

U.S. Department of Housing and Urban Development
Washington, DC 20410-0100

08/22/2018

REAL ESTATE ASSESSMENT CENTER

596791 / 800216760

CURTIS PARK II
2855 Arapahoe St
Denver, CO 80205 -2707

Dear Owner:

This letter transmits by electronic file the most recent physical inspection summary report for your property. This inspection was performed by an inspector certified by HUD in the use of the inspection protocol and was performed pursuant to HUD regulations at 24 CFR Part 5 and Part 200. These regulations may be viewed on the REAC website at <http://www.hud.gov/offices/reac>. This site provides information about REAC and the physical inspection process and allows you to download a free copy of the inspection software and view deficiency definitions. Also enclosed is a short description of the elements of the report to assist you in interpretation.

If the inspector noted any exigent health and safety (EH&S) deficiencies at the time of the inspection, you or your representative received a report listing those deficiencies. You are required to correct all EH&S deficiencies at your property, not only those deficiencies noted by the inspector. You must repair or mitigate all EH&S items immediately, and you must file a written report with the local field office using your letterhead, certifying to the repairs or mitigation of the EH&S items within three (3) business days of the date of the inspection. The attached certification language must be included in your statement of completion. If your property is assigned to a Performance-Based Contract Administrator (PB-CA), your certification should be sent to the PB-CA and not to the local HUD office. If the loan is under the 232 program, your certification should be sent to the Account Executive with the Office of Healthcare Programs (OHP). Do not send your report to REAC.

If your property received a score from 31 to 59, the inspection has been referred to the Multifamily Hub or local OHP that has jurisdiction over the property for possible enforcement action. A physical Inspection score below 60 indicates that the owner may not be fulfilling his/her contractual obligations to HUD and that the residents may not be receiving the quality of housing to which they are entitled. Accordingly, HUD will determine whether or not it must proceed to take enforcement action as authorized by existing statutes, regulations, contracts or other business documents. HUD may suspend the administrative procedure described in 24 CFR 200 Subpart P when HUD determines it necessary to protect HUD's financial interests and to protect the residents as provided by 24 CFR 200.857(i)(4).

You will be contacted by the Hub, Program Center or OHP to set up a meeting or discussion on the compliance needs of your property. However, you should not delay the commencement of repairs to your property pending such a meeting. You should complete a survey of the physical needs of your entire property. While this physical inspection report may provide baseline information, be advised that all property repair needs must be corrected. This survey should be provided to the Program Center or Hub that has jurisdiction over your property upon your prompt completion.

If the mortgage on the property is insured by HUD/FHA, please provide copies of all correspondence

regarding this inspection to your mortgagee.

Thank you for your cooperation.

Sincerely,

SAMUEL TUFFOUR
PROGRAM MANAGER, PHYSICAL ASSESSMENT
SUBSYSTEM
Real Estate Assessment Center

Enclosures

Inspection Summary Report (POA) for Inspection #596791

Inspection Snapshot

Inspection ID:	596791	Inspection Time:	11:09 AM - 05:50 PM
Inspection Start Date:	08/21/2018	Inspection End Date:	08/22/2018
Property ID:	800216760	Property Type:	Multi Family
Property Name:	CURTIS PARK II		
Inspection State:	Successful	Score:	57c*

Inspection Summary Report (POA) for Inspection #596791

Property Profile

Property Name: CURTIS PARK II
FHA #: 10135722 **Organization:** TBD
Scattered Site? No **Multiple Site?** No
Address Line 1: 2855 Arapahoe St
Address Line 2:
City: Denver **State:** CO
ZIP: 80205 **Extension:** 2707
Phone: (303) 298-9400 **Extension:**
Fax: **Email:** mmorley@integral-online.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	45	45	22	125	125	22
Common	0			-	-	-
Total	45	45	22	125	125	22

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
117	94%	No

Comments No bed bugs nor attached roof access.

Inspection Summary Report (POA) for Inspection #596791

Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Maureen Morley
Organization: Integral Group
Address Line 1: 2855 Arapahoe Street
Address Line 2:
City: Denver **State:** CO
ZIP: 80205 **Extension:**
Phone: (303) 298-9400 **Extension:**
Fax: **Email:** MMorley@integral-online.com

Owner [Not Present During Inspection]

Name (F, MI, L): Lena Pitt
Organization: Curtis Park Redevelopment
Address Line 1: 191 Peachtree Street NE
Address Line 2: Ste. 4100
City: Atlanta **State:** GA
ZIP: 30303 **Extension:**
Phone: (b) (6) **Extension:**
Fax: **Email:** lpitt@integral-online.com

Site Manager [Not Present During Inspection]

Name (F, MI, L): Maureen Morley
Organization: Integral Group
Address Line 1: 2855 Arapahoe Street
Address Line 2:
City: Denver **State:** CO
ZIP: 80205 **Extension:**
Phone: (303) 298-9400 **Extension:**
Fax: **Email:** mmorley@integral-online.com

Other [Present During Inspection]

Name (F, MI, L): Ron Norris
Organization: Villages of Curtis Park
Address Line 1: 2855 Arapahoe Street
Address Line 2:
City: Denver **State:** CO
ZIP: 80205 **Extension:**
Phone: (303) 298-9400 **Extension:**
Fax: **Email:**

Inspection Summary Report (POA) for Inspection #596791

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	18.76	1.13	17.63	17.63	0.00
Building Exterior	18.76	3.91	14.84	0.00	14.84
Building Systems	19.38	0.00	19.38	0.00	19.38
Common Area	0.61	0.00	0.61	0.57	0.04
Unit	42.49	7.03	35.46	12.85	22.61
Total	100.00	12.07	87.93	31.05	56.88

Score Version: 1

Score Date: 08/22/2018

Final Score: 57c*

Inspection Summary Report (POA) for Inspection #596791

Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	2	7	7	16	1 site, 22 buildings and 22 units were inspected.
Projected	2	14	40	56	28 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	1	0	8	9	Site (PIS): 100%
Projected	1	0	45	46	Building (PIB): 49%
Smoke Detectors (SD)					Unit (PIU): 18%
Actual	0	0	3	3	Projected HSD:
Projected	0	0	17	17	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	3	7	18	28	Unit = (Actual HSDU) / PIU
Projected	3	14	102	120	If all buildings and units were inspected, it is projected that a total of 120 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #596791

