

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

04/15/2019

REAL ESTATE ASSESSMENT CENTER

633710 / 800002948

Capitol Hill
701 E 14th Ave
Denver, CO 80203 -2034

Dear Owner:

Enclosed with this letter/electronic file is the latest Physical Inspection Summary Report for your property. An inspector, certified by HUD in the use of the inspection protocol, performed the inspection. The report includes property and ownership profile information and shows each deficiency observed during the inspection. Also enclosed is a short description of the elements of the report to assist you in interpretation.

The physical inspection was completed pursuant to HUD regulations at 24 CFR Part 5 and Part 200. You may review the regulations at any time from the Real Estate Assessment Center (REAC) web site 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.

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. HUD requires you to immediately correct or mitigate all such deficiencies and report your actions within three (3) business days of receipt of the report. If you have not already done so, please provide the local HUD Office of Housing with a certification, on your letterhead, that these exigent items have been corrected. You must use the language in the enclosed certification to report completion of the EH&S deficiencies. 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.

Because your property received a score of 60 or above, HUD requires that you note and correct all deficiencies as part of your ongoing maintenance program. If there are any special requirements for your property, the local Office of Housing or PB-CA having jurisdiction will contact you. If, you are still working to complete approved work under an earlier PC or formal Plan of Action (PA), or you have not yet certified completion of a PC or PA, the Office of Housing requires that you contact the local HUD Office of Housing to discuss this inspection and its relationship to work in progress, or, if a 232 loan, the local OHP. If the mortgage on your property is insured by HUD/FHA, please provide copies of all correspondence regarding this inspection to your mortgagee.

If your property had any EH&S deficiencies, and you fail to correct all of these deficiencies within the required timeframe, or falsely certify to repairs made, these noncompliance issues may adversely affect your eligibility for participation in HUD programs. Under HUD's Previous Participation Review and Clearance procedure, these non-compliance issues constitute a standard for disapproval pursuant to 24 CFR Section 200.230(c)(3) and HUD Handbook 4065.1 REV-1, paragraph 2-1(D)(1)(b). Under these circumstances, a flag (disqualifying entry) will be

placed in the Active Partner Performance Systems (APPS) in accordance with the textual "NOTE" at the conclusion of paragraph 2-1(D)(1) of the above referenced handbook. This letter is the only notice that you will receive of the placing of a flag in the APPS for noncompliance.

We appreciate your cooperation during the inspection, and remind you of your ongoing responsibility to maintain this property in a manner that is decent, safe, sanitary and in good repair.

Thank you for your cooperation.

Sincerely,

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

Enclosures

Inspection Summary Report (POA) for Inspection #633710

Inspection Snapshot

Inspection ID:	633710	Inspection Time:	11:14 AM - 09:48 PM
Inspection Start		Inspection End	
Date:	02/22/2019	Date:	02/22/2019
Property ID:	800002948	Property Type:	Multifamily
Property Name:	Capitol Hill		
Inspection State:	Successful	Score:	84c*

Inspection Summary Report (POA) for Inspection #633710

Property Profile

Property Name: Capitol Hill
Scattered Site? No **Multiple Site?** No
Address Line 1: 701 E 14th Ave
Address Line 2:
City: Denver **State:** CO
ZIP: 80203 **Extension:** 2034
Phone: (303) 327-5302 **Extension:**
Fax: (303) 830-6713 **Email:** capitalhill@pkmanagement.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	9	9	9	121	121	22
Common	0			-	-	-
Total	9	9	9	121	121	22

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
118	98%	No

Bed bugs reported by management in units

(b) (6) ; Roof access-the flat roof is partially accessible" see building comment field for type of roof. This property had

Comments \$4,000,000 in upgrades.

