

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

01/28/2019

REAL ESTATE ASSESSMENT CENTER

633718 / 800003042

HILLTOP APTS
1554 LOGAN ST
DENVER, CO 80203 -1930

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 #633718

Inspection Snapshot

Inspection ID:	633718	Inspection Time:	11:42 AM - 10:16 PM
Inspection Start Date:	01/23/2019	Inspection End Date:	01/23/2019
Property ID:	800003042	Property Type:	Multifamily
Property Name:	HILLTOP APTS		
Inspection State:	Successful	Score:	60c*

Inspection Summary Report (POA) for Inspection #633718

Property Profile

Property Name: HILLTOP APTS
Scattered Site? No **Multiple Site?** No
Address Line 1: 1554 LOGAN ST
Address Line 2:
City: DENVER **State:** CO
ZIP: 80203 **Extension:** 1930
Phone: (303) 327-5302 **Extension:**
Fax: (303) 830-6713 **Email:** HillCapitolApts@pkmanagement.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	2	2	2	77	77	20
Common	0			-	-	-
Total	2	2	2	77	77	20

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
67	87%	No

Comments Bed bugs reported by management in (b) (6) and (b) (6). Roof access-All flat roof areas are accessible and were inspected. HUD Loan and 77 HUD Subsidized units verified with property management.

Inspection Summary Report (POA) for Inspection #633718

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): Anitra Radcliffe
Organization: PK Management LLC
Address Line 1: 1960 Clarkson St
Address Line 2:
City: Denver **State:** CO
ZIP: 80218 **Extension:**
Phone: (720) 343-8464 **Extension:** (b) (6)
Fax: (303) 500-3279 **Email:** aradciffe@pkmanagement.com

Owner [Not Present During Inspection]

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

Site Manager [Present During Inspection]

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

Inspection Summary Report (POA) for Inspection #633718

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	12.83	2.78	10.06	0.00	10.06
Building Exterior	18.33	1.01	17.32	6.28	11.04
Building Systems	20.93	5.80	15.13	0.00	15.13
Common Area	5.43	1.17	4.26	2.22	2.04
Unit	42.48	6.23	36.25	14.80	21.45
Total	100.00	16.98	83.02	23.30	59.72

Score Version: 1

Score Date: 01/28/2019

Final Score: 60c*

Inspection Summary Report (POA) for Inspection #633718

Health & Safety Summary

	Site	Buildings	Units	Total	Health and Safety Narrative
Non-Life Threatening (NLT)					
Actual	0	1	17	18	31 health and safety deficiencies(HSD) were observed.
Projected	0	1	65	66	
Life Threatening (LT)					Percentage Inspected:
Actual	0	2	5	7	Site (PIS): 100%
Projected	0	2	19	21	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 26%
Actual	0	0	6	6	Projected HSD:
Projected	0	0	23	23	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	3	28	31	Unit = (Actual HSDU) / PIU
Projected	0	3	108	111	If all buildings and units were inspected, it is projected that a total of 111 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #633718

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	1	1	100
Ordinary	BE	Walls	BE- Stained/Peeling/Needs Paint (Walls)	1	2	50
Ordinary	BE	Fire Escapes	BE- Blocked Egress/Ladders (Fire Escapes)	1	2	50
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	1	2	50
Ordinary	BS	Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	1	2	50
Ordinary	BS	Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power)	1	2	50
Ordinary	CA	Windows	CA - Inoperable/Not Lockable (Windows)	2	2	100
Ordinary	CA	Windows	CA - Damaged/Missing Screens (Windows)	2	2	100
Ordinary	Unit	Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	8	20	40
Ordinary	Unit	Windows	Unit - Inoperable/Not Lockable (Windows)	7	20	35

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 #633718

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	2	2	2	0
Unit	77	77	20	3

Building 1 - 1705 Franklin (b) (6) [Sample , Inspected]

Address Line 1: 1705 Franklin

Address Line 2:

City: DENVER State: CO
 Zip: 80218 Extension: 1930

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1900	4	47	47

Comments: Roofs,Grounds ,parking and walkways partially covered by snow.