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Grounds	Site - Erosion/Rutting Areas (Grounds)	1	1	100
Ordinary	Site	Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards)	1	1	100
Ordinary	Site	Market Appeal	Site - Graffiti (Market Appeal)	1	1	100
Ordinary	Site	Hazards	HS - Sharp Edges (Hazards)	1	1	100
Ordinary	BE	Walls	BE- Stained/Peeling/Needs Paint (Walls)	16	22	73
Ordinary	BE	Walls	BE- Missing Pieces/Holes/Spalling (Walls)	8	22	36
Ordinary	Unit	Doors	Unit - Damaged Hardware/Locks (Doors)	8	22	36
Ordinary	Unit	Windows	Unit - Damaged/Missing Screens (Windows)	10	22	45

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

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

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

Inspection Summary Report (POA) for Inspection #596791

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	45	45	22	0
Unit	125	125	22	1

Building 1 - (b) (6) 31st St [Sample , Inspected]

Address Line 1: (b) (6) 31st St

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2003	3	7	7

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	2 Bedrooms	Yes	

Building 4 - (b) (6) Lawrence [Sample , Inspected]

Address Line 1: (b) (6) Lawrence

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	2 Bedrooms	Yes	

Building 5 - (b) (6) Lawrence [Sample , Inspected]

Address Line 1: (b) (6) Lawrence

Address Line 2:

Inspection Summary Report (POA) for Inspection #596791

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	2 Bedrooms	Yes	

Building 6 - (b) (6) Lawrence [Alternate , Not Inspected]

Address Line 1: (b) (6) Lawrence

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 7 - (b) (6) 32nd St [Sample , Inspected]

Address Line 1: (b) (6) 32nd St

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2003	3	7	7

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	1 Bedroom	Yes	
	2 Bedrooms	Yes	

Inspection Summary Report (POA) for Inspection #596791

Building 10 - (b) (6) 32st St [Alternate , Not Inspected]				
Address Line 1:		(b) (6) 32st St		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				

Building 11 - (b) (6) 32nd St [Alternate , Not Inspected]				
Address Line 1:		(b) (6) 32nd St		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				

Building 12 - (b) (6) 32nd St [Alternate , Not Inspected]				
Address Line 1:		1156 32nd St		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				

Building 13 - (b) (6) 31st St [Sample , Inspected]				
Address Line 1:		(b) (6) 31st St		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	

Inspection Summary Report (POA) for Inspection #596791

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2003	3	7	7

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	2 Bedrooms	Yes	

Building 14 - (b) (6) 31st St [Sample , Inspected]

Address Line 1: (b) (6) 31st St

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	3 Bedrooms	Yes	

Building 16 - (b) (6) 32nd St [Sample , Inspected]

Address Line 1: (b) (6) 32nd St

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	3 Bedrooms	Yes	

Inspection Summary Report (POA) for Inspection #596791

Building 18 - (b) (6) 32nd St [Sample , Inspected]				
Address Line 1: (b) (6) 32nd St				
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2003	3	7	7
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	1 Bedroom	Yes		
	1 Bedroom	Yes		

Building 20 - (b) (6) (6) Arapahoe [Alternate , Not Inspected]				
Address Line 1: (b) (6) Arapahoe				
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				

Building 22 - (b) (6) Arapahoe [Alternate , Not Inspected]				
Address Line 1: 3155-61 Arapahoe				
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				

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Building 24 - (b) (6) 32nd St [Sample , Inspected]				
Address Line 1:		(b) (6) 32nd St		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2003	3	7	7
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	2 Bedrooms	Yes	Resident Refusal	
	3 Bedrooms	Yes		

Building 25 - (b) (6) Lawrence [Sample , Inspected]				
Address Line 1:		(b) (6) Lawrence		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	2 Bedrooms	Yes		

Building 26 - (b) (6) Lawrence [Sample , Inspected]				
Address Line 1:		(b) (6) Lawrence		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

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Comments:

Building 27 - (b) (6) Lawrence [Alternate , Not Inspected]

Address Line 1: (b) (6) Lawrence

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 28 - (b) (6) Lawrence [Alternate , Not Inspected]

Address Line 1: (b) (6) Lawrence

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 30 - (b) (6) 33rd St [Sample , Inspected]

Address Line 1: (b) (6) 33rd St

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2003	3	7	7

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	2 Bedrooms	Yes	

Inspection Summary Report (POA) for Inspection #596791

Building 31 - (b) (6) 32nd St [Sample , Inspected]				
Address Line 1: (b) (6) 32nd St				
Address Line 2:				
City: Denver		State: CO		
Zip: 80205		Extension: 2707		
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	3 Bedrooms	Yes		

Building 33 - (b) (6) 33rd St [Alternate , Not Inspected]				
Address Line 1: (b) (6) 33rd St				
Address Line 2:				
City: Denver		State: CO		
Zip: 80205		Extension: 2707		
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				

Building 34 - (b) (6) 33rd St [Alternate , Not Inspected]				
Address Line 1: (b) (6) 33rd St				
Address Line 2:				
City: Denver		State: CO		
Zip: 80205		Extension: 2707		
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				

Building 35 - (b) (6) 32nd St [Sample , Inspected]				
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Inspection Summary Report (POA) for Inspection #596791

Address Line 1: (b) (6) 32nd St

Address Line 2:

City: Denver

State: CO

Zip: 80205

Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2003	3	7	7

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	2 Bedrooms	Yes	

Building 36 - (b) (6) 32nd St [Sample , Inspected]

Address Line 1: (b) (6) 32nd St

Address Line 2:

City: Denver

State: CO

Zip: 80205

Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	1 Bedroom	Yes	

Building 37 - (b) (6) 32nd St [Alternate , Not Inspected]

Address Line 1: (b) (6) 32nd St

Address Line 2:

City: Denver

State: CO

Zip: 80205

Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Inspection Summary Report (POA) for Inspection #596791

