

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

07/18/2018

REAL ESTATE ASSESSMENT CENTER

608264 / 800044653

TIMBERLINE APARTMENTS  
7300 E. Harvard Ave.  
DENVER, CO 80231 -3758

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 #608264

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### Inspection Snapshot

<b>Inspection ID:</b>	608264	<b>Inspection Time:</b>	11:12 AM - 06:09 PM
<b>Inspection Start Date:</b>	07/18/2018	<b>Inspection End Date:</b>	07/18/2018
<b>Property ID:</b>	800044653	<b>Property Type:</b>	Multi Family
<b>Property Name:</b>	TIMBERLINE APARTMENTS		
<b>Inspection State:</b>	Successful	<b>Score:</b>	84c*

## Inspection Summary Report (POA) for Inspection #608264

### Property Profile

**Property Name:** TIMBERLINE APARTMENTS  
**FHA #:** 10111119      **Organization:** TBD  
**Scattered Site?** No      **Multiple Site?** No  
**Address Line 1:** 7300 E. Harvard Ave.  
**Address Line 2:**  
**City:** DENVER      **State:** CO  
**ZIP:** 80231      **Extension:** 3758  
**Phone:** (303) 750-0660      **Extension:**  
**Fax:** (303) 671-9521      **Email:** mgrtimberline@timberlineapartments.net

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	13	13	13	200	198	24
Common	0	1	1	-	-	-
Total	13	14	14	200	198	24

### Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
188	95%	No

Comments BB - B1, units (b) (6); B2, unit (b) (6); B5, unit (b) (6); B7, units (b) (6); B9, units (b) (6) B11, units (b) (6)

## Inspection Summary Report (POA) for Inspection #608264

### Participant Profile

#### Management Agent [Primary Contact / Present During Inspection]

**Name (F, MI, L):** Rosa Robey  
**Organization:** Woodhaven Management Company LLC  
**Address Line 1:** 4350 S. Monaco St. 5th Floor  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80237 **Extension:**  
**Phone:** (b) (6) **Extension:**  
**Fax:** **Email:** rrobey@woodhavenmanagement.com

#### Owner [Not Present During Inspection]

**Name (F, MI, L):** Carrie Delima  
**Organization:** Woodhaven Management  
**Address Line 1:** 4350 S. Monaco St., 5th Floor  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80237 **Extension:**  
**Phone:** (b) (6) **Extension:**  
**Fax:** **Email:** cdelima@lamscos.com

#### Site Manager [Present During Inspection]

**Name (F, MI, L):** Michelle Battersby  
**Organization:** Woodhaven Management LLC  
**Address Line 1:** 7300 E Harvard Ave  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80231 **Extension:**  
**Phone:** (303) 750-0660 **Extension:**  
**Fax:** **Email:** mgrtimberline@TimberlineApartments.net

#### Other [Present During Inspection]

**Name (F, MI, L):** Jordan Brown  
**Organization:** Woodhaven Management  
**Address Line 1:** 7300 E. Harvard Ave.  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80231 **Extension:**  
**Phone:** (303) 750-0660 **Extension:**  
**Fax:** **Email:**

## Inspection Summary Report (POA) for Inspection #608264

### Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	14.65	0.00	14.65	5.32	9.33
Building Exterior	18.90	0.00	18.90	0.00	18.90
Building Systems	19.53	0.00	19.53	0.00	19.53
Common Area	5.33	0.19	5.15	0.30	4.84
Unit	41.60	3.73	37.86	6.14	31.72
Total	100.00	3.92	96.08	11.76	84.32

