

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

02/19/2019

REAL ESTATE ASSESSMENT CENTER

606938 / 800241338

Highland Crossing/Square Apartments  
1909 S Quebec Way  
Denver, CO 80231 -3349

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 #606938

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### Inspection Snapshot

<b>Inspection ID:</b>	606938	<b>Inspection Time:</b>	11:14 AM - 08:19 PM
<b>Inspection Start Date:</b>	02/19/2019	<b>Inspection End Date:</b>	02/19/2019
<b>Property ID:</b>	800241338	<b>Property Type:</b>	Multi Family
<b>Property Name:</b>	Highland Crossing/Square Apartments		
<b>Inspection State:</b>	Successful	<b>Score:</b>	63c*

## Inspection Summary Report (POA) for Inspection #606938

### Property Profile

**Property Name:** Highland Crossing/Square Apartments  
**FHA #:** 10111233      **Organization:** TBD  
**Scattered Site?** No      **Multiple Site?** No  
**Address Line 1:** 1909 S Quebec Way  
**Address Line 2:**  
**City:** Denver      **State:** CO  
**ZIP:** 80231      **Extension:** 3349  
**Phone:** (303) 695-9306      **Extension:**  
**Fax:** (303) 695-7850      **Email:** nadya.ostritsky@simpsonhousing.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	10	10	10	184	184	24
Common	0	5	5	-	-	-
Total	10	15	15	184	184	24

### Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
184	100%	No

**Comments** No bed bugs. Pitched roofs can be seen from the ground. 2" snow covering grounds and 50% of roofs hindering visibility.

## Inspection Summary Report (POA) for Inspection #606938

### Participant Profile

#### Management Agent [Primary Contact / Not Present During Inspection]

**Name (F, MI, L):** Cathey Campa  
**Organization:** Simpson Property Group, L.P.  
**Address Line 1:** 8110 East Union Avenue  
**Address Line 2:** Suite 200  
**City:** Denver **State:** CO  
**ZIP:** 80237 **Extension:**  
**Phone:** (303) 283-4100 **Extension:**  
**Fax:** **Email:** cathey.campa@simpsonhousing.com

#### Owner [Not Present During Inspection]

**Name (F, MI, L):** Lauren Lee  
**Organization:** Turk Two, LLC  
**Address Line 1:** 411 University St Ste 1200  
**Address Line 2:**  
**City:** Seattle **State:** WA  
**ZIP:** 98101 **Extension:**  
**Phone:** (410) 821-6953 **Extension:**  
**Fax:** **Email:** lauren@murphyconsultingsvs.com

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

**Name (F, MI, L):** Nadya Ostritsky  
**Organization:** Highland Crossing / Highland Square  
**Address Line 1:** 1909 S. Quebec Way  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80231 **Extension:**  
**Phone:** (303) 695-9306 **Extension:**  
**Fax:** (303) 695-7850 **Email:**

#### Other [Present During Inspection]

**Name (F, MI, L):** Mike Meyers  
**Organization:** Highland Crossing / Highland Square  
**Address Line 1:** 1909 S. Quebec Street  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80231 **Extension:**  
**Phone:** (303) 695-9306 **Extension:**  
**Fax:** (303) 695-7850 **Email:**

#### Other [Present During Inspection]

**Name (F, MI, L):** Jeremy Myers  
**Organization:** Highland Crossing / Highland Square

## Inspection Summary Report (POA) for Inspection #606938

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### Participant Profile

**Address Line 1:** 1909 S. Quebec Street

**Address Line 2:**

**City:** Denver

**State:** CO

**ZIP:** 80231

**Extension:**

**Phone:** (303) 695-9306

**Extension:**

**Fax:** (303) 695-7850

**Email:** jeremy.meyers@simpsonhousing.com

## Inspection Summary Report (POA) for Inspection #606938

### Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	16.63	2.60	14.03	12.70	1.33
Building Exterior	18.47	0.43	18.05	0.00	18.05
Building Systems	18.71	0.41	18.30	0.94	17.36
Common Area	5.11	0.46	4.65	0.58	4.07
Unit	41.08	5.64	35.44	12.95	22.49
Total	100.00	9.54	90.46	27.17	63.29

Score Version: 1

Score Date: 02/19/2019

Final Score: 63c\*

## Inspection Summary Report (POA) for Inspection #606938

### Health & Safety Summary

	Site	Buildings	Units	Total	
<b>Non-Life Threatening (NLT)</b>					<b>Health and Safety Narrative</b> 1 site, 15 buildings and 24 units were inspected.  33 health and safety deficiencies(HSD) were observed.  <b>Percentage Inspected:</b> Site (PIS): 100% Building (PIB): 100% Unit (PIU): 13%  <b>Projected HSD:</b> Site = (Actual HSDS) / PIS Building = (Actual HSDB) / PIB Unit = (Actual HSDU) / PIU  If all buildings and units were inspected, it is projected that a total of 200 health and safety deficiencies would apply to the property.
Actual	1	3	10	14	
Projected	1	3	77	81	
<b>Life Threatening (LT)</b>					
Actual	1	3	10	14	
Projected	1	3	77	81	
<b>Smoke Detectors (SD)</b>					
Actual	0	0	5	5	
Projected	0	0	38	38	
<b>Overall</b>					
Actual	2	6	25	33	
Projected	2	6	192	200	



