF	\$	7.50	\$ 18,750.00	The gutters and downspouts have exceeded their EUL warranting replacement.
Soffits, Wood, Vinyl, Metal	Soffits and Fascia (Non-Critical Repair)	Apartment building soffits and fascia	Level 1 Alteration	3331	SF	\$	20.00	\$ 66,620.00	The soffits and fascia were observed with damage and have exceeded their EUL warranting replacement.
Radiation-steam/hydronic (baseboard or freestanding radiator)	Hydronic Baseboard Heaters (Non- Critical Repair)	Apartment Buildings dwelling units and common areas	Level 1 Alteration	350	Each	\$	400.00	\$ 140,000.00	The baseboard heaters were observed in fair to poor condition warranting replacement.
Smoke and fire detection system, central panel	Central Fire Panel (Non-Critical Repair)	Mechanical rooms at 11 and 63 Summer Street	Level 1 Alteration	2	Each	\$	13,077.00	\$ 26,154.00	The fire panels have exceeded their EUL warranting replacement (Non-Critical Repair)
Tenant space alarm systems	Emergency Call System (Non-Critical Repair)	Dwelling Units	Level 1 Alteration	104	Each	\$	300.00	\$ 31,200.00	The emergency call system has exceeded it's EUL warranting replacement (Non- Critical Repair)
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor (Hallways/Stairs) (Non-Critical)	Apartment building common areas	Level 1 Alteration	3900	SF	\$	6.88	\$ 26,832.00	The apartment buildings common area vinyl flooring has exceeded their EUL warranting replacement.
Interior doors, solid core, wood, metal clad, fire rated	Solid Interior Doors - Common Area (Non-Critical)	Buildings common doors	Level 1 Alteration	36	Each	\$	600.00	\$ 21,600.00	The common area doors have exceeded their EUL warranting replacement.
Mold-treat-remediate	Install Bathroom Exhaust Fans (Non- Critical Repair)	Dwelling unit bathrooms	Level 1 Alteration	105	Each	Ş	1,000.00	\$ 105,000.00	The dwelling unit bathrooms were observed without exhaust fans and reportedly causing mildew growth. Installation of exhaust fans in order to remove excess moisture is recommended.
Fencing, chain-link	Trim/remove trees (Non-Critical Repair)	Throughout site	Repair	1	Each	\$	3,200.00	\$ 3,200.00	The trees located at the site were observed touching the buildings in multiple areas. Trimming of trees that are in contact with the buildings is required in order to prevent damage to the building envelope.
Tenant electrical panel	Replace Electrical Panels (Non- Critical Repair)	Dwelling unit and common area panels	Level 1 Alteration	132	Each	\$	1,400.00	\$ 184,800.00	Stab-Lok electric panel system, found in use at the subject property as an electrical over-load protection device, has been identified by the construction industry as being well below industry standards and is generally considered to be a safety hazard. These Stab-Lok electrical panels, originally manufactured by Federal Pacific Electric (FPE) and later bought by Reliance Electric Company, were widely used by builders in the 1960s and 1970s, but are now considered unsafe. The Stab-Lok circuit breakers were shown in NY state court to have erroneously been sold before having been UL approved. Studies have repeatedly shown overload protection failure. The system is therefore considered to be a latent safety hazard. The panels and circuit breakers themselves do not cause an unsafe conflicton such as a short in a wire, but the breakers may not trip when necessary. This can lead to shock hazards, overheating, and fires. Replacement is required. (Non-Critical Repair)

