

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

03/20/2018

REAL ESTATE ASSESSMENT CENTER

605794 / 800218570

SABLE RIDGE SENIORS APARTMENTS

15255 E 40th Ave
Denver, CO 80239 -5913

Dear Owner:

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

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

The enclosed report discloses that you continue to be in violation of your contractual, regulatory and statutory obligations. Based on the results of this most recent inspection, the local Hub/Program Center will develop a compliance or enforcement strategy for the project.

You will be contacted by your local Hub/Program Center to advise you of their decision relative to the disposition of your property. However, you should not delay making repairs to your property so that present tenants are afforded decent, safe and sanitary housing. HUD has or will record, in the Active Partner Performance Systems (APPS), the non-compliance circumstances for all participants associated with this property's ownership and operations. Under HUD's Previous Participation Review and Clearance Procedure, non-compliance may constitute a standard for disapproval pursuant to 24 CFR Section 200.230(c)(3). This letter is the only notice that you will receive of this action.

If the mortgage of the property is insured by HUD/FHA, please provide copies of all correspondence regarding this inspection to your mortgagee.

Thank you for your cooperation.

Sincerely,

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

Enclosures

Inspection Summary Report (POA) for Inspection #605794

Inspection Snapshot

Inspection ID:	605794	Inspection Time:	10:52 AM - 09:19 PM
Inspection Start Date:	03/20/2018	Inspection End Date:	03/20/2018
Property ID:	800218570	Property Type:	Multi Family
Property Name:	SABLE RIDGE SENIORS APARTMENTS		
Inspection State:	Successful	Score:	50c

Inspection Summary Report (POA) for Inspection #605794

Property Profile

Property Name: SABLE RIDGE SENIORS APARTMENTS
FHA #: 10198097 **Organization:** TBD
Scattered Site? No **Multiple Site?** No
Address Line 1: 15255 E 40th Ave
Address Line 2:
City: Denver **State:** CO
ZIP: 80239 **Extension:** 5913
Phone: (303) 895-0792 **Extension:**
Fax: (303) 375-9299 **Email:** srresidences@gmail.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	61	61	19
Common	0			-	-	-
Total	1	1	1	61	61	19

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
61	100%	No

Comments No BBR per POA

Inspection Summary Report (POA) for Inspection #605794

Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Meredith Gabow
Organization: Sable Ridge Residences, LLC
Address Line 1: 2800 Monaco Pkwy
Address Line 2:
City: Denver **State:** CO
ZIP: 80207 **Extension:**
Phone: (b) (6) **Extension:**
Fax: **Email:** (b) (6)

Owner [Not Present During Inspection]

Name (F, MI, L): Ken Walker
Organization: Sable Ridge Residences, LLC
Address Line 1: 2800 Monaco Pkwy
Address Line 2:
City: Denver **State:** CO
ZIP: 80207 **Extension:**
Phone: (720) 581-4263 **Extension:**
Fax: **Email:** kalexanderwalker@comcast.net

Site Manager [Present During Inspection]

Name (F, MI, L): Ann Watkins
Organization: Sable Ridge Residences, LLC
Address Line 1: 15255 E. 40th Ave.
Address Line 2:
City: Denver **State:** CO
ZIP: 80239 **Extension:**
Phone: (303) 895-0792 **Extension:**
Fax: (303) 375-9299 **Email:** srresidences@gmail.com

Other [Present During Inspection]

Name (F, MI, L): (b) (6)
Organization: Sable Ridge Residences, LLC
Address Line 1: 15255 E. 40th Ave.
Address Line 2:
City: Denver **State:** CO
ZIP: 80239 **Extension:**
Phone: (303) 895-0792 **Extension:**
Fax: **Email:**

Inspection Summary Report (POA) for Inspection #605794

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	13.05	0.00	13.05	7.50	5.55
Building Exterior	16.84	0.00	16.84	0.00	16.84
Building Systems	18.97	10.00	8.97	8.97	0.00
Common Area	13.47	7.58	5.89	5.89	0.00
Unit	37.68	1.95	35.72	7.71	28.01
Total	100.00	19.53	80.47	30.08	50.40

Score Version: 1

Score Date: 03/20/2018

Final Score: 50c

Inspection Summary Report (POA) for Inspection #605794

Health & Safety Summary

	Site	Buildings	Units	Total	Health and Safety Narrative
Non-Life Threatening (NLT)					
Actual	0	2	5	7	15 health and safety deficiencies(HSD) were observed.
Projected	0	2	16	18	
Life Threatening (LT)					Percentage Inspected:
Actual	1	2	5	8	Site (PIS): 100%
Projected	1	2	16	19	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 31%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	1	4	10	15	Unit = (Actual HSDU) / PIU
Projected	1	4	32	37	If all buildings and units were inspected, it is projected that a total of 37 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #605794