Score Version: 1

Score Date: 07/18/2018

Final Score: 84c\*

## Inspection Summary Report (POA) for Inspection #608264

### Health & Safety Summary

	Site	Buildings	Units	Total	
<b>Non-Life Threatening (NLT)</b>					<b>Health and Safety Narrative</b>
Actual	1	0	5	6	1 site, 14 buildings and 24 units were inspected.
Projected	1	0	41	42	14 health and safety deficiencies(HSD) were observed.
<b>Life Threatening (LT)</b>					<b>Percentage Inspected:</b>
Actual	0	1	5	6	Site (PIS): 100%
Projected	0	1	41	42	Building (PIB): 100%
<b>Smoke Detectors (SD)</b>					Unit (PIU): 12%
Actual	0	0	2	2	<b>Projected HSD:</b>
Projected	0	0	17	17	Site = (Actual HSDS) / PIS
<b>Overall</b>					Building = (Actual HSDB) / PIB
Actual	1	1	12	14	Unit = (Actual HSDU) / PIU
Projected	1	1	99	101	If all buildings and units were inspected, it is projected that a total of 101 health and safety deficiencies would apply to the property.

## Inspection Summary Report (POA) for Inspection #608264

### Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Hazards	HS - Tripping (Hazards)	1	1	100

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

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

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



# Inspection Summary Report (POA) for Inspection #608264

## Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	13	14	14	0
Unit	200	198	24	1

### Building 1 - A-7300/office [ Sample , Inspected ]

Address Line 1: 7300 E. Harvard Ave.

Address Line 2:

City: Denver State: CO

Zip: 80231 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	14	14

Comments:

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

### Building 2 - B-7310 [ Sample , Inspected ]

Address Line 1: 7310 E. Harvard Ave.

Address Line 2:

City: Denver State: CO

Zip: 80231 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	16	16

Comments:

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

**Inspection Summary Report (POA) for Inspection #608264**

<b>Building 3 - C-7330 [ Sample , Inspected ]</b>				
<b>Address Line 1:</b>		7330 E. Harvard Ave.		
<b>Address Line 2:</b>				
<b>City:</b>	Denver	<b>State:</b>	CO	
<b>Zip:</b>	80231	<b>Extension:</b>		
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	16	16
<b>Comments:</b>				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	2 Bedrooms	Yes		
	2 Bedrooms	Yes		

<b>Building 4 - D-7340 [ Sample , Inspected ]</b>				
<b>Address Line 1:</b>		7340 E. Harvard Ave.		
<b>Address Line 2:</b>				
<b>City:</b>	Denver	<b>State:</b>	CO	
<b>Zip:</b>	80231	<b>Extension:</b>		
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	16	16
<b>Comments:</b>				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	2 Bedrooms	Yes		
	2 Bedrooms	Yes		

<b>Building 5 - E-7370 [ Sample , Inspected ]</b>				
<b>Address Line 1:</b>		7370 E. Harvard Ave.		
<b>Address Line 2:</b>				
<b>City:</b>	Denver	<b>State:</b>	CO	
<b>Zip:</b>	80231	<b>Extension:</b>		
Type	Constructed In	Floors	Expected Unit Count	Actual Unit

## Inspection Summary Report (POA) for Inspection #608264

				Count
Walkup/Multifamily Apts	1977	2	16	16

**Comments:**

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

### Building 6 - F-7380 [ Sample , Inspected ]

Address Line 1: 7380 E. Harvard Ave.

Address Line 2:

City: Denver State: CO

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	8	8

**Comments:**

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

### Building 7 - G-7390 [ Sample , Inspected ]

Address Line 1: 7390 E. Harvard Ave.

Address Line 2:

City: Denver State: CO

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	16	16

**Comments:**

Unit #	# Bedrooms	Occupied?	Uninspected
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## Inspection Summary Report (POA) for Inspection #608264

			Reason?
(b) (6)	1 Bedroom	Yes	

### Building 8 - H-7400 [ Sample , Inspected ]

Address Line 1: 7400 E. Harvard Ave.

Address Line 2:

City: Denver State: CO

Zip: 80231 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	16	16

Comments:

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

### Building 9 - I-7410 [ Sample , Inspected ]

Address Line 1: 7410 E. Harvard Ave.

