

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

02/04/2019

REAL ESTATE ASSESSMENT CENTER

624880 / 800218967

City Park Residences  
1830 Gaylord Street  
DENVER, CO 80206 -1234

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 #624880

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### Inspection Snapshot

|                               |                      |                             |                     |
|-------------------------------|----------------------|-----------------------------|---------------------|
| <b>Inspection ID:</b>         | 624880               | <b>Inspection Time:</b>     | 11:09 AM - 02:39 PM |
| <b>Inspection Start Date:</b> | 02/01/2019           | <b>Inspection End Date:</b> | 02/01/2019          |
| <b>Property ID:</b>           | 800218967            | <b>Property Type:</b>       | Multi Family        |
| <b>Property Name:</b>         | City Park Residences |                             |                     |
| <b>Inspection State:</b>      | Successful           | <b>Score:</b>               | 74c*                |

## Inspection Summary Report (POA) for Inspection #624880

### Property Profile

**Property Name:** City Park Residences  
**FHA #:** 10135682      **Organization:** TBD  
**Scattered Site?** No      **Multiple Site?** No  
**Address Line 1:** 1830 Gaylord Street  
**Address Line 2:**  
**City:** DENVER      **State:** CO  
**ZIP:** 80206      **Extension:** 1234  
**Phone:** (303) 377-9666      **Extension:**  
**Fax:** (303) 321-0471      **Email:** elanna.b@burgwynmgmt.com

| Type        | Building |        |         | Units    |        |         |
|-------------|----------|--------|---------|----------|--------|---------|
|             | Expected | Actual | Sampled | Expected | Actual | Sampled |
| Residential | 1        | 1      | 1       | 42       | 42     | 17      |
| Common      | 0        |        |         | -        | -      | -       |
| Total       | 1        | 1      | 1       | 42       | 42     | 17      |

### Occupancy Information

| No. of Occupied Units | Occupancy Rate | Inspect Vacant Units |
|-----------------------|----------------|----------------------|
| 40                    | 95%            | No                   |

**Comments** No bed bugs. Roof access to flat roof.

## Inspection Summary Report (POA) for Inspection #624880

### Participant Profile

#### Site Manager [Primary Contact / Present During Inspection]

**Name (F, MI, L):** Elanna Bramble  
**Organization:** City Park Residences  
**Address Line 1:** 1830 Gaylord Street  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80203 **Extension:**  
**Phone:** (303) 377-9666 **Extension:**  
**Fax:** **Email:** elanna.b@burgwynmgmt.com

#### Management Agent [Not Present During Inspection]

**Name (F, MI, L):** Grace Burgwyn  
**Organization:** Burgwyn Residential Management Services  
**Address Line 1:** 104 Broadway  
**Address Line 2:** Suite 500  
**City:** Denver **State:** CO  
**ZIP:** 80203 **Extension:**  
**Phone:** (720) 638-2470 **Extension:**  
**Fax:** **Email:** grace@burgwynmgmt.com

#### Owner [Not Present During Inspection]

**Name (F, MI, L):** Henry Burgwyn  
**Organization:** Burgwyn Residential Management Services  
**Address Line 1:** 104 Broadway  
**Address Line 2:** Suite 500  
**City:** Denver **State:** CO  
**ZIP:** 80203 **Extension:**  
**Phone:** (303) 534-5740 **Extension:**  
**Fax:** **Email:** henry@burgwynmgmt.com

#### Other [Present During Inspection]

**Name (F, MI, L):** Jeremy Stevens  
**Organization:** City Park Residences  
**Address Line 1:** 1830 Gaylord Street  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80206 **Extension:**  
**Phone:** (303) 377-9666 **Extension:**  
**Fax:** **Email:**

## Inspection Summary Report (POA) for Inspection #624880

### Score Summary

| Area              | Possible Points | Deductions(Excluding H&S) | Pre H&S Points | H&S Deductions | Final Points |
|-------------------|-----------------|---------------------------|----------------|----------------|--------------|
| Site              | 13.96           | 0.00                      | 13.96          | 0.00           | 13.96        |
| Building Exterior | 18.02           | 4.03                      | 13.99          | 0.00           | 13.99        |
| Building Systems  | 20.30           | 2.40                      | 17.90          | 8.38           | 9.52         |
| Common Area       | 8.11            | 6.76                      | 1.35           | 0.00           | 1.35         |
| Unit              | 39.62           | 1.40                      | 38.21          | 2.69           | 35.52        |
| Total             | 100.00          | 14.59                     | 85.41          | 11.07          | 74.34        |

