

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

07/05/2018

REAL ESTATE ASSESSMENT CENTER

583015 / 800002944

CALIFORNIA PARK EAST  
2770 CALIFORNIA ST  
DENVER, CO 80205 -2944

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 #583015

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### Inspection Snapshot

<b>Inspection ID:</b>	583015	<b>Inspection Time:</b>	11:10 AM - 06:09 PM
<b>Inspection Start Date:</b>	07/05/2018	<b>Inspection End Date:</b>	07/05/2018
<b>Property ID:</b>	800002944	<b>Property Type:</b>	Multi Family
<b>Property Name:</b>	CALIFORNIA PARK EAST		
<b>Inspection State:</b>	Successful	<b>Score:</b>	53c

## Inspection Summary Report (POA) for Inspection #583015

### Property Profile

**Property Name:** CALIFORNIA PARK EAST  
**FHA #:** 10135688      **Organization:** TBD  
**Scattered Site?** Yes      **Multiple Site?** Yes  
**Address Line 1:** 2770 CALIFORNIA ST  
**Address Line 2:**  
**City:** DENVER      **State:** CO  
**ZIP:** 80205      **Extension:** 2944  
**Phone:** (303) 808-3730      **Extension:**  
**Fax:** (303) 296-2469      **Email:** admin@cpeapts.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	3	3	3	70	70	20
Common	0			-	-	-
Total	3	3	3	70	70	20

### Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
68	97%	No

**Comments** BB in Bldg 2, unit ■ Bldg D is 2 blocks away from the 2 other buildings. Bld D has no parking

## Inspection Summary Report (POA) for Inspection #583015

### Participant Profile

#### Management Agent [Primary Contact / Present During Inspection]

**Name (F, MI, L):** Debra Jackson  
**Organization:** A & A Real Estate, Inc.  
**Address Line 1:** PO BOX 7218  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80207 **Extension:**  
**Phone:** (303) 808-3730 **Extension:**  
**Fax:** **Email:** admin@cpeapts.com

#### Owner [Not Present During Inspection]

**Name (F, MI, L):** CLARENCE WILLIAMS  
**Organization:** Epworth Housing Foundation CPE  
**Address Line 1:** 3401 High St  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80205 **Extension:**  
**Phone:** (b) (6) **Extension:**  
**Fax:** **Email:** (b) (6)

#### Site Manager [Not Present During Inspection]

**Name (F, MI, L):** Debra Jackson  
**Organization:** California Park East Apartments  
**Address Line 1:** 2770 California St  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80205 **Extension:**  
**Phone:** (303) 808-3730 **Extension:**  
**Fax:** **Email:** californiaparkeast@gmail.com

#### Other [Present During Inspection]

**Name (F, MI, L):** Alven Gorden  
**Organization:** California Park East  
**Address Line 1:** 2770 California Street  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80205 **Extension:**  
**Phone:** (303) 808-3730 **Extension:**  
**Fax:** **Email:**

## Inspection Summary Report (POA) for Inspection #583015

### Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	13.73	2.49	11.24	0.00	11.24
Building Exterior	17.72	12.48	5.24	0.00	5.24
Building Systems	22.41	0.00	22.41	14.19	8.23
Common Area	7.68	5.02	2.66	0.00	2.66
Unit	38.45	3.22	35.23	9.16	26.07
Total	100.00	23.22	76.78	23.35	53.43

Score Version: 1

Score Date: 07/05/2018

Final Score: 53c

## Inspection Summary Report (POA) for Inspection #583015

### Health & Safety Summary

	Site	Buildings	Units	Total	
<b>Non-Life Threatening (NLT)</b>					<b>Health and Safety Narrative</b>
Actual	0	2	7	9	1 site, 3 buildings and 20 units were inspected.
Projected	0	2	25	27	15 health and safety deficiencies(HSD) were observed.
<b>Life Threatening (LT)</b>					<b>Percentage Inspected:</b>
Actual	0	2	4	6	Site (PIS): 100%
Projected	0	2	14	16	Building (PIB): 100%
<b>Smoke Detectors (SD)</b>					Unit (PIU): 29%
Actual	0	0	0	0	<b>Projected HSD:</b>
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
<b>Overall</b>					Building = (Actual HSDB) / PIB
Actual	0	4	11	15	Unit = (Actual HSDU) / PIU
Projected	0	4	39	43	If all buildings and units were inspected, it is projected that a total of 43 health and safety deficiencies would apply to the property.