Total: \$ 1,298,096.00

### 7.4 REPLACEMENT RESERVES



Need Category	Component	Quantity	Unit of	Unit Cost	First Action Cost Est	timated Useful Life	Current Age	RUL	Year 00	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07 Year	ear 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Asphalt Pavement	Overlay Asphalt Parking Lot	23989	Measure	ć 2	\$ 71,727	25	4	21	ć	ć	ć	ć	ć	ć	ć	e e		c c		ć	ć	ć	ė	ć	ć	ć	ć	ć	ć
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot	23989	SF	\$ 5 ¢ 0	\$ 5.997	25	4	4		э с	· 2		\$ 5.997	 -	 -		-	\$ 5.997 \$		<u>-</u>	 -		\$ 5,997	 -	 -	 -	 -	\$ 5,997	р - с
Asphalt Bar Coat	Replace Asphalt Sidewalks	4666	SF	τ <u>τ</u>	\$ 6,999	25	4	21	 	2 6	· •		\$ 3,337					\$ 3,557 \$		2 - 6	 -		\$ 3,337	 -	\$ - 6	 -	 -	\$ 3,337	\$ - ¢
Concrete	Concrete Patio	1398	SF	7 <u>2</u>	\$ 7,759	50	4	9	 с	э с	· •		 	 -			-	\$ 7,759 \$		2 - 6	 		 -		 с	 -	 -	р - с	ф - с
Signage, Entrance/Monument	Property Signage	1356	Each	\$ 2,000	÷ ;;:::::	25	12	13	÷ -	\$ \$	, ç		· · · ·	\$ - \$	<del>,</del> -	\$ - \$ \$		\$ 7,735 \$	2	<u>, -</u> 4 .	\$ - \$	\$ 2,000	р - с -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$	\$ -	<del>ç -</del>
Retaining Walls, treated timber	Wood Timber Retaining Walls	30	SF	\$ 45		25	17	8	\$ -	4	Ś	, <u>,</u>	, <u>,</u>	\$	\$ _	\$ . \$	1.350	\$ . \$	· ·	<u>, ,</u>	\$ \$	\$ 2,000	с. с.	\$	\$ .	\$ .	\$	\$ .	¢ -
Storage sheds	Storage Shed (Non-Critical Repair)	30	Each	\$ 4,416		30	41	0	\$ 13.248	ć	é	é	é	é	÷ ·	¢ ¢	1,550	 	5 -	÷ .	é	÷ ·	e e	ć	¢ .	é	ć	ç -	¢ ·
Balcony/Porch, wood decking	Wood/Concrete Elevated Sidewalk (Refurbished)	23	Each	\$ 550		20	41	19	\$ 15,240	\$ \$	, ç		· · · ·	\$ - \$	<del>,</del> -	\$ - \$ \$		· · · ·	2	<u>, -</u> 4 .	\$ - \$	<del>,</del> -	р - с -	\$ - \$ -	\$ - \$ -	 	\$ - \$	\$ 12,650	<del>ç -</del>
Balcony/Forch, wood decking	wood/concrete Elevated Sidewark (netarbisited)			1			-	15	Ý -	, Y	<b>,</b>	· •	<b>,</b>	<b>,</b>	<del>,</del>	<b>,</b> ,		Ŷ . Ŷ	, .	<u>,                                     </u>	Ŷ.	<u>,</u>	Ŷ	Ŷ	Ŷ -	Ŷ	Ŷ	\$ 12,050	<b>y</b> -
Balcony/Porch, wood decking	Wood/Concrete Elevated Sidewalk (Non-Critical Repair)	26	Each	\$ 550	\$ 14,300	20	22	0	\$ 14,300	\$	\$	- \$	· \$ -	\$-	\$ -	\$ - \$	-	\$-\$	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$ -	\$-	\$ 14,300
Commercial Entry Systems	Commercial Entry Door Systems	25	Each	\$ 1,982	\$ 49,550	50	41	9	\$-	\$	\$	- \$	- \$ -	\$ -	\$-	\$ - \$	-	\$ 49,550 \$	\$-	\$-	\$ -	\$-	\$-	\$ -	\$-	\$-	\$ -	\$-	\$ -
Aluminum Siding	Aluminum Siding (Non-Critical Repair)	44416	SF	\$ 12	\$ 532,992	40	41	0	\$ 532,992	\$	· \$	- \$	- \$ -	\$ -	\$-	\$ - \$	-	\$ - \$	\$-	\$-	\$ -	\$-	\$-	\$ -	\$ -	\$-	\$ -	\$ -	\$ -
Aluminum	Replace Windows	784	Each	\$ 667	\$ 522,928	35	12	23	\$-	\$	\$	- \$	· \$ -	\$ -	\$-	\$ - \$	-	\$-\$	5 -	\$-	\$ -	\$ -	\$-	\$ -	\$ -	\$-	\$ -	\$-	\$-
Asphalt Shingle	Asphalt Shingle Roofing (Non-Critical Repair)	37800	SF	\$ 3	\$ 113,400	21	21	0	\$ 113,400	\$	\$	- \$	- \$ -	\$ -	\$-	\$ - \$	-	\$ - \$	\$-	\$-	\$ -	\$ -	\$-	\$ -	\$ -	\$-	\$ -	\$ -	\$ -
Gutters/Downspouts, aluminum	Gutters and Downspouts (Non-Critical Repair)	2500	LF	\$ 8	\$ 18,750	21	21	0	\$ 18,750	\$	\$	- \$	· \$ -	\$ -	\$-	\$ - \$	-	\$-\$	\$-	\$-	\$ -	\$ -	\$-	\$ -	\$ -	\$-	\$ -	\$-	\$-
Soffits, Wood, Vinyl, Metal	Soffits and Fascia (Non-Critical Repair)	3331	SF		\$ 66,620	21	21	0	\$ 66,620	\$	\$	- \$	· \$ -	\$ -	\$-	\$ - \$	-	\$ - \$	\$-	\$ -	\$ -	\$ -	\$-	\$-	\$-	\$-	\$ -	\$-	\$ -
Residential hot water heater, gas or electric	Traditional Gas Water Heater 75-Gallon (Older)	13	Each	\$ 4,406		12	13	0	\$ 57,278	\$	\$	- \$	· \$ -	\$ -	\$-	\$ - \$	-	\$-\$	11,456	\$ 11,456	\$ 11,456	\$ 11,456	\$ 11,456	\$ -	\$ -	\$-	\$ -	\$-	\$ -
Residential hot water heater, gas or electric	Traditional Gas Water Heater 75-Gallon (Newer)	14	Each	\$ 4,406		12	4	8	\$ -	\$	\$	- \$	\$-	\$ -	\$ 12,337	\$ 12,337 \$	12,337	\$ 12,337 \$	12,337	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$-	\$ 12,337	\$ 12,337	\$ 37,010
Boilers, Oil/ Gas/ Dual Fuel, Low MBH	Gas-Fired Boiler (Heat) 155,000 Btu	27	Each			30	4	26	\$ -	\$	\$	- \$	\$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$-
Hydronic/Water Circulating Pumps	Hydronic HVAC Circulation Pumps	54	Each	\$ 1,280	\$ 69,120	20	8	12	\$-	\$	\$	- \$	· \$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	13,824	\$ 13,824	\$ 13,824	\$ 13,824	\$ 13,824	\$ -	\$ -	\$-	\$ -	\$ -	\$-
Radiation-steam/hydronic (baseboard or freestanding radiator)	Hydronic Baseboard Heaters (Non-Critical Repair)	350	Each	\$ 400	\$ 140,000	50	41	0	\$ 140,000	\$	\$	- \$	\$ -	\$ -	\$-	\$ - \$	-	\$ - \$	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$ -	\$ -	\$ -
Window or thru-wall air conditioners	Window A/C Units	2	Each	\$ 1,200	\$ 2,400	10	4	6	\$ -	\$	\$	- \$	· \$ -	\$-	\$ 2,400	\$ - \$	-	\$ - \$	\$-	\$-	\$-	\$ -	\$-	\$ -	\$ 2,400	\$-	\$ -	\$-	\$ -
Smoke and fire detection system, central panel	Central Fire Panel (Non-Critical Repair)	2	Each	\$ 13,077	\$ 26,154	15	41	0	\$ 26,154	\$	\$	- \$	\$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	\$-	\$ -	\$ -	\$ -	\$ 8,718	\$ 8,718	\$ 8,718	\$ -	\$ -	\$ -	\$ -
Tenant space alarm systems	Emergency Call System (Non-Critical Repair)	104	Each	\$ 300	\$ 31,200	10	41	0	\$ 31,200	\$	\$	- \$	· \$ -	\$ -	\$-	\$ - \$	-	\$ 10,400 \$	10,400	\$ 10,400	\$-	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$ 10,400	\$ 20,800
Floor tile, ceramic, natural stone - Common	Ceramic Tile - Common Flooring	320	SF	\$ 8	\$ 2,560	40	37	3	\$ -	\$	\$	- \$ 2,56	0 \$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	ŝ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor Community)	1774	SF	\$ 7	\$ 12,205	15	4	11	\$ -	\$	\$	- \$	\$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	\$ -	\$ 12,205	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor (Hallways/Stairs) (Non- Critical)	3900	SF	\$ 7	\$ 26,832	15	17	0	\$ 26,832	. 5	\$	- \$	· \$ -	\$ -	\$-	\$ - \$	-	\$ - \$	\$-	\$-	\$-	\$-	\$ 8,944	\$ 8,944	\$ 8,944	\$-	\$-	\$-	\$ -
Interior doors, solid core, wood, metal clad, fire rated	Solid Interior Doors - Common Area (Non-Critical)	36	Each	\$ 600	\$ 21,600	30	41	0	\$ 21,600	\$	\$	- \$	· \$ -	\$ -	\$-	\$ - \$	-	\$-\$	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$-	\$-	\$ -	\$ -	\$-
Refrigerator/freezer - Common	Standard Refrigerator - Common Area	1	Each	\$ 650	\$ 650	15	8	7	\$ -	\$	\$	- \$	- Ś -	\$ -	\$ -	\$ 650 \$	-	\$ - \$	ŝ -	\$ -	\$ -	\$ -	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Range, cook top, wall oven - Common	Range/Oven - Common Area	1	Each	\$ 400	\$ 400	20	11	9	\$ -	\$	\$	- \$	· \$ -	\$ -	\$-	\$ - \$	-	\$ 400 \$	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$-	\$-	\$ -	\$ -	\$-
Interior doors, solid core, wood, metal clad	Unit Entrance Doors	208	Each	\$ 600	\$ 124,800	30	4	26	\$ -	\$	\$	- \$	· \$ -	\$ -	\$-	\$ - \$	-	\$ - \$	\$ -	\$-	\$-	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$ -	\$ -
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Entire Space (Dwelling Units) (Older)	84	Each	\$ 1,900	\$ 159,600	15	12	3	\$ -	\$ 31,92	) \$ 31,92	0 \$ 31,92	0 \$ 31,920	\$ 31,920	\$-	\$ - \$	-	\$ - \$	\$ -	\$-	\$-	\$-	\$-	\$-	\$ 31,920	\$ 31,920	\$ 31,920	\$ 31,920	\$ 31,920
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Entire Space (Dwelling Units) (Newer)	21	Each	\$ 1,900	\$ 39,900	15	4	11	\$ -	\$	. <u>\$</u>	- \$	· \$ -	\$-	\$-	\$ - \$	-	\$ - \$	13,300	\$ 13,300	\$ 13,300	\$-	\$-	\$-	\$ -	\$-	\$ -	\$-	\$-
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)	89	Each	\$ 5,062	\$ 450,494	20	16	4	\$ -	\$	\$ 90,09	9 \$ 90,09	9 \$ 90,099	90,099	\$ 90,099	\$ - \$	-	\$ - \$	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$ -	\$-	\$ -	\$ -	\$-
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Newer)	11	Each	\$ 5,062	\$ 55,679	20	6	14	\$ -	\$	\$	- \$	· \$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	\$-	\$ -	\$ -	\$ 18,560	\$ 18,560	\$ 18,560	\$ -	\$ -	\$ -	\$ -	\$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Very Old)	26	Each	\$ 650	\$ 16,900	12	11	1	\$ -	\$ 11,26	7 \$ 5, <b>63</b>	3 \$	· \$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	\$ -	\$-	\$ 5,633	\$ 5,633	\$ 5,633	\$-	\$ -	\$ -	\$ -	\$ -	\$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Older)	68	Each	\$ 650	\$ 44,200	12	8	4	\$ -	\$	\$ 8,84	0 \$ 8,84	0 \$ 8,840	\$ 8,840	\$ 8,840	\$ - \$	-	\$ - \$	\$ -	\$ -	\$ -	\$ -	\$ 8,840	\$ 8,840	\$ 8,840	\$ 8,840	\$ 8,840	\$ -	\$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Newer)	11	Each	\$ 650	\$ 7,150	12	3	9	\$ -	\$	\$	- ș	· \$ -	\$ -	\$ -	\$ - \$	2,383	\$ 2,383 \$	2,383	\$-	\$ -	\$ -	\$-	\$ -	\$ -	\$-	\$ -	\$ -	\$-
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Older)	26	Each	\$ 869	\$ 22,594	15	11	4	\$ -	\$	\$	\$ 7,53	1 \$ 7,531	\$ 7,531	\$ -	\$ - \$	-	\$ - \$	\$-	\$-	\$ -	\$ -	\$-	\$ -	\$ -	\$ -	\$ 7,531	\$ 7,531	\$ 7,531
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Newer)	68	Each	\$ 869	\$ 59,092	15	3	12	\$ -	\$	\$	- \$	· \$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	11,818	\$ 11,818	\$ 11,818	\$ 11,818	\$ 11,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Oldest)	11	Each	\$ 869	\$ 9,559	15	14	1	\$ -	\$ 9,55	\$	\$	\$ _	\$ -	\$ -	\$ - \$	-	\$ - \$	\$-	\$-	\$ -	\$ -	\$-	\$ -	\$ 9,559	\$ -	\$ -	\$ -	\$ -
Mold-treat-remediate	Install Bathroom Exhaust Fans (Non-Critical Repair)	105	Each	\$ 1,000	\$ 105,000	100	0	0	\$ 105,000	\$	\$	- \$	- \$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	\$ -	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$-
Tenant electrical panel	Replace Electrical Panels (Non-Critical Repair)	132	Each	\$ 1,400	\$ 184,800	50	5	0	\$ 184,800	\$	\$	- \$	\$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	\$-	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bath tubs & sinks, cast iron	Fully Remodel Bathrooms	105	Each	\$ 17,500	\$ 1,837,500	75	41	15	\$ -	\$	. \$	- \$	- \$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	\$ -	\$ 204,167	\$ 204,167	\$ 204,167	\$ 204,167	\$ 204,167	\$ 204,167	\$ 204,167	\$ 204,167	\$ 204,167	\$ -
Copper Tube, supply	Plumbing Supply Line Replacement	105	Each	\$ 2,400	\$ 252,000	50	41	9	\$ -	\$	\$	\$	4 \$ -	\$ -	\$ 36,000	\$ 36,000 \$	36,000	\$ 36,000 \$	36,000	\$ 36,000	\$ 36,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting- interior common space	Modernize Common Area Exterior/Interior Lighting	13	Each	\$ 600		25	6	19	\$ -	\$	\$	\$	5 -	\$ -	\$ -	\$ - \$	-	\$ - \$	ŝ -	\$ -	\$ -	\$ -	\$ -	Ś -	\$ -	\$ -	\$ -	\$ 7,800	\$ -
Paints, stains, clear finishes, interior - Common	Repaint Common Area Walls/Ceilings	3200	SF		\$ 3,200	15	6	9	\$ -	\$	\$	- \$	\$	\$ -	\$ -	\$ - \$	-	\$ 3,200 \$	ŝ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paints, stains, clear finishes, interior	Repaint Unit Walls/Ceilings	105	Each	\$ 2,000	\$ 210,000	10	5	5	\$ -	\$	\$ 30,00	0 \$ 30,00	0 \$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000 \$	30,000	\$ - \$	\$-	\$-	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -
Bath accessories (towel bars, grab bars, etc.)	Replacement Bathroom Accessories	105	Each	\$ 400		7	4	3	\$ -	\$	\$ 14,00	0 \$ 14,00	0 \$ 14,000	\$ -1	\$	\$ - \$	-	\$ 14,000 \$	14,000	\$ 14,000	\$ -	\$ -	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ -
Mirrors & medicine cabinets	Replacement Bathroom Mirrors	105	Each	\$ 250	\$ 26,250	15	12	3	\$ -	\$	\$ 8,75	0 \$ 8,75	0 \$ 8,750	) \$ - I	\$ .	\$ - \$	-	\$ - \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,750	\$ 8,750	\$ 8,750	\$ -
Closet/storage specialties, shelving	Replacement Tenant Unit Shelving Systems	105	Each	\$ 450		15	12	3	\$ -	\$	\$ 15,75				\$ -	\$ - \$	-	\$ - \$	ŝ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,750			\$ -
Lighting - Tenant Spaces	Modernize Existing Unit Lighting	105	Each	\$ 537	\$ 56,385	20	5	15	\$ -	\$	\$	- \$	- \$ -	\$ -	\$ _	\$ - \$	-	\$ - \$	\$-	\$-	\$ -	\$ -	\$ 18,795	\$ 18,795	\$ 18,795	\$ -	\$ -	\$ -	\$ -
2 pipe/4 pipe hydronic distribution-above grade	Replace Hydronic HVAC Plumbing Lines	105	Each	\$ 415		50	41	9	\$ -	\$	\$	- \$	- \$ -	\$ -	\$	\$ \$	14,525	\$ 14,525 \$	14,525	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							•											, , , , , , , , , , , , , , , , , , ,											