Score Version: 1

Score Date: 02/04/2019

Final Score: 74c\*

## Inspection Summary Report (POA) for Inspection #624880

### Health & Safety Summary

|                                   | Site | Buildings | Units | Total |  |
|-----------------------------------|------|-----------|-------|-------|--|
| <b>Non-Life Threatening (NLT)</b> |      |           |       |       | <b>Health and Safety Narrative</b>   |
| Actual                            | 0    | 1         | 1     | 2     | 1 site, 1 buildings and 17 units were inspected.   |
| Projected                         | 0    | 1         | 2     | 3     | 4 health and safety deficiencies(HSD) were observed.   |
| <b>Life Threatening (LT)</b>      |      |           |       |       | <b>Percentage Inspected:</b>   |
| Actual                            | 0    | 0         | 1     | 1     | Site (PIS): 100%   |
| Projected                         | 0    | 0         | 2     | 2     | Building (PIB): 100%   |
| <b>Smoke Detectors (SD)</b>       |      |           |       |       | Unit (PIU): 40%  |
| Actual                            | 0    | 0         | 1     | 1     | <b>Projected HSD:</b>  |
| Projected                         | 0    | 0         | 2     | 2     | Site = (Actual HSDS) / PIS   |
| <b>Overall</b>                    |      |           |       |       | Building = (Actual HSDB) / PIB   |
| Actual                            | 0    | 1         | 3     | 4     | Unit = (Actual HSDU) / PIU   |
| Projected                         | 0    | 1         | 7     | 8     | If all buildings and units were inspected, it is projected that a total of 8 health and safety deficiencies would apply to the property. |

## Inspection Summary Report (POA) for Inspection #624880

### Systemic Deficiencies

| Type     | Area | Item                 | Deficiency  | B/U with defects | Total B/U | %   |
|----------|------|----------------------|---|------------------|-----------|-----|
| Ordinary | BE   | Walls                | BE- Missing Pieces/Holes/Spalling (Walls)           | 1                | 1         | 100 |
| Ordinary | BS   | Emergency Power      | BS- Auxiliary Lighting Inoperable (Emergency Power) | 1                | 1         | 100 |
| Ordinary | BS   | Emergency/Fire Exits | HS - Missing Exit Signs (Emergency/ Fire Exits)     | 1                | 1         | 100 |
| Ordinary | CA   | Ceiling              | CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)    | 1                | 1         | 100 |
| Ordinary | CA   | Doors                | CA - Damaged Hardware/Locks (Doors)                 | 1                | 1         | 100 |
| Ordinary | CA   | Doors                | CA - Damaged Hardware/Locks (Doors)                 | 1                | 1         | 100 |

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 #624880

## Building/Unit Summary

| Entity   | Expected | Actual | # Inspected | # Reported Uninspectable |
|----------|----------|--------|-------------|--------------------------|
| Building | 1        | 1      | 1           | 0                        |
| Unit     | 42       | 42     | 17          | 3                        |

## Building 1 - City Park Residences [ Sample , Inspected ]

Address Line 1: 1830 Gaylord Street  
 Address Line 2:  
 City: Denver State: CO  
 Zip: 80206 Extension: \_\_\_\_\_

| Type               | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|--------------------|----------------|--------|---------------------|-------------------|
| Elevator Structure | 2005           | 4      | 42                  | 42                |

### Comments:

| Unit #  | # Bedrooms | Occupied? | Uninspected Reason? |
|---------|------------|-----------|---------------------|
| (b) (6) | 1 Bedroom  | Yes       |                     |
| (b) (6) | 2 Bedrooms | Yes       | Other Hazard        |
| (b) (6) | 1 Bedroom  | 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 | Yes       |                     |
| (b) (6) | 2 Bedrooms | Yes       |                     |
| (b) (6) | 2 Bedrooms | Yes       |                     |
| (b) (6) | 1 Bedroom  | Yes       |                     |
| (b) (6) | 1 Bedroom  | Yes       |                     |
| (b) (6) | 1 Bedroom  | No        | Vacant              |
| (b) (6) | 2 Bedrooms | Yes       |                     |
| (b) (6) | 2 Bedrooms | Yes       |                     |
| (b) (6) | 2 Bedrooms | Yes       |                     |
| (b) (6) | 2 Bedrooms | Yes       |                     |
| (b) (6) | 1 Bedroom  | No        | Vacant              |
| (b) (6) | 1 Bedroom  | Yes       |                     |