## Inspection Summary Report (POA) for Inspection #606938

### 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	Site	Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards)	1	1	100
Ordinary	Site	Hazards	HS - Tripping (Hazards)	1	1	100

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances)

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)

# Inspection Summary Report (POA) for Inspection #606938

## Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	10	15	15	0
Unit	184	184	24	0

### Building 01 - Crossing #1 [ Sample , Inspected ]

Address Line 1: 1909 S. Quebec Way

Address Line 2:

City: Denver

State: CO

Zip: 80231

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2000	3	24	24

Comments:

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

### Building 02 - Crossing #2 [ Sample , Inspected ]

Address Line 1: 1909 S. Quebec Way

Address Line 2:

City: Denver

State: CO

Zip: 80231

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2000	3	24	24

Comments:

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

## Inspection Summary Report (POA) for Inspection #606938

(b) (6)	1 Bedroom	Yes	
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### Building 03 - Crossing #3 [ Sample , Inspected ]

Address Line 1: 1909 S. Quebec Way  
 Address Line 2:  
 City: Denver State: CO  
 Zip: 80231 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2000	3	24	24

**Comments:**

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

### Building 04 - Crossing #4 [ Sample , Inspected ]

Address Line 1: 1909 S. Quebec Way  
 Address Line 2:  
 City: Denver State: CO  
 Zip: 80231 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2000	3	24	24

**Comments:**

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

### Building 05 - Crossing #5 [ Sample , Inspected ]

## Inspection Summary Report (POA) for Inspection #606938

Address Line 1: 1909 S. Quebec Way

Address Line 2:

City: Denver

State: CO

Zip: 80231

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2000	3	12	12

Comments:

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

### Building 06 - Crossing Shed [ Sample , Inspected ]

Address Line 1: 1909 S. Quebec Way

Address Line 2:

City: Denver

State: CO

Zip: 80231

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2000	1	0	0

Comments:

### Building 07 - Crossing Clubhouse [ Sample , Inspected ]

Address Line 1: 1909 S. Quebec Way

Address Line 2:

City: Denver

State: CO

Zip: 80231

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2000	1	0	0

Comments:

## Inspection Summary Report (POA) for Inspection #606938

Building 08 - Square #1 [ Sample , Inspected ]				
Address Line 1:		8555 E. Evans Avenue		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80231	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1998	2	16	16
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	1 Bedroom	Yes		
	1 Bedroom	Yes		

Building 09 - Square #2 [ Sample , Inspected ]				
Address Line 1:		8555 E. Evans Avenue		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80231	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1998	3	12	12
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	3 Bedrooms	Yes		

Building 10 - Square #3 [ Sample , Inspected ]				
Address Line 1:		8555 E. Evans Avenue		
Address Line 2:				
City:	Denver	State:	CO	
Zip:	80231	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count

## Inspection Summary Report (POA) for Inspection #606938

Walkup/Multifamily Apts	1998	3	12	12
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**Comments:**

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

### Building 11 - Square #4 [ Sample , Inspected ]

Address Line 1: 8555 E. Evans Avenue

Address Line 2:

City: Denver State: CO

Zip: 80231 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1998	3	12	12

**Comments:**

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

### Building 12 - Square #5 [ Sample , Inspected ]

Address Line 1: 8555 E. Evans Avenue

Address Line 2:

City: Denver State: CO

Zip: 80231 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1998	3	24	24

**Comments:**

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

### Building 13 - Square Clubhouse [ Sample , Inspected ]

Address Line 1: 8555 E. Evans Avenue

Address Line 2:

City: Denver State: CO

Zip: 80231 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1998	1	0	0

Comments:

### Building 14 - Square Pool Pump [ Sample , Inspected ]

Address Line 1: 8555 E. Evans Avenue

Address Line 2:

City: Denver State: CO

Zip: 80231 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1998	1	0	0

Comments:

### Building 15 - Square Shed [ Sample , Inspected ]

Address Line 1: 8555 E. Evans Avenue

Address Line 2:

City: Denver State: CO

Zip: 80231 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1998	1	0	0

## Inspection Summary Report (POA) for Inspection #606938

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Comments:



## Inspection Summary Report (POA) for Inspection #606938

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

## Inspection Summary Report (POA) for Inspection #606938

### 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 - Highland Crossing/Square Apartments - Site(0) [Possible Points : 16.63]

Non-Health And Safety Deficiencies				
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 2	2.60	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	7.50	
Hazards	HS - Tripping (Hazards) (2) (NLT )	Level 3	5.20	
			<b>15.29</b>	<b>1.33</b>