Inspection Summary Report (POA) for Inspection #633710

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): Anitra Radcliffe
Organization: PK Management
Address Line 1: 1960 Clarkson Street
Address Line 2:
City: Denver **State:** CO
ZIP: 80218 **Extension:**
Phone: (720) 343-8464 **Extension:** 105
Fax: (303) 500-3279 **Email:** aradcliffe@pkmanagement.com

Owner [Not Present During Inspection]

Name (F, MI, L): Ashley Keegan
Organization: GHC Housing
Address Line 1: 15301 Ventura Blvd Ste B570
Address Line 2:
City: Sherman Oaks **State:** CA
ZIP: 91403 **Extension:**
Phone: (818) 808-0600 **Extension:**
Fax: (818) 906-8385 **Email:** Ashley@ghchousing.com

Site Manager [Present During Inspection]

Name (F, MI, L): Celeste Gilbert
Organization: Capital Hill Apartments
Address Line 1: 818 E. 20th Avenue
Address Line 2:
City: Denver **State:** CO
ZIP: 80205 **Extension:**
Phone: (303) 327-5302 **Extension:**
Fax: (303) 830-6713 **Email:** capitalhill@pkmanagement.com

Inspection Summary Report (POA) for Inspection #633710

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	16.34	1.12	15.22	7.00	8.22
Building Exterior	18.44	3.47	14.97	0.00	14.97
Building Systems	19.73	0.33	19.40	0.00	19.40
Common Area	4.98	0.43	4.55	0.23	4.32
Unit	40.52	1.88	38.64	1.19	37.45
Total	100.00	7.23	92.77	8.43	84.35

Score Version: 2

Score Date: 04/15/2019

Final Score: 84c*

Score History

<u>Inspection Id</u>	<u>Inspection Date</u>	<u>Pre H&S Points</u>	<u>Final Score</u>
633710	02/22/2019	92.77	84.35c*

Inspection Summary Report (POA) for Inspection #633710

Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	1	1	4	6	1 site, 9 buildings and 22 units were inspected.
Projected	1	1	22	24	16 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	9	9	Site (PIS): 100%
Projected	0	0	50	50	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 18%
Actual	0	0	1	1	Projected HSD:
Projected	0	0	6	6	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	1	1	14	16	Unit = (Actual HSDU) / PIU
Projected	1	1	77	79	If all buildings and units were inspected, it is projected that a total of 79 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #633710

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	Market Appeal	Site - Graffiti (Market Appeal)	1	1	100
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	9	9	100
Ordinary	Unit	Windows	Unit - Damaged/Missing Screens (Windows)	10	22	45
Ordinary	Unit	Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/ Unusable (Emergency/Fire Exits)	9	22	41

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 #633710

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	9	9	9	0
Unit	121	121	22	4

Building 1 - 1825 logan st [Sample , Inspected]

Address Line 1: 1825 LOGAN ST

Address Line 2:

City: DENVER State: CO
 Zip: 80203 Extension: 1251

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1910	3	28	28

Comments: Roof was accessible and inspected. This building was a work in progress and the front lawn was torn up causing the appearance of erosion with dirt missing from under the sidewalk.

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	1 Bedroom	Yes	
	0 Bedroom	Yes	
	0 Bedroom	No	Vacant
	0 Bedroom	Yes	
	1 Bedroom	Yes	
	1 Bedroom	Yes	
	1 Bedroom	Yes	

Building 2 - 701 east 14th ave [Sample , Inspected]

Address Line 1: 701 E. 14th Ave

Address Line 2:

City: DENVER State: CO
 Zip: 80203 Extension: 1251

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1911	3	43	43

Inspection Summary Report (POA) for Inspection #633710

Comments: Roof was accessible and inspected. Upgrades for the entire property included new flooring, HVAC's, exterior paint and fencing and 8 new boilers.

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	0 Bedroom	Yes	
	1 Bedroom	Yes	
	0 Bedroom	Yes	
	1 Bedroom	Yes	
	0 Bedroom	Yes	
	1 Bedroom	Yes	
	0 Bedroom	Yes	
	0 Bedroom	Yes	

Building 3 - 1746 clarkson st [Sample , Inspected]

Address Line 1: 1746 Clarkson St.