## Inspection Summary Report (POA) for Inspection #624880

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|         |            |     |  |
|---------|------------|-----|--|
| (b) (6) | 2 Bedrooms | Yes |  |
|---------|------------|-----|--|

## Inspection Summary Report (POA) for Inspection #624880

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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   | NA - This certificate is not applicable for this property |
| Lead-Based Paint Inspection Reports | NA - This certificate is not applicable for this property |
| Sprinkler Systems                   | Yes - This certificate is provided or is not expired      |

## Inspection Summary Report (POA) for Inspection #624880

### Score Details

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

| Item | Deficiency | Severity | Points Deducted | Points Received |
|------|------------|----------|-----------------|-----------------|
|------|------------|----------|-----------------|-----------------|

### Building 1 - City Park Residences - Building Exterior [Possible Points : 18.02]

#### Non-Health And Safety Deficiencies

|       |   |         |             |              |
|-------|---|---------|-------------|--------------|
| Walls | BE- Missing Pieces/Holes/Spalling (Walls) (4) | Level 2 | 4.03        |              |
|       |   |         | <b>4.03</b> | <b>13.99</b> |

### Building 1 - City Park Residences - Building Systems [Possible Points : 20.30]

#### Non-Health And Safety Deficiencies

|                                       |   |         |              |             |
|---------------------------------------|---|---------|--------------|-------------|
| Emergency Power                       | BS- Auxiliary Lighting Inoperable (Emergency Power) (3) | Level 3 | 2.40         |             |
| <b>Health And Safety Deficiencies</b> |   |         |              |             |
| Emergency/Fire Exits                  | HS - Missing Exit Signs (Emergency/Fire Exits) (NLT )   | Level 3 | 8.38         |             |
|                                       |   |         | <b>10.78</b> | <b>9.52</b> |

### Building 1 - City Park Residences - Common Areas [Possible Points : 8.11]

#### Non-Health And Safety Deficiencies

|         |  |         |             |             |
|---------|--|---------|-------------|-------------|
| Ceiling | CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) | Level 2 | 2.70        |             |
| Doors   | CA - Damaged Hardware/Locks (Doors)              | Level 3 | 2.03        |             |
| Doors   | CA - Damaged Hardware/Locks (Doors)              | Level 3 | 2.03        |             |
|         |  |         | <b>6.76</b> | <b>1.35</b> |

### Building 1 - City Park Residences - Unit <sup>(b) (6)</sup> [Possible Points : 2.32]

#### Health And Safety Deficiencies

|             |   |         |             |             |
|-------------|---|---------|-------------|-------------|
| Air Quality | HS - Mold and/or Mildew Observed (Air Quality) (NLT ) | Level 3 | 0.83        |             |
|             |   |         | <b>0.83</b> | <b>1.49</b> |

### Building 1 - City Park Residences - Unit <sup>(b) (6)</sup> Possible Points : 2.32]

#### Non-Health And Safety Deficiencies

|       |   |         |      |  |
|-------|---|---------|------|--|
| Doors | Unit - Damaged Surface (Holes/Paint/Rust/Glass) | Level 3 | 0.25 |  |
|-------|---|---------|------|--|

## Inspection Summary Report (POA) for Inspection #624880

| Item | Deficiency | Severity | Points Deducted | Points Received |
|------|------------|----------|-----------------|-----------------|
|      | (Doors)    |          |                 |                 |
|      |            |          | 0.25            | 2.07            |

| Building 1 - City Park Residences - Unit (b) (6) [Possible Points : 2.32] |  |         |      |      |
|---|--|---------|------|------|
| Non-Health And Safety Deficiencies  |  |         |      |      |
| Windows   | Unit - Inoperable/Not Lockable (Windows)                             | Level 1 | 0.06 |      |
| Windows   | Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) | Level 3 | 0.56 |      |
|   |  |         | 0.62 | 1.71 |

| Building 1 - City Park Residences - Unit (b) (6) [Possible Points : 2.37] |   |         |      |      |
|---|---|---------|------|------|
| Non-Health And Safety Deficiencies  |   |         |      |      |
| Doors   | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) | Level 3 | 0.25 |      |
|   |   |         | 0.25 | 2.12 |