Building 38 - (b) (6) 32nd St [Alternate , Not Inspected]				
Address Line 1:		(b) (6) 32nd St		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				

Building 39 - (b) (6) 33rd St [Alternate , Not Inspected]				
Address Line 1:		(b) (6) 33rd St		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				

Building 41 - (b) (6) Arapahoe [Sample , Inspected]				
Address Line 1:		(b) (6) Arapahoe		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80205	Extension:	2707	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	3 Bedrooms	Yes		

Building 42 - (b) (6) Arapahoe [Sample , Inspected]				
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Inspection Summary Report (POA) for Inspection #596791

Address Line 1: (b) (6) Arapahoe

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	2 Bedrooms	Yes	

Building 43 - (b) (6) Arapahoe [Alternate , Not Inspected]

Address Line 1: (b) (6) Arapahoe

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 44 - (b) (6) Arapahoe [Alternate , Not Inspected]

Address Line 1: (b) (6) Arapahoe

Address Line 2:

City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 19 - (b) (6) Arapahoe Street [Alternate , Not Inspected]

Address Line 1: (b) (6) Arapahoe Street

Address Line 2:

Inspection Summary Report (POA) for Inspection #596791

City: Denver State: CO
 Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 32 - (b) (6) 32nd St [Alternate , Not Inspected]

Address Line 1: (b) (6) 32nd Street
 Address Line 2:
 City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 9 - (b) (6) 31st Street 101-201 [Alternate , Not Inspected]

Address Line 1: (b) (6) 31st Street
 Address Line 2:
 City: Denver State: CO
 Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 02 - (b) (6) Lawrence Street [Sample , Inspected]

Address Line 1: (b) (6) Lawrence Street
 Address Line 2:
 City: Denver State: CO
 Zip: 80205 Extension: 2707

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Inspection Summary Report (POA) for Inspection #596791

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	3 Bedrooms	Yes	

Building 15 - (b) (6) 31st Street 101-201 [Sample , Inspected]

Address Line 1: (b) (6) 31st Street

Address Line 2:

City: Denver State: CO

Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	3 Bedrooms	Yes	

Building 17 - (b) (6) 32nd Street 101-201 [Sample , Inspected]

Address Line 1: (b) (6) 32nd Street

Address Line 2:

City: Denver State: CO

Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	3 Bedrooms	Yes	

Building 21 - (b) (6) Arapahoe Street [Sample , Inspected]

Address Line 1: (b) (6) Arapahoe Street

Address Line 2:

City: Denver State: CO

Inspection Summary Report (POA) for Inspection #596791

Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 23 - (b) (6) Arapahoe Street [Alternate , Not Inspected]

Address Line 1: (b) (6) Arapahoe Street
 Address Line 2:
 City: Denver State: CO
 Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 29 - (b) (6) Lawrence [Sample , Inspected]

Address Line 1: (b) (6) Lawrence Street
 Address Line 2:
 City: Denver State: CO
 Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	3 Bedrooms	Yes	

Building 3 - (b) (6) Lawrence Street [Alternate , Not Inspected]

Address Line 1: (b) (6) Lawrence Street
 Address Line 2:
 City: Denver State: CO
 Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit
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Inspection Summary Report (POA) for Inspection #596791

				Count
Semi-Detached	2003	2	2	2

Comments:

Building 40 - (b) (6) 33rd Street 101-102 [Alternate , Not Inspected]

Address Line 1: (b) (6) 33rd Street

Address Line 2:

City: Denver State: CO

Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 45 - (b) (6) Arapahoe Street [Alternate , Not Inspected]

Address Line 1: (b) (6) Arapahoe Street

Address Line 2:

City: Denver State: CO

Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Building 8 - (b) (6) 31st Street 101-201 [Alternate , Not Inspected]

Address Line 1: (b) (6) 31st Street

Address Line 2:

City: Denver State: CO

Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2003	2	2	2

Comments:

Inspection Summary Report (POA) for Inspection #596791

Certificates

Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	NA - This certificate is not applicable for this property
Lead-Based Paint Disclosure Forms	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	NA - This certificate is not applicable for this property

Inspection Summary Report (POA) for Inspection #596791

Score Details

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

Item	Deficiency	Severity	Points Deducted	Points Received
Site - CURTIS PARK II - Site(0)* [Possible Points : 18.76]				
Non-Health And Safety Deficiencies				
Market Appeal	Site - Graffiti (Market Appeal)	Level 1	1.13	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	7.50	
Grounds	Site - Erosion/Rutting Areas (Grounds) (NLT)	Level 3	7.03	
Hazards	HS - Sharp Edges (Hazards) (2) (NLT)	Level 3	5.28	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			20.93	0.00

Building 1 - (b) (6) 31st St - Building Exterior [Possible Points : 1.05]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.23	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.09	
			0.32	0.73

Building 1 - (b) (6) 31st St - Common Areas* [Possible Points : 0.04]				
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.09	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.09	0.00

Building 1 - (b) (6) 31st St - Unit (b) (6) [Possible Points : 1.95]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 3	0.20	
Doors	Unit - Deteriorated/Missing Seals (Entry Only) (Doors)	Level 3	0.27	
Walls	Unit - Damaged (Walls)	Level 2	0.09	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical	Level 3	1.49	

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Item	Deficiency	Severity	Points Deducted	Points Received
	Hazards) (LT)			
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.99	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			3.05	0.00

Building 4 - (b) (6) Lawrence - Common Areas [Possible Points : 0.00]				
Non-Health And Safety Deficiencies				
Patio/Porch/Balcony	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00

Building 4 - (b) (6) Lawrence - Unit (b) (6) [Possible Points : 1.95]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Doors	Unit - Missing Door (Doors) (2)	Level 1	0.11	
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.99	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			1.18	0.76

Building 5 - (b) (6) Lawrence - Building Exterior [Possible Points : 0.76]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.17	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.23	0.53

Building 5 - (b) (6) Lawrence - Common Areas [Possible Points : 0.00]				
Non-Health And Safety Deficiencies				
Patio/Porch/Balcony	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00

Building 5 - (b) (6) Lawrence - Unit (b) (6) [Possible Points : 1.95]				
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Inspection Summary Report (POA) for Inspection #596791