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

Building 2 - 1554 Logan [Sample , Inspected]

Address Line 1: 1554 LOGAN ST

Address Line 2:

Inspection Summary Report (POA) for Inspection #633718

City: DENVER **State:** CO
Zip: 80203 **Extension:** 1930

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1900	4	30	30

Comments:

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

Inspection Summary Report (POA) for Inspection #633718

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

Inspection Summary Report (POA) for Inspection #633718

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 - HILLTOP APTS - Site(0) [Possible Points : 12.83]

Non-Health And Safety Deficiencies				
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 2	2.78	
			2.78	10.06

Building 1 - 1705 Franklin (b) (6) - Building Exterior [Possible Points : 12.05]

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	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	1.01	
			1.01	11.04

Building 1 - 1705 Franklin (b) (6) - Common Areas [Possible Points : 2.47]

Non-Health And Safety Deficiencies				
Windows	CA - Damaged/Missing Screens (Windows) (4)	Level 1	0.31	
Windows	CA - Inoperable/Not Lockable (Windows)	Level 1	0.56	
			0.86	1.60

Building 1 - 1705 Franklin (b) (6) - Uni^{(b) (6)} [Possible Points : 2.12]

Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.73	
			1.73	0.39

Building 1 - 1705 Franklin (b) (6) - Unit^{(b) (6)} [Possible Points : 2.12]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.19	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.23	

Inspection Summary Report (POA) for Inspection #633718

Item	Deficiency	Severity	Points Deducted	Points Received
Floors	Unit - Soft Floor Covering Missing/Damaged (Floors)	Level 1	0.07	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.23	
			0.73	1.39

Building 1 - 1705 Franklin (b) (6) - Unit (b) (6) [Possible Points : 2.12]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.23	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (2) (SD)	Level 3	0.00	
			0.44	1.68

Building 1 - 1705 Franklin (b) (6) - Unit (b) (6) [Possible Points : 2.12]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.19	
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.26	
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.22	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	0.23	
			0.90	1.22

Building 1 - 1705 Franklin (b) (6) - Unit (b) (6) [Possible Points : 2.12]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.23	1.89

Inspection Summary Report (POA) for Inspection #633718

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - 1705 Franklin (b) (6) - Unit (b) (6) [Possible Points : 2.12]				
Non-Health And Safety Deficiencies				
Doors	Unit - Missing Door (Doors)	Level 1	0.13	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.23	
			0.59	1.53

Building 1 - 1705 Franklin (b) (6) - Unit (b) (6)* [Possible Points : 2.12]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.19	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.12	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.23	
Doors	Unit - Missing Door (Doors)	Level 1	0.13	
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.22	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.13	
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	1.15	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			2.20	0.00

Building 1 - 1705 Franklin (b) (6) - Unit (b) (6) [Possible Points : 2.17]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.23	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.23	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	

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Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Missing Door (Doors)	Level 1	0.13	
Floors	Unit - Peeling/Needs Paint (Floors)	Level 2	0.02	
Walls	Unit - Damaged (Walls)	Level 1	0.05	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.78	
			1.52	0.65

Building 1 - 1705 Franklin (b) (6) - Unit (b) (6)* [Possible Points : 2.12]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.19	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	1.15	
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.73	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.23	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			3.31	0.00

Building 1 - 1705 Franklin (b) (6) - Unit (b) (6) [Possible Points : 2.17]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.23	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	
Walls	Unit - Damaged (Walls) (2)	Level 1	0.05	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.06	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.13	
Doors	Unit - Missing Door (Doors) (NLT)	Level 3	0.52	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT)	Level 3	0.21	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (2) (SD)	Level 3	0.00	
			1.26	0.91

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Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - 1705 Franklin (b) (6) - Unit (b) (6) [Possible Points : 1.89]				
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	1.15	
			1.15	0.74

