

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

11/03/2018

REAL ESTATE ASSESSMENT CENTER

633702 / 800002966

COLEMAN MANOR
2232 LAFAYETTE ST
DENVER, CO 80205 -5340

Dear Owner:

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

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

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

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

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

regarding this inspection to your mortgagee.

Thank you for your cooperation.

Sincerely,

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

Enclosures

Inspection Summary Report (POA) for Inspection #633702

Inspection Snapshot

Inspection ID:	633702	Inspection Time:	03:34 PM - 01:48 AM
Inspection Start		Inspection End	
Date:	11/02/2018	Date:	11/03/2018
Property ID:	800002966	Property Type:	Multifamily
Property Name:	COLEMAN MANOR		
Inspection State:	Successful	Score:	59c

Inspection Summary Report (POA) for Inspection #633702

Property Profile

Property Name: COLEMAN MANOR
Scattered Site? No **Multiple Site?** No
Address Line 1: 2232 LAFAYETTE ST
Address Line 2:
City: DENVER **State:** CO
ZIP: 80205 **Extension:** 5340
Phone: (303) 861-8150 **Extension:**
Fax: (303) 832-2291 **Email:** akaforme@aol.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	3	3	3	24	24	13
Common	0			-	-	-
Total	3	3	3	24	24	13

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
21	88%	No

Comments No bed bugs reported by management. "Roof Access-The roof is pitched and does not require access".

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Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): Stacey Walker
Organization: Coleman Manor
Address Line 1: 2263 Humboldt St
Address Line 2:
City: Denver **State:** CO
ZIP: 80205 **Extension:**
Phone: (303) 861-8150 **Extension:**
Fax: (303) 832-2291 **Email:** akaforme@aol.com

Owner [Present During Inspection]

Name (F, MI, L): Rev. Jennifer Leath
Organization: Campbell Chapel AME
Address Line 1: 1500 E 22nd Ave
Address Line 2:
City: Denver **State:** CO
ZIP: 80205 **Extension:**
Phone: (303) 839-5058 **Extension:**
Fax: (303) 832-2291 **Email:** campbellamechurch.denver@gmail.com

Site Manager [Present During Inspection]

Name (F, MI, L): Stacey Walker
Organization: Coleman Manor
Address Line 1: 2263 Humboldt St
Address Line 2:
City: Denver **State:** CO
ZIP: 80205 **Extension:**
Phone: (303) 861-8150 **Extension:**
Fax: (303) 832-2291 **Email:** akaforme@aol.com

Inspection Summary Report (POA) for Inspection #633702

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	18.90	2.95	15.95	7.50	8.45
Building Exterior	17.14	8.57	8.57	0.00	8.57
Building Systems	17.36	0.00	17.36	0.00	17.36
Common Area	0.70	0.35	0.35	0.00	0.35
Unit	45.91	10.79	35.12	10.79	24.32
Total	100.00	22.66	77.34	18.29	59.04

Score Version: 1

Score Date: 11/03/2018

Final Score: 59c

Inspection Summary Report (POA) for Inspection #633702

Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	2	0	6	8	1 site, 3 buildings and 13 units were inspected.
Projected	2	0	11	13	9 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	1	1	Site (PIS): 100%
Projected	0	0	2	2	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 54%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	2	0	7	9	Unit = (Actual HSDU) / PIU
Projected	2	0	13	15	If all buildings and units were inspected, it is projected that a total of 15 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #633702

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Site	Refuse Disposal	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal)	1	1	100
Capital	BE	Walls	BE- Cracks/Gaps (Walls)	1	3	33
Ordinary	Site	Grounds	Site - Erosion/Rutting Areas (Grounds)	1	1	100
Ordinary	Site	Hazards	HS - Lead Hazard Report	1	1	100
Ordinary	BE	Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	1	3	33
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	2	3	67
Ordinary	CA	Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	1	3	33
Ordinary	Unit	Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	12	13	92
Ordinary	Unit	Doors	Unit - Damaged Hardware/Locks (Doors)	5	13	38

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 #633702

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	3	3	3	0
Unit	24	24	13	2

Building 1 - (b) (6) LAFAYETTE [Sample , Inspected]

