

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

10/25/2018

REAL ESTATE ASSESSMENT CENTER

615877 / 800218979

OSITO RIDGE FAMILY APARTMENTS

5855 W Hampden Ave
Denver, CO 80227 -5308

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 #615877

Inspection Snapshot

Inspection ID:	615877	Inspection Time:	11:06 AM - 05:39 PM
Inspection Start Date:	10/24/2018	Inspection End Date:	10/24/2018
Property ID:	800218979	Property Type:	Multi Family
Property Name:	OSITO RIDGE FAMILY APARTMENTS		
Inspection State:	Successful	Score:	68c*

Inspection Summary Report (POA) for Inspection #615877

Property Profile

Property Name: OSITO RIDGE FAMILY APARTMENTS
FHA #: 10198104 **Organization:** TBD
Scattered Site? No **Multiple Site?** No
Address Line 1: 5855 W Hampden Ave
Address Line 2:
City: Denver **State:** CO
ZIP: 80227 **Extension:** 5308
Phone: (303) 984-7100 **Extension:**
Fax: (303) 984-7101 **Email:** dmunoz@comcapmngmt.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	7	6	6	114	114	22
Common	0	1	1	-	-	-
Total	7	7	7	114	114	22

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
113	99%	No

Comments **Types of subsidy:** Active risk share loan & tax credit **No reported bed bugs** **Roof access:** All pitched roofs, no access

Inspection Summary Report (POA) for Inspection #615877

Participant Profile

Site Manager [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Diana Munoz
Organization: Comcap Asset Management
Address Line 1: 5855 W. Hampden Ave.
Address Line 2:
City: Denver **State:** CO
ZIP: 80227 **Extension:**
Phone: (303) 984-7100 **Extension:**
Fax: (303) 984-7101 **Email:** dmunoz@comcapmgmt.com

Management Agent [Not Present During Inspection]

Name (F, MI, L): Peggy Chavez
Organization: Comcap Asset Management
Address Line 1: 7200 S. Alton Way
Address Line 2: Ste A310
City: Centennial **State:** CO
ZIP: 80112 **Extension:**
Phone: (303) 991-0606 **Extension:**
Fax: **Email:** pchavez@comcapmgmt.com

Owner [Not Present During Inspection]

Name (F, MI, L): Arthur McDermott
Organization: McDermott Properties
Address Line 1: 7200 S. Alton Way
Address Line 2: Ste 310A
City: Centennial **State:** CO
ZIP: 80112 **Extension:**
Phone: (303) 991-0606 **Extension:**
Fax: **Email:** arthur@mcdermottproperties.com

Other [Present During Inspection]

Name (F, MI, L): Justin Wycoff
Organization: Comcap Asset Management
Address Line 1: 7200 Alton Way
Address Line 2: Ste 310A
City: Centennial **State:** CO
ZIP: 80112 **Extension:**
Phone: (720) 991-0606 **Extension:**
Fax: **Email:** jwycoff@comcapmgmt.com

Inspection Summary Report (POA) for Inspection #615877

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	17.13	4.82	12.31	0.00	12.31
Building Exterior	17.13	1.83	15.30	1.43	13.87
Building Systems	21.28	0.21	21.08	3.83	17.25
Common Area	6.12	0.00	6.12	0.55	5.57
Unit	38.34	10.20	28.13	9.38	18.76
Total	100.00	17.06	82.94	15.19	67.75

Score Version: 1

Score Date: 10/25/2018

Final Score: 68c*

Inspection Summary Report (POA) for Inspection #615877

Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative 1 site, 7 buildings and 22 units were inspected.
Actual	0	1	12	13	
Projected	0	1	62	63	23 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	3	4	7	Site (PIS): 100%
Projected	0	3	21	24	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 19%
Actual	0	0	3	3	Projected HSD:
Projected	0	0	16	16	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	4	19	23	Unit = (Actual HSDU) / PIU
Projected	0	4	98	102	If all buildings and units were inspected, it is projected that a total of 102 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #615877