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.22	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.30	1.65

Building 7 - (b) (6) 32nd St - Building Exterior [Possible Points : 1.05]				
Non-Health And Safety Deficiencies				
Walls	BE- Cracks/Gaps (Walls)	Level 2	0.39	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.09	
			0.48	0.57

Building 7 - (b) (6) 32nd St - Unit (b) (6) [Possible Points : 1.91]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.17	
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.22	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 1	0.02	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.49	1.41

Building 7 - (b) (6) 32nd St - Unit (b) (6) [Possible Points : 1.95]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 1	0.02	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	1.49	
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT)	Level 3	0.18	
			1.72	0.23

Inspection Summary Report (POA) for Inspection #596791

Item	Deficiency	Severity	Points Deducted	Points Received
Building 13 - (b) (6) 31st St - Unit (b) (6) [Possible Points : 1.95]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.22	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
			0.63	1.32

Building 14 - (b) (6) 31st St - Building Exterior [Possible Points : 0.76]				
Non-Health And Safety Deficiencies				
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.06	0.70

Building 14 - (b) (6) 31st St - Common Areas [Possible Points : 0.00]				
Non-Health And Safety Deficiencies				
Pools and Related Structures	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00

Building 14 - (b) (6) 1st St - Unit (b) (6) [Possible Points : 1.91]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.23	1.68

Building 16 - (b) (6) 32nd St - Building Exterior [Possible Points : 0.76]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.17	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.23	0.53

Building 16 - (b) (6) 32nd St - Common Areas* [Possible Points : 0.11]				
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.24	

Inspection Summary Report (POA) for Inspection #596791

Item	Deficiency	Severity	Points Deducted	Points Received
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.24	0.00

Building 16 - (b) (6) 32nd St - Unit (b) (6) Possible Points : 1.91]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom)	Level 2	0.75	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
			0.96	0.95

Building 18 - (b) (6) 32nd St - Building Exterior [Possible Points : 1.05]				
Non-Health And Safety Deficiencies				
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 2	0.22	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 3	0.47	
			0.69	0.36

Building 18 - (b) (6) 32nd St - Unit (b) (6) [Possible Points : 1.87]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.22	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	1.49	
			1.72	0.15

Building 24 - (b) (6) 32nd St - Building Exterior [Possible Points : 1.05]				
Non-Health And Safety Deficiencies				
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.09	
			0.09	0.96

Building 24 - (b) (6) 32nd St - Common Areas* [Possible Points : 0.06]				
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.09	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.09	0.00

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Item	Deficiency	Severity	Points Deducted	Points Received
Building 24 - (b) (6) 32nd St - Unit ^{(b) (6)} 5 [Possible Points : 1.95]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom)	Level 1	0.37	
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 3	0.20	
			0.57	1.38

Building 25 - (b) (6) Lawrence - Common Areas [Possible Points : 0.00]				
Non-Health And Safety Deficiencies				
Halls/Corridors/Stairs	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00

Building 30 - (b) (6) 33rd St - Building Exterior [Possible Points : 1.05]				
Non-Health And Safety Deficiencies				
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.09	
			0.09	0.96

Building 30 - (b) (6) 33rd St - Common Areas* [Possible Points : 0.04]				
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.09	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.09	0.00

Building 31 - (b) (6) 32nd St - Building Exterior [Possible Points : 0.76]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.17	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.23	0.53

Building 31 - (b) (6) 32nd St - Common Areas [Possible Points : 0.00]				
Non-Health And Safety Deficiencies				
Halls/Corridors/Stairs	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00

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Item	Deficiency	Severity	Points Deducted	Points Received
Building 31 - (b) (6) 32nd St - Unit (b) (6) Possible Points : 1.95]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
Walls	Unit - Damaged (Walls) (2)	Level 1	0.04	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.99	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (2) (LT)	Level 3	0.18	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (2) (SD)	Level 3	0.00	
			1.58	0.37

Building 35 - (b) (6) 32nd St - Building Exterior [Possible Points : 1.05]				
Non-Health And Safety Deficiencies				
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 2	0.22	
Walls	BE- Missing Pieces/Holes/Spalling (Walls) (2)	Level 2	0.23	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.09	
			0.54	0.51

Building 35 - (b) (6) 32nd St - Unit (b) (6) [Possible Points : 1.95]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	1.49	
			1.89	0.05

Building 36 - (b) (6) 32nd St - Building Exterior [Possible Points : 0.76]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.17	

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Item	Deficiency	Severity	Points Deducted	Points Received
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.23	0.53

Building 36 - (b) (6) 32nd St - Common Areas* [Possible Points : 0.11]

Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.24	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.24	0.00

Building 41 - (b) (6) Arapahoe - Building Exterior [Possible Points : 0.76]

Non-Health And Safety Deficiencies				
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.06	0.70

Building 41 - (b) (6) Arapahoe - Unit (b) (6) Possible Points : 1.91]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.22	
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors)	Level 2	0.06	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.71	1.20

Building 42 - (b) (6) Arapahoe - Building Exterior [Possible Points : 0.76]

Non-Health And Safety Deficiencies				
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.06	0.70

Building 42 - (b) (6) Arapahoe - Unit (b) (6) Possible Points : 1.95]

Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (NLT)	Level 3	0.67	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.70	1.25

Building 02 - (b) (6) Lawrence Street - Common Areas [Possible Points : 0.00]				
Non-Health And Safety Deficiencies				
Patio/Porch/Balcony	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00

Building 02 - (b) (6) Lawrence Street - Unit (b) (6) [Possible Points : 1.91]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 1	0.02	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) (NLT)	Level 3	0.90	
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	1.49	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			2.81	0.00

Building 15 - (b) (6) 31st Street (b) (6) - Building Exterior [Possible Points : 0.76]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.17	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.23	0.53

Building 15 - (b) (6) 1st Street (b) (6) - Common Areas [Possible Points : 0.00]				
Non-Health And Safety Deficiencies				
Patio/Porch/Balcony	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common	Level 3	0.00	