## Inspection Summary Report (POA) for Inspection #583015

### Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	BS	Fire Protection	BS- Missing Sprinkler Head (Fire Protection)	1	3	33
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	1	1	100
Ordinary	Site	Hazards	HS - Lead Hazard Report	1	1	100
Ordinary	BE	Walls	BE- Stained/Peeling/Needs Paint (Walls)	1	3	33
Ordinary	BE	Walls	BE- Missing Pieces/Holes/Spalling (Walls)	1	3	33
Ordinary	BE	Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	2	3	67
Ordinary	BE	Doors	BE - Damaged Hardware/Locks (Doors)	1	3	33
Ordinary	BE	Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	1	3	33
Ordinary	BS	Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection)	2	3	67
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	3	33
Ordinary	CA	Ceiling	CA - Mold/Mildew/Water Stains/Water Damage (Ceiling)	1	3	33
Ordinary	CA	Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	1	3	33
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	3	33
Ordinary	CA	Walls	CA - Mold/Mildew/Water Stains/Water Damage (Walls)	1	3	33
Ordinary	CA	Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	1	3	33
Ordinary	CA	Walls	CA - Damaged (Walls)	1	3	33
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	3	33
Ordinary	CA	Floors	CA - Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors)	1	3	33
Ordinary	CA	Outlets/Switches/Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	1	3	33
Ordinary	CA	Doors	CA - Damaged Hardware/Locks	1	3	33



## Inspection Summary Report (POA) for Inspection #583015

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
			(Doors)			
Ordinary	CA	Kitchen Items	CA - Leaking Faucet/Pipes (Plumbing)	1	3	33

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 #583015

## Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	3	3	3	0
Unit	70	70	20	3

## Building 1 - A [ Sample , Inspected ]

Address Line 1: 2770 California St.

Address Line 2:

City: DENVER

State: CO

Zip: 80205

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1964	6	54	54

### Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	1 Bedroom	Yes	
(b) (6)	3 Bedrooms	Yes	
(b) (6)	1 Bedroom	Yes	
(b) (6)	2 Bedrooms	Yes	
(b) (6)	2 Bedrooms	Yes	
(b) (6)	1 Bedroom	Yes	
(b) (6)	2 Bedrooms	Yes	
(b) (6)	1 Bedroom	Yes	
(b) (6)	2 Bedrooms	No	Vacant
(b) (6)	2 Bedrooms	No	Vacant
(b) (6)	1 Bedroom	Yes	
(b) (6)	2 Bedrooms	Yes	Resident Refusal
(b) (6)	2 Bedrooms	Yes	
(b) (6)	2 Bedrooms	Yes	
(b) (6)	2 Bedrooms	Yes	
(b) (6)	2 Bedrooms	Yes	
(b) (6)	1 Bedroom	Yes	
(b) (6)	2 Bedrooms	Yes	

## Inspection Summary Report (POA) for Inspection #583015

### Building 2 - B [ Sample , Inspected ]

Address Line 1: 621-631 28th St.

Address Line 2:

City: DENVER

State: CO

Zip: 80205

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1958	2	6	6

**Comments:**

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

### Building 3 - D [ Sample , Inspected ]

Address Line 1: 820-838 28th St.