Total: \$ 1,352,174 \$ 52,746 \$ 204,992 \$ 209,450 \$ 212,887 \$ 168,390 \$ 179,676 \$ 78,987 \$ 96,595 \$ 156,551 \$ 140,043 \$ 327,170 \$ 326,198 \$ 297,458 \$ 346,752 \$ 298,023 \$ 337,343 \$ 313,427 \$ 333,295 \$ 317,302 \$ 111,562

#### 7.5 INSURABLE VALUE - REPLACEMENT COST

Building Identifier	Replacement Cost of	Source of	Replacement Cost of
building identifier	Building Per SF	Replacement Cost	Building
Building 3 and 5	125	Marshall and Swift	533,875
Summer			
Building 7 and 9	125	Marshall and Swift	533,875
Summer			
Building 15 and 17	125	Marshall and Swift	516,750
Summer			
Building 19 and 21 Summer	125	Marshall and Swift	516,750
Building 23 and 25 Summer	125	Marshall and Swift	521,750
Building 61 and 63 Summer	125	Marshall and Swift	546,750
Building 57 and 59 Summer	125	Marshall and Swift	556,000
Building 51, 53, and 55 Summer	125	Marshall and Swift	780,125
Building 71, 73, and 75 Summer	125	Marshall and Swift	780,125
Building 65, 67, and 69 Summer	125	Marshall and Swift	780,125
Building 11 Summer	125	Marshall and Swift	270,875
Building 11 Gordon	125	Marshall and Swift	347,875
Building 15 Gordon	125	Marshall and Swift	512,500
		TOTAL:	\$ 7,197,375.00

#### Replacement Cost Per Building



## 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 June 27, 2022

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

DRAFT Steve Kaskey, Assessment Project Manager

DRAFT Jeb Bonnett, Senior Vice President - HUD Building Assessments

W David Jufor

David Taylor, Accessibility Manager

DRAFT Roy Anderson PE, Vice President

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



## 9.0 LIMITING CONDITIONS

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

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

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

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

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

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

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

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

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



# **APPENDIX A**

# **Dwelling Unit Photo Documentation**





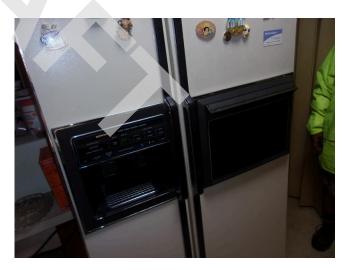
1. Unit 5A 1 Bedroom / 1 Bathroom H/C Kitchen



2. Unit 5A 1 Bedroom / 1 Bathroom H/C Kitchen Sink Measurement From Finished Floor, too high (Critical Repair)



3. Unit 5A 1 Bedroom / 1 Bathroom H/C Kitchen Wall Oven



4. Unit 5A 1 Bedroom / 1 Bathroom H/ C Refrigerator

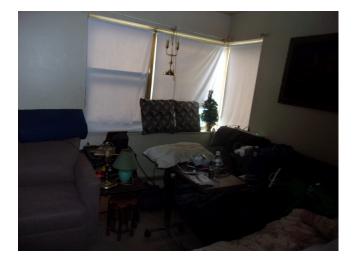




5. Unit 5A 1 Bedroom / 1 Bathroom H/C Bathroom, missing s/a wrap (Critical Repair)



6. Unit 5A 1 Bedroom / 1 Bathroom H/C Shower Stall Grab Bars



7. Unit 5A 1 Bedroom / 1 Bathroom H/C Living Area



8. Unit 5A 1 Bedroom / 1 Bathroom H/C Audio / Visual Alarm





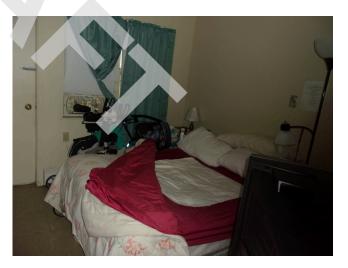
9. Unit 21B 1 Bedroom / 1 Bathroom Single



10. Unit 21B 1 Bedroom / 1 Bathroom Single Kitchen



11. Unit 21B 1 Bedroom / 1 Bathroom Single Living Area



12. Unit 21B 1 Bedroom / 1 Bathroom Single Bedroom





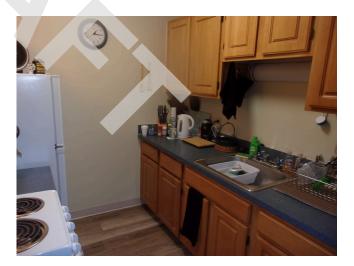
13. Unit 21B 1 Bedroom / 1 Bathroom Single Refrigerator



14. Unit 21B 1 Bedroom / 1 Bathroom Single Stove



15. Unit 25C 1 Bedroom / 1 Bathroom Single



16. Unit 25C 1 Bedroom / 1 Bathroom Single Kitchen





17. Unit 25C 1 Bedroom / 1 Bathroom Single Living Area



18. Unit 25C 1 Bedroom / 1 Bathroom Single Bedroom



19. Unit 25C 1 Bedroom / 1 Bathroom Single Bathroom



20. Unit 25D 1 Bedroom / 1 Bathroom Double





21. Unit 25D 1 Bedroom / 1 Bathroom Double Kitchen



22. Unit 25D 1 Bedroom / 1 Bathroom Double Bedroom



23. Unit 25D 1 Bedroom / 1 Bathroom Double Bathroom



24. Unit 55B 1 Bedroom / 1 Bathroom Single





25. Unit 55B 1 Bedroom / 1 Bathroom Single Kitchen



26. Unit 55B 1 Bedroom / 1 Bathroom Single Living Area

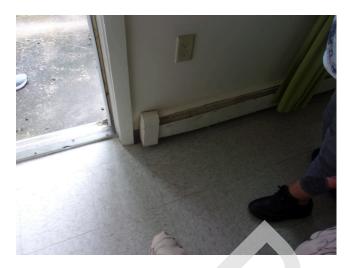


27. Unit 55B 1 Bedroom / 1 Bathroom Single Bedroom



28. Unit 55B 1 Bedroom / 1 Bathroom Single Bathroom





29. Unit 55B 1 Bedroom / 1 Bathroom Single Baseboard Heater



30. Unit 59B 1 Bedroom / 1 Bathroom H/C



31. Unit 59B 1 Bedroom / 1 Bathroom H/C Kitchen



32. Unit 59B 1 Bedroom / 1 Bathroom H/C Sink Countertop Measurement From Finished Floor





33. Unit 59B 1 Bedroom / 1 Bathroom H/C Upper Kitchen Cabinet Measurement From Countertop



34. Unit 59B 1 Bedroom / 1 Bathroom H/C Kitchen Cooktop



35. Unit 59B 1 Bedroom / 1 Bathroom H/C Kitchen Wall Oven



36. Unit 59B 1 Bedroom / 1 Bathroom H/C Freezer Measurement From Finished Floor





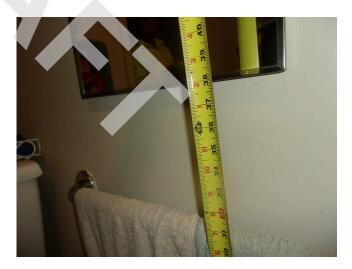
37. Unit 59B 1 Bedroom / 1 Bathroom H/C Kitchen Stove Vent