Inspection Summary Report (POA) for Inspection #596791

Item	Deficiency	Severity	Points Deducted	Points Received
	Areas)			
			0.00	0.00

Building 15 - (b) (6) 31st Street (b) (6) - Unit (b) (6) [Possible Points : 1.91]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	1.49	
			1.69	0.22

Building 17 - (b) (6) 32nd Street (b) (6) Building Exterior [Possible Points : 0.76]

Non-Health And Safety Deficiencies				
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 2	0.16	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.22	0.54

Building 17 - (b) (6) 32nd Street (b) (6) Common Areas* [Possible Points : 0.11]

Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.24	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.24	0.00

Building 17 - (b) (6) 32nd Street (b) (6) - Unit (b) (6) [Possible Points : 1.91]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17	
			0.37	1.54

Building 21 - (b) (6) rapahoe Street - Building Exterior [Possible Points : 0.76]

Non-Health And Safety Deficiencies				
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.06	0.70

Building 29 - (b) (6) Lawrence - Building Exterior [Possible Points : 0.76]				
Non-Health And Safety Deficiencies				
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.06	0.70

Building 29 - (b) (6) Lawrence - Common Areas* [Possible Points : 0.11]				
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.24	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.24	0.00

Building 29 - (b) (6) Lawrence - Unit (b) (6) Possible Points : 1.91]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.99	
			1.27	0.64

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - CURTIS PARK II - Site(0)			
Non-Health And Safety Deficiencies			
Market Appeal	(b) (6) 2nd St south sd	Site - Graffiti (Market Appeal) - L1	- Graffiti - Graffiti on 1 place that the public can see from 30 feet away
Parking Lots/Driveways/Roads	(b) (6) 32nd St sth sd	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	- Damaged paving - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Parking Lots/Driveways/Roads	(b) (6) 32nd St (b) (6)	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	- Damaged paving - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	(b) (6) 31st Street (b) (6) sth sd	Site - Cracks/Settlement/Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Missing sections of pavement - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Electrical Hazards	light pole	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Grounds	(b) (6) 32nd Street (b) (6) rear of (b) (6)	Site - Erosion/Rutting Areas (Grounds) (NLT) - L3	- Erosion/rutting - Severe runoff has displaced soil causing current or potential damage to

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Item	Location/Comments	Deficiency/Severity	Decisions
			surrounding structures or systems
Hazards	light pole metal by trash bin	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Hazards	by trash bin	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.

Building 1 - (b) (6) 31st St[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	above unit (b) (6)	BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Missing Pieces - A single missing piece (for example, single brick or section of siding)
Walls	wood trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 1 - (b) (6) 31st St[Sample,Inspected] - Building Systems

None

Building 1 - (b) (6) 31st St[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 1 by (b) (6)	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
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Building 1 - (b) (6) 31st St[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Bathroom guest bthrm	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Patio/Porch/Balcony	Unit - Deteriorated/Missing	- Entry Door to Unit

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
	right sd tp lck, patio	Seals (Entry Only) (Doors) - L3	- Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)
Doors	Patio/Porch/Balcony	Unit - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Walls	Shed/Garage/Carport NIS repair	Unit - Damaged (Walls) - L2	- Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.

Health And Safety Deficiencies

Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Electrical System	Patio/Porch/Balcony porch	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

Building 4 - (b) (6) Lawrence[Sample,Inspected] - Building Exterior

None

Building 4 - (b) (6) Lawrence[Sample,Inspected] - Building Systems

None

Building 4 - (b) (6) Lawrence[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

FHEO - Accessible Outside Common Areas	Floor 1 no ramp	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) -	- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no
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Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
		L3	ramps, no curb cuts), There is another accessible route - NO

Building 4 - (b) (6) Lawrence[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Bedroom door gn	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Doors	Hallway linen clst	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Doors	Dining Area bdrm 2	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Windows	Living Area lvng rm	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom dimage	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Health And Safety Deficiencies

Electrical System	Patio/Porch/Balcony nt tstng	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> - GFI does not function when self-test button is pressed
Smoke Detector	Kitchen gn	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Missing - There is NOT another

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
			functioning smoke detector on same level.

Building 5 - (b) (6) Lawrence[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	bk patio railing	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 5 - (b) (6) Lawrence[Sample,Inspected] - Building Systems

None

Building 5 - (b) (6) Lawrence[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

FHEO - Accessible Outside Common Areas	Floor 1 no rmp	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	<ul style="list-style-type: none"> - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO
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Building 5 - (b) (6) Lawrence[Sample,Inspected] - Unit ^{(b) (6)(D) (6)}

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom shwr hd bth 1	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Walls	Bedroom bdrm 2	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Bathroom bth 2	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 7 - (b) (6) 32nd St[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	above (b) (6)	BE- Cracks/Gaps (Walls) - L2	- Cracks or Gaps - Greater than 1/8" wide/deep by 6" long
Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 7 - (b) (6) 32nd St[Sample,Inspected] - Building Systems

None

Building 7 - (b) (6) 32nd St[Sample,Inspected] - Common Areas

None

Building 7 - (b) (6) 32nd St[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Bathroom Items	Bedroom shwr hd	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Bathroom Items	Bathroom gn	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Patio/Porch/Balcony torn	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Walls	Storage wtr htr clst	Unit - Mold/Mildew/Water Stains/Water Damage	- Mold or Mildew (for example, a darkened area)

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
		(Walls) - L1	<ul style="list-style-type: none"> or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water
Windows	Bedroom bdrm g1	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 7 - (b) (6) 32nd St[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Ceiling	Bedroom bdrm 1	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	<ul style="list-style-type: none"> - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water
Windows	Bedroom bdrm 1	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Health And Safety Deficiencies

Electrical Hazards	Bathroom brkn bulb	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Hazards	Living Area cable	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> - Tripping (not related to elevators) - poses a tripping risk
Outlets/Switches	Living Area	Unit - Missing/Broken Cover	<ul style="list-style-type: none"> - Cover plate missing or

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
	lvng rm	Plates (Outlets/Switches) (LT) - L3	broken - The electrical connections/wires ARE exposed.