| Building 1 - City Park Residences - Unit (b) (6) [Possible Points : 2.32] |   |         |      |      |
|---|---|---------|------|------|
| Non-Health And Safety Deficiencies  |   |         |      |      |
| Doors   | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)   | Level 3 | 0.25 |      |
| Health And Safety Deficiencies  |   |         |      |      |
| Electrical Hazards  | HS - Exposed Wires/Open Panels (Electrical Hazards) (LT ) | Level 3 | 1.85 |      |
|   |   |         | 2.11 | 0.22 |

| Building 1 - City Park Residences - Unit (b) (6) [Possible Points : 2.32] |  |         |      |      |
|---|--|---------|------|------|
| Health And Safety Deficiencies  |  |         |      |      |
| Smoke Detector  | Unit - Missing/Inoperable (Smoke Detector) (SD ) | Level 3 | 0.00 |      |
|   |  |         | 0.00 | 2.32 |

| Building 1 - City Park Residences - Unit (b) (6) [Possible Points : 2.32] |  |         |      |      |
|---|--|---------|------|------|
| Non-Health And Safety Deficiencies  |  |         |      |      |
| Windows   | Unit - Damaged/Missing Screens (Windows) | Level 1 | 0.03 |      |
|   |  |         | 0.03 | 2.29 |

## Inspection Summary Report (POA) for Inspection #624880

| Deficiency Details   |   |  |   |
|--|---|--|---|
| Item   | Location/Comments                       | Deficiency/Severity                                      | Decisions   |
| <b>Site - City Park Residences - Site(0)</b>                                   |   |  |   |
| None   |   |  |   |
| <b>Building 1 - City Park Residences[Sample,Inspected] - Building Exterior</b> |   |  |   |
| <b>Non-Health And Safety Deficiencies</b>                                      |   |  |   |
| Walls  | woodpecker holes, roof edging, north sd | BE- Missing Pieces/Holes/ Spalling (Walls) - L2          | - Hole(s)<br>- Greater than 1/2" in diameter, but smaller than a sheet of paper |
| Walls  | woodpeckers, south sd                   | BE- Missing Pieces/Holes/ Spalling (Walls) - L2          | - Hole(s)<br>- Greater than 1/2" in diameter, but smaller than a sheet of paper |
| Walls  | woodpeckers, east side                  | BE- Missing Pieces/Holes/ Spalling (Walls) - L2          | - Hole(s)<br>- Greater than 1/2" in diameter, but smaller than a sheet of paper |
| Walls  | woodpeckers, west side                  | BE- Missing Pieces/Holes/ Spalling (Walls) - L2          | - Hole(s)<br>- Greater than 1/2" in diameter, but smaller than a sheet of paper |
| <b>Building 1 - City Park Residences[Sample,Inspected] - Building Systems</b>  |   |  |   |
| <b>Non-Health And Safety Deficiencies</b>                                      |   |  |   |
| Emergency Power  | Basement P1 SE                          | 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  |
| Emergency Power  | Floor 2 by (b) (6)                      | BS- Auxiliary Lighting Inoperable (Emergency Power) - L3 | - Auxiliary lighting does not function  |
| <b>Health And Safety Deficiencies</b>  |   |  |   |
| Emergency/Fire Exits   | Floor 1 by unit (b) (6), no internal    | HS - Missing Exit Signs (Emergency/Fire Exits)           | - Exit Signs<br>- No adjacent or other internal                                 |

## Inspection Summary Report (POA) for Inspection #624880

| Item | Location/Comments | Deficiency/Severity | Decisions                                  |
|------|-------------------|---------------------|--|
|      | illumination      | (NLT) - L3          | /external illumination on or near the sign |