### Building 01 - Crossing #1 - Unit <sup>(b) (6)</sup> [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 1	0.02	
			<b>0.02</b>	<b>1.70</b>

### Building 01 - Crossing #1 - Unit <sup>(b) (6)</sup>\* [Possible Points : 1.72]

Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.35	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
Water Heater	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT )	Level 3	0.90	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>2.25</b>	<b>0.00</b>

### Building 02 - Crossing #2 - Unit <sup>(b) (6)</sup> [Possible Points : 1.45]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 1	0.02	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.40	

## Inspection Summary Report (POA) for Inspection #606938

Item	Deficiency	Severity	Points Deducted	Points Received
			0.43	1.03

### Building 02 - Crossing #2 - Unit <sup>(b)</sup> <sup>(6)</sup>\* [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.09	
Doors	Unit - Missing Door (Doors)	Level 1	0.10	
Floors	Unit - Soft Floor Covering Missing/Damaged (Floors)	Level 1	0.05	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) (2)	Level 3	0.40	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.35	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
* 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.			2.00	0.00

### Building 02 - Crossing #2 - Unit <sup>(b)</sup> <sup>(6)</sup>\* [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.18	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.35	
			1.53	0.20

### Building 03 - Crossing #3 - Common Areas [Possible Points : 0.31]

Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT )	Level 3	0.28	
			0.28	0.03

### Building 03 - Crossing #3 - Unit <sup>(b)</sup> <sup>(6)</sup>\* [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) (2)	Level 3	0.40	

## Inspection Summary Report (POA) for Inspection #606938

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Health And Safety Deficiencies</b>				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.35	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>1.90</b>	<b>0.00</b>

<b>Building 03 - Crossing #3 - Unit <sup>(b)</sup> <sup>(6)</sup> [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
			<b>0.05</b>	<b>1.68</b>

<b>Building 04 - Crossing #4 - Unit <sup>(b)</sup> <sup>(6)</sup> [Possible Points : 1.72]</b>				
<b>Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (NLT )	Level 3	0.61	
			<b>0.61</b>	<b>1.12</b>

<b>Building 04 - Crossing #4 - Unit <sup>(b)</sup> <sup>(6)</sup> [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors)	Level 2	0.05	
<b>Health And Safety Deficiencies</b>				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT )	Level 3	1.35	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
			<b>1.40</b>	<b>0.33</b>

<b>Building 05 - Crossing #5 - Common Areas* [Possible Points : 0.31]</b>				
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.28	
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT )	Level 3	0.28	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>0.55</b>	<b>0.00</b>

<b>Building 05 - Crossing #5 - Unit <sup>(b)</sup> <sup>(6)</sup> [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Water Heater	Unit - General Rust/Corrosion (Hot Water Heater)	Level 1	0.10	

## Inspection Summary Report (POA) for Inspection #606938

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.40	
			<b>0.51</b>	<b>1.22</b>

### Building 05 - Crossing #5 - Unit <sup>(b) (6)</sup>\* [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.18	
Doors	Unit - Missing Door (Doors)	Level 1	0.10	
Floors	Unit - Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors)	Level 1	0.05	
Floors	Unit - Soft Floor Covering Missing/Damaged (Floors)	Level 2	0.11	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.35	
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT )	Level 3	1.35	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (2) (LT )	Level 3	0.16	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>3.30</b>	<b>0.00</b>

### Building 07 - Crossing Clubhouse - Building Exterior [Possible Points : 0.78]

Non-Health And Safety Deficiencies				
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.43	
			<b>0.43</b>	<b>0.35</b>

### Building 07 - Crossing Clubhouse - Building Systems\* [Possible Points : 0.82]

Non-Health And Safety Deficiencies				
Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power)	Level 3	0.10	
Health And Safety Deficiencies				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT )	Level 3	0.80	

## Inspection Summary Report (POA) for Inspection #606938

Item	Deficiency	Severity	Points Deducted	Points Received
* 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.			0.91	0.00

Building 07 - Crossing Clubhouse - Common Areas [Possible Points : 0.86]				
<b>Non-Health And Safety Deficiencies</b>				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.02	
Windows	CA - Inoperable/Not Lockable (Windows)	Level 1	0.03	
			0.05	0.81

Building 08 - Square #1 - Unit (b) (6)* [Possible Points : 1.69]				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.35	
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.61	
* 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.			2.01	0.00

Building 08 - Square #1 - Unit (b) (6) [Possible Points : 1.72]				
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (2) (SD )	Level 3	0.00	
			0.00	1.72

Building 09 - Square #2 - Unit (b) (6)* [Possible Points : 1.72]				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.15	
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) (2)	Level 1	0.20	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.04	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 1	0.02	
<b>Health And Safety Deficiencies</b>				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical	Level 3	1.35	