Address Line 2:

City: DENVER **State:** CO
Zip: 80203 **Extension:** 1251

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1906	2	16	16

Comments: Roof was accessible and inspected.

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	1 Bedroom	Yes	
	1 Bedroom	No	Vacant
	1 Bedroom	Yes	No Access
	1 Bedroom	Yes	

Building 4 - 1920 east 17th ave [Sample , Inspected]

Address Line 1: 1920 E. 17th Ave.

Address Line 2:

City: DENVER **State:** CO
Zip: 80203 **Extension:** 1251

Type	Constructed In	Floors	Expected Unit Count	Actual Unit
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Inspection Summary Report (POA) for Inspection #633710

				Count
Walkup/Multifamily Apts	1900	2	4	4

Comments: Roof was not accessible and was not inspected.

Building 5 - 1924 east 17th Ave [Sample , Inspected]

Address Line 1: 1924 E. 17th Ave

Address Line 2:

City: DENVER **State:** CO
Zip: 80203 **Extension:** 1251

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1900	2	4	4

Comments: Roof was not accessible and was not inspected.

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

Building 6 - 1928 east 17th Ave [Sample , Inspected]

Address Line 1: 1928 E. 17th Ave

Address Line 2:

City: DENVER **State:** CO
Zip: 80203 **Extension:** 1251

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1900	2	4	4

Comments: Roof was not accessible and was not inspected.

Building 7 - 1667 race st [Sample , Inspected]

Address Line 1: 1667 Race St.

Address Line 2:

City: DENVER **State:** CO
Zip: 80203 **Extension:** 1251

Inspection Summary Report (POA) for Inspection #633710

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1900	2	4	4

Comments: Roof was not accessible and was not inspected.

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

Building 8 - 1601-15 east 17th [Sample , Inspected]

Address Line 1: 1601-1615 E. 17th Ave

Address Line 2:

City: DENVER State: CO
 Zip: 80203 Extension: 1251

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1897	2	8	8

Comments: Roof was not accessible and was not inspected.

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	3 Bedrooms	Yes	No Access
(b) (6)	3 Bedrooms	Yes	
(b) (6)	3 Bedrooms	Yes	

Building 9 - 1901-21 east 16th [Sample , Inspected]

Address Line 1: 1901-1921 E. 16th Ave

Address Line 2:

City: DENVER State: CO
 Zip: 80203 Extension: 1251

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1925	2	10	10

Comments: Roof was not accessible and was not inspected.

Unit #	# Bedrooms	Occupied?	Uninspected
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Inspection Summary Report (POA) for Inspection #633710

			Reason?
(b) (6)	2 Bedrooms	Yes	
(b) (6)	2 Bedrooms	Yes	

Inspection Summary Report (POA) for Inspection #633710

Certificates

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

Inspection Summary Report (POA) for Inspection #633710

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 - Capitol Hill - Site(0) [Possible Points : 16.34]

Non-Health And Safety Deficiencies

Market Appeal	Site - Graffiti (Market Appeal)	Level 1	1.12	
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Health And Safety Deficiencies

Grounds	Site - Erosion/Rutting Areas (Grounds) (NLT)	Level 3	7.00	
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			8.12	8.22
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Building 1 - 1825 logan st - Building Exterior [Possible Points : 4.32]

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
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Walls	BE- Cracks/Gaps (Walls)	Level 3	3.22	
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			3.22	1.10
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Building 1 - 1825 logan st - Unit ^{(b) (6)} [Possible Points : 1.94]

Non-Health And Safety Deficiencies

Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.19	
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Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
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Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
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			0.26	1.68
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Building 1 - 1825 logan st - Unit ^{(b) (6)} [Possible Points : 1.82]

Non-Health And Safety Deficiencies

Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
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Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
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			0.08	1.74
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Building 1 - 1825 logan st - Unit ^{(b) (6)} [Possible Points : 1.82]