Address Line 2:

City: DENVER

State: CO

Zip: 80205

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1910	2	10	10

**Comments:**

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

## Inspection Summary Report (POA) for Inspection #583015

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### Certificates

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

## Inspection Summary Report (POA) for Inspection #583015

### 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
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### Site - CALIFORNIA PARK EAST - Site(0) [Possible Points : 13.73]

#### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds) (3)	Level 2	2.49	
Hazards	HS - Lead Hazard Report	Level 3	0.00	
			<b>2.49</b>	<b>11.24</b>

### Building 1 - A - Building Exterior [Possible Points : 13.67]

#### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	BE - Damaged Hardware/Locks (Doors)	Level 2	2.83	
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	7.55	
			<b>10.38</b>	<b>3.29</b>

### Building 1 - A - Building Systems [Possible Points : 18.23]

#### Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Fire Protection	BS- Missing Sprinkler Head (Fire Protection) (NLT )	Level 3	10.00	
			<b>10.00</b>	<b>8.23</b>

### Building 1 - A - Common Areas\* [Possible Points : 5.02]

#### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.44	
Ceiling	CA - Mold/Mildew/Water Stains/Water Damage (Ceiling) (3)	Level 1	0.18	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 2	0.33	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 2	0.66	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 2	0.66	
Doors	CA - Damaged Hardware/Locks (Doors) (3)	Level 3	1.33	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass)	Level 3	0.66	

## Inspection Summary Report (POA) for Inspection #583015

Item	Deficiency	Severity	Points Deducted	Points Received
	(Doors)			
Floors	CA - Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors)	Level 2	0.44	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.17	
Walls	CA - Damaged (Walls)	Level 1	0.17	
Walls	CA - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 1	0.18	
<b>Health And Safety Deficiencies</b>				
Kitchen Items	CA - Leaking Faucet/Pipes (Plumbing) (NLT )	Level 3	1.33	
* 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.			<b>6.57</b>	<b>0.00</b>

### Building 1 - A - Unit (b) (6) Possible Points : 1.90]

<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	1.03	
			<b>1.03</b>	<b>0.87</b>

### Building 1 - A - Unit (b) (6) [Possible Points : 1.90]

<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17	
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT )	Level 3	0.19	
			<b>0.36</b>	<b>1.54</b>

### Building 1 - A - Unit (b) (6) [Possible Points : 1.90]

<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.35	
			<b>0.35</b>	<b>1.55</b>

### Building 1 - A - Unit (b) (6) [Possible Points : 1.90]

<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable	Level 1	0.17	

## Inspection Summary Report (POA) for Inspection #583015

Item	Deficiency	Severity	Points Deducted	Points Received
	(Kitchen)			
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			<b>0.20</b>	<b>1.70</b>

### Building 1 - A - Unit <sup>(b) (6)</sup> [Possible Points : 1.94]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.23	
			<b>0.23</b>	<b>1.71</b>

### Building 1 - A - Unit <sup>(b) (6)</sup> Possible Points : 1.90]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 3	0.25	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.05	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 2	0.02	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.55	
			<b>1.87</b>	<b>0.04</b>

### Building 1 - A - Unit <sup>(b) (6)</sup> Possible Points : 1.90]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Doors	Unit - Missing Door (Doors)	Level 1	0.12	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	1.03	
			<b>1.16</b>	<b>0.74</b>

### Building 1 - A - Unit <sup>(b) (6)</sup> [Possible Points : 1.90]

Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.55	
			<b>1.55</b>	<b>0.35</b>

### Building 1 - A - Unit <sup>(b) (6)</sup> [Possible Points : 1.90]

## Inspection Summary Report (POA) for Inspection #583015

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.21	
<b>Health And Safety Deficiencies</b>				
Flammable/ Combustible Materials	HS - Improperly Stored (Flammable/Combustible Materials) (NLT )	Level 3	0.70	
			<b>0.91</b>	<b>0.99</b>

<b>Building 2 - B - Building Exterior [Possible Points : 1.52]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 1	0.16	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.34	
			<b>0.50</b>	<b>1.02</b>

<b>Building 2 - B - Building Systems [Possible Points : 1.57]</b>				
<b>Health And Safety Deficiencies</b>				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT )	Level 3	1.57	
			<b>1.57</b>	<b>0.00</b>