Address Line 1: (b) (6) LaFAYETTE STREET

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1968	1	8	8

Comments:

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

Building 2 - (b) (6) E 23rd [Sample , Inspected]

Address Line 1: (b) (6) E 23rd Avenue

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1968	2	4	4

Comments:

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

Building 3 - (b) (6) Humbol [Sample , Inspected]

Address Line 1: (b) (6) E 23rd Avenue
 Address Line 2: (b) (6) Humboldt-bldg connected to 23 Av Bldg
 City: DENVER State: CO
 Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1968	2	12	12

Comments:

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

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Certificates

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

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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 - COLEMAN MANOR - Site(0) [Possible Points : 18.90]

Non-Health And Safety Deficiencies

Hazards	HS - Lead Hazard Report	Level 3	0.00	
Refuse Disposal	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal)	Level 2	2.95	

Health And Safety Deficiencies

Grounds	Site - Erosion/Rutting Areas (Grounds) (2) (NLT)	Level 3	7.50	
			10.45	8.45

Building 1 - (b) (6) LAFAYETTE - Building Exterior [Possible Points : 5.71]

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	5.71

Building 1 - (b) (6) LAFAYETTE - Unit (b) (6) [Possible Points : 3.47]

Non-Health And Safety Deficiencies

Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.38	
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Health And Safety Deficiencies

Water Heater	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT)	Level 3	1.88	
			2.27	1.20

Building 1 - (b) (6) LAFAYETTE - Unit (b) (6) [Possible Points : 3.47]

Non-Health And Safety Deficiencies

Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.19	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	Level 3	0.38	

Inspection Summary Report (POA) for Inspection #633702

Item	Deficiency	Severity	Points Deducted	Points Received
	(Doors) (2)			
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.35	
Kitchen Items	Unit - Plumbing - Clogged Drains (Kitchen)	Level 1	0.42	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.05	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	1.27	
			2.67	0.80

Building 1 (b) (6) LAFAYETTE - Unit (b) (6) [Possible Points : 3.47]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.38	
			0.38	3.09

Building 2 - (b) (6) E 23rd - Building Exterior [Possible Points : 2.86]				
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	2.86

Building 2 - (b) (6) E 23rd - Unit (b) (6) E 23r [Possible Points : 3.47]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.32	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.38	
			0.70	2.77

Building 2 - 1(b) (6) E 23rd - Unit (b) (6) E 23r [Possible Points : 3.62]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.38	
Floors	Unit - Soft Floor Covering Missing/Damaged (Floors)	Level 1	0.11	
Walls	Unit - Damaged (Walls)	Level 1	0.08	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.58	3.04

Building 3 - (b) (6) Humbol - Building Exterior* [Possible Points : 8.57]

Non-Health And Safety Deficiencies				
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 1	1.09	
Walls	BE- Cracks/Gaps (Walls)	Level 3	7.82	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			8.91	0.00

Building 3 - (b) (6) Humbol - Common Areas* [Possible Points : 0.35]

Non-Health And Safety Deficiencies				
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.79	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.79	0.00

Building 3 - (b) (6) Humbol - Unit (b) (6) E 23 [Possible Points : 3.62]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.32	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.19	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.19	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.38	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.32	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 2	0.04	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	1.27	
			2.71	0.91

Building 3 - (b) (6) Humbol - Unit (b) (6) E 23 [Possible Points : 3.24]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.42	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.19	

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Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 3	0.38	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.38	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.10	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	1.27	
			2.74	0.50

Building 3 - (b) (6) Humbol - Unit (b) (6) Humbo [Possible Points : 3.69]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.32	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.38	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.38	
			1.08	2.61

Building 3 - (b) (6) Humbol - Unit (b) (6) Humbo [Possible Points : 3.69]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.10	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.38	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.10	
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.17	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.08	
			0.83	2.87

Building 3 - (b) (6) Humbol - Unit (b) (6) Humbo [Possible Points : 3.69]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (4)	Level 3	0.38	
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable	Level 3	0.17	