Building 13 - (b) (6) 1st St[Sample,Inspected] - Building Exterior

None

Building 13 - (b) (6) 1st St[Sample,Inspected] - Building Systems

None

Building 13 - (b) (6) 31st St[Sample,Inspected] - Common Areas

None

Building 13 - (b) (6) 31st St[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom shwr hd, mstr	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Doors	Shed/Garage/Carport furnc closet doors, both	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Living Area missing striker plate	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

Building 14 - (b) (6) 1st St[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	wd trm	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected
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Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
Building 14 - (b) (6) 31st St[Sample,Inspected] - Building Systems			
None			

Building 14 - (b) (6) 31st St[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
FHEO - Accessible Outside Common Areas	Floor 1 no ramp	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO

Building 14 - (b) (6) 31st St[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Storage wtr htr clst	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has broken or missing glass. - This condition DOES NOT RESULT in a Health and Safety concern.
Windows	Bathroom bth 1	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 16 - (b) (6) 32nd St[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	pt (b) (6)	BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
Building 16 - (b) (6) 32nd St[Sample,Inspected] - Building Systems			
None			

Building 16 - (b) (6) 32nd St[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 by (b) (6)	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 16 - (b) (6) 32nd St[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom seat gone	Unit - Water Closet/Toilet- Damaged/Clogged/Missing (Bathroom) - L2	- Toilet (Unit) - Seat, hinge, cover, or flush handle is missing or damaged
Kitchen Items	Kitchen top	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Kitchen by rear dr	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

Building 18 - (b) (6) 32nd St[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Roofs	NIS repr west sd	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L2	- Missing/Damaged Components from Downspout/Gutter - You see that components of the drainage system including gutters, leaders, downspouts and drain openings are missing or damaged but there is NO visible damage to surrounding surfaces
Walls	units (b) (6)	BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Missing Pieces - More than one missing

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
			piece (for example, a few bricks or sections of siding)

Building 18 - (b) (6) 32nd St[Sample,Inspected] - Building Systems

None

Building 18 - (b) (6) 32nd St[Sample,Inspected] - Common Areas

None

Building 18 - (b) (6) 32nd St[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom shwr hd	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
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Health And Safety Deficiencies

Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
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Building 18 - (b) (6) 32nd St[Sample,Inspected] - Unit (b) (6)

None

Building 24 - (b) (6) 32nd St[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected
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Building 24 - (b) (6) 32nd St[Sample,Inspected] - Building Systems

None

Building 24 - (b) (6) 32nd St[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 by (b) (6)	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 24 - (b) (6) 32nd St[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom bth 2	Unit - Plumbing - Clogged Drains (Bathroom) - L1	- Bathroom Sink - There is a problem with the drainage - The basin will drain, but it is slow
Doors	Living Area ptio frnch dr	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Bedroom bdrm 2	Unit - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.

Building 25 - (b) (6) Lawrence[Sample,Inspected] - Building Exterior			
None			

Building 25 - (b) (6) Lawrence[Sample,Inspected] - Building Systems			
None			

Building 25 - (b) (6) Lawrence[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
FHEO - Accessible Outside Common Areas	Floor 2 no ramp	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
			is another accessible route - NO

Building 25 - (b) (6) Lawrence[Sample,Inspected] - Unit (b) (6)			
None			

Building 26 - (b) (6) Lawrence[Sample,Inspected] - Building Exterior			
None			

Building 26 (b) (6) Lawrence[Sample,Inspected] - Building Systems			
None			

Building 26 - (b) (6) Lawrence[Sample,Inspected] - Common Areas			
None			

Building 30 - (b) (6) 33rd St[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	trm	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 30 - (b) (6) 3rd St[Sample,Inspected] - Building Systems			
None			

Building 30 - (b) (6) 33rd St[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 by (b) (6)	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 30 - (b) (6) 33rd St[Sample,Inspected] - Unit 104			
None			

Building 31 - (b) (6) 32nd St[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	rear sd	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
			diameter, but smaller than a sheet of paper
Walls	lvl one	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 31 - (b) (6) 32nd St[Sample,Inspected] - Building Systems

None

Building 31 - (b) (6) 32nd St[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

FHEO - Accessible Outside Common Areas	Floor 1 no ramp	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	<ul style="list-style-type: none"> - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO
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Building 31 - (b) (6) 2nd St[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Hallway linen closet	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Bedroom bdrm 3	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Outlets/Switches	Living Area by ptio dr	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> - Cover plate missing or broken - The electrical connections/wires are NOT exposed.
Walls	Living Area by frnt dr	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper,

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
			but, you cannot see through the hole
Walls	Bedroom bdrm 3	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Windows	Living Area by ptio dr	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Electrical System	Kitchen by sink	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> - GFI does not function when self-test button is pressed
Outlets/Switches	Living Area gone	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	<ul style="list-style-type: none"> - Cover plate missing or broken - The electrical connections/ wires ARE exposed.
Smoke Detector	Hallway	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Inoperable - There is NOT another functioning smoke detector on same level.
Smoke Detector	Bedroom bdrm 2	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Inoperable - There is NOT another functioning smoke detector on same level.

Building 35 - (b) (6) 32nd St[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Roofs	by (b) (6)	BE- Missing/Damaged	- Missing/Damaged
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Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
		Components from Downspout/Gutter (Roofs) - L2	Components from Downspout/Gutter - You see that components of the drainage system including gutters, leaders, downspouts and drain openings are missing or damaged but there is NO visible damage to surrounding surfaces
Walls	e	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Walls	entry to (b) (6)	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 35 - (b) (6) 32nd St[Sample,Inspected] - Building Systems

None

Building 35 - (b) (6) 32nd St[Sample,Inspected] - Common Areas

None

Building 35 - (b) (6) 32nd St[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Patio/Porch/Balcony ptio dr	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Storage wtr htr closet	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors)

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> - Surface is damaged - Door has significant peeling, cracked, or no paint.
Health And Safety Deficiencies			
Electrical Hazards	Kitchen grhbg dspI	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped

Building 36 - (b) (6) 32nd St[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	bhnd (b) (6)	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 36 - (b) (6) 2nd St[Sample,Inspected] - Building Systems

None

Building 36 - (b) (6) 32nd St[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 1 by (b) (6)	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing
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Building 36 - 1139 32nd St[Sample,Inspected] - Unit 201