<b>Building 2 - B - Unit <sup>(b) (6)</sup> [Possible Points : 1.90]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.21	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17	
			<b>0.38</b>	<b>1.52</b>

<b>Building 2 - B - Unit <sup>(b) (6)</sup> Possible Points : 1.90]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.05	
Water Heater	Unit - General Rust/Corrosion (Hot Water Heater)	Level 2	0.23	
<b>Health And Safety Deficiencies</b>				



## Inspection Summary Report (POA) for Inspection #583015

Item	Deficiency	Severity	Points Deducted	Points Received
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
			<b>0.28</b>	<b>1.62</b>

### Building 3 - D - Building Exterior [Possible Points : 2.53]

Non-Health And Safety Deficiencies				
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	1.40	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.21	
			<b>1.61</b>	<b>0.92</b>

### Building 3 - D - Building Systems [Possible Points : 2.62]

Health And Safety Deficiencies				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT )	Level 3	2.62	
			<b>2.62</b>	<b>0.00</b>

### Building 3 - D - Unit (b) (6) Possible Points : 2.03]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17	
			<b>0.23</b>	<b>1.80</b>

### Building 3 - D - Unit (b) (6) Possible Points : 2.03]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.21	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.05	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.55	
			<b>1.81</b>	<b>0.22</b>

### Building 3 - D - Unit (b) (6)\* [Possible Points : 2.03]

Non-Health And Safety Deficiencies				

## Inspection Summary Report (POA) for Inspection #583015

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (4)	Level 3	0.21	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT )	Level 3	0.93	
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	1.03	
* 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.			<b>2.43</b>	<b>0.00</b>

## Inspection Summary Report (POA) for Inspection #583015

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
<b>Site - CALIFORNIA PARK EAST - Site(0)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Grounds	B west sd pine tree	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)</li> <li>- The surfaces are NOT damaged as a result.</li> </ul>
Grounds	B noryh sd, trees on roof	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)</li> <li>- The surfaces are NOT damaged as a result.</li> </ul>
Grounds	A se cnr	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)</li> <li>- The surfaces are NOT damaged as a result.</li> </ul>
Hazards		HS - Lead Hazard Report - L3	<ul style="list-style-type: none"> <li>- Lead Hazard Report</li> </ul>

<b>Building 1 - A[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	lawn mower rm	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- Entry Door (leads to the outside of the building)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling,</li> </ul>

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
			cracked, or no paint.
Doors	nrrth entry	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- Entry Door (leads to the outside of the building)</li> <li>- Surface is damaged</li> <li>- Entry Door has holes.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Doors	mntncb shop	BE - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Exterior Doors</li> <li>- Hardware is damaged or missing</li> <li>- Door does not function as it should (it does not latch) or cannot be locked (only if designed to lock).</li> </ul>

### Building 1 - A[Sample,Inspected] - Building Systems

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Fire Protection	Floor 1 meetng strg clst	BS- Missing Sprinkler Head (Fire Protection) (NLT) - L3	<ul style="list-style-type: none"> <li>- Sprinkler head or its components missing, visibly damaged, blocked, capped or the sprinkler head is painted over</li> </ul>
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### Building 1 - A[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 1 trsh rm	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Other interior door does not function as it should or cannot be locked.</li> </ul>
Closet/Utility/ Mechanical	Floor 1 tile in pntry gn	CA - Hard Floor Covering Missing/Damaged Flooring/ Tiles (Floors) - L2	<ul style="list-style-type: none"> <li>- Hard Floor Covering Missing /Damaged (all flooring materials except carpet)</li> <li>- 10% to 50% of any single floor</li> </ul>