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Site	Refuse Disposal	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal)	1	1	100
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	1	1	100
Ordinary	BE	Walls	BE- Missing Pieces/Holes/Spalling (Walls)	3	7	43
Ordinary	Unit	Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	8	22	36
Ordinary	Unit	Doors	Unit - Damaged Hardware/Locks (Doors)	11	22	50

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 #615877

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	7	7	7	0
Unit	114	114	22	2

Building 1 - Bldg 1 [Sample , Inspected]

Address Line 1: 5855 West Hampden Avenue
Address Line 2: Bldg 1
City: Denver **State:** CO
Zip: 80227 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2005	4	22	22

Comments:

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

Building 2 - Bldg 2 [Sample , Inspected]

Address Line 1: 5855 West Hampden Avenue
Address Line 2: Bldg 2
City: Denver **State:** CO
Zip: 80227 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2005	4	16	16

Comments:

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

Inspection Summary Report (POA) for Inspection #615877

(b) (6)	3 Bedrooms	Yes	
	2 Bedrooms	Yes	

Building 3 - Bldg 3 [Sample , Inspected]

Address Line 1: 5855 West Hampden Avenue
Address Line 2: Bldg 3
City: Denver **State:** CO
Zip: 80227 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2005	4	22	22

Comments:

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

Building 4 - Bldg 4 [Sample , Inspected]

Address Line 1: 5855 West Hampden Avenue
Address Line 2: Bldg 4
City: Denver **State:** CO
Zip: 80227 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2005	4	16	16

Comments:

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

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Building 5 - Bldg 5 [Sample , Inspected]

Address Line 1: 5855 West Hampden Avenue
Address Line 2: Bldg 5
City: Denver **State:** CO
Zip: 80227 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2005	4	22	22

Comments:

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

Building 6 - Bldg 6 [Sample , Inspected]

Address Line 1: 5855 West Hampden Avenue
Address Line 2: Bldg 6
City: Denver **State:** CO
Zip: 80227 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2005	4	16	16

Comments:

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

Building 7 - Office [Sample , Inspected]

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Address Line 1: 5855 West Hampden Avenue

Address Line 2: Office

City: Denver

State: CO

Zip: 80227

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2005	1	0	0

Comments:

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Certificates

Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	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

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Score Details

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

Item	Deficiency	Severity	Points Deducted	Points Received
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Site - OSITO RIDGE FAMILY APARTMENTS - Site(0) [Possible Points : 17.13]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 2	2.41	
Refuse Disposal	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) (2)	Level 2	2.41	
			4.82	12.31

Building 1 - Bldg 1 - Building Systems [Possible Points : 3.73]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT)	Level 3	3.11	
			3.11	0.62

Building 1 - Bldg 1 - Common Areas [Possible Points : 0.73]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates) (LT)	Level 3	0.55	
			0.55	0.18

Building 1 - Bldg 1 - Unit (b) (6) [Possible Points : 1.74]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.17	
Water Heater	Unit - General Rust/Corrosion (Hot Water Heater)	Level 1	0.10	
			0.27	1.47

Building 1 - Bldg 1 - Unit (b) (6) [Possible Points : 1.74]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.18	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door	Level 1	0.05	

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Item	Deficiency	Severity	Points Deducted	Points Received
	(Doors)			
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.23	1.51

Building 1 - Bldg 1 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 3	0.18	
Walls	Unit - Damaged/Deteriorated Trim (Walls	Level 2	0.02	
Health And Safety Deficiencies				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT)	Level 3	0.16	
			0.37	1.38

Building 1 - Bldg 1 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (3)	Level 3	0.18	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
			0.34	1.41

Building 2 - Bldg 2 - Building Exterior [Possible Points : 2.19]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.49	
			0.49	1.70

Building 2 - Bldg 2 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 3	0.61	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.61	
			1.23	0.52

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Item	Deficiency	Severity	Points Deducted	Points Received
Building 2 - Bldg 2 - Unit (b) (6) [Possible Points : 1.74]				
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.36	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.18	
			1.55	0.20

Building 2 - Bldg 2 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.18	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.91	
			1.25	0.50

Building 3 - Bldg 3 - Building Exterior [Possible Points : 3.01]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.67	
			0.67	2.33

Building 3 - Bldg 3 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.15	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.18	1.57