37. Unit 59B 1 Bedroom / 1 Bathroom H/C Kitchen 38. Unit 59B 1 Bedroom / 1 Bathroom H/C Bedroom



39. Unit 59B 1 Bedroom / 1 Bathroom H/C Bathroom



40. Unit 59B 1 Bedroom / 1 Bathroom H/C Bathroom Mirror Measurement From Finished Floor





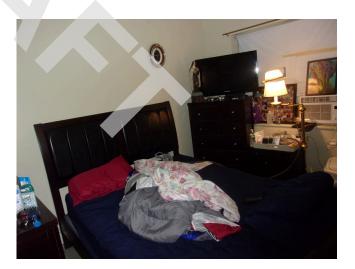
41. Unit 59B 1 Bedroom / 1 Bathroom H/C Clear Width Door Opening



42. Unit 71A 1 Bedroom / 1 Bathroom Single



43. Unit 71A 1 Bedroom / 1 Bathroom Single Kitchen



44. Unit 71A 1 Bedroom / 1 Bathroom Single Bedroom





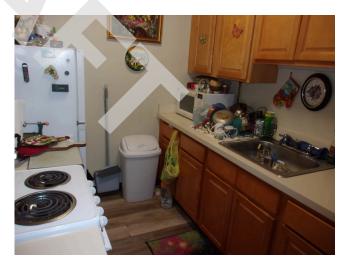
45. Unit 71A 1 Bedroom / 1 Bathroom Single Bedroom Closet



46. Unit 71A 1 Bedroom / 1 Bathroom Single Bathroom



47. Unit 9C 1 Bedroom / 1 Bathroom Double



48. Unit 9C 1 Bedroom / 1 Bathroom Double Kitchen





49. Unit 9C 1 Bedroom / 1 Bathroom Double Kitchen



50. Unit 9C 1 Bedroom / 1 Bathroom Double Living Area



51. Unit 9C 1 Bedroom / 1 Bathroom Double Bathroom

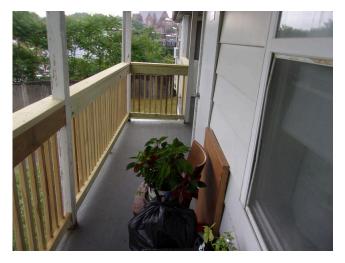


52. Unit 9C 1 Bedroom / 1 Bathroom Double Bedroom





53. Unit 9C 1 Bedroom / 1 Bathroom Double Electrical Panel



54. Unit 9C 1 Bedroom / 1 Bathroom Double Elevated Walkway



# **APPENDIX B**

# **General Photo Documentation**





1. Property Identification Sign



2. Typical Construction



3. Typical Construction



4. Typical Construction

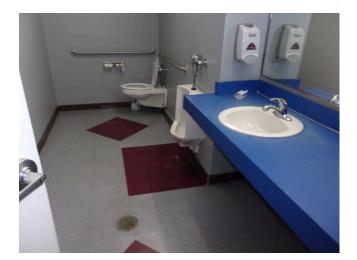




5. Elevated Walkway



6. Dwelling Unit Kitchen Cabinets



7. Community Building Restroom



8. Community Building Restroom Countertop Measurement From Finished Floor





9. Community Building Restroom Clear Width Door Opening



10. Community Building Restroom Levered Door Hardware



11. Community Building Restroom Paper Towel Measurement From Finished Floor



12. Community Building Restroom Light Switch Measurement From Finished Floor





13. Community Room



14. Community Kitchen, not UFAS compliant (Critical Repair)



15. Office



16. Dwelling Unit Kitchen Cabinets





17. Typical Entry Door To Units



18. Window Assembly



19. Window Assemblies



20. Aluminum Siding

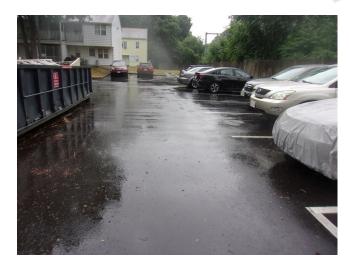




21. Wood Shed #3



22. Wood Retaining Wall



23. Asphalt Parking Lot



24. New Elevated Walkway Wood Railings

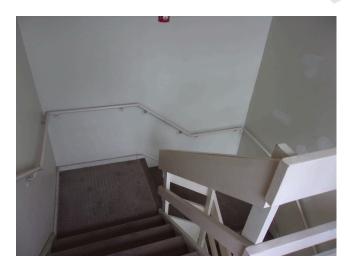




25. Old Elevated Walkway Wood Railings



26. Landscape Storm Water Drain



27. Typical Staircase Assembly



28. Federal Pacific Electrical Panel (Critical Repair)





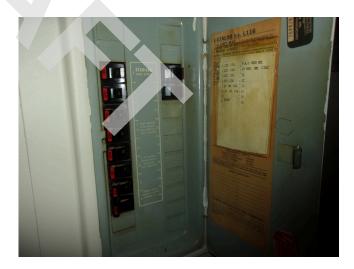
29. Federal Pacific Electrical Panel (Critical Repair)



30. Mail Kiosk Adjacent to Entry Door



31. Mail Kiosk Measurement From Finished Floor



32. Federal Pacific Electrical Panel (Critical Repair)





33. Fire Alarm Control Panel #1



34. Fire Alarm Control Panel #2



35. Electrical Transformer



36. Dwelling Unit Stove





37. Dwelling Unit Refrigerator



38. Dwelling Unit Bathroom



39. Designated Handicapped Accessible Unit Bathroom



40. Designated Handicapped Accessible Unit Cooktop Stove





41. Designated Handicapped Accessible Unit Kitchen



42. Fire Extinguisher

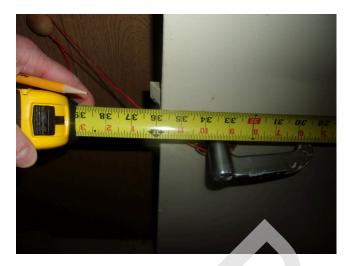


43. Main Gas Meter



44. Designated Handicapped Accessible Unit Oven





45. Designated Handicapped Accessible Unit Door Measurement



46. Community Building Water Heater



47. Dwelling Unit New Vinyl Flooring



48. Dwelling Unit Old Vinyl Flooring (Non-Critical Repair)





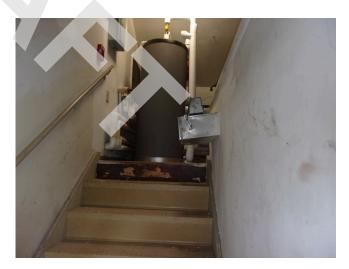
49. Laundry Room Building 61



50. Laundry Room Restroom Building 61



51. Laundry Room Sitting Area Building 61



52. Dwelling Unit Water Heater





53. Dwelling Unit Hydronic Baseboard Heater



54. Damaged Fascia (Non-Critical Repair)



55. Mildew Siding



56. Gate Located At Rear Entrances





57. Tree In Contact With Building (Non-Critical Repair)



58. Tree In Contact With Building (Non-Critical Repair)



59. Tree In Contact With Building (Non-Critical Repair)



60. Asphalt Storm Water Drain





61. Gas Boiler For Dwelling Units



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62. Concrete Curbing
```



63. Pavement Striping



64. Fire Hydrant





65. Wood Shed #2



66. Wood Shed #1



67. View Of Typical Roof



68. Brick Paver Patio Building 15





69. Dwelling Unit Rear Egress Door



70. Service Door

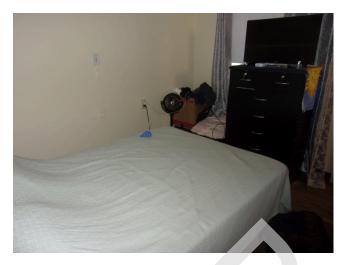


71. Exposed Wood Rake Board



72. Community Building Laundry Room





73. Dwelling Unit Emergency Pull Chord



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74. Damaged Baseboard Heater
```