Inspection Summary Report (POA) for Inspection #633702

Item	Deficiency	Severity	Points Deducted	Points Received
	(Laundry Area (Room))			
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	2.83	
			3.38	0.32

Building 3 - (b) (6) Humbol - Unit (b) (6) Humbo [Possible Points : 3.69]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.32	
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 2	0.19	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.38	
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.17	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.02	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.38	
			1.46	2.23

Building 3 - 1(b) (6) Humbol - Unit (b) (6) Humbo [Possible Points : 3.69]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.38	
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.17	
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.35	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	1.88	
			2.79	0.90

Inspection Summary Report (POA) for Inspection #633702

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - COLEMAN MANOR - Site(0)			
Non-Health And Safety Deficiencies			
Hazards		HS - Lead Hazard Report - L3	- Lead Hazard Report
Parking Lots/Driveways/Roads	(b) (6) E 23rd	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	- Damaged paving - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Parking Lots/Driveways/Roads	(b) (6) E 23rd	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	- Damaged paving - Loose materials due to potholes or missing sections of pavement - This condition DOES NOT RESULT in a Health and Safety concern.
Parking Lots/Driveways/Roads	(b) (6) Humbol	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	- Damaged paving - Loose materials due to potholes or missing sections of pavement - This condition DOES NOT RESULT in a Health and Safety concern.
Refuse Disposal	(b) (6) LAFAYETTE Broken front gate.	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) - L2	- Refuse area wall/gate is damaged or leaning (risk of collapsing)
Walkways and Steps	(b) (6) Humbol Front walk to office.	Site - Spalling (Walkways/Steps) - L2	- Spalling (includes concrete porches and entry stoops) - Large areas of spalling (greater than 4" by 4")
Walkways and Steps	(b) (6) E 23rd	Site - Spalling (Walkways/Steps) - L2	- Spalling (includes concrete porches and entry stoops) - Large areas of spalling (greater than 4" by 4")
Walkways and Steps	(b) (6) Humbol	Site - Spalling (Walkways/	- Spalling (includes concrete

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
		Steps) - L2	porches and entry stoops) - Large areas of spalling (greater than 4" by 4")
Walkways and Steps	(b) (6) LAFAYETTE behind (b) (6)	Site - Spalling (Walkways/Steps) - L1	- Spalling (includes concrete porches and entry stoops) - Small areas of spalling (less than or equal to 4" by 4")
Health And Safety Deficiencies			
Grounds	(b) (6) E 23rd Front of (b) (6)	Site - Erosion/Rutting Areas (Grounds) (NLT) - L3	- Erosion/rutting - Severe runoff has displaced soil causing current or potential damage to surrounding structures or systems
Grounds	(b) (6) Humbol Front walkway (b) (6)	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 - (b) (6) LAFAYETTE[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 1 - (b) (6) LAFAYETTE[Sample,Inspected] - Building Systems

None

Building 1 - (b) (6) LAFAYETTE[Sample,Inspected] - Common Areas

None

Building 1 - (b) (6) LAFAYETTE[Sample,Inspected] - Unit (b) (6) Lafay

Non-Health And Safety Deficiencies

Doors	Storage	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	- All Other Doors (includes closet or other interior
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Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
		(Doors) - L3	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			
Water Heater	Living Area	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT) - L3	- Pressure relief valve is missing or does not fully extend - Missing

Building 1 - (b) (6) LAFAYETTE[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies			
Ceiling	Bathroom	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Doors	Storage	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Hallway	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes.

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Item	Location/Comments	Deficiency/Severity	Decisions
			- 1/4 inch to 1 inch
Kitchen Items	Kitchen	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function
Kitchen Items	Kitchen	Unit - Plumbing - Clogged Drains (Kitchen) - L1	- Kitchen Sink - There is a problem with the drainage - The basin will drain, but it is slow
Windows	Bedroom	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			
Air Quality	Bathroom	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew

Building 1 - (b) (6) LAFAYETTE[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Storage	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
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Building 1 - (b) (6) LAFAYETTE[Sample,Inspected] - Unit (b) (6)

None

Building 2 - (b) (6) E 23rd[Sample,Inspected] - Building Exterior

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
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 2 - (b) (6) E 23rd[Sample,Inspected] - Building Systems

None

Building 2 - (b) (6) E 23rd[Sample,Inspected] - Common Areas

None

Building 2 (b) (6) E 23rd[Sample,Inspected] - Unit (b) (6) E 23r

Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Storage	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.