## Inspection Summary Report (POA) for Inspection #606938

Item	Deficiency	Severity	Points Deducted	Points Received
	Hazards) (LT )			
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>1.81</b>	<b>0.00</b>

<b>Building 10 - Square #3 - Unit (b) (6) Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.40	
			<b>0.40</b>	<b>1.32</b>

<b>Building 11 - Square #4 - Unit (b) (6) [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.18	
Doors	Unit - Missing Door (Doors)	Level 1	0.10	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.40	
			<b>0.86</b>	<b>0.86</b>

<b>Building 12 - Square #5 - Unit (b) (6) [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
			<b>0.15</b>	<b>1.57</b>

<b>Building 12 - Square #5 - Unit (b) (6) [Possible Points : 1.72]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 2	0.11	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.18	
<b>Health And Safety Deficiencies</b>				

## Inspection Summary Report (POA) for Inspection #606938

Item	Deficiency	Severity	Points Deducted	Points Received
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.61	
			<b>0.90</b>	<b>0.83</b>

### Building 12 - Square #5 - Unit <sup>(b) (6)</sup> [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.40	
Health And Safety Deficiencies				
Water Heater	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT )	Level 3	0.90	
			<b>1.39</b>	<b>0.33</b>

### Building 12 - Square #5 - Unit <sup>(b) (6)</sup> [Possible Points : 1.72]

Non-Health And Safety Deficiencies				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (2)	Level 1	0.04	
			<b>0.04</b>	<b>1.68</b>

### Building 13 - Square Clubhouse - Building Systems\* [Possible Points : 0.53]

Non-Health And Safety Deficiencies				
Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	Level 3	0.31	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	0.52	
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT )	Level 3	0.52	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>1.34</b>	<b>0.00</b>

### Building 13 - Square Clubhouse - Common Areas [Possible Points : 0.55]

Non-Health And Safety Deficiencies				
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass)	Level 3	0.14	



## Inspection Summary Report (POA) for Inspection #606938

Item	Deficiency	Severity	Points Deducted	Points Received
	(Doors)			
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.14	
Doors	CA - Missing Door (Doors) (2)	Level 1	0.08	
			<b>0.36</b>	<b>0.19</b>

<b>Building 14 - Square Pool Pump - Common Areas [Possible Points : 0.25]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.03	
			<b>0.04</b>	<b>0.20</b>

# Inspection Summary Report (POA) for Inspection #606938

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
<b>Site - Highland Crossing/Square Apartments - Site(0)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Grounds	Square Clubhouse front sd, tree	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)</li> <li>- The surfaces are NOT damaged as a result.</li> </ul>
<b>Health And Safety Deficiencies</b>			
Electrical Hazards	outsd junction box	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> <li>- Exposed bare wires</li> <li>- The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped</li> </ul>
Hazards		HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>
Hazards	by (b) (6)	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>
<b>Building 01 - Crossing #1[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 01 - Crossing #1[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 01 - Crossing #1[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 01 - Crossing #1[Sample,Inspected] - Unit (b) (6)</b>			
None			

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 01 - Crossing #1[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Ceiling	Storage water heater closet	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- 4 square inches to 1 square foot and you may or may not see water</li> </ul>

<b>Building 01 - Crossing #1[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> <li>- Exposed bare wires</li> <li>- The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped</li> </ul>
Hazards	Living Area cable	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>
Water Heater	Storage	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT) - L3	<ul style="list-style-type: none"> <li>- Pressure relief valve is missing or does not fully extend</li> <li>- Missing</li> </ul>

<b>Building 02 - Crossing #2[Sample,Inspected] - Building Exterior</b>			
None			

<b>Building 02 - Crossing #2[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 02 - Crossing #2[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 02 - Crossing #2[Sample,Inspected] - Unit (b) (6)</b>			
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## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
Ceiling	Storage water htr clst	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- 4 square inches to 1 square foot and you may or may not see water</li> </ul>
Windows	Bedroom bdrm 2	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane</li> </ul>

### Building 02 - Crossing #2[Sample,Inspected] - Unit <sup>(b) (6)</sup>

<b>Non-Health And Safety Deficiencies</b>			
Ceiling	Storage	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- Greater than 1 square foot (ceiling surface may have failed)</li> <li>- This condition MAY RESULT in a Health AND Safety concern</li> </ul>
Doors	Laundry Area laundry	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Door is missing</li> </ul>