75. Kitchen Countertop Mounted Above the 34" Maximum From Finished Floor In The Designated Handicapped Unit



76. Handicapped Accessible Unit; Stove Controls Out Of Reach Range





77. Handicapped Designated Freezer Measurement From Finished Floor



78. Handicapped Accessible Unit Lacking Scald And Abrasion Protection On Under Sink Piping



79. Handicapped Accessible Unit Clear Door Width



80. Kitchen Countertop Mounted Above the 34" Maximum From Finished Floor In The Designated Handicapped Unit





81. Handicapped Accessible Unit Lacking Scald And Abrasion Protection On Under Sink Piping



82. Exposed Wood Rake Board

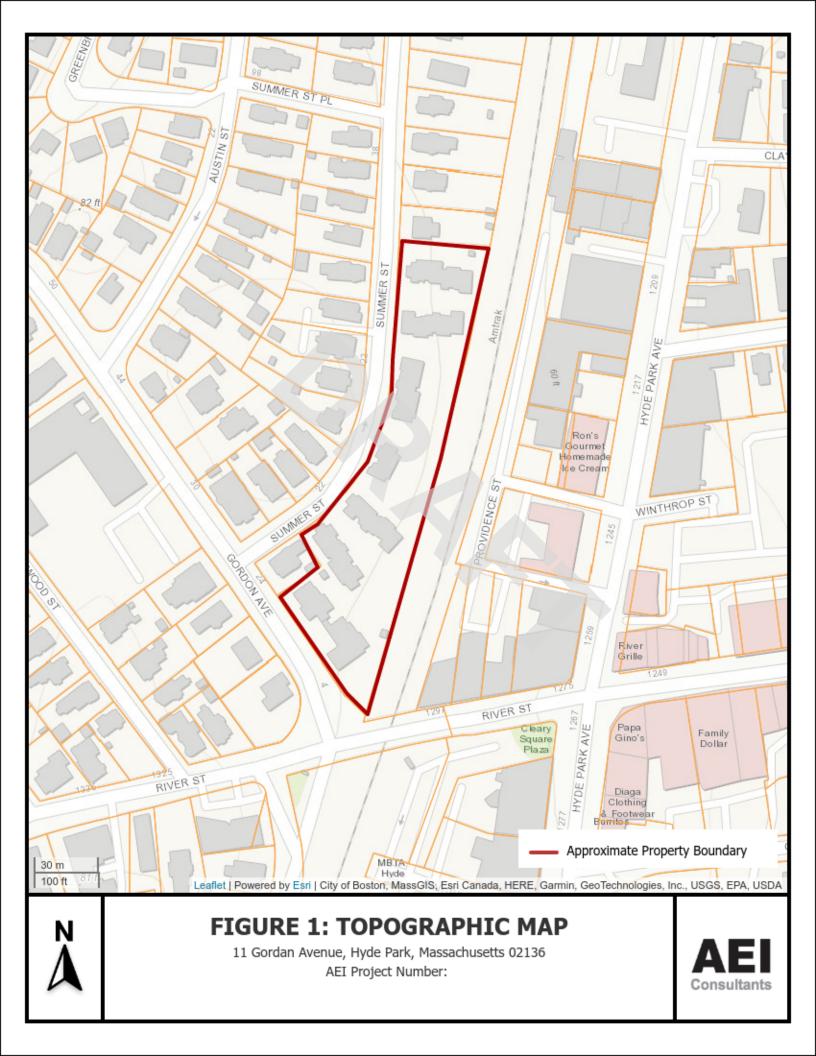


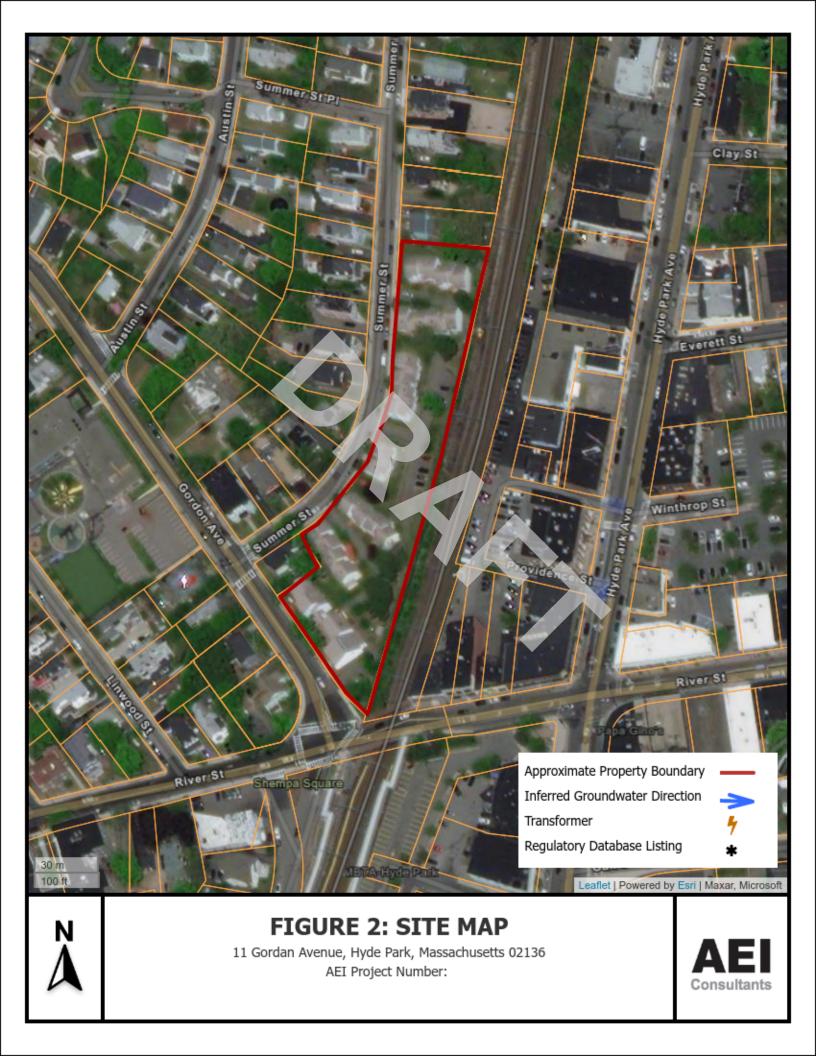
# **APPENDIX C**

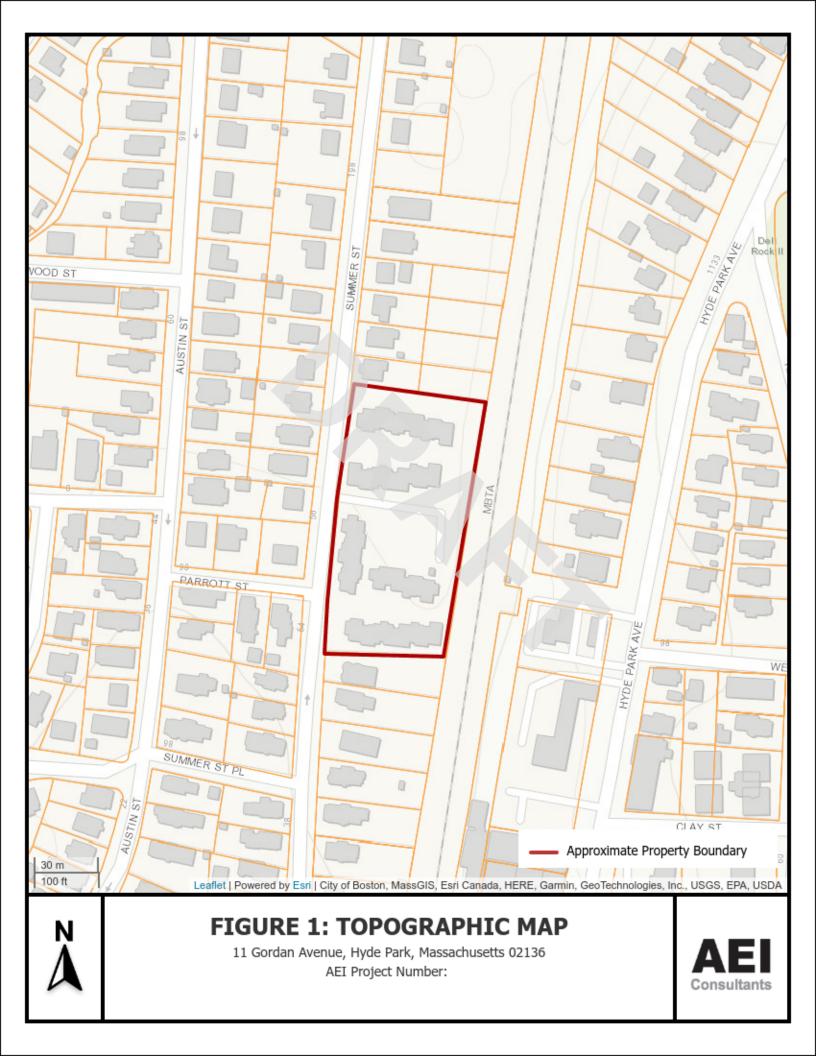
# Street Map and Aerial Photo













# APPENDIX D

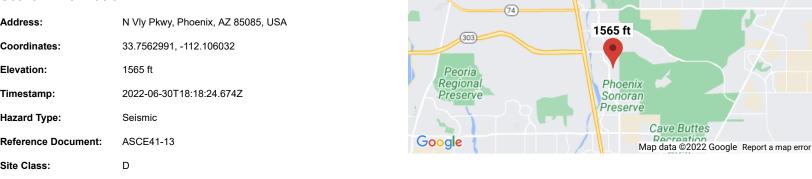
# USGS Seismic Design Map





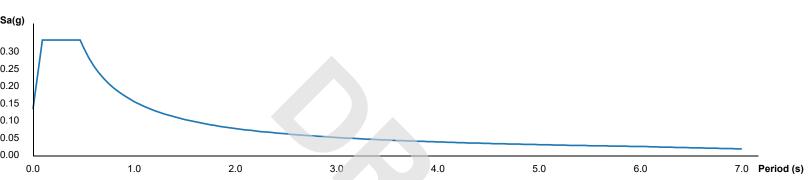
## ATC Hazards by Location

### Search Information



Custom Probability:

### Horizontal Response Spectrum - Hazard Level BSE-2N



### Hazard Level BSE-2N

Name	Value	Description
SsUH	0.231	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
CR <sub>S</sub>	0.907	Coefficient of risk (0.2s)
SsRT	0.21	Probabilistic risk-targeted ground motion (0.2s)
SsD	1.5	Factored deterministic acceleration value (0.2s)
S <sub>S</sub>	0.21	MCE <sub>R</sub> ground motion (period=0.2s)
F <sub>a</sub>	1.6	Site amplification factor at 0.2s
S <sub>XS</sub>	0.335	Site modified spectral response (0.2s)
S1UH	0.07	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
CR <sub>1</sub>	0.926	Coefficient of risk (1.0s)
S1RT	0.065	Probabilistic risk-targeted ground motion (1.0s)
S1D	0.6	Factored deterministic acceleration value (1.0s)
S <sub>1</sub>	0.065	MCE <sub>R</sub> ground motion (period=1.0s)
F <sub>v</sub>	2.4	Site amplification factor at 1.0s
S <sub>X1</sub>	0.156	Site modified spectral response (1.0s)