Building 3 - Bldg 3 - Unit (b) (6) Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.09	
			0.09	1.65

Building 3 - Bldg 3 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.18	

Inspection Summary Report (POA) for Inspection #615877

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.18	
Doors	Unit - Missing Door (Doors)	Level 1	0.10	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.10	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.18	
			0.76	0.99

Building 3 - Bldg 3 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.18	
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.17	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.91	
			1.26	0.48

Building 4 - Bldg 4 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.18	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.91	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT)	Level 3	0.16	
			1.41	0.33

Building 4 - Bldg 4 - Unit (b) (6)* [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.09	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.18	

Inspection Summary Report (POA) for Inspection #615877

Item	Deficiency	Severity	Points Deducted	Points Received
Lighting	Unit - Missing/Inoperable Fixture (Lighting)	Level 1	0.03	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.61	
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.91	
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.			1.83	0.00

Building 4 - Bldg 4 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.18	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.18	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.17	
			0.58	1.16

Building 5 - Bldg 5 - Building Exterior [Possible Points : 3.01]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.67	
			0.67	2.33

Building 5 - Bldg 5 - Unit (b) (6)* [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Ventilation/Exhaust System - Inoperable (Bathroom)	Level 2	0.41	
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen)	Level 3	0.34	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.36	
* 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.			2.11	0.00

Inspection Summary Report (POA) for Inspection #615877

Item	Deficiency	Severity	Points Deducted	Points Received
Building 5 - Bldg 5 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.17	
			0.17	1.57

Item	Deficiency	Severity	Points Deducted	Points Received
Building 5 - Bldg 5 - Unit (b) (6)* [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Bathroom Cabinets - Damaged/Missing (Bathroom)	Level 1	0.09	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.18	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (3)	Level 3	0.18	
Floors	Unit - Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors)	Level 2	0.11	
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.17	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 3	0.61	
Windows	Unit- Cracked/Broken/Missing Panes (Windows)	Level 1	0.05	
Health And Safety Deficiencies				
Water Heater	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT)	Level 3	0.91	
* 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.			2.30	0.00

Item	Deficiency	Severity	Points Deducted	Points Received
Building 5 - Bldg 5 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 2	0.41	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.18	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.18	
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen)	Level 3	0.34	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
			1.27	0.47

Inspection Summary Report (POA) for Inspection #615877

Item	Deficiency	Severity	Points Deducted	Points Received
Building 5 - Bldg 5 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Bathroom Cabinets - Damaged/Missing (Bathroom)	Level 1	0.09	
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.15	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.18	
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen)	Level 3	0.34	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.31	
Water Heater	Unit - General Rust/Corrosion (Hot Water Heater)	Level 1	0.10	
			1.17	0.57

Building 6 - Bldg 6 - Unit (b) (6) [Possible Points : 1.71]				
Non-Health And Safety Deficiencies				
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Walls	Unit - Damaged/Deteriorated Trim (Walls	Level 2	0.02	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.91	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.97	0.74

Building 6 - Bldg 6 - Unit (b) (6) [Possible Points : 1.74]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors)	Level 2	0.05	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.18	
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen)	Level 3	0.34	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.15	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.18	

Inspection Summary Report (POA) for Inspection #615877

Item	Deficiency	Severity	Points Deducted	Points Received
			0.95	0.79

Building 6 - Bldg 6 - Unit (b) (6) [Possible Points : 1.74]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.31	
			0.31	1.44

Building 7 - Office - Building Exterior [Possible Points : 1.56]

Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	1.43	
			1.43	0.12

Building 7 - Office - Building Systems [Possible Points : 1.97]

Non-Health And Safety Deficiencies				
Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power)	Level 3	0.21	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Missing Exit Signs (Emergency/Fire Exits) (NLT)	Level 3	0.72	
			0.93	1.04

Inspection Summary Report (POA) for Inspection #615877

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
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Site - OSITO RIDGE FAMILY APARTMENTS - Site(0)