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
			- One door is missing
Floors	Bedroom	Unit - Soft Floor Covering Missing/Damaged (Floors) - L1	- Carpet is Missing/Damaged - 5% to less than 10% of any single floor
Windows	Bedroom bdrm 2	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
Windows	Bathroom bdrm 2	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
<b>Health And Safety Deficiencies</b>			
Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Hazards	Bedroom	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 02 - Crossing #2[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Hallway closet, hall	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- Greater than 1 inch</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
<b>Health And Safety Deficiencies</b>			
Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> <li>- Exposed bare wires</li> <li>- The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped</li> </ul>
<b>Building 03 - Crossing #3[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 03 - Crossing #3[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 03 - Crossing #3[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 1 by (b) (6)	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> <li>- Steps - broken, damaged or missing</li> </ul>
<b>Building 03 - Crossing #3[Sample,Inspected] - Unit (b) (6)</b>			
None			
<b>Building 03 - Crossing #3[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen top, door	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Bedroom bdrm 1	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane</li> </ul>
Windows	Bedroom bdrm 2	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane</li> </ul>
<b>Health And Safety Deficiencies</b>			
Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> <li>- Exposed bare wires</li> <li>- The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped</li> </ul>

### Building 03 - Crossing #3[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Windows	Bedroom bdrm 2	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Window cannot be opened or will not stay open (If the window is designed to do so.)</li> <li>- Window is on 3rd floor or</li> </ul>
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## Inspection Summary Report (POA) for Inspection #606938

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

### Building 04 - Crossing #4[Sample,Inspected] - Building Exterior

None

### Building 04 - Crossing #4[Sample,Inspected] - Building Systems

None

### Building 04 - Crossing #4[Sample,Inspected] - Common Areas

None

### Building 04 - Crossing #4[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Bathroom Items	Bathroom entire faucet loose	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (NLT) - L3	- Bathroom Sink - The sink's hardware is missing or is not functioning
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### Building 04 - Crossing #4[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Doors	Storage water heater closet door notshutting	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
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#### Health And Safety Deficiencies

Emergency/Fire Exits	Bedroom	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Furniture
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## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
Smoke Detector	Bedroom	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.

### Building 04 - Crossing #4[Sample,Inspected] - Unit <sup>(b) (6)</sup>

None

### Building 05 - Crossing #5[Sample,Inspected] - Building Exterior

None

### Building 05 - Crossing #5[Sample,Inspected] - Building Systems

None

### Building 05 - Crossing #5[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Air Quality	Floor 1 fire riser room	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
Halls/Corridors/Stairs	Floor 3 by <sup>(b) (6)</sup>	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

### Building 05 - Crossing #5[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Water Heater	Storage	Unit - General Rust/ Corrosion (Hot Water Heater) - L1	- Rust or corrosion - Superficial surface rust
Windows	Bedroom bdrm 3	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
			is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

### Building 05 - Crossing #5[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Doors	Kitchen pantry	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>
Doors	Hallway laundry closet	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Door is missing</li> <li>- One door is missing</li> </ul>
Floors	Living Area stained	Unit - Soft Floor Covering Missing/Damaged (Floors) - L2	<ul style="list-style-type: none"> <li>- Carpet is Missing/Damaged</li> <li>- 10% to 50% of any single floor</li> </ul>
Floors	Bathroom hall bath	Unit - Hard Floor Covering Missing/Damaged Flooring/ Tiles (Floors) - L1	<ul style="list-style-type: none"> <li>- Hard Floor Covering Missing /Damaged (all flooring materials except carpet)</li> <li>- 5% to less than 10% of any single floor</li> </ul>
Outlets/Switches	Kitchen main light switch	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/ wires are NOT exposed.</li> </ul>

#### Health And Safety Deficiencies

Electrical Hazards	Kitchen	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> <li>- Exposed bare wires</li> <li>- The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped</li> </ul>
Emergency/Fire Exits	Bedroom	HS - Emergency/Fire Exits	<ul style="list-style-type: none"> <li>- Emergency/Fire Exits</li> </ul>

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
	only window in bdrm 2 will not stay open	Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	(applies only on third or lower floors) - Unusable
Hazards	Hallway cable	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Outlets/Switches	Bedroom bdrm 2	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	- Cover plate missing or broken - The electrical connections/wires ARE exposed.
Smoke Detector	Bedroom bdrm 1	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.

### Building 06 - Crossing Shed[Sample,Inspected] - Building Exterior

None

### Building 06 - Crossing Shed[Sample,Inspected] - Building Systems

None

### Building 06 - Crossing Shed[Sample,Inspected] - Common Areas

None

### Building 07 - Crossing Clubhouse[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

Doors		BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door (leads to the outside of the building) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	insd of outsd closet	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door (leads to the outside of the building) - Surface is damaged - Door has significant peeling, cracked, or no paint.

### Building 07 - Crossing Clubhouse[Sample,Inspected] - Building Systems

#### Non-Health And Safety Deficiencies

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
Emergency Power	Floor 1 by key room	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
<b>Health And Safety Deficiencies</b>			
Fire Protection	Floor 1 both extnghrs expd 4/ 2018	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) (LT) - L3	- Fire extinguishers or fire hoses are missing, damaged, or expired - More than 10% are missing, damaged, expired or there is not an operable/ non-expired extinguisher on each floor (only if there is evidence that there used to be one)

### Building 07 - Crossing Clubhouse[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Other Community Spaces	Roof fitness room	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
Other Community Spaces	Floor 1 fitness room	CA - Inoperable/Not Lockable (Windows) - L1	- 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 3rd floor or below - There IS another operable window in the same floor area.