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	BS	Fire Protection	BS- Missing Sprinkler Head (Fire Protection)	1	1	100
Ordinary	Site	Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards)	1	1	100
Ordinary	BS	Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	1	1	100
Ordinary	BS	Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards)	1	1	100
Ordinary	CA	Emergency/Fire Exits	HS - Missing Exit Signs (Emergency/ Fire Exits)	1	1	100
Ordinary	CA	Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards)	1	1	100
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	1	100
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	1	100

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

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

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

Inspection Summary Report (POA) for Inspection #605794

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	1	1	1	0
Unit	61	61	19	1

Building 1 - Sable Ridge Residences [Sample , Inspected]

Address Line 1: 15255 East 40th Avenue

Address Line 2:

City: Denver State: CO

Zip: 80239 Extension: 1525

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	2002	3	61	61

Comments:

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

Inspection Summary Report (POA) for Inspection #605794

(b) (6)	1 Bedroom	Yes	
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Inspection Summary Report (POA) for Inspection #605794

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

Inspection Summary Report (POA) for Inspection #605794

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 - SABLE RIDGE SENIORS APARTMENTS - Site(0) [Possible Points : 13.05]

Health And Safety Deficiencies

Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	7.50	
			7.50	5.55

Building 1 - Sable Ridge Residences - Building Systems* [Possible Points : 18.97]

Non-Health And Safety Deficiencies

Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	Level 3	10.00	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	10.00	
Fire Protection	BS- Missing Sprinkler Head (Fire Protection) (NLT)	Level 3	10.00	
* 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.			30.00	0.00

Building 1 - Sable Ridge Residences - Common Areas* [Possible Points : 13.47]

Non-Health And Safety Deficiencies

Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	3.79	
Doors	CA - Damaged Hardware/Locks (Doors) (3)	Level 3	3.79	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	8.42	
Emergency/Fire Exits	HS - Missing Exit Signs (Emergency/Fire Exits) (NLT)	Level 3	3.79	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			19.78	0.00

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]

Non-Health And Safety Deficiencies

Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.09	
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Inspection Summary Report (POA) for Inspection #605794

Item	Deficiency	Severity	Points Deducted	Points Received
Walls	Unit - Damaged (Walls)	Level 1	0.04	
			0.13	1.75

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]

Non-Health And Safety Deficiencies				
Water Heater	Unit - General Rust/Corrosion (Hot Water Heater)	Level 1	0.11	
			0.11	1.78

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]

Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT)	Level 3	0.88	
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.47	
* 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.			2.36	0.00

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
			0.20	1.69

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.22	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.11	
			0.53	1.36

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]

Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.47	
			1.47	0.41

Inspection Summary Report (POA) for Inspection #605794

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen)	Level 1	0.17	
			0.17	1.72

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Floors	Unit - Soft Floor Covering Missing/Damaged (Floors)	Level 2	0.12	
			0.12	1.77

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]				
Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT)	Level 3	0.88	
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (2) (LT)	Level 3	1.47	
* 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.			2.36	0.00

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Doors	Unit - Deteriorated/Missing Seals (Entry Only) (Doors)	Level 3	0.27	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.47	
			1.74	0.15

Building 1 - Sable Ridge Residences - Unit ^{(b) (6)} [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.22	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Health And Safety Deficiencies				
Electrical System	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT)	Level 3	0.44	
			0.71	1.17

Inspection Summary Report (POA) for Inspection #605794

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - Sable Ridge Residences - Unit (b) (6) [Possible Points : 1.85]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.22	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Health And Safety Deficiencies				
Electrical System	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT)	Level 3	0.44	
			0.71	1.13

Inspection Summary Report (POA) for Inspection #605794

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - SABLE RIDGE SENIORS APARTMENTS - Site(0)			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Electrical Hazards	LOOSE AC CONDENSOR COVER	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Building 1 - Sable Ridge Residences[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Building 1 - Sable Ridge Residences[Sample,Inspected] - Building Systems			
Non-Health And Safety Deficiencies			
Domestic Water	Floor 2 LEAK AT EXPANSION TANK.	BS- Leaking Central Water Supply (Domestic Water) - L3	<ul style="list-style-type: none"> - Water is leaking from any water system component (not including fixtures) - Component is leaking and was never designed to do so - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Electrical Hazards	Basement UNSECURED CONTACTOR	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Fire Protection	Floor 3 MISSING ESCUTCHEON RING	BS- Missing Sprinkler Head (Fire Protection) (NLT) - L3	<ul style="list-style-type: none"> - Sprinkler head or its components missing, visibly damaged, blocked, capped or the sprinkler head is painted over