Non-Health And Safety Deficiencies

Grounds	Bldg 5 tree touching east side of building	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.
Refuse Disposal	Bldg 5 walls of trash area damaged	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) - L2	<ul style="list-style-type: none"> - Refuse area wall/gate is damaged or leaning (risk of collapsing)
Refuse Disposal	Bldg 4 locks missing on refuse disposal by building 3	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) - L2	<ul style="list-style-type: none"> - Refuse area wall/gate is damaged or leaning (risk of collapsing)

Building 1 - Bldg 1[Sample,Inspected] - Building Exterior

None

Building 1 - Bldg 1[Sample,Inspected] - Building Systems

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Fire Protection	Floor 1 one of eight extinguishers missing	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) (LT) - L3	<ul style="list-style-type: none"> - 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)
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Building 1 - Bldg 1[Sample,Inspected] - Common Areas

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 3 cover missing on outlet by unit (b) (6)	CA - Missing/Broken (Outlets/Switches/Cover Plates) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.

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

Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen inop	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Dishwasher does not function
Water Heater	Storage on WH pipes	Unit - General Rust/ Corrosion (Hot Water Heater) - L1	- Rust or corrosion - Superficial surface rust

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

Non-Health And Safety Deficiencies			
Doors	Bathroom bath door lock inop	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Doors	Living Area screen door torn	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Health And Safety Deficiencies			
Smoke Detector	Bedroom missing in back bedroom	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.

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

Non-Health And Safety Deficiencies			
Doors	Dining Area strikeplate missing on front soor	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
			- Door does not function as it should (it does not properly latch).
Doors	Patio/Porch/Balcony sliding patio door wont lock	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Walls	Bedroom trim around closet door boken	Unit - Damaged/ Deteriorated Trim (Walls - L2	- Trim is Damaged or Decayed - Greater than 10% to 50% of wall area
Health And Safety Deficiencies			
Outlets/Switches	Kitchen cover midding on GD plig under sink	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.

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

Non-Health And Safety Deficiencies

Doors	Bathroom bath door has peeling surface	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Hallway hallway closet door	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 back bedroom door has 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

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern.
Kitchen Items	Kitchen top edge torn	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 2 - Bldg 2[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	holes on top from missing dryer vent covers	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
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Building 2 - Bldg 2[Sample,Inspected] - Building Systems

None

Building 2 - Bldg 2[Sample,Inspected] - Common Areas

None

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

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen baking element inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	- Range/Stove/Oven - Electric Range/Stove/Oven - Oven is not functioning - This condition DOES NOT RESULT in a Health and Safety concern.
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Health And Safety Deficiencies

Air Quality	Storage black mold on walls in WH 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
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Building 2 - Bldg 2[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
Emergency/Fire Exits	Bedroom frontbedroom window cant stay open	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Inoperable Window
Windows	Bedroom window in front bed wont stay open	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 below - There is NOT another operable window in the same floor area. - This condition MAY RESULT in a Health and Safety concern

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

Non-Health And Safety Deficiencies

Doors	Living Area lock on patio door inop	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Kitchen Items	Kitchen torn top edge	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Health And Safety Deficiencies

Electrical System	Patio/Porch/Balcony gfi on patio inop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
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Building 3 - Bldg 3[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	piece on west side off	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Missing Pieces - A single missing piece (for example, single brick or section of siding)
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Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
Building 3 - Bldg 3[Sample,Inspected] - Building Systems			
None			

Building 3 - Bldg 3[Sample,Inspected] - Common Areas			
None			

Building 3 - Bldg 3[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	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)
Windows	Living Area living room screen missing	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 3 - Bldg 3[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Storage handle missing on WH door	Unit - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.

Building 3 - Bldg 3[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Bedroom front bedroom door has hole	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Patio/Porch/Balcony patio door lock inop	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).
Doors	Bedroom closet door missing back bedroom	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Health And Safety Deficiencies			
Doors	Dining Area light around entry door	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.
Windows	Dining Area lock on kitchen window broken	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 cannot be opened from outside.