### Building 08 - Square #1[Sample,Inspected] - Building Exterior

None

### Building 08 - Square #1[Sample,Inspected] - Building Systems

None

### Building 08 - Square #1[Sample,Inspected] - Common Areas

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
None			

### Building 08 - Square #1[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Ceiling	Storage wtr htr closet	Unit - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Hole(s) - Smaller than a sheet of paper
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#### Health And Safety Deficiencies

Electrical Hazards	Kitchen grbg dsp1	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Infestation	Kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple dead roaches observed

### Building 08 - Square #1[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Hazards	Living Area lvng room to patio	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Smoke Detector	Hallway	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.
Smoke Detector	Bedroom	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

### Building 09 - Square #2[Sample,Inspected] - Building Exterior

None

### Building 09 - Square #2[Sample,Inspected] - Building Systems

None

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 09 - Square #2[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 09 - Square #2[Sample,Inspected] - Unit <sup>(b) (6)</sup></b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bedroom master shower head	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Bathroom Items	Bathroom hall bath	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom hall, shower head	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Doors	Hallway laundry closet	Unit - Damaged Hardware/ Locks (Doors) - L1	- 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.
Outlets/Switches	Kitchen main light switch	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Walls	Bathroom hall bath	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Health And Safety Deficiencies</b>			
Electrical Hazards	Laundry Area grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Hazards	Living Area cable	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Smoke Detector	Dining Area master	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

### Building 10 - Square #3[Sample,Inspected] - Building Exterior

None

### Building 10 - Square #3[Sample,Inspected] - Building Systems

None

### Building 10 - Square #3[Sample,Inspected] - Common Areas

None

### Building 10 - Square #3[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Windows	Bedroom master	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
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## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 11 - Square #4[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 11 - Square #4[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 11 - Square #4[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 11 - Square #4[Sample,Inspected] - Unit <sup>(b) (6)</sup></b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bedroom bdm 1	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>
Doors	Dining Area master	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>
Doors	Bedroom bdm 2	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Door is missing</li> <li>- One door is missing</li> </ul>
Kitchen Items	Kitchen top of door	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
Windows	Bathroom master bath	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR</li> </ul>



## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
			there is condensation or discoloration between the glass panes of a Thermopane
Windows	Bedroom master	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>

### Building 11 - Square #4[Sample,Inspected] - Unit <sup>(b) (6)</sup>

None

### Building 12 - Square #5[Sample,Inspected] - Building Exterior

None

### Building 12 - Square #5[Sample,Inspected] - Building Systems

None

### Building 12 - Square #5[Sample,Inspected] - Common Areas

None

### Building 12 - Square #5[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen top, door	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
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### Building 12 - Square #5[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Ceiling	Storage water heater closet	Unit - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L2	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Larger than a sheet of paper (you cannot see through the hole)</li> </ul>
Doors	Bathroom master	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Health And Safety Deficiencies</b>			
Air Quality	Bedroom bdrm 1 moisture is not between panes	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> <li>- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul>

<b>Building 12 - Square #5[Sample, Inspected] - Unit <sup>(b) (6)</sup></b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Patio/Porch/Balcony patio	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	<ul style="list-style-type: none"> <li>- Screen Door or Storm Door</li> <li>- Screen or storm door is missing</li> </ul>
Windows	Bedroom bdrm 1	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane</li> </ul>
Windows	Bedroom bdrm 1	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Window cannot be opened or will not stay open (If the window is designed to do so.)</li> <li>- Window is on 3rd floor or below</li> <li>- There IS another operable window in the same floor area.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
<b>Health And Safety Deficiencies</b>			

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
Water Heater	Storage	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT) - L3	<ul style="list-style-type: none"> <li>- Pressure relief valve is missing or does not fully extend</li> <li>- Missing</li> </ul>

### Building 12 - Square #5[Sample,Inspected] - Unit <sup>(b) (6)</sup>

#### Non-Health And Safety Deficiencies

Outlets/Switches	Bedroom bdrm 2	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/wires are NOT exposed.</li> </ul>
Outlets/Switches	Bathroom hall bath, gfi cover	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/wires are NOT exposed.</li> </ul>

### Building 13 - Square Clubhouse[Sample,Inspected] - Building Exterior

None

### Building 13 - Square Clubhouse[Sample,Inspected] - Building Systems

#### Non-Health And Safety Deficiencies

Domestic Water	Floor 1 presdure relif valve leaking, frozen	BS- Leaking Central Water Supply (Domestic Water) - L3	<ul style="list-style-type: none"> <li>- Water is leaking from any water system component (not including fixtures)</li> <li>- Component is leaking and was never designed to do so</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
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#### Health And Safety Deficiencies