### Hazard Level BSE-1N

Name	Value	Description
S <sub>XS</sub>	0.224	Site modified spectral response (0.2s)
S <sub>X1</sub>	0.104	Site modified spectral response (1.0s)

### Hazard Level BSE-2E

Name	Value	Description
SS	0.138	MCE <sub>R</sub> ground motion (period=0.2s)
Fa	1.6	Site amplification factor at 0.2s
S <sub>XS</sub>	0.22	Site modified spectral response (0.2s)
S <sub>1</sub>	0.044	MCE <sub>R</sub> ground motion (period=1.0s)
Fv	2.4	Site amplification factor at 1.0s
S <sub>X1</sub>	0.107	Site modified spectral response (1.0s)

### Hazard Level BSE-1E

Name	Value	Description
SS	0.056	MCE <sub>R</sub> ground motion (period=0.2s)
Fa	1.6	Site amplification factor at 0.2s
S <sub>XS</sub>	0.089	Site modified spectral response (0.2s)
S <sub>1</sub>	0.019	MCE <sub>R</sub> ground motion (period=1.0s)
Fv	2.4	Site amplification factor at 1.0s
S <sub>X1</sub>	0.046	Site modified spectral response (1.0s)

### T<sub>L</sub> Data

Name	Value	Description
ΤL	6	Long-period transition period (s)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

### Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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# APPENDIX E

# Record of all Documents Reviewed, Interviews, and Supporting Information



# National Flood Hazard Layer FIRMette



### Legend

#### 71°7'50"W 42°15'35"N SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) Zone A. V. A9 With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD HAZARD AREAS **Regulatory Floodway** 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Zone AE Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D - - - - Channel, Culvert, or Storm Sewer GENERAL STRUCTURES LIIII Levee, Dike, or Floodwall 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation AREA OF MINIMAL FLOOD HAZARD CITY OF BOSTON **Coastal Transect** Mase Flood Elevation Line (BFE) 250286 Limit of Study Jurisdiction Boundary **Coastal Transect Baseline** ----OTHER **Profile Baseline** 25025C0069G FEATURES Hydrographic Feature eff. 9/25/2009 **Digital Data Available** No Digital Data Available MAP PANELS Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/27/2022 at 1:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. i L L This map image is void if the one or more of the following map 8 elements do not appear: basemap imagery, flood zone labels, 49 legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for 71°7'13"W 42°15'8"N

250

1,000

500

1,500

Feet 2.000

1:6,000

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

unmapped and unmodernized areas cannot be used for regulatory purposes.

## **Assessing On-Line**

#### « New search

Parcel ID: Address: Property Type: Classification Code: Lot Size: Gross Area: Year Built: Owner on Friday, January 1, 2021: Owner's Mailing Address: Residential Exemption: Personal Exemption:

#### Value/Tax

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

FY2022 Building value:	\$4,616,300.00
FY2022 Land Value:	\$1,783,600.00
FY2022 Total Assessed Value:	\$6,399,900.00

#### FY2022 Tax Rates (per thousand):

- Residential:	\$10.88
- Commercial:	\$24.98
FY2022 Gross Tax:	\$0.00
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2022 Net Tax:	\$0.00

#### **Abatements/Exemptions**

The deadline for filing an Abatement application for FY2022 was 2/1/2022. Applications for FY2023 will become available for download beginning 1/1/2023.

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

1811091000 GORDON AV BOSTON MA 02136 Exempt 0902 (Exempt Ownership / CITY OF BOSTON) 86,601 sq ft 57,579 sq ft 1981 BOSTON HOUSING AUTHORITY 53 STATE BOSTON MA 02109 No

#### 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 *
<b>2</b> 02 <b>2</b>	Exempt	\$6,399,900.00
2021	Exempt	\$6,429,000.00
2020	Exempt	\$6,324,700.00
2019	Exempt	\$6,223,000.00
2018	Exempt	\$6,002,500.00
2017	Exempt	\$5,761,500.00
2016	Exempt	\$5,066,500.00
2015	Exempt	\$4,723,500.00
2014	Exempt	\$4,149,000.00
2013	Exempt	\$3,626,000.00
2012	Exempt	\$3,376,500.00
2011	Exempt	\$3,314,500.00
2010	Exempt	\$3,346,500.00
2009	Exempt	\$3,522,000.00
2008	Exempt	\$3,522,000.00
2007	Exempt	\$3,482,500.00
2006	Exempt	\$3,251,000.00
2005	Apartment Building	\$2,885,500.00
2004	Apartment Building	\$3,004,500.00
2003	Apartment Building	\$2,236,500.00
2002	Exempt	\$2,398,500.00
2001	Exempt	\$2,057,500.00
2000	Exempt	\$1,877,000.00
1999	Exempt	\$1,734,500.00
1998	Exempt	\$1,734,500.00
1997	Exempt	\$1,782,500.00
1996	Exempt	\$1,685,500.00
1995	Exempt	\$1,621,000.00
1994	Exempt	\$1,527,500.00
1993	Exempt	\$1,527,500.00
1992	Exempt	\$1,632,000.00
1991	Exempt	\$2,177,500.00
1990	Exempt	\$2,177,500.00
1989	Exempt	\$468,000.00
1988	Exempt	\$383,500.00
1987	Exempt	\$325,000.00
1986	Exempt	\$298,000.00

#### Мар

1985	Exempt

\$200,400.00

\* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2021 and FY2022.

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.

## **Assessing On-Line**

#### « New search

Parcel ID: Address: Property Type: Classification Code: Lot Size: Gross Area: Year Built: Owner on Saturday, January 1, 2022: Owner's Mailing Address: Residential Exemption: Personal Exemption:

#### Value/Tax

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

FY2022 Building value:	\$200.00
FY2022 Land Value:	\$830,400.00
FY2022 Total Assessed Value:	\$830,600.00
FY2022 Tax Rates (per thousand): - Residential: - Commercial:	\$10.88 \$24.98

## FY2023 Preliminary Tax (Q1 + O2):

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.

1811111000 51-75 SUMMER ST BOSTON MA 02136 Exempt 0908 (Exempt Ownership / BOS HOUSING AUTHOR) 79,221 sq ft 1 sq ft -BOSTON HOUSING AUTHORITY 53 STATE BOSTON MA 02109

> No No

#### 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
-------	---------

value mistory		
Fiscal Year	Property Type	Assessed Value *
202 <b>2</b>	Exempt	\$830,600.00
2021	Exempt	\$796,000.00
2020	Exempt	\$803,900.00
2019	Exempt	\$804,100.00
2018	Exempt	\$761,300.00
2017	Exempt	\$726,500.00
2016	Exempt	\$657,500.00
2015	Exempt	\$587,800.00
2014	Exempt	\$518,900.00
2013	Exempt	\$518,900.00
2012	Exempt	\$362,800.00
2011	Exempt	\$362,800.00
2010	Exempt	\$362,800.00
2009	Exempt	\$362,800.00
2008	Exempt	\$362,800.00
2007	Exempt	\$362,800.00
2006	Exempt	\$322,400.00
2005	Exempt	\$286,800.00
2004	Exempt	\$286,800.00
2003	Exempt	\$251,100.00
2002	Exempt	\$251,100.00
2001	Exempt	\$251,100.00
2000	Exempt	\$202,000.00
1999	Exempt	\$202,000.00
1998	Exempt	\$202,000.00
1997	Exempt	\$252,000.00
1996	Exempt	\$252,000.00
1995	Exempt	\$252,000.00
1994	Exempt	\$285,000.00
1993	Exempt	\$285,000.00
1992	Exempt	\$356,500.00
1991	Exempt	\$396,000.00
1990	Exempt	\$396,000.00
1989	Exempt	\$1,169,000.00
1988	Exempt	\$958,000.00
1987	Exempt	\$812,000.00
1986	Exempt	\$745,000.00

#### Map

1985	Exempt

\$613,500.00

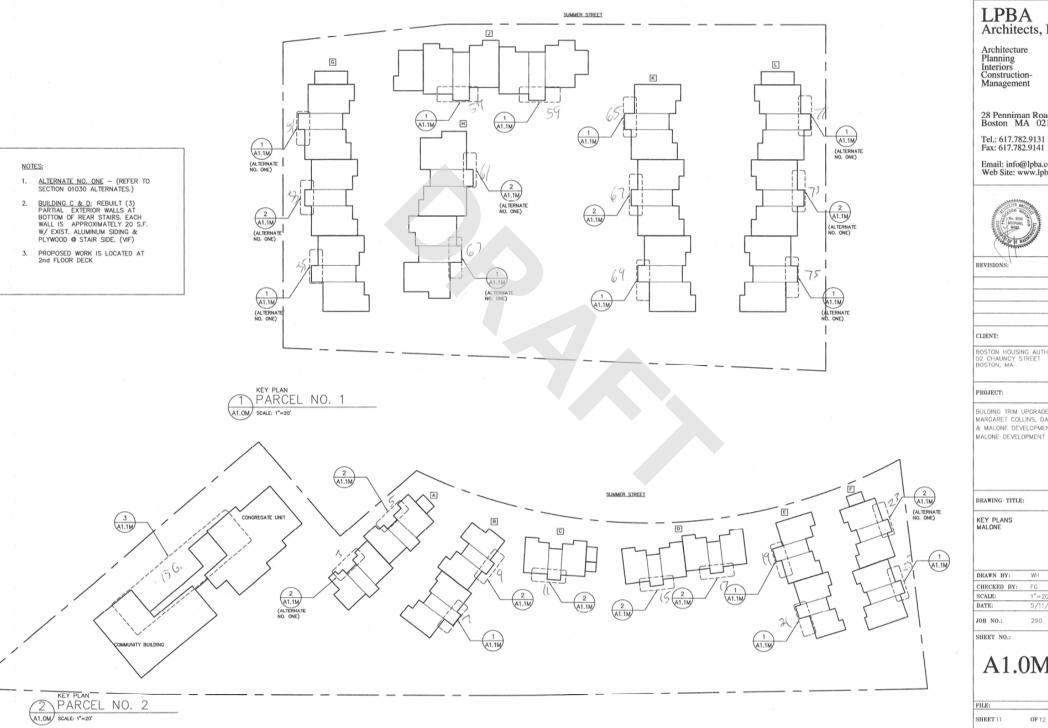
\* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