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

Non-Health And Safety Deficiencies

Doors	Bedroom both hallway bedroom doors have holes	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes.
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Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Kitchen Items	Kitchen inop	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Dishwasher or Garbage Disposal - Dishwasher does not function
Health And Safety Deficiencies			
Electrical System	Kitchen left of kitchen sink inop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> - GFI does not function when self-test button is pressed

Building 4 - Bldg 4[Sample,Inspected] - Building Exterior

None

Building 4 - Bldg 4[Sample,Inspected] - Building Systems

None

Building 4 - Bldg 4[Sample,Inspected] - Common Areas

None

Building 4 - Bldg 4[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Bathroom strikeplate missing on bath door	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen top edge torn	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated

Health And Safety Deficiencies

Electrical System	Patio/Porch/Balcony gfi on front patio inop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> - GFI does not function when self-test button is pressed
Outlets/Switches	Bedroom outlet cover missing in	Unit - Missing/Broken Cover Plates (Outlets/Switches)	<ul style="list-style-type: none"> - Cover plate missing or broken

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
	bedroom	(LT) - L3	- The electrical connections/ wires ARE exposed.

Building 4 - Bldg 4[Sample,Inspected] - Uni(b) (6)

Non-Health And Safety Deficiencies

Doors	Bedroom bed door has hole on backside	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 door lock inop	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.
Lighting	Patio/Porch/Balcony light in WH room missing	Unit - Missing/Inoperable Fixture (Lighting) - L1	- In 1 room in this unit, a permanent lighting fixture is missing or not functioning - There is NOT another permanent switched light source in room.

Health And Safety Deficiencies

Air Quality	Patio/Porch/Balcony water heater room has mold on walls	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
Electrical System	Kitchen to right of stove nop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Smoke Detector	Bedroom	Unit - Missing/Inoperable	- Missing

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
	missing in bedroom	(Smoke Detector) (SD) - L3	- There is NOT another functioning smoke detector on same level.

Building 4 - Bldg 4[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Doors	Bathroom hole in top of bath door	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.
Doors	Patio/Porch/Balcony sliding patio door lock inop	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Doors	Patio/Porch/Balcony screen door torn	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
Kitchen Items	Kitchen inop	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Dishwasher does not function

Building 5 - Bldg 5[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	missing dryer vent cover on fourth floor	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
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Building 5 - Bldg 5[Sample,Inspected] - Building Systems

None

Building 5 - Bldg 5[Sample,Inspected] - Common Areas

None

Building 5 - Bldg 5[Sample,Inspected] - Unit (b) (6)

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom exhaust fan in bath inop	Unit - Ventilation/Exhaust System - Inoperable (Bathroom) - L2	<ul style="list-style-type: none"> - Bathroom Ventilation/ Exhaust System - Exhaust fan does not work or is missing - There is NOT a window that opens.
Kitchen Items	Kitchen cover missing on exhaust fan	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L3	<ul style="list-style-type: none"> - Range Hood/Exhaust Fans - Exhaust fan does not function - There is NOT an operable window.
Health And Safety Deficiencies			
Emergency/Fire Exits	Living Area double keyed lock front door	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> - Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Other Condition (Please explain other condition in the box below)

Building 5 - Bldg 5[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen GD inop	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Dishwasher or Garbage Disposal - Garbage disposal does not function

Building 5 - Bldg 5[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom bath drawer in front bath missing	Unit - Bathroom Cabinets - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Cabinets - Damaged or missing cabinets, shelves, vanity tops, drawers, medicine cabinets, or doors. They ARE NOT functioning for storage or their intended purpose.
Doors	Bedroom front bed door has hole	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior)

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
		(Doors) - L3	doors) <ul style="list-style-type: none"> - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom back bedroom nis hole in 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 holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom back right bdroom closet 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 holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Patio/Porch/Balcony sliding patio door lock inop	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).
Floors	Bathroom laminat in in frpnt bath damaged	Unit - Hard Floor Covering Missing/Damaged Flooring/ Tiles (Floors) - L2	<ul style="list-style-type: none"> - Hard Floor Covering Missing /Damaged (all flooring materials except carpet) - 10% to 50% of any single floor
Kitchen Items	Kitchen twoburners inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	<ul style="list-style-type: none"> - Range/Stove/Oven - Electric Range/Stove/Oven - Burner(s) not functioning - TWO OR MORE burners are not functioning. - This condition DOES NOT