### Building 1 - City Park Residences[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|                               |   |  |  |
|-------------------------------|---|--|--|
| Basement/Garage/<br>Carport   | Basement<br>P2 north side   | CA - Damaged Hardware/<br>Locks (Doors) - L3                 | <ul style="list-style-type: none"> <li>- Restroom Door or Fire/<br/>Emergency Door</li> <li>- Hardware is damaged or<br/>missing</li> <li>- Door does not function as it<br/>should (it does not properly<br/>latch).</li> </ul> |
| Closet/Utility/<br>Mechanical | Basement<br>Sprinkler room  | CA - Damaged Hardware/<br>Locks (Doors) - L3                 | <ul style="list-style-type: none"> <li>- Restroom Door or Fire/<br/>Emergency Door</li> <li>- Hardware is damaged or<br/>missing</li> <li>- Door does not function as it<br/>should (it does not properly<br/>latch).</li> </ul> |
| Halls/Corridors/Stairs        | Floor 1<br>East hall to alley, repairs<br>in progress for fixed leaks | CA - Holes/Missing Tiles/<br>Panels/Cracks (Ceiling) -<br>L2 | <ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Larger than a sheet of paper<br/>(you cannot see through the<br/>hole)</li> </ul>  |

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

|             |                          |   |  |
|-------------|--------------------------|---|--|
| Air Quality | Bedroom<br>around window | HS - Mold and/or Mildew<br>Observed (Air Quality)<br>(NLT) - L3 | <ul style="list-style-type: none"> <li>- Evidence of water infiltration<br/>or other moisture producing<br/>condition that causes mold,<br/>or mildew</li> <li>- Greater than or equal to 1<br/>square foot of mold or<br/>mildew</li> </ul> |
|-------------|--------------------------|---|--|

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

None

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

None

## Inspection Summary Report (POA) for Inspection #624880

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

| <b>Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)</b> |                   |  |  |
|---|-------------------|--|--|
| <b>Non-Health And Safety Deficiencies</b>                                 |                   |  |  |
| Doors   | Bedroom<br>bdrm 2 | Unit - Damaged Surface<br>(Holes/Paint/Rust/Glass)<br>(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> |

| <b>Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)</b> |  |  |  |
|---|--|--|--|
| None  |  |  |  |

| <b>Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)(b)</b> |                          |   |   |
|--|--------------------------|---|---|
| <b>Non-Health And Safety Deficiencies</b>                                    |                          |   |   |
| Windows  | Bedroom<br>middle window | Unit- Missing/Deteriorated<br>Caulking/Seals/Glazing<br>Compound (Windows) - L3 | <ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane</li> </ul> |
| Windows  | Bedroom<br>right window  | Unit - Inoperable/Not<br>Lockable (Windows) - L1                                | <ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Window cannot be opened or will not stay open (If the window is designed to do so.)</li> <li>- Window is on 3rd floor or below</li> <li>- There IS another operable window in the same floor area.</li> <li>- This condition DOES NOT</li> </ul>   |



## Inspection Summary Report (POA) for Inspection #624880

| Item | Location/Comments | Deficiency/Severity | Decisions                              |
|------|-------------------|---------------------|--|
|      |                   |                     | RESULT in a Health and Safety concern. |

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

None

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

|       |                                |  |   |
|-------|--------------------------------|--|---|
| Doors | Patio/Porch/Balcony outer edge | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3 | <ul style="list-style-type: none"> <li>- Entry Door to Unit</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul> |
|-------|--------------------------------|--|---|

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

None

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

None

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

None

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

|       |                              |  |  |
|-------|------------------------------|--|--|
| Doors | Laundry Area laundry bi-fold | 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> |
|-------|------------------------------|--|--|

#### Health And Safety Deficiencies

|                    |                      |   |  |
|--------------------|----------------------|---|--|
| Electrical Hazards | Kitchen garbage 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> |
|--------------------|----------------------|---|--|

### Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6)

## Inspection Summary Report (POA) for Inspection #624880

| Item | Location/Comments | Deficiency/Severity | Decisions |
|------|-------------------|---------------------|-----------|
| None |                   |                     |           |

| Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6) |  |  |  |
|--|--|--|--|
| None   |  |  |  |

| Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6) |         |  |  |
|--|---------|--|--|
| <b>Non-Health And Safety Deficiencies</b>                          |         |  |  |
| <b>Health And Safety Deficiencies</b>                              |         |  |  |
| Smoke Detector   | Bedroom | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | <ul style="list-style-type: none"> <li>- Inoperable</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul> |

| Building 1 - City Park Residences[Sample,Inspected] - Unit (b) (6) |                  |   |  |
|--|------------------|---|--|
| <b>Non-Health And Safety Deficiencies</b>                          |                  |   |  |
| Windows  | Bedroom<br>bdm 1 | 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> |

## **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: \_\_\_\_\_