Inspection Summary Report (POA) for Inspection #605794

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - Sable Ridge Residences[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 3 CLOSER NOT SELF LATCHING AT ELEVATOR	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Basement GARAGE ENTRY AT NORTH SIDE	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 2 WATER HTR CLOSET NOT LATCHING BY UNIT (b) (6)	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Laundry Room	Floor 2 CLOSER NOT SELF LATCHING AT LAUNDRY	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Health And Safety Deficiencies			
Electrical Hazards	Basement UNSECURED DISC. AT MAIN SWITCHGEAR	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Emergency/Fire Exits	Basement BY GARAGE DOOR	HS - Missing Exit Signs (Emergency/Fire Exits)	<ul style="list-style-type: none"> - Exit Signs - No adjacent or other internal

Inspection Summary Report (POA) for Inspection #605794

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

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

None

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Dryer Vent	Kitchen LOOSE AT WALL.	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3	
Walls	Laundry Area BY WASHER CONNECTIONS	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Water Heater	Kitchen surface rust	Unit - General Rust/ Corrosion (Hot Water Heater) - L1	<ul style="list-style-type: none"> - Rust or corrosion - Superficial surface rust
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Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Bathroom Items	Bathroom MISSING DIVERTER VALVE	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> - Shower or Tub (Unit) - The hardware is missing or is not functioning
Emergency/Fire Exits	Bedroom CLUTTER BLOCKS SECONDARY EGRESS	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 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

None

Inspection Summary Report (POA) for Inspection #605794

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit (b) (6)			
None			

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit (b) (6)			
None			

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Doors	Patio/Porch/Balcony MISSING WINDOW TRIM	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Surface is damaged - Entry Door has holes. - This condition DOES NOT RESULT in a Health and Safety concern.

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom AT SHOWER HEAD	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Doors	Bedroom PATIO SLIDER NOT LATCHING OR LOCKING	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Health And Safety Deficiencies			
Doors	Bathroom UNABLE TO CLOSE	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	<ul style="list-style-type: none"> - Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern.

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit (b) (6)			
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Inspection Summary Report (POA) for Inspection #605794

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Emergency/Fire Exits	Bedroom SECONDARY EGRESS BLOCKED.	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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Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

None

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

None

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen AT AERATOR	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - L1	- Kitchen Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
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Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Floors	Living Area STAINS IN LR	Unit - Soft Floor Covering Missing/Damaged (Floors) - L2	- Carpet is Missing/Damaged - 10% to 50% of any single floor
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Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Bathroom Items	Bathroom INOP DIVERTER VALVE	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	- Shower or Tub (Unit) - The hardware is missing or is not functioning
Emergency/Fire Exits	Bedroom LARGE AMOUNT OF	HS - Emergency/Fire Exits Blocked/Unusable	- Emergency/Fire Exits (applies only on third or

Inspection Summary Report (POA) for Inspection #605794

Item	Location/Comments	Deficiency/Severity	Decisions
	CLUTTER BLOCKS SECONDARY EGRESS	(Emergency/Fire Exits) (LT) - L3	lower floors) - Blocked - Other Condition (Please explain other condition in the box below)
Emergency/Fire Exits	Patio/Porch/Balcony CLUTTER BLOCKS PRIMARY EGRESS	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Other Condition (Please explain other condition in the box below)

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

None

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Doors	Dining Area DETERIORATED SEALS UPPER	Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - L3	- Entry Door to Unit - Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)
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Health And Safety Deficiencies

Emergency/Fire Exits	Dining Area BOXES STACKED BY DOOR BLOCK PRIMARY EGRESS	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Other Condition (Please explain other condition in the box below)
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Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom AT 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	Patio/Porch/Balcony	Unit - Damaged/Missing	- Screen Door or Storm Door

Inspection Summary Report (POA) for Inspection #605794

Item	Location/Comments	Deficiency/Severity	Decisions
	CLOSER NOT SELF LATCHING	Screen/Storm/Security Door (Doors) - L1	- Screen or storm door is damaged or is missing screens or glass
Health And Safety Deficiencies			
Electrical System	Kitchen CABINET AND BAKERS RACK BLOCKS PANEL.	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT) - L3	- Blocked access to electrical panel - The item blocking access CANNOT be removed easily in an emergency.

Building 1 - Sable Ridge Residences[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak at 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	Patio/Porch/Balcony closer not self latching	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			
Electrical System	Kitchen cabinet and rack block panel.	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT) - L3	- Blocked access to electrical panel - The item blocking access CANNOT be removed easily in an emergency.

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: _____