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
Closet/Utility/ Mechanical	Floor 1 pntry	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Community Room	Floor 1 nt slf clsng	CA - 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.
Halls/Corridors/Stairs	Floor 1 nt ltchng, by (b) (6)	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 2 by (b) (6) not ltchng	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 4 nt ltchng	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 1 sth entry	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Hole(s) - Smaller than a sheet of paper
Halls/Corridors/Stairs	Floor 3 by (b) (6)	CA - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> <li>infiltration)</li> <li>- More than 1 square foot but less than 4 square feet and you may or may not see water</li> </ul>
Halls/Corridors/Stairs	Floor 3 by (b) (6)	CA - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- More than 1 square foot but less than 4 square feet and you may or may not see water</li> </ul>
Halls/Corridors/Stairs	Floor 4 by (b) (6)	CA - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- More than 1 square foot but less than 4 square feet and you may or may not see water</li> </ul>
Halls/Corridors/Stairs	Floor 4 by (b) (6)	CA - Mold/Mildew/Water Stains/Water Damage (Walls) - L1	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- 4 square inches to 1 square foot and you may or may not see water</li> </ul>
Kitchen	Floor 1 nt slf clsng	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Other interior door does not function as it should or cannot be locked.</li> </ul>

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
Storage	Basement jntrl stg	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Storage	Basement jntrl stg	CA - Damaged (Walls) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch, but smaller than a sheet of paper</li> </ul>
<b>Health And Safety Deficiencies</b>			
Kitchen	Floor 2 undr sink	CA - Leaking Faucet/Pipes (Plumbing) (NLT) - L3	<ul style="list-style-type: none"> <li>- Kitchen Sink</li> <li>- There is a leak</li> <li>- There is a steady leak that is not contained by the sink basin</li> </ul>

### Building 1 - A[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Electrical System	Kitchen rghty of snk	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> <li>- GFI does not function when self-test button is pressed</li> </ul>
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### Building 1 - A[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen dr top	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
<b>Health And Safety Deficiencies</b>			
Hazards	Hallway cable	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>
Outlets/Switches	Bedroom bdrm 3	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/ wires ARE exposed.</li> </ul>

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
None			

<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen gone	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> <li>- Range/Stove/Oven</li> <li>- Electric Range/Stove/Oven</li> <li>- Burner(s) not functioning</li> <li>- ONE burner is not functioning.</li> </ul>

<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
None			

<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
None			

<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen dr top	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
Windows	Living Area trn	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>

<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
None			

<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom shwr hd	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> <li>- Shower or Tub (Unit)</li> <li>- There is a leak</li> <li>- There is a leak or drip, but it is contained by the shower or tub basin</li> </ul>



## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Hazards	Bedroom frame	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.
Hazards	Hallway frame	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.
Hazards	Hallway frame	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.

<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Ceiling	Bathroom over shwr	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L3	- Hole(s) - Regardless of size, you can see through the ceiling - This condition DOES NOT RESULT in a Health and Safety concern.
Outlets/Switches	Kitchen by ktchn snk	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/wires are NOT exposed.
Walls	Living Area lvng rm	Unit - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
<b>Health And Safety Deficiencies</b>			
Electrical Hazards	Kitchen grbg rdspl	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

<b>Building 1 - A[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Ceiling	Bathroom abv shwr	Unit - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Greater than 1 and less than

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
			4 square feet
Doors	Hallway coat clst	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Door is missing</li> <li>- One door is missing</li> </ul>
<b>Health And Safety Deficiencies</b>			
Electrical System	Bathroom by sink	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> <li>- GFI does not function when self-test button is pressed</li> </ul>

### Building 1 - A[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Hazards	Living Area frame	HS - Other (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Any other - This DOES pose a risk of bodily injury.</li> </ul>
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### Building 1 - A[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> <li>- Exposed bare wires</li> <li>- The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped</li> </ul>
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### Building 1 - A[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Doors	Bedroom bdrm 1	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- Greater than 1 inch</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
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#### Health And Safety Deficiencies

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
Flammable/ Combustible Materials	Living Area up against bsbrd heater	HS - Improperly Stored (Flammable/Combustible Materials) (NLT) - L3	- Flammable materials improperly stored (gasoline, paint thinners, kerosene, propane, paper boxes, lubricating oil, etc.) - The flammable materials ARE stored near an exposed flame, heat or electrical source.