Building 1 - 1705 Franklin (b) (6) - Unit (b) (6) [Possible Points : 2.12]				
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	1.15	
			1.15	0.97

Building 2 - 1554 Logan - Building Exterior* [Possible Points : 6.28]				
Health And Safety Deficiencies				
Fire Escapes	BE- Blocked Egress/Ladders (Fire Escapes) (2) (LT)	Level 3	7.08	
* 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.			7.08	0.00

Building 2 - 1554 Logan - Building Systems [Possible Points : 8.15]				
Non-Health And Safety Deficiencies				
Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	Level 3	4.77	
Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power)	Level 3	1.03	
			5.80	2.36

Building 2 - 1554 Logan - Common Areas [Possible Points : 2.96]				
Non-Health And Safety Deficiencies				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.31	
Health And Safety Deficiencies				
Windows	CA - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	2.22	
			2.53	0.43

Building 2 - 1554 Logan - Unit (b) (6) [Possible Points : 2.12]				
Non-Health And Safety Deficiencies				
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	Unit- Cracked/Broken/Missing Panes (Windows)	Level 1	0.06	
			0.07	2.05

Building 2 - 1554 Logan - Unit (b) (6) [Possible Points : 2.12]				
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Inspection Summary Report (POA) for Inspection #633718

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.26	
			0.26	1.86

Building 2 - 1554 Logan - Unit (b) (6)* [Possible Points : 2.12]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (3)	Level 3	0.23	
Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT)	Level 3	1.04	
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	1.15	
Infestation	HS - Rats/Mice/Vermin (Infestation) (NLT)	Level 3	0.78	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			3.20	0.00

Building 2 - 1554 Logan - Unit (b) (6) [Possible Points : 2.17]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.23	
			0.23	1.93

Building 2 - 1554 Logan - Unit (b) (6) [Possible Points : 2.17]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.23	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.23	
			0.47	1.70

Building 2 - 1554 Logan - Unit (b) (6) Possible Points : 2.17]				
Non-Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.06	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.73	
			1.79	0.38

Building 2 - 1554 Logan - Unit (b) (6)* [Possible Points : 2.17]				
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Inspection Summary Report (POA) for Inspection #633718

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.23	
Floors	Unit - Soft Floor Covering Missing/Damaged (Floors) (2)	Level 2	0.14	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.06	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.73	
Hazards	HS - Sharp Edges (Hazards) (NLT)	Level 3	0.78	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
Windows	Unit- Cracked/Broken/Missing Panes (Windows) (2) (NLT)	Level 3	0.23	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			3.20	0.00

Inspection Summary Report (POA) for Inspection #633718

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - HILLTOP APTS - Site(0)			
Non-Health And Safety Deficiencies			
Grounds	1705 Franklin (b) (6) Grass growing in 2 wpos of roof.	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> - Overgrown vegetation - Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.) - The surfaces are NOT damaged as a result.
Walkways and Steps	1705 Franklin (b) (6) rear walkway	Site - Spalling (Walkways/ Steps) - L2	<ul style="list-style-type: none"> - Spalling (includes concrete porches and entry stoops) - Large areas of spalling (greater than 4" by 4")
Walkways and Steps	1705 Franklin (b) (6)	Site - Spalling (Walkways/ Steps) - L2	<ul style="list-style-type: none"> - Spalling (includes concrete porches and entry stoops) - Large areas of spalling (greater than 4" by 4")
Walkways and Steps	1554 Logan	Site - Spalling (Walkways/ Steps) - L2	<ul style="list-style-type: none"> - Spalling (includes concrete porches and entry stoops) - Large areas of spalling (greater than 4" by 4")
Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	rear wall tower By (b) (6)	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Building Systems			
None			

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 3 3rd floor by (b) (6) windows slams shut	CA - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CAN still be secured (by a lock or stick) - Window is on 4th floor or above - There IS another operable window in the same floor area.
Halls/Corridors/Stairs	Floor 3 3rd floor by (b) (6)	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 2 by (b) (6)	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 3 by (b) (6)	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 3 by (b) (6)	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - A second means of window egress exists - Window bars are actually child safety bars

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies			
Bathroom Items	Bedroom	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)

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
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
Kitchen Items	Kitchen	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Dishwasher or Garbage Disposal - Dishwasher does not function
Windows	Living Area	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.