Address Line 2:

City: Denver State: CO

Zip: 80231 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	16	16

Comments:

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

### Building 10 - J-7430 [ Sample , Inspected ]

Address Line 1: 7430 E. Harvard Ave.

Address Line 2:

## Inspection Summary Report (POA) for Inspection #608264

City: Denver State: CO  
 Zip: 80231 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	16	16

**Comments:**

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

**Building 11 - K-7440 [ Sample , Inspected ]**

Address Line 1: 7440 E. Harvard Ave.  
 Address Line 2:  
 City: Denver State: CO  
 Zip: 80231 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	16	16

**Comments:**

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

**Building 12 - L-7470 [ Sample , Inspected ]**

Address Line 1: 7470 E. Harvard Ave.  
 Address Line 2:  
 City: Denver State: CO  
 Zip: 80231 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily	1977	2	16	16

## Inspection Summary Report (POA) for Inspection #608264

Apts			
<b>Comments:</b>			
Unit #	# Bedrooms	Occupied?	Uninspected Reason?
(b) (6)	2 Bedrooms	Yes	
	2 Bedrooms	Yes	

### Building 13 - M-7490 [ Sample , Inspected ]

Address Line 1: 7490 E. Harvard Ave.  
 Address Line 2:  
 City: Denver State: CO  
 Zip: 80231 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1977	2	16	16

**Comments:**

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

### Building 14 - 7360 Laundry [ Sample , Inspected ]

Address Line 1: 7360 E. Harvard Ave.- Laundry  
 Address Line 2:  
 City: Denver State: CO  
 Zip: 80231 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1977	2	0	0

**Comments:**

## Inspection Summary Report (POA) for Inspection #608264

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### Certificates

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

## Inspection Summary Report (POA) for Inspection #608264

### 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 - TIMBERLINE APARTMENTS - Site(0) [Possible Points : 14.65]

##### Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	5.32	
			<b>5.32</b>	<b>9.33</b>

#### Building 1 - A-7300/office - Common Areas [Possible Points : 0.67]

##### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	CA - Missing Door (Doors)	Level 1	0.08	
			<b>0.08</b>	<b>0.59</b>

#### Building 1 - A-7300/office - Unit (b) (6) [Possible Points : 1.73]

##### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.19	

##### Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
			<b>0.19</b>	<b>1.54</b>

#### Building 1 - A-7300/office - Unit (b) (6) [Possible Points : 1.73]

##### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.19	

##### Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.38	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT )	Level 3	0.19	

\* 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.

**1.75**      **0.00**

#### Building 2 - B-7310 - Unit (b) (6) [Possible Points : 1.73]

##### Non-Health And Safety Deficiencies



## Inspection Summary Report (POA) for Inspection #608264

Item	Deficiency	Severity	Points Deducted	Points Received
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.21	
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.17	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.04	
			<b>0.42</b>	<b>1.31</b>

### Building 3 - C-7330 - Unit (b) (6) [Possible Points : 1.73]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
			<b>0.16</b>	<b>1.57</b>

### Building 4 - D-7340 - Unit (b) (6) [Possible Points : 1.73]

Non-Health And Safety Deficiencies				
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.41	
			<b>0.41</b>	<b>1.31</b>

### Building 4 - D-7340 - Unit (b) (6) [Possible Points : 1.76]

Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT )	Level 3	1.38	
			<b>1.38</b>	<b>0.39</b>

### Building 5 - E-7370 - Unit (b) (6) [Possible Points : 1.76]

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 2	0.09	
			<b>0.19</b>	<b>1.58</b>

### Building 6 - F-7380 - Unit (b) (6) [Possible Points : 1.73]

Non-Health And Safety Deficiencies				

## Inspection Summary Report (POA) for Inspection #608264

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.41	
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.62	
			<b>1.03</b>	<b>0.69</b>