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

#### Non-Health And Safety Deficiencies

Roofs	se crnr	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L1	- Missing/Damaged Components from Downspout/Gutter - Splash blocks missing or damaged
Walls	(b) (6) rear	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Missing Pieces - A single missing piece (for example, single brick or section of siding)

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

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Fire Protection	Floor 1 exp 2009	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) (LT) - L3	- Fire extinguishers or fire hoses are missing, damaged, or expired - More than 10% are missing, damaged, expired or there is not an operable/ non-expired extinguisher on each floor (only if there is evidence that there used to be one)
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### Building 2 - B[Sample,Inspected] - Common Areas

None

### Building 2 - B[Sample,Inspected] - Unit (b) (6)

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
Doors	Storage wtr htr clst	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>
Kitchen Items	Kitchen innr of dr	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>

### Building 2 - B[Sample,Inspected] - Unit <sup>(b) (6)</sup>

<b>Non-Health And Safety Deficiencies</b>			
Outlets/Switches	Kitchen by snk	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/ wires are NOT exposed.</li> </ul>
Water Heater	Storage right tip	Unit - General Rust/ Corrosion (Hot Water Heater) - L2	<ul style="list-style-type: none"> <li>- Rust or corrosion</li> <li>- Metal oxides, flaking or discoloration--or a pit or crevice</li> <li>- This does NOT prevent the hot water heater from functioning.</li> </ul>
<b>Health And Safety Deficiencies</b>			
Hazards	Hallway cable	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>

### Building 3 - D[Sample,Inspected] - Building Exterior

<b>Non-Health And Safety Deficiencies</b>			
Doors	cellar dr	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- Entry Door (leads to the outside of the building)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>
Walls	rear	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> <li>- Stains or Peeling Paint or Needs Paint</li> <li>- Less than 50% of a single wall is affected</li> </ul>

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 3 - D[Sample,Inspected] - Building Systems</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Fire Protection	Floor 1 (b) (6) units are exprd	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) (LT) - L3	<ul style="list-style-type: none"> <li>- Fire extinguishers or fire hoses are missing, damaged, or expired</li> <li>- More than 10% are missing, damaged, expired or there is not an operable/ non-expired extinguisher on each floor (only if there is evidence that there used to be one)</li> </ul>

<b>Building 3 - D[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 3 - D[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Storage knob nt wrkng	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
Kitchen Items	Kitchen top of dr	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>

<b>Building 3 - D[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bedroom bdrm 2	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>
Outlets/Switches	Bedroom	Unit - Missing/Broken Cover	<ul style="list-style-type: none"> <li>- Cover plate missing or</li> </ul>

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
	bdrm 1	Plates (Outlets/Switches) - L1	broken - The electrical connections/wires are NOT exposed.
<b>Health And Safety Deficiencies</b>			
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 3 - D[Sample,Inspected] - Unit <sup>(b) (6)</sup>

<b>Non-Health And Safety Deficiencies</b>			
Doors	Hallway frnt dr	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.
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	Bedroom 2nd clst, 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 significant peeling, cracked, or no paint.
Doors	Storage str 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.
Doors	Patio/Porch/Balcony clsng arm brkn	Unit - Damaged/Missing Screen/Storm/Security Door	- Screen Door or Storm Door - Screen or storm door is

## Inspection Summary Report (POA) for Inspection #583015

Item	Location/Comments	Deficiency/Severity	Decisions
		(Doors) - L1	damaged or is missing screens or glass
Kitchen Items	Kitchen top of dr	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Bathroom powder rm	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
<b>Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom no divertor to actually fill up tub	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	- Shower or Tub (Unit) - The hardware is missing or is not functioning
Electrical System	Kitchen by sink	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/](http://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: \_\_\_\_\_