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern.
Kitchen Items	Laundry Area two drawers broken	Unit - Cabinets - Missing/ Damaged (Kitchen) - L2	<ul style="list-style-type: none"> - Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing
Windows	Dining Area outter pane on kitchen window ctacked	Unit- Cracked/Broken/ Missing Panes (Windows) - L1	<ul style="list-style-type: none"> - Pane/Glass - Glass cracked
Health And Safety Deficiencies			
Water Heater	Patio/Porch/Balcony pressure release valve pipe missing	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT) - L3	<ul style="list-style-type: none"> - Pressure relief valve is missing or does not fully extend - Does not extend to within 18" of the floor

Building 5 - Bldg 5[Sample,Inspected] - Uni(b) (6)

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom tubbasin front bath discolored	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L2	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There are cracks or discoloration in the basin - More than 50%
Doors	Bathroom hole in back of master bath door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Surface is damaged - Door has holes - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bathroom strikeplate missing on master bath door	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen kitchen exhaust fan cover missing	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L3	<ul style="list-style-type: none"> - Range Hood/Exhaust Fans - Exhaust fan does not function

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
			- There is NOT an operable window.
Kitchen Items	Kitchen top edge torn	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 5 - Bldg 5[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom master 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 one drawer broken in master bath	Unit - Bathroom Cabinets - Damaged/Missing (Bathroom) - L1	- Bathroom Cabinets - Damaged or missing cabinets, shelves, vanity tops, drawers, medicine cabinets, or doors. They ARE NOT functioning for storage or their intended purpose.
Doors	Dining Area strikeplate missing on front door	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen exhaust fan inop	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L3	- Range Hood/Exhaust Fans - Exhaust fan does not function - There is NOT an operable window.
Kitchen Items	Kitchen back left burner inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Electric Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Water Heater	Patio/Porch/Balcony rust on water heater pipes	Unit - General Rust/ Corrosion (Hot Water Heater) - L1	- Rust or corrosion - Superficial surface rust

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
Building 6 - Bldg 6[Sample,Inspected] - Building Exterior			
None			

Building 6 - Bldg 6[Sample,Inspected] - Building Systems			
None			

Building 6 - Bldg 6[Sample,Inspected] - Common Areas			
None			

Building 6 - Bldg 6[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Walls	Bathroom cove base missing around toilet	Unit - Damaged/ Deteriorated Trim (Walls - L2	- Trim is Damaged or Decayed - Greater than 10% to 50% of wall area
Walls	Living Area hole by front door	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			
Electrical System	Kitchen left of stove wont test	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Smoke Detector	Living Area missing in living room	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.

Building 6 - Bldg 6[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Bedroom front bed door is peeling	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Bedroom hole in back bedroom	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	- All Other Doors (includes closet or other interior

Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
	door	(Doors) - L2	doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch
Doors	Patio/Porch/Balcony water heater door cant close	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)
Kitchen Items	Kitchen cover missing on exhaust fan	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L3	- Range Hood/Exhaust Fans - Exhaust fan does not function - There is NOT an operable window.
Kitchen Items	Kitchen torn top edge	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bedroom behind front bed door	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			
Windows	Bathroom master bath window lock broken	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 6 - Bldg 6[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen front left burner inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Electric Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
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Inspection Summary Report (POA) for Inspection #615877

Item	Location/Comments	Deficiency/Severity	Decisions
Building 7 - Office[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Electrical Hazards	AC cover missing on electrical box	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Openings in electrical panels - The openings in the electrical panels are NOT properly covered.
Building 7 - Office[Sample,Inspected] - Building Systems			
Non-Health And Safety Deficiencies			
Emergency Power	Floor 1 eux lights over doors wont test	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	<ul style="list-style-type: none"> - Auxiliary lighting does not function
Health And Safety Deficiencies			
Emergency/Fire Exits	Floor 1 exit signs dont test properly	HS - Missing Exit Signs (Emergency/Fire Exits) (NLT) - L3	<ul style="list-style-type: none"> - Exit Signs - No adjacent or other internal /external illumination on or near the sign
Building 7 - Office[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/). 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: _____