None

Building 41 - (b) (6) Arapahoe[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint
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Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
			- Less than 50% of a single wall is affected

Building 41 - (b) (6) Arapahoe[Sample,Inspected] - Building Systems			
None			

Building 41 - 3(b) (6) Arapahoe[Sample,Inspected] - Common Areas			
None			

Building 41 - (b) (6) Arapahoe[Sample,Inspected] - Unit (b) (6)			
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Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom shwr hd	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Doors	Bedroom bdrm 1	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bathroom bth 2	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Doors	Bedroom bdrm 2	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Windows	Living Area torn	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
			unit are punctured, torn or otherwise damaged or missing

Building 42 - (b) (6) Arapahoe[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected
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Building 42 - (b) (6) Arapahoe[Sample,Inspected] - Building Systems

None

Building 42 - (b) (6) Arapahoe[Sample,Inspected] - Common Areas

None

Building 42 - (b) (6) Arapahoe[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Windows	Living Area gn	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
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Health And Safety Deficiencies

Bathroom Items	Bathroom gn	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> - Bathroom Sink - The sink itself is missing
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Building 02 - (b) (6) Lawrence Street[Sample,Inspected] - Building Exterior

None

Building 02 - (b) (6) Lawrence Street[Sample,Inspected] - Building Systems

None

Building 02 - (b) (6) Lawrence Street[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

FHEO - Accessible Outside Common	Floor 1 no ramp	CA - Routes Obstructed or Inaccessible to Wheelchair	<ul style="list-style-type: none"> - Route to common area obstructed or inaccessible to
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Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
Areas		(FHEO - Accessible Outside Common Areas) - L3	wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO

Building 02 - (b) (6) Lawrence Street[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Hallway	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Doors	Bedroom bdrm 3	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Kitchen Items	Kitchen top of dr	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Walls	Bedroom bdrm 2	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Bedroom bth 2	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L1	<ul style="list-style-type: none"> - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water
Windows	Kitchen gn, dmgd	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
			unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Bathroom Items	Bathroom seal	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> - Toilet (Unit) - A steady leak that is adversely affecting the area around it
Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped

Building 15 - (b) (6) 31st Street (b) (6) [Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies			
Walls	frnt of bldg	BE- Missing Pieces/Holes/Spalling (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 15 - (b) (6) 31st Street (b) (6) [Sample,Inspected] - Building Systems

None			
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Building 15 - (b) (6) 31st Street (b) (6) [Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies			
FHEO - Accessible Outside Common Areas	Floor 1 no ramp	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	<ul style="list-style-type: none"> - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO

Building 15 - (b) (6) 31st Street (b) (6) [Sample,Inspected] - Unit (b) (6)

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Kitchen Items	Laundry Area bttm door	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Patio/Porch/Balcony gn	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped

Building 17 - (b) (6) 2nd Street (b) (6) [Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies			
Roofs	rear of (b) (6)	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L2	- Missing/Damaged Components from Downspout/Gutter - You see that components of the drainage system including gutters, leaders, downspouts and drain openings are missing or damaged but there is NO visible damage to surrounding surfaces
Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 17 (b) (6) 32nd Street (b) (6) [Sample,Inspected] - Building Systems

None

Building 17 (b) (6) 32nd Street (b) (6) [Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 by (b) (6)	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 17 (b) (6) 32nd Street (b) (6) Sample, Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Bedroom bdrm 1, insd clst	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Kitchen Items	Kitchen bttm of dr	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Health And Safety Deficiencies			
Hazards	Living Area tnt photo	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.

Building 21 - (b) (6) Arapahoe Street [Sample, Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 21 - (b) (6) Arapahoe Street [Sample, Inspected] - Building Systems			
None			

Building 21 - (b) (6) Arapahoe Street [Sample, Inspected] - Common Areas			
None			

Building 29 - (b) (6) Lawrence [Sample, Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	trim	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Inspection Summary Report (POA) for Inspection #596791

Item	Location/Comments	Deficiency/Severity	Decisions
Building 29 - (b) (6) Lawrence[Sample,Inspected] - Building Systems			
None			

Building 29 - (b) (6) Lawrence[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 by (b) (6)	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 29 (b) (6) Lawrence[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Bathroom knob gn	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Windows	Living Area slider hrdwr	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
Windows	Bedroom gn	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Electrical System	Patio/Porch/Balcony nt ytstng	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

Notice: Modifications to the Inspection Summary Report

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

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

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

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

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

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

PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

1. Provide the Public Housing Agency or owner and/or owner agent (POA) with the background information, *i.e. addresses, phone numbers, building names, etc.*, collected during the property inspection.
2. Provide the POA the results of the REAC physical inspection of a specific property.

The items below describe the information provided in the Inspection Summary Report.

Inspection Number : The inspection number is unique for each property inspection conducted by REAC. Each time a property is inspected by REAC, a new inspection number is used. These unique numbers may be used to communicate with REAC on any matter concerning a particular inspection.

Property Information : Information related to a property is provided:

- Property identification number (in parentheses) - a unique number in HUD databases
- Property name
- Status as scattered site (Yes/No)
- Relevant addresses, phone numbers, fax numbers, and e-mail addresses for the property

Each of these should be checked carefully for accuracy. *All discrepancies should be reported to the REAC Physical Inspection Operations Center at 1-877-406-9220.*

Building Unit Count : The total number of buildings and units on the property are given, along with the number of buildings and units actually inspected by REAC

Scores : An overall numerical score is given as a value from zero to 100. Separate numerical scores are also given for each of five areas:

- site
- building exterior
- building systems
- common areas
- units

The five area scores range from zero to the maximum number of points possible for each area. The possible points for a given area are determined for a specific property based on the inspectable items actually present in each area. The sum of the area points identifies what the overall score would be if there were no health & safety (H&S) deficiencies. The overall numerical score is then calculated by subtracting the sum of deductions for H&S deficiencies from the sum of the individual "area points".

Examples of overall scores are: 95c; 67b*; 84a*; 100b; 78a; and 43c*. The asterisk(*) indicates that H&S deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:

- The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.
- The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety

H&S deficiencies were observed other than for smoke detectors.