<b>Building 7 - G-7390 - Common Areas [Possible Points : 0.34]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	CA - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 1	0.04	
			<b>0.04</b>	<b>0.30</b>

<b>Building 7 - G-7390 - Unit (b) (6) [Possible Points : 1.73]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
			<b>0.16</b>	<b>1.57</b>

<b>Building 8 - H-7400 - Unit (b) (6) [Possible Points : 1.73]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
			<b>0.16</b>	<b>1.57</b>

<b>Building 8 - H-7400 - Unit (b) (6) [Possible Points : 1.76]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.19	
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
			<b>0.19</b>	<b>1.58</b>

<b>Building 9 - I-7410 - Unit (b) (6) [Possible Points : 1.73]</b>				
<b>Non-Health And Safety Deficiencies</b>				

## Inspection Summary Report (POA) for Inspection #608264

Item	Deficiency	Severity	Points Deducted	Points Received
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
			<b>0.16</b>	<b>1.57</b>

### Building 10 - J-7430 - Common Areas [Possible Points : 0.34]

Non-Health And Safety Deficiencies				
Walls	CA - Damaged (Walls)	Level 1	0.04	
			<b>0.04</b>	<b>0.30</b>

### Building 10 - J-7430 - Unit (b) (6) [Possible Points : 1.73]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.21	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.38	
			<b>1.58</b>	<b>0.14</b>

### Building 11 - K-7440 - Unit (b) (6) [Possible Points : 1.73]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.09	
Health And Safety Deficiencies				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT )	Level 3	0.17	
			<b>0.26</b>	<b>1.47</b>

### Building 11 - K-7440 - Unit (b) (6) [Possible Points : 1.73]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (2)	Level 1	0.16	
			<b>0.16</b>	<b>1.57</b>

### Building 12 - L-7470 - Unit (b) (6) [Possible Points : 1.73]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 2	0.41	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	Level 3	0.19	

## Inspection Summary Report (POA) for Inspection #608264

Item	Deficiency	Severity	Points Deducted	Points Received
	(Doors)			
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.04	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.38	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>2.04</b>	<b>0.00</b>

<b>Building 14 - 7360 Laundry - Common Areas [Possible Points : 0.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.02	
<b>Health And Safety Deficiencies</b>				
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates) (LT )	Level 3	0.30	
			<b>0.32</b>	<b>0.28</b>

# Inspection Summary Report (POA) for Inspection #608264

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
<b>Site - TIMBERLINE APARTMENTS - Site(0)</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Hazards	by (b) (6)	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
<b>Building 1 - A-7300/office[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 1 - A-7300/office[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 1 - A-7300/office[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Restrooms	Floor 1 linen clst. model bth	CA - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
<b>Building 1 - A-7300/office[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bathroom crckd	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has significant peeling, cracked, or no paint.
<b>Health And Safety Deficiencies</b>			
Smoke Detector	Hallway gn	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.
<b>Building 1 - A-7300/office[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bathroom	Unit - Damaged Surface	- Bathroom Door

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Item	Location/Comments	Deficiency/Severity	Decisions
	mstr bth dr	(Holes/Paint/Rust/Glass) (Doors) - L3	- Surface is damaged - Door has significant peeling, cracked, or no paint.
<b>Health And Safety Deficiencies</b>			
Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
Windows	Bedroom mastr	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 4th floor or above - There is NOT another operable window in the same floor area.

### Building 2 - B-7310[Sample,Inspected] - Building Exterior

None

### Building 2 - B-7310[Sample,Inspected] - Building Systems

None

### Building 2 - B-7310[Sample,Inspected] - Common Areas

None

### Building 2 - B-7310[Sample,Inspected] - Unit (b) (6)

None

### Building 2 - B-7310[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom shwr hd	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
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## Inspection Summary Report (POA) for Inspection #608264

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen nt wrkng	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function
Outlets/Switches	Kitchen by ktchn snk	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/wires are NOT exposed.