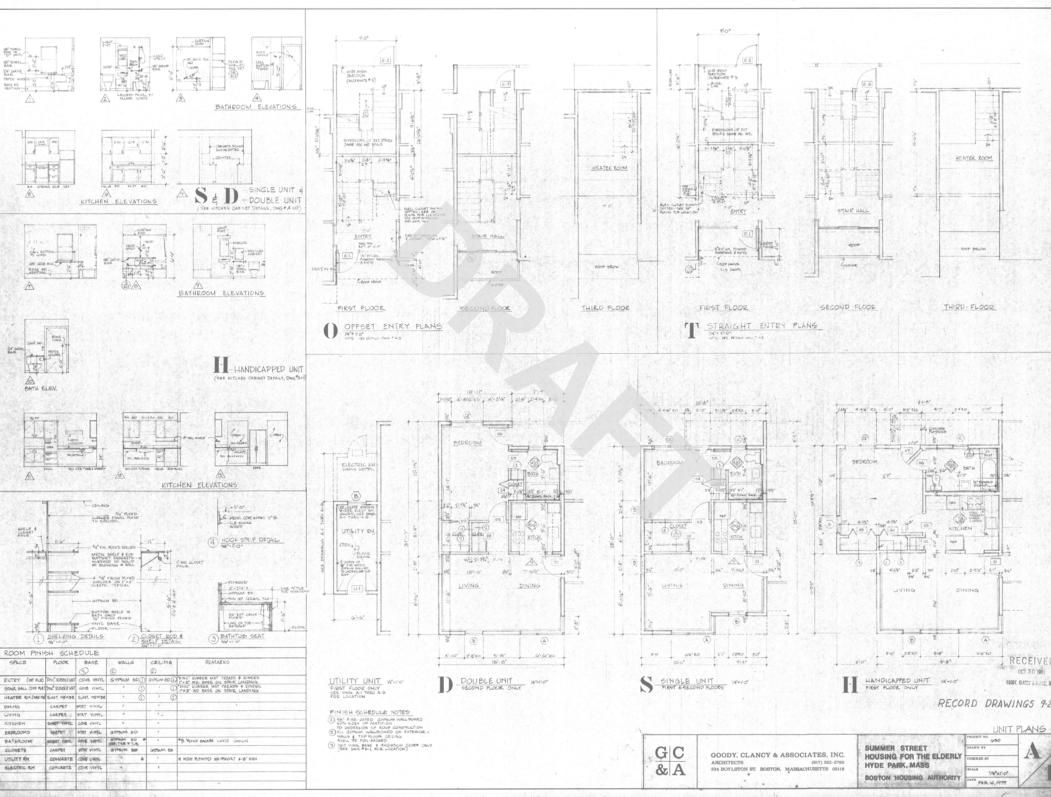
View approved building permits associated with this parcel.

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.