- The lower-case letter "c" is given if one or more exigent/ fire safety (calling for immediate attention or remedy) H&S deficiencies were observed.

Although all H&S deficiencies, except for smoke detector problems and "other" hazards, affect the scores with appropriate deductions, the letter grades are added to highlight the serious nature of H&S deficiencies, all of which need to be addressed by the POA.

Health and Safety Counts: In addition to the counts of actual H&S deficiencies observed in the inspected buildings and units, the *estimated* number of H&S deficiencies that would have been found had all buildings and units been inspected is also given. This projected count gives a sense of the total H&S problem for the inspected property. The projection is calculated by dividing the counts actually observed in buildings or units by the proportion of buildings or units inspected. The percent of buildings and units inspected is additionally given to show the basis for the calculations.

Systemic Deficiencies: Defects observed in at least one third ($1/3^{\text{rd}}$) of the inspected units or buildings are listed by whether or not they are repairs generally requiring large cash outlays ("Capital" items) or generally requiring smaller cash outlays ("Ordinary" items).

Participants & Buildings/Units: Information provided includes:

- relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants

- name, year built, number of units and address for each building on the property. Note: All buildings on the property should be listed.

As before, each of these should be checked carefully for accuracy and any discrepancies should be reported to the REAC Technical Assistance Center (TAC) at 1-888-245-4860.

Inspectable Items: This portion of the report details all deficiencies found in the inspection. The main headings in the first column refer to the inspectable area -- site, building exterior, building systems, common area, unit or health & safety where the deficiency was observed. The entries are "inspectable items" within which the deficiencies were found. Some items may not be present for a given property. In such cases, appropriate adjustments are made in the points of each area. Items present, but with no deficiencies found, are not listed. Inspectable items are:

Site: fencing & gates, grounds, mail boxes/project signs market appeal, parking lots/driveways/roads, play areas and equipment, refuse disposal, retaining walls, storm drainage and walkways/stairs.

Building Exterior: doors, fire escapes, foundations, lighting, roofs, walls and windows.

Building Systems: domestic water, electrical system, elevators, emergency power, exhaust system, fire protection, heating/ ventilation/ air-conditioning and sanitary system.

Common Areas: basement/garage/carport, closet/utility/mechanical, community room, day care, halls/corridors/stairs, kitchen, laundry room, lobby, office, other community spaces, patio/porch/balcony, pools

and related structures, rest rooms/pool structures, storage and trash collection areas.

Unit: bathroom, call-for-aid, ceiling, doors, electrical system, floors, heating/ventilation/air-conditioning, hot water heater, kitchen, laundry area (room), lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls and windows.

Health & Safety: air quality, electrical hazards, elevator, emergency/ fire exits, flammable materials, garbage and debris, hazards, infestation.

Column labeled NO/OD:

NO: The inspection protocol requires the inspector to check for the existence of certificates for certain items such as lead-based paint, elevators, etc. If the inspector verifies all the required certificates, the report will not include any certificate information. If a certificate is not present, the first inspectable item listed will be "certificates" and the designation "NO" will be listed for each unavailable certificate.

OD: If the inspector records a deficiency, then an OD in this column refers to the "observed deficiency" for the given item.

Column labeled Observation: The column lists each specific deficiency observed within a given inspectable item. Each deficiency has a definition, which specifies what must be observed for that deficiency to be recorded. Also noted in this column are observations about Health & Safety items. These are:

- (LT) - Exigent/Fire Safety (calling for immediate attention or remedy)
- (NLT) - Non-Life Threatening
- (SD) - Smoke Detector

Definitions for all deficiencies are given in the physical inspection section at REAC's web site on the Internet (www.hud.gov/react/). Click on "Products" then "Physical Inspection" and then "Physical Inspection Definitions"

Column labeled Severity: Deficiencies differ by "severity". The definitions specify what must be recorded for a given deficiency under one of three possible severity levels - level 1, level 2 and level 3. The severity level is given on the report to indicate which part of the definition actually applies for the specific deficiency observed. Severity levels are defined within a given deficiency and do not necessarily indicate which deficiencies are the worst. For more serious deficiencies, a level 2 severity may be more of a problem and may reduce the overall score more than less serious deficiencies with a severity of level 3.

Location/Comments: Comments are required for all severity level 3 deficiencies.

Column labeled Ded.: This column gives the points deducted from the overall property score for the observed deficiencies. In the shaded heading the possible points are given for that area and building or unit. Although the listed points deducted may sum to more than the possible points, the total deducted from the overall property score for that area and building or unit does not exceed its possible points. The listing of points deducted is rounded to the nearest tenth of a point, so "<0.05" is listed when the points deducted is a very small fraction, but greater than zero. Where there is a blank or zero, such as for lack of a certificate or observed smoke detector problems, it means no points are deducted from the property score.

**PROJECT OWNER'S CERTIFICATION THAT ALL EXIGENT
HEALTH AND SAFETY ITEMS HAVE BEEN CORRECTED**

SEND OR FAX SIGNED COPY TO LOCAL MF OFFICE

[Name of Project Owner:] _____ (the "Project Owner"), the owner of [Project Name:] _____, [City:] _____, [State:] _____ [Project Number:] _____ (the "Project") by and through its duly authorized representative identified below, hereby certifies that:

1. All Exigent Health and Safety ("EH&S") items at the Project have been corrected. Such EH&S items include those identified in the Notification of Exigent and Fire Safety Hazards Observed, dated _____.

2. The attached Report accurately identifies the repairs that have been made to correct the EH&S items, the location of those repairs, and the date or dates the repairs were made. If repairs were not made, the dangerous condition was eliminated.

This certification is made by the Project Owner and is signed by a duly authorized representative of the Project Owner, who is so authorized by reason of his/her position as the [State Fully Relationship Between Signer of Certification and Project Owner:] _____

_____.

All of the foregoing statements, as well as the date, signature and identifying information of the signer and the Project Owner that follows, are HEREBY CERTIFIED as true and accurate this _____ day of _____, 20____.

Project Owner: _____

By: Signature: _____

Print Name: _____

Title: _____