### Building 3 - C-7330[Sample,Inspected] - Building Exterior

None

### Building 3 - C-7330[Sample,Inspected] - Building Systems

None

### Building 3 - C-7330[Sample,Inspected] - Common Areas

None

### Building 3 - C-7330[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen bttm lft	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
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#### Health And Safety Deficiencies

Hazards	Bedroom cable	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
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### Building 3 - C-7330[Sample,Inspected] - Unit (b) (6)

None

### Building 4 - D-7340[Sample,Inspected] - Building Exterior

None

### Building 4 - D-7340[Sample,Inspected] - Building Systems

None

### Building 4 - D-7340[Sample,Inspected] - Common Areas

None

## Inspection Summary Report (POA) for Inspection #608264

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 4 - D-7340[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Windows	Bedroom mastr	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane</li> </ul>

<b>Building 4 - D-7340[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Emergency/Fire Exits	Bedroom bdrm 1	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> <li>- Emergency/Fire Exits (applies only on third or lower floors)</li> <li>- Blocked</li> <li>- Furniture</li> </ul>

<b>Building 5 - E-7370[Sample,Inspected] - Building Exterior</b>			
None			

<b>Building 5 - E-7370[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 5 - E-7370[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 5 - E-7370[Sample,Inspected] - Unit (b) (6)</b>			
None			

<b>Building 5 - E-7370[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bedroom	Unit - Damaged Hardware/	- All Other Doors (includes



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Item	Location/Comments	Deficiency/Severity	Decisions
	bdrm, knob gn	Locks (Doors) - L2	<ul style="list-style-type: none"> <li>closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Other interior door does not function as it should or cannot be locked.</li> </ul>
Doors	Hallway ct clst	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- 1/4 inch to 1 inch</li> </ul>

### Building 6 - F-7380[Sample,Inspected] - Building Exterior

None

### Building 6 - F-7380[Sample,Inspected] - Building Systems

None

### Building 6 - F-7380[Sample,Inspected] - Common Areas

None

### Building 6 - F-7380[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Windows	Bedroom 2nd bdrm	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> <li>- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)</li> <li>- Deteriorated or missing</li> <li>- Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane</li> </ul>
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#### Health And Safety Deficiencies

Air Quality	Bedroom master sill	HS - Mold and/or Mildew Observed (Air Quality)	<ul style="list-style-type: none"> <li>- Evidence of water infiltration</li> </ul>
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## Inspection Summary Report (POA) for Inspection #608264

Item	Location/Comments	Deficiency/Severity	Decisions
		(NLT) - L3	or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew

### Building 7 - G-7390[Sample,Inspected] - Building Exterior

None

### Building 7 - G-7390[Sample,Inspected] - Building Systems

None

### Building 7 - G-7390[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2 by (b) (6)	CA - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - More than 1 square foot but less than 4 square feet and you may or may not see water
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### Building 7 - G-7390[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen lft bttm crnr	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
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### Building 8 - H-7400[Sample,Inspected] - Building Exterior

None

### Building 8 - H-7400[Sample,Inspected] - Building Systems

None

### Building 8 - H-7400[Sample,Inspected] - Common Areas

None

## Inspection Summary Report (POA) for Inspection #608264

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 8 - H-7400[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Laundry Area bttm left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

<b>Building 8 - H-7400[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bathroom nis rpr	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	Bedroom nis rpr	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch
<b>Health And Safety Deficiencies</b>			
Hazards	Living Area cable	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Smoke Detector	Hallway bttry gn	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

<b>Building 9 - I-7410[Sample,Inspected] - Building Exterior</b>			
None			

<b>Building 9 - I-7410[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 9 - I-7410[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 9 - I-7410[Sample,Inspected] - Unit (b) (6)</b>			
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## Inspection Summary Report (POA) for Inspection #608264

Item	Location/Comments	Deficiency/Severity	Decisions
None			

### Building 9 - I-7410[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen bttm lft	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
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### Building 10 - J-7430[Sample,Inspected] - Building Exterior