Electrical Hazards	Floor 1 boiler room	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> <li>- Exposed bare wires</li> <li>- The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped</li> </ul>
Fire Protection	Floor 1 only extgshr exprd 4/ 2018	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT) - L3	<ul style="list-style-type: none"> <li>- Fire extinguishers or fire hoses are missing, damaged, or expired</li> </ul>

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> <li>- More than 10% are missing, damaged, expired or there is not an operable/ non-expired extinguisher on each floor (only if there is evidence that there used to be one)</li> </ul>

### Building 13 - Square Clubhouse[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 1 boiler room	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- Greater than 1 inch</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Closet/Utility/ Mechanical	Floor 1 boiler room	CA - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- Peeling paint on 1 to 4 ceilings in common areas</li> </ul>
Office	Floor 1 aux office	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Office	Floor 1 mntnc off	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>

## Inspection Summary Report (POA) for Inspection #606938

Item	Location/Comments	Deficiency/Severity	Decisions
Office	Floor 1 aux office closet	CA - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Office	Floor 1 maintenance offc clst	CA - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing

### Building 14 - Square Pool Pump[Sample,Inspected] - Building Exterior

None

### Building 14 - Square Pool Pump[Sample,Inspected] - Building Systems

None

### Building 14 - Square Pool Pump[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 1 cracked, side closet	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Closet/Utility/ Mechanical	Floor 1 main pump room	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas

### Building 15 - Square Shed[Sample,Inspected] - Building Exterior

None

### Building 15 - Square Shed[Sample,Inspected] - Building Systems

None

### Building 15 - Square Shed[Sample,Inspected] - Common Areas

None

## **Notice: Modifications to the Inspection Summary Report**

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0), PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

**Changes to Score Summary** - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

**Addition of scored and non-scored deficiency reports** - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

**Score Report** - a detailed account of only the scored deficiencies by sub-area.

**Deficiency Report** - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at <http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm>

## PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

1. Provide the Public Housing Agency or owner and/or owner agent (POA) with the background information, *i.e. addresses, phone numbers, building names, etc.*, collected during the property inspection.
2. Provide the POA the results of the REAC physical inspection of a specific property.

The items below describe the information provided in the Inspection Summary Report.

Inspection Number : The inspection number is unique for each property inspection conducted by REAC. Each time a property is inspected by REAC, a new inspection number is used. These unique numbers may be used to communicate with REAC on any matter concerning a particular inspection.

Property Information : Information related to a property is provided:

- Property identification number (in parentheses) - a unique number in HUD databases
- Property name
- Status as scattered site (Yes/No)
- Relevant addresses, phone numbers, fax numbers, and e-mail addresses for the property

Each of these should be checked carefully for accuracy. *All discrepancies should be reported to the REAC Physical Inspection Operations Center at 1-877-406-9220.*

Building Unit Count : The total number of buildings and units on the property are given, along with the number of buildings and units actually inspected by REAC

Scores : An overall numerical score is given as a value from zero to 100. Separate numerical scores are also given for each of five areas:

- site
- building exterior
- building systems
- common areas
- units

The five area scores range from zero to the maximum number of points possible for each area. The possible points for a given area are determined for a specific property based on the inspectable items actually present in each area. The sum of the area points identifies what the overall score would be if there were no health & safety (H&S) deficiencies. The overall numerical score is then calculated by subtracting the sum of deductions for H&S deficiencies from the sum of the individual "area points".

Examples of overall scores are: 95c; 67b\*; 84a\*; 100b; 78a; and 43c\*. The asterisk(\*) indicates that H&S deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:

- The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.
- The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety

H&S deficiencies were observed other than for smoke detectors.

- The lower-case letter "c" is given if one or more exigent/ fire safety (calling for immediate attention or remedy) H&S deficiencies were observed.

Although all H&S deficiencies, except for smoke detector problems and "other" hazards, affect the scores with appropriate deductions, the letter grades are added to highlight the serious nature of H&S deficiencies, all of which need to be addressed by the POA.

Health and Safety Counts: In addition to the counts of actual H&S deficiencies observed in the inspected buildings and units, the *estimated* number of H&S deficiencies that would have been found had all buildings and units been inspected is also given. This projected count gives a sense of the total H&S problem for the inspected property. The projection is calculated by dividing the counts actually observed in buildings or units by the proportion of buildings or units inspected. The percent of buildings and units inspected is additionally given to show the basis for the calculations.

Systemic Deficiencies: Defects observed in at least one third ( $1/3^{\text{rd}}$ ) of the inspected units or buildings are listed by whether or not they are repairs generally requiring large cash outlays ("Capital" items) or generally requiring smaller cash outlays ("Ordinary" items).

Participants & Buildings/Units: Information provided includes:

- relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants

- name, year built, number of units and address for each building on the property. Note: All buildings on the property should be listed.