Inspection Summary Report (POA) for Inspection #633710

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.11	
			0.31	1.51

Building 1 - 1825 logan st - Unit ^{(b) (6)} [Possible Points : 1.82]				
Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
			0.03	1.79

Building 2 - 701 east 14th ave - Building Exterior [Possible Points : 6.63]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	6.63

Building 2 - 701 east 14th ave - Unit ^{(b) (6)} [Possible Points : 1.82]				
Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.03	1.79

Building 2 - 701 east 14th ave - Unit ^{(b) (6)} [Possible Points : 1.82]				
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.00	1.82

Building 2 - 701 east 14th ave - Unit ^{(b) (6)} [Possible Points : 1.82]				
Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
			0.03	1.79

Building 2 - 701 east 14th ave - Unit ^{(b) (6)} [Possible Points : 1.82]				
Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #633710

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.03	1.79

Building 2 - 701 east 14th ave - Unit ^{(b) (6)} [Possible Points : 1.82]

Non-Health And Safety Deficiencies				
HVAC System	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC)	Level 3	0.37	
			0.37	1.45

Building 2 - 701 east 14th ave - Unit ^{(b) (6)} [Possible Points : 1.82]

Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.03	1.79

Building 3 - 1746 clarkson st - Building Exterior [Possible Points : 2.47]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	2.47

Building 3 - 1746 clarkson st - Building Systems [Possible Points : 2.62]

Non-Health And Safety Deficiencies				
Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power) (2)	Level 3	0.33	
			0.33	2.29

Building 3 - 1746 clarkson st - Common Areas [Possible Points : 0.93]

Non-Health And Safety Deficiencies				
Floors	CA - Peeling/Needs Paint (Floors) (2)	Level 2	0.03	
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.03	
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.03	
			0.08	0.86

Building 3 - 1746 clarkson st - Unit ^{(b) (6)} [Possible Points : 1.82]

Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #633710

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Deteriorated/Missing Seals (Entry Only) (Doors)	Level 3	0.27	
			0.27	1.55

Building 4 - 1920 east 17th ave - Building Exterior [Possible Points : 0.62]

Non-Health And Safety Deficiencies				
Doors	BE - Damaged Hardware/Locks (Doors)	Level 3	0.26	
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.26	0.36

Building 5 - 1924 east 17th Ave - Building Exterior [Possible Points : 0.62]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.62

Building 5 - 1924 east 17th Ave - Common Areas [Possible Points : 0.52]

Non-Health And Safety Deficiencies				
Walls	CA - Damaged (Walls)	Level 3	0.23	
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.23	
			0.47	0.05

Building 6 - 1928 east 17th Ave - Building Exterior [Possible Points : 0.62]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.62

Building 7 - 1667 race st - Building Exterior [Possible Points : 0.62]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	

Inspection Summary Report (POA) for Inspection #633710

Item	Deficiency	Severity	Points Deducted	Points Received
Entrance				
			0.00	0.62

Building 7 - 1667 race st - Unit (b) (6) [Possible Points : 1.82]

Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
			0.03	1.79

Building 8 - 1601-15 east 17th - Building Exterior [Possible Points : 1.01]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.01

Building 8 - 1601-15 east 17th - Common Areas [Possible Points : 0.31]

Non-Health And Safety Deficiencies				
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.12	
			0.12	0.19

Building 8 - 1601-15 east 17th - Unit (b) (6) [Possible Points : 1.90]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.20	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (2) (NLT)	Level 3	0.99	
			1.19	0.71

Building 8 - 1601-15 east 17th - Unit (b) (6) [Possible Points : 1.90]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
			0.05	1.85

Building 9 - 1901-21 east 16th - Building Exterior [Possible Points : 1.54]

Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #633710

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.54

Building 9 - 1901-21 east 16th - Unit (b) (6) [Possible Points : 1.90]				
Non-Health And Safety Deficiencies				
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
Windows	Unit - Damaged/Missing Screens (Windows) (4)	Level 1	0.03	
Health And Safety Deficiencies				
Stairs	Unit - Broken/Missing Hand Railing (Stairs) (NLT)	Level 3	0.09	
			0.23	1.67

Building 9 - 1901-21 east 16th - Unit (b) (6) [Possible Points : 1.90]				
Non-Health And Safety Deficiencies				
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
Windows	Unit - Damaged/Missing Screens (Windows) (3)	Level 1	0.03	
			0.14	1.76

Inspection Summary Report (POA) for Inspection #633710

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - Capitol Hill - Site(0)			
Non-Health And Safety Deficiencies			
Market Appeal	1825 logan st boiler room	Site - Graffiti (Market Appeal) - L1	- Graffiti - Graffiti on 1 place that the public can see from 30 feet away
Walkways and Steps	1667 race st	Site - Spalling (Walkways/Steps) - L2	- Spalling (includes concrete porches and entry stoops) - Large areas of spalling (greater than 4" by 4")
Walkways and Steps	1920 east 17th ave	Site - Spalling (Walkways/Steps) - L2	- Spalling (includes concrete porches and entry stoops) - Large areas of spalling (greater than 4" by 4")
Health And Safety Deficiencies			
Grounds	1825 logan st Front walkway.	Site - Erosion/Rutting Areas (Grounds) (NLT) - L3	- Erosion/rutting - Severe runoff has displaced soil causing current or potential damage to surrounding structures or systems
Building 1 - 1825 logan st[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	North wall triple course brick pulling away from structure.	BE- Cracks/Gaps (Walls) - L3	- Cracks or Gaps - Greater than 3/8" wide or deep by 6" long
Building 1 - 1825 logan st[Sample,Inspected] - Building Systems			
None			

Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - 1825 logan st[Sample,Inspected] - Common Areas			
None			

Building 1 - 1825 logan st[Sample,Inspected] - Unit ^{(b) (6)}			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Dishwasher or Garbage Disposal - Garbage disposal does not function
Windows	Bedroom	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	Living Area	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	Living Area Window slams shut.	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.

Building 1 - 1825 logan st[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

Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
			- Closet door does not function as it should or cannot be locked.
Windows	Kitchen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1 - 1825 logan st[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Living Area Door does not close and latch automatically as designed.	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
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Health And Safety Deficiencies

Doors	Bathroom	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern.
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Building 1 - 1825 logan st[Sample,Inspected] - Unit (b) (6)

None

Building 1 - 1825 logan st[Sample,Inspected] - Unit (b) (6)

None

Building 1 - 1825 logan st[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or
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Inspection Summary Report (POA) for Inspection #633710

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

Building 2 - 701 east 14th ave[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 2 - 701 east 14th ave[Sample,Inspected] - Building Systems

None

Building 2 - 701 east 14th ave[Sample,Inspected] - Common Areas

None

Building 2 - 701 east 14th ave[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
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Building 2 - 701 east 14th ave[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Smoke Detector	Living Area	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.
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Building 2 - 701 east 14th ave[Sample,Inspected] - Unit ^{(b) (6)}

Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Living Area	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 2 - 701 east 14th ave[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Building 2 - 701 east 14th ave[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Windows	Living Area	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
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Building 2 - 701 east 14th ave[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

HVAC System	Living Area	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) - L3	- Convection/Radiant Heat System Cover Missing or Damaged - This condition MAY RESULT in a Health and Safety concern
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Building 2 - 701 east 14th ave[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Windows	Kitchen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
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Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
Building 2 - 701 east 14th ave[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			

Building 3 - 1746 clarkson st[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 3 - 1746 clarkson st[Sample,Inspected] - Building Systems			
Non-Health And Safety Deficiencies			
Emergency Power	Floor 1 By (b) (6)	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Emergency Power	Floor 2 By (b) (6)	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function