Development	DevelopmentID	DevelopmentName	BuildingNo	BidgAddress	Entrance	UnitID	Street	Apt	Bedroom	WCUnit	UnitStatus	StatusCode	Vacant	Occupied	ProgramUnit
290-Malone Apartments	290	Malone Apartments	G	15 Gordon Avenue, Hyde Park, MA 02136	1	SU0101	15 Gordon Avenue	15A1	1		S-Supported/Congregate Housing	s	1	0	1
290-Malone Apartments	290	Malone Apartments	G	15 Gordon Avenue, Hyde Park, MA 02136	1	SU0102	15 Gordon Avenue	15A2	1		S-Supported/Congregate Housing	s	1	0	1
290-Malone Apartments	290	Malone Apartments	G	15 Gordon Avenue, Hyde Park, MA 02136	1	SU0103	15 Gordon Avenue	15A3	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	G	15 Gordon Avenue, Hyde Park, MA 02136 15 Gordon Avenue, Hyde Park, MA 02136	1	SU0104 SU0105	15 Gordon Avenue 15 Gordon Avenue	15A4 15B1	1		Occupied A-Agency / Non-dwelling	0	0	1	1
290-Malone Apartments	290	Malone Apartments	G	15 Gordon Avenue, Hyde Park, MA 02136	1	SU0105	15 Gordon Avenue	15B2	1		B-Breakthrough	в	0	ō	ō
290-Malone Apartments	290	Malone Apartments	G	15 Gordon Avenue, Hyde Park, MA 02136	1	SU0107	15 Gordon Avenue	15B3	1		B-Breakthrough	В	0	0	0
290-Malone Apartments	290	Malone Apartments	G	15 Gordon Avenue, Hyde Park, MA 02136	1	SU0108	15 Gordon Avenue	15B4	1		B-Breakthrough	В	0	0	0
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	H	11 Gordon Avenue, Hyde Park, MA 02136 3 Summer Street, Hyde Park, MA 02136	1	SU0110 SU0301	11 Gordon Avenue 3 Summer Street	1 3A	2		E-Employee Occupied Occupied	E O	0	0	0
290-Malone Apartments	290	Malone Apartments	A	3 Summer Street, Hyde Park, MA 02136	1	SU0302	3 Summer Street	3B	1		Occupied	ō	ō	1	1
290-Malone Apartments	290	Malone Apartments	A	3 Summer Street, Hyde Park, MA 02136	1	SU0303	3 Summer Street	3C	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	A	3 Summer Street, Hyde Park, MA 02136 5 Summer Street, Hyde Park, MA 02136	1	SU0304 SU0501	3 Summer Street 5 Summer Street	3D 5A	1	UFAS	Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	A	5 Summer Street, Hyde Park, MA 02136	2	SU0501	5 Summer Street	5B	1	UFAS	Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	А	5 Summer Street, Hyde Park, MA 02136	2	SU0503	5 Summer Street	5C	1		Occupied	0	0	1	1
290-Malone Apartments	290 290	Malone Apartments	A	5 Summer Street, Hyde Park, MA 02136	2	SU0504 SU0701	5 Summer Street 7 Summer Street	5D	1	UFAS	Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290	Malone Apartments Malone Apartments	в	7 Summer Street, Hyde Park, MA 02136 7 Summer Street, Hyde Park, MA 02136	1	SU0701 SU0702	7 Summer Street 7 Summer Street	7A 7B	1	UFAS	Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	в	7 Summer Street, Hyde Park, MA 02136	1	SU0703	7 Summer Street	7C	1		Occupied	ō	0	1	1
290-Malone Apartments	290	Malone Apartments	в	7 Summer Street, Hyde Park, MA 02136	1	SU0704	7 Summer Street	7D	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	B	9 Summer Street, Hyde Park, MA 02136 9 Summer Street, Hyde Park, MA 02136	2	SU0901 SU0902	9 Summer Street 9 Summer Street	9A 9B	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	в	9 Summer Street, Hyde Park, MA 02136	2	SU0902	9 Summer Street	90	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	в	9 Summer Street, Hyde Park, MA 02136	2	SU0904	9 Summer Street	9D	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	с	11 Summer Street, Hyde Park, MA 02136	1	SU1101	11 Summer Street	11A	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	c	11 Summer Street, Hyde Park, MA 02136 11 Summer Street, Hyde Park, MA 02136	1	SU1102 SU1103	11 Summer Street 11 Summer Street	11B 11C	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	c	11 Summer Street, Hyde Park, MA 02136 11 Summer Street, Hyde Park, MA 02136	1	SU1103	11 Summer Street	11D	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	D	15 Summer Street, Hyde Park, MA 02136	1	SU1501	15 Summer Street	15A	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	D	15 Summer Street, Hyde Park, MA 02136	1	SU1502	15 Summer Street	15B	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	D	15 Summer Street, Hyde Park, MA 02136 15 Summer Street, Hyde Park, MA 02136	1	SU1503 SU1504	15 Summer Street 15 Summer Street	15C 15D	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	D	17 Summer Street, Hyde Park, MA 02136	2	SU1701	17 Summer Street	13D 17A	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	D	17 Summer Street, Hyde Park, MA 02136	2	SU1702	17 Summer Street	17B	1		Occupied	0	0	1	1
290-Malone Apartments	290 290	Malone Apartments	D	17 Summer Street, Hyde Park, MA 02136	2	SU1703 SU1704	17 Summer Street	17C	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	D	17 Summer Street, Hyde Park, MA 02136 19 Summer Street, Hyde Park, MA 02136	2	SU1704 SU1901	17 Summer Street 19 Summer Street	17D 19A	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	E	19 Summer Street, Hyde Park, MA 02136 19 Summer Street, Hyde Park, MA 02136	1	SU1901	19 Summer Street	19A 19B	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	E	19 Summer Street, Hyde Park, MA 02136	1	SU1903	19 Summer Street	19C	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	E	19 Summer Street, Hyde Park, MA 02136	1	SU1904	19 Summer Street	19D	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	E	21 Summer Street, Hyde Park, MA 02136 21 Summer Street, Hyde Park, MA 02136	2	SU2101 SU2102	21 Summer Street 21 Summer Street	21A 21B	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	E	21 Summer Street, Hyde Park, MA 02136	2	SU2102	21 Summer Street	21B 21C	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	E	21 Summer Street, Hyde Park, MA 02136	2	SU2104	21 Summer Street	21D	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments	F	23 Summer Street, Hyde Park, MA 02136 23 Summer Street, Hyde Park, MA 02136	1	SU2301 SU2302	23 Summer Street 23 Summer Street	23A 23B	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290	Malone Apartments Malone Apartments	F	23 Summer Street, Hyde Park, MA 02136 23 Summer Street, Hyde Park, MA 02136	1	SU2302 SU2303	23 Summer Street 23 Summer Street	23B 23C	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	F	23 Summer Street, Hyde Park, MA 02136	1	SU2304	23 Summer Street	23D	1		Occupied	ő	0	1	1
290-Malone Apartments	290	Malone Apartments	F	25 Summer Street, Hyde Park, MA 02136	2	SU2501	25 Summer Street	25A	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	F	25 Summer Street, Hyde Park, MA 02136	2	SU2502	25 Summer Street	25B	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	F	25 Summer Street, Hyde Park, MA 02136 25 Summer Street, Hyde Park, MA 02136	2	SU2503	25 Summer Street	25C 25D	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	G	51 Summer Street, Hyde Park, MA 02136	2	SU5101	51 Summer Street	51A	1		Occupied	ő	ō	1	1
290-Malone Apartments	290	Malone Apartments	G	51 Summer Street, Hyde Park, MA 02136	2	SU5102	51 Summer Street	51B	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	G	51 Summer Street, Hyde Park, MA 02136 51 Summer Street, Hyde Park, MA 02136	2	SU5103 SU5104	51 Summer Street 51 Summer Street	51C 51D	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	G	53 Summer Street, Hyde Park, MA 02136 53 Summer Street, Hyde Park, MA 02136	2	SU5104 SU5301	53 Summer Street	51D 53A	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	G	53 Summer Street, Hyde Park, MA 02136	3	SU5302	53 Summer Street	53B	1		Occupied	ō	ō	1	1
290-Malone Apartments	290	Malone Apartments	G	53 Summer Street, Hyde Park, MA 02136	3	SU5303	53 Summer Street	53C	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	G	53 Summer Street, Hyde Park, MA 02136 55 Summer Street, Hyde Park, MA 02136	3	SU5304 SU5501	53 Summer Street 55 Summer Street	53D 55A	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	G	55 Summer Street, Hyde Park, MA 02136	4	SU5502	55 Summer Street	55B	1		Occupied	ő	0	1	1
290-Malone Apartments	290	Malone Apartments	G	55 Summer Street, Hyde Park, MA 02136	4	SU5503	55 Summer Street	55C	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	G	55 Summer Street, Hyde Park, MA 02136 57 Summer Street, Hyde Park, MA 02136	4	SU5504 SU5701	55 Summer Street 57 Summer Street	55D 57A	1	UFAS	Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	н	57 Summer Street, Hyde Park, MA 02136 57 Summer Street, Hyde Park, MA 02136	2	SU5702	57 Summer Street	57B	1	UFAS	Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	н	57 Summer Street, Hyde Park, MA 02136	2	SU5703	57 Summer Street	57C	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	н	57 Summer Street, Hyde Park, MA 02136	2	SU5704	57 Summer Street	57D	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	н	59 Summer Street, Hyde Park, MA 02136 59 Summer Street, Hyde Park, MA 02136	3	SU5901 SU5902	59 Summer Street 59 Summer Street	59A 59 <b>B</b>	1	UFAS	Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	н	59 Summer Street, Hyde Park, MA 02136	3	SU5903	59 Summer Street	59C	1	0170	Occupied	ő	ō	1	1
290-Malone Apartments	290	Malone Apartments	н	59 Summer Street, Hyde Park, MA 02136	3	SU5904	59 Summer Street	59D	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	1	61 Summer Street, Hyde Park, MA 02136 61 Summer Street, Hyde Park, MA 02136	1	SU6101 SU6102	61 Summer Street 61 Summer Street	61A 61B	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	i	61 Summer Street, Hyde Park, MA 02136	1	SU6102	61 Summer Street	61C	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	i i	61 Summer Street, Hyde Park, MA 02136	1	SU6104	61 Summer Street	61D	1		Occupied	ō	0	1	1
290-Malone Apartments	290 290	Malone Apartments	1	63 Summer Street, Hyde Park, MA 02136	2	SU6301 SU6302	63 Summer Street	63A 63B	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290	Malone Apartments Malone Apartments	1	63 Summer Street, Hyde Park, MA 02136 63 Summer Street, Hyde Park, MA 02136	2	SU6302 SU6303	63 Summer Street 63 Summer Street	63C	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	i	63 Summer Street, Hyde Park, MA 02136	2	SU6303	63 Summer Street	63D	1		V-Vacant - Ready to Offer	v	1	0	1
290-Malone Apartments	290	Malone Apartments	к	65 Summer Street, Hyde Park, MA 02136	1	SU6501	65 Summer Street	65A	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	к	65 Summer Street, Hyde Park, MA 02136	1	SU6502	65 Summer Street	65B	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	ĸ	65 Summer Street, Hyde Park, MA 02136 65 Summer Street, Hyde Park, MA 02136	1	SU6503 SU6504	65 Summer Street 65 Summer Street	65C 65D	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	ĸ	67 Summer Street, Hyde Park, MA 02136	2	SU6701	67 Summer Street	67A	1		Occupied	ō	0	1	1
290-Malone Apartments	290	Malone Apartments	к	67 Summer Street, Hyde Park, MA 02136	2	SU6702	67 Summer Street	67B	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments	ĸ	67 Summer Street, Hyde Park, MA 02136 67 Summer Street, Hyde Park, MA 02136	2	SU6703 SU6704	67 Summer Street 67 Summer Street	67C 67D	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	ĸ	67 Summer Street, Hyde Park, MA 02136 69 Summer Street, Hyde Park, MA 02136	2	SU6704 SU6901	67 Summer Street 69 Summer Street	67D 69A	1		Occupied Occupied	ő	0	1	1
290-Malone Apartments	290	Malone Apartments	ĸ	69 Summer Street, Hyde Park, MA 02136	3	SU6902	69 Summer Street	69B	1		Occupied	ő	ŏ	1	1
290-Malone Apartments	290	Malone Apartments	к	69 Summer Street, Hyde Park, MA 02136	3	SU6903	69 Summer Street	69C	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	к	69 Summer Street, Hyde Park, MA 02136 71 Summer Street, Hyde Park, MA 02136	3	SU6904 SU7101	69 Summer Street 71 Summer Street	69D 71A	1		Occupied Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290	Malone Apartments Malone Apartments	L	71 Summer Street, Hyde Park, MA 02136 71 Summer Street, Hyde Park, MA 02136	1	SU7101 SU7102	71 Summer Street 71 Summer Street	71A 71B	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	ī.	71 Summer Street, Hyde Park, MA 02136	1	SU7103	71 Summer Street	71C	1		Occupied	õ	ő	1	1
290-Malone Apartments	290	Malone Apartments	L	71 Summer Street, Hyde Park, MA 02136	1	SU7104	71 Summer Street	71D	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	L	73 Summer Street, Hyde Park, MA 02136 73 Summer Street, Hyde Park, MA 02136	2	SU7301 SU7302	73 Summer Street 73 Summer Street	73A 73B	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	L	73 Summer Street, Hyde Park, MA 02136	2	SU7302 SU7303	73 Summer Street	73B 73C	1		Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	L	73 Summer Street, Hyde Park, MA 02136	2	SU7304	73 Summer Street	73D	1		Occupied	o	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	L	75 Summer Street, Hyde Park, MA 02136	3	SU7501 SU7502	75 Summer Street	75A 75B	1		Occupied	0	0	1	1
290-Malone Apartments 290-Malone Apartments	290 290	Malone Apartments Malone Apartments	L	75 Summer Street, Hyde Park, MA 02136 75 Summer Street, Hyde Park, MA 02136	3	SU7502 SU7503	75 Summer Street 75 Summer Street	75B 75C	1		Occupied Occupied	0	0	1	1
290-Malone Apartments	290	Malone Apartments	ī.	75 Summer Street, Hyde Park, MA 02136	3	SU7504	75 Summer Street	75D	1		Occupied	- 0	0	1	1



OF 12



## APPENDIX F

## **Property Evaluator Qualifications**



#### 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

#### Education:

VHDA Universal Design Course

J. Sargent Reynolds Community College – Courses in Architectural Design

#### **Experience:**

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

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



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

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





# INTERNATIONAL CODE COUNCIL WILLIAM TAYLOR

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

### Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

Cindy

Cindy Davis, CBO President, Board of Directors

**Dominic Sims, CBO Chief Executive Officer** 

Certificate No. 8076685



This certificate is the property of ICC and must be returned to ICC in the event of suspension or revocation of the certificate.

#### 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