*As before, each of these should be checked carefully for accuracy and any discrepancies should be reported to the REAC Technical Assistance Center (TAC) at 1-888-245-4860.*

Inspectable Items: This portion of the report details all deficiencies found in the inspection. The main headings in the first column refer to the inspectable area -- site, building exterior, building systems, common area, unit or health & safety where the deficiency was observed. The entries are "inspectable items" within which the deficiencies were found. Some items may not be present for a given property. In such cases, appropriate adjustments are made in the points of each area. Items present, but with no deficiencies found, are not listed. Inspectable items are:

Site: fencing & gates, grounds, mail boxes/project signs market appeal, parking lots/driveways/roads, play areas and equipment, refuse disposal, retaining walls, storm drainage and walkways/stairs.

Building Exterior: doors, fire escapes, foundations, lighting, roofs, walls and windows.

Building Systems: domestic water, electrical system, elevators, emergency power, exhaust system, fire protection, heating/ ventilation/ air-conditioning and sanitary system.

Common Areas: basement/garage/carport, closet/utility/mechanical, community room, day care, halls/corridors/stairs, kitchen, laundry room, lobby, office, other community spaces, patio/porch/balcony, pools



and related structures, rest rooms/pool structures, storage and trash collection areas.

Unit: bathroom, call-for-aid, ceiling, doors, electrical system, floors, heating/ventilation/air-conditioning, hot water heater, kitchen, laundry area (room), lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls and windows.

Health & Safety: air quality, electrical hazards, elevator, emergency/ fire exits, flammable materials, garbage and debris, hazards, infestation.

Column labeled NO/OD:

NO: The inspection protocol requires the inspector to check for the existence of certificates for certain items such as lead-based paint, elevators, etc. If the inspector verifies all the required certificates, the report will not include any certificate information. If a certificate is not present, the first inspectable item listed will be "certificates" and the designation "NO" will be listed for each unavailable certificate.

OD: If the inspector records a deficiency, then an OD in this column refers to the "observed deficiency" for the given item.

Column labeled Observation: The column lists each specific deficiency observed within a given inspectable item. Each deficiency has a definition, which specifies what must be observed for that deficiency to be recorded. Also noted in this column are observations about Health & Safety items. These are:

- (LT) - Exigent/Fire Safety (calling for immediate attention or remedy)
- (NLT) - Non-Life Threatening
- (SD) - Smoke Detector

Definitions for all deficiencies are given in the physical inspection section at REAC's web site on the Internet ([www.hud.gov/react/](http://www.hud.gov/react/)). Click on "Products" then "Physical Inspection" and then "Physical Inspection Definitions"

Column labeled Severity: Deficiencies differ by "severity". The definitions specify what must be recorded for a given deficiency under one of three possible severity levels - level 1, level 2 and level 3. The severity level is given on the report to indicate which part of the definition actually applies for the specific deficiency observed. Severity levels are defined within a given deficiency and do not necessarily indicate which deficiencies are the worst. For more serious deficiencies, a level 2 severity may be more of a problem and may reduce the overall score more than less serious deficiencies with a severity of level 3.

Location/Comments: Comments are required for all severity level 3 deficiencies.

Column labeled Ded.: This column gives the points deducted from the overall property score for the observed deficiencies. In the shaded heading the possible points are given for that area and building or unit. Although the listed points deducted may sum to more than the possible points, the total deducted from the overall property score for that area and building or unit does not exceed its possible points. The listing of points deducted is rounded to the nearest tenth of a point, so "<0.05" is listed when the points deducted is a very small fraction, but greater than zero. Where there is a blank or zero, such as for lack of a certificate or observed smoke detector problems, it means no points are deducted from the property score.

**PROJECT OWNER'S CERTIFICATION THAT ALL EXIGENT  
HEALTH AND SAFETY ITEMS HAVE BEEN CORRECTED**  
SEND OR FAX SIGNED COPY TO LOCAL MF OFFICE

[Name of Project Owner:] \_\_\_\_\_ (the "Project Owner"), the owner of [Project Name:] \_\_\_\_\_, [City:] \_\_\_\_\_, [State:] \_\_\_\_\_ [Project Number:] \_\_\_\_\_ (the "Project") by and through its duly authorized representative identified below, hereby certifies that:

1. All Exigent Health and Safety ("EH&S") items at the Project have been corrected. Such EH&S items include those identified in the Notification of Exigent and Fire Safety Hazards Observed, dated \_\_\_\_\_.
  
2. The attached Report accurately identifies the repairs that have been made to correct the EH&S items, the location of those repairs, and the date or dates the repairs were made. If repairs were not made, the dangerous condition was eliminated.

This certification is made by the Project Owner and is signed by a duly authorized representative of the Project Owner, who is so authorized by reason of his/her position as the [State Fully Relationship Between Signer of Certification and Project Owner:] \_\_\_\_\_

All of the foregoing statements, as well as the date, signature and identifying information of the signer and the Project Owner that follows, are HEREBY CERTIFIED as true and accurate this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Project Owner: \_\_\_\_\_

By: Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_