Health And Safety Deficiencies

Windows	Bedroom bedroom 2	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - 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.
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Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Range/Stove/Oven - Electric Range/Stove/Oven - A control knob is missing (knob cannot be located and reinstalled)
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Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Bedroom bedroom 1	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Smoke Detector	Dining Area bedroom 1	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Dining Area bedroom 1	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Kitchen Items	Laundry Area	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Living Area	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Windows	Kitchen	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom bedroom 1	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	- Emergency/Fire Exits (applies only on third or

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
		- L3	lower floors) - Blocked - Air Conditioner

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)(D)

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	Bedroom bedroom 2 3 holes.	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 Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Doors	Bedroom bedroom 2	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Kitchen Items	Kitchen	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function
Windows	Bedroom bedroom 2	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
			missing
Health And Safety Deficiencies			
Doors	Living Area NIS SCREWED TOGETHER	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.
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 1 - 1705 Franklin (b) (6) Sample, Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies			
Ceiling	Bathroom	Unit - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Greater than 1 and less than 4 square feet
Doors	Living Area chain lock broken.	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Bathroom delaminating door.	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Surface is damaged - Door has significant peeling, cracked, or no paint.
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
Doors	Bedroom bedroom 1	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
			doors) - Door is missing - One door is missing
Floors	Patio/Porch/Balcony	Unit - Peeling/Needs Paint (Floors) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet
Walls	Bedroom bedroom 2	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Health And Safety Deficiencies			
Air Quality	Bathroom water damage	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 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)			
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)
Health And Safety Deficiencies			
Electrical System	Kitchen	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Emergency/Fire Exits	Bedroom bedroom 1 window slams shut	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Unusable
Windows	Bedroom bedroom 1 window slams shut	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
			below - There is NOT another operable window in the same floor area. - This condition MAY RESULT in a Health and Safety concern

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
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 holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
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 - 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	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Walls	Bedroom bedroom 1	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Hallway	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
			the hole
Windows	Kitchen	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 4th floor or above - There IS another operable window in the same floor area.
Health And Safety Deficiencies			
Doors	Living Area NIS Framed screwed together	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bathroom	Unit - Missing Door (Doors) (NLT) - L3	<ul style="list-style-type: none"> - Bathroom Door - Door is Missing
Outlets/Switches	Hallway hallway switch by door.	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	<ul style="list-style-type: none"> - Cover plate missing or broken - The electrical connections/ wires ARE exposed.
Smoke Detector	Bedroom bedroom 1	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Missing - There is NOT another functioning smoke detector on same level.
Smoke Detector	Bedroom bedroom 2	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Missing - There is NOT another functioning smoke detector on same level.

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Electrical System	Bedroom	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Electrical System	Bedroom	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit (b) (6)			
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	Hallway Door screwed together	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Hallway Front door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.
Floors	Hallway	Unit - Soft Floor Covering Missing/Damaged (Floors) - L1	- Carpet is Missing/Damaged - 5% to less than 10% of any single floor
Health And Safety Deficiencies			
Windows	Dining Area bedroom 1	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)

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
			- Window can be opened from outside.

Building 1 - 1705 Franklin (b) (6) [Sample,Inspected] - Unit ^{(b)(6)}

Non-Health And Safety Deficiencies

Doors	Bathroom 2 holes.	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has holes - This condition DOES NOT RESULT in a Health and Safety concern.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bathroom	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area

Health And Safety Deficiencies

Smoke Detector	Dining Area bedroom 1	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.
Smoke Detector	Bedroom bedroom 2	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

Building 2 - 1554 Logan[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Fire Escapes	Fire escape blocked by A /C, being stored, fire escape allows entrance from units, and leads to a blocked unit on ground level.	BE- Blocked Egress/ Ladders (Fire Escapes) (LT) - L3	- Stored item or other barrier on Fire Escape - This DOES block or restrict people from exiting.
Fire Escapes	Fire escape 2 allows entrance from units and	BE- Blocked Egress/ Ladders (Fire Escapes)	- Stored item or other barrier on Fire Escape

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
	leads to blocked egress at bottom.,	(LT) - L3	- This DOES block or restrict people from exiting.