None

### Building 10 - J-7430[Sample,Inspected] - Building Systems

None

### Building 10 - J-7430[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 1 boiler rm	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
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### Building 10 - J-7430[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom shwr hd	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
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#### Health And Safety Deficiencies

Electrical Hazards	Kitchen grbg dsp1	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
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### Building 10 - J-7430[Sample,Inspected] - Unit (b) (6)

None

## Inspection Summary Report (POA) for Inspection #608264

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 11 - K-7440[Sample,Inspected] - Building Exterior</b>			
None			

<b>Building 11 - K-7440[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 11 - K-7440[Sample,Inspected] - Common Areas</b>			
None			

### Building 11 - K-7440[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies			
Doors	Bedroom bdrm 1	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- 1/4 inch to 1 inch</li> </ul>
Health And Safety Deficiencies			
Outlets/Switches	Bedroom mastr	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/wires ARE exposed.</li> </ul>

### Building 11 - K-7440[Sample,Inspected] - Unit (b) (6)

Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom gn	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> <li>- Bathroom Sink</li> <li>- A stopper is missing (only if there is no stopper in the visible area)</li> </ul>
Bathroom Items	Bathroom mstr, gn	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> <li>- Bathroom Sink</li> <li>- A stopper is missing (only if there is no stopper in the visible area)</li> </ul>

<b>Building 12 - L-7470[Sample,Inspected] - Building Exterior</b>			
None			

<b>Building 12 - L-7470[Sample,Inspected] - Building Systems</b>			
None			

## Inspection Summary Report (POA) for Inspection #608264

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 12 - L-7470[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 12 - L-7470[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom peeling	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L2	<ul style="list-style-type: none"> <li>- Shower or Tub (Unit)</li> <li>- There are cracks or discoloration in the basin</li> <li>- More than 50%</li> </ul>
Doors	Bedroom mstr bdrm	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- Greater than 1 inch</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Outlets/Switches	Dining Area crckd	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/ wires are NOT exposed.</li> </ul>
Windows	Patio/Porch/Balcony torn	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>
<b>Health And Safety Deficiencies</b>			
Electrical Hazards	Kitchen grbg dspl	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> <li>- Exposed bare wires</li> <li>- The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped</li> </ul>
Hazards	Living Area cable	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>

### Building 12 - L-7470[Sample,Inspected] - Unit (b) (6)

## Inspection Summary Report (POA) for Inspection #608264

Item	Location/Comments	Deficiency/Severity	Decisions
None			
<b>Building 13 - M-7490[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 13 - M-7490[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 13 - M-7490[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 13 - M-7490[Sample,Inspected] - Unit (b) (6)</b>			
None			
<b>Building 13 - M-7490[Sample,Inspected] - Unit (b) (6)</b>			
None			
<b>Building 14 - 7360 Laundry[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 14 - 7360 Laundry[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 14 - 7360 Laundry[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Other Community Spaces	Floor 2 trn, shp brk rm	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
<b>Health And Safety Deficiencies</b>			
Laundry Room	Floor 2 by vndng machines	CA - Missing/Broken (Outlets/Switches/Cover Plates) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.

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

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

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

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

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

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

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



## PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

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

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

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

Property Information : Information related to a property is provided:

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

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

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

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

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

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

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

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

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

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

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

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

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

Participants & Buildings/Units: Information provided includes:

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

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

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

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

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

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

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

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

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

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

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

Column labeled NO/OD:

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

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

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

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

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

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

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

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

**PROJECT OWNER'S CERTIFICATION THAT ALL EXIGENT  
HEALTH AND SAFETY ITEMS HAVE BEEN CORRECTED**

SEND OR FAX SIGNED COPY TO LOCAL MF OFFICE

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

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

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

\_\_\_\_\_  
\_\_\_\_\_.

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

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

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

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

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