Building 3 - 1746 clarkson st[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Halls/Corridors/Stairs	Basement	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of two or more wall areas
Laundry Room	Basement	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of two or more wall areas
Patio/Porch/Balcony	Floor 2	CA - Peeling/Needs Paint (Floors) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet
Patio/Porch/Balcony	Floor 1	CA - Peeling/Needs Paint (Floors) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet

Building 3 - 1746 clarkson st[Sample,Inspected] - Unit (b) (6)			
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Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Doors	Hallway light observed.	Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)

Building 3 - 1746 clarkson st[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Building 4 - 1920 east 17th ave[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Doors	Door does not close and latch automatically as designed. by ^{(b) (6)}	BE - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door (leads to the outside of the building) - Hardware is damaged or missing - Door does not function as it should (it does not latch), cannot be locked (only if designed to lock) - This condition MAY RESULT in a Health and Safety concern.
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 4 - 1920 east 17th ave[Sample,Inspected] - Building Systems

None

Building 4 - 1920 east 17th ave[Sample,Inspected] - Common Areas

None

Building 5 - 1924 east 17th Ave[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to
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Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
		Accessibility to Main Floor Entrance) - L3	or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 5 - 1924 east 17th Ave[Sample,Inspected] - Building Systems

None

Building 5 - 1924 east 17th Ave[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Basement/Garage/ Carport	Basement Hole ripped in wall.	CA - Damaged (Walls) - L3	<ul style="list-style-type: none"> - Hole(s) - Regardless of size, you can see through the hole into the adjoining room - This condition MAY RESULT in a Health and Safety concern.
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Health And Safety Deficiencies

Basement/Garage/ Carport	Basement	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing
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Building 5 - 1924 east 17th Ave[Sample,Inspected] - Unit ^{(b) (6)}

None

Building 6 - 1928 east 17th Ave[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 6 - 1928 east 17th Ave[Sample,Inspected] - Building Systems

None

Building 6 - 1928 east 17th Ave[Sample,Inspected] - Common Areas

None

Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
Building 7 - 1667 race st[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 7 - 1667 race st[Sample,Inspected] - Building Systems			
None			

Building 7 - 1667 race st[Sample,Inspected] - Common Areas			
None			

Building 7 - 1667 race st[Sample,Inspected] - Unit ^{(b) (6)}			
Non-Health And Safety Deficiencies			
Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Living Area	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 8 - 1601-15 east 17th[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 8 - 1601-15 east 17th[Sample,Inspected] - Building Systems			
None			

Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
Building 8 - 1601-15 east 17th[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Closet/Utility/ Mechanical	Basement Boiler room.	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch

Building 8 - 1601-15 east 17th[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Bedroom bedroom 1	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 holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom bedroom 3	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 holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Electrical System	Basement 1st floor	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> - GFI does not function when self-test button is pressed
Electrical System	Kitchen	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> - GFI does not function when self-test button is pressed

Building 8 - 1601-15 east 17th[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Hallway	Unit - Damaged Hardware/	<ul style="list-style-type: none"> - All Other Doors (includes

Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
		Locks (Doors) - L1	closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

Building 9 - 1901-21 east 16th[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 9 - 1901-21 east 16th[Sample,Inspected] - Building Systems

None

Building 9 - 1901-21 east 16th[Sample,Inspected] - Common Areas

None

Building 9 - 1901-21 east 16th[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Bedroom bedroom 1	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Windows	Bathroom 2nd floor	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom bedroom 2	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Inspection Summary Report (POA) for Inspection #633710

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Kitchen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bathroom 1st floor	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			
Stairs	Hallway	Unit - Broken/Missing Hand Railing (Stairs) (NLT) - L3	- Hand Railing - Hand rail for 4 or MORE stairs is missing, damaged, loose, or otherwise unusable

Building 9 - 1901-21 east 16th[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies			
Doors	Hallway	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Windows	Kitchen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom bedroom 1	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom bedroom 2	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

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: _____