Building 2 - 1554 Logan[Sample,Inspected] - Building Systems

Non-Health And Safety Deficiencies

Domestic Water	Basement new back flow system leaking in boiler room.	BS- Leaking Central Water Supply (Domestic Water) - L3	<ul style="list-style-type: none"> - Water is leaking from any water system component (not including fixtures) - Component is leaking and was never designed to do so - This condition DOES NOT RESULT in a Health and Safety concern.
Emergency Power	Basement by unit (b) (6)	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	<ul style="list-style-type: none"> - Auxiliary lighting does not function

Building 2 - 1554 Logan[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 4 by unit (b) (6)	CA - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CAN still be secured (by a lock or stick) - Window is on 4th floor or above - There IS another operable window in the same floor area.
Halls/Corridors/Stairs	Floor 4 by (b) (6)	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - A second means of window egress exists - Window bars are actually child safety bars

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 3 BY UNIT (b) (6)	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Window will not open or close (only if the window was designed to open and
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Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
			close) - Window CAN still be secured (by a lock or stick) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area.

Building 2 - 1554 Logan[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Hallway NIS HOLE	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bathroom NIS HOLE COVERED WITH DOOR STOP.	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has broken or missing glass. - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Living Area NIS delaminating screwed together.	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.

Health And Safety Deficiencies

Bathroom Items	Bedroom Faucets knobs missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	- Shower or Tub (Unit) - The hardware is missing or is not functioning
Electrical System	Hallway AFCI Inoperable	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Infestation	Living Area Evidence of mice	HS - Rats/Mice/Vermin (Infestation) (NLT) - L3	- Evidence of rats, mice, or vermin

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
	dropping.		

Building 2 - 1554 Logan[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Living Area Stationary door does not open.	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
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Building 2 - 1554 Logan[Sample,Inspected] - Uni(b) (6)

Non-Health And Safety Deficiencies

Doors	Bedroom bedroom 1 delaminating door.	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	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).

Building 2 - 1554 Logan[Sample,Inspected] - Unit (b) (6)

None

Building 2 - 1554 Logan[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Windows	Kitchen	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and
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Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
			Safety concern.
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom blocked by bars inoperable button.	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Other Condition (Please explain other condition in the box below)

Building 2 - 1554 Logan[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Bedroom NIS Delaminating screwed together.	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has significant peeling, cracked, or no paint.
Floors	Dining Area bedroom 1	Unit - Soft Floor Covering Missing/Damaged (Floors) - L2	- Carpet is Missing/Damaged - 10% to 50% of any single floor
Floors	Bedroom bedroom 2	Unit - Soft Floor Covering Missing/Damaged (Floors) - L2	- Carpet is Missing/Damaged - 10% to 50% of any single floor
Windows	Kitchen	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 4th floor or above - There IS another operable window in the same floor area.
Windows	Bedroom bedroom 1	Unit- Cracked/Broken/ Missing Panes (Windows) - L1	- Pane/Glass - Glass cracked
Windows	Bedroom bedroom 2	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Inspection Summary Report (POA) for Inspection #633718

Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom bedroom 1	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Air Conditioner
Hazards	Bedroom broken window shape edge bathroom.	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Smoke Detector	Bedroom bedroom 1	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.
Windows	Bedroom	Unit- Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	- Pane/Glass - Glass broken or missing

Building 2 - 1554 Logan[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Walls	Bathroom	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Windows	Dining Area	Unit- Cracked/Broken/ Missing Panes (Windows) - L1	- Pane/Glass - Glass cracked

Building 2 - 1554 Logan[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
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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: _____