Building 2 - (b) (6) E 23rd[Sample,Inspected] - Unit (b) (6) E 23r

Non-Health And Safety Deficiencies			
Doors	Storage	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
Floors	Hallway Upstairs hallway.	Unit - Soft Floor Covering Missing/Damaged (Floors) - L1	- Carpet is Missing/Damaged - 5% to less than 10% of any single floor
Walls	Bathroom NIS HOLE	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

Building 3 - (b) (6) Humbol[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Roofs	Rear of office.	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L1	- Missing/Damaged Components from Downspout/Gutter - Splash blocks missing or damaged
Walls	Rear of (b) (6)	BE- Cracks/Gaps (Walls) - L3	- Cracks or Gaps - Greater than 3/8" wide or deep by 6" long

Building 3 - (b) (6) Humbol[Sample,Inspected] - Building Systems

None

Building 3 - (b) (6) Humbol[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Office	Floor 1 Rear door missing paint.	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door (leads to outside) - Surface is damaged - Door has significant peeling, cracked, or no paint. - This condition DOES NOT RESULT in a Health and Safety concern.
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Building 3 - (b) (6) Humbol[Sample,Inspected] - Unit (b) (6) E 23

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
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Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
Ceiling	Bathroom	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Doors	Storage	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 Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Walls	Hallway	Unit - Peeling/Needs Paint (Walls) - L2	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Health And Safety Deficiencies			
Air Quality		HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> - Evidence of water infiltration or other moisture producing condition that causes mold, or mildew

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
			- Greater than or equal to 1 square foot of mold or mildew

Building 3 - (b) (6) umbol[Sample,Inspected] - Unit (b) (6) E 23

Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Ceiling	Bathroom	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Doors	Bathroom	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Doors	Storage	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 2	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

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
			missing - Closet door does not function as it should or cannot be locked.
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Health And Safety Deficiencies			
Air Quality		HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew

Building 3 - (b) (6) Humbol[Sample,Inspected] - Unit (b) (6) Humbo			
Non-Health And Safety Deficiencies			
Doors	Storage	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom bedroom 3	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Dryer Vent	Kitchen	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room)) - L3	

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
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
Health And Safety Deficiencies			
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 3 - (b) (6) Humbol[Sample,Inspected] - Unit ^{(b) (6)} (6) Humbo			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Storage	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 2	Unit - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Doors	Bedroom bedroom 2	Unit - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
Dryer Vent	Kitchen No trap.	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3	
Walls	Bedroom bedroom 1	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Health And Safety Deficiencies			
Windows	Living Area	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is accessible from outside (for example, ground level or by means of exterior stairway) - Window can be opened from outside.

Building 3 - (b) (6) Humbol[Sample,Inspected] - Unit (b) (6) Humbo			
Non-Health And Safety Deficiencies			
Doors	Living Area	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom bedroom 1	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Bedroom Bedroom 2	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Storage	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.
Dryer Vent	Kitchen	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3	

Health And Safety Deficiencies

Emergency/Fire Exits	Bedroom Bedroom 3 attached mirror blocking only window.	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> - Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Furniture
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Building 3 - (b) (6) Humbol[Sample,Inspected] - Unit (b) (6) Humbo

Non-Health And Safety Deficiencies

Doors	Storage	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	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	<ul style="list-style-type: none"> - Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Bedroom Front bedroom.	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Dryer Vent	Kitchen	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3	
Outlets/Switches	Hallway 1st floor.	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> - Cover plate missing or broken - The electrical connections/ wires are NOT exposed.

Building 3 - (b) (6) Humboldt [Sample, Inspected] - Uni (b) (6) umbo

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Storage	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	Bathroom	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Doors	Bedroom front bedroom.	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors)

Inspection Summary Report (POA) for Inspection #633702

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none">- Surface is damaged- Door has significant peeling, cracked, or no paint.

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: _____