

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

09/20/2019

REAL ESTATE ASSESSMENT CENTER

658672 / 800003098

WHITTIER AFFORDABLE HOUSING  
3060 LAFAYETTE ST  
DENVER, CO 80205 -4465

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 #658672

---

### Inspection Snapshot

<b>Inspection ID:</b>	658672	<b>Inspection Time:</b>	11:30 AM - 08:38 PM
<b>Inspection Start Date:</b>	09/20/2019	<b>Inspection End Date:</b>	09/20/2019
<b>Property ID:</b>	800003098	<b>Property Type:</b>	Multifamily
<b>Property Name:</b>	WHITTIER AFFORDABLE HOUSING		
<b>Inspection State:</b>	Successful	<b>Score:</b>	76c*

## Inspection Summary Report (POA) for Inspection #658672

### Property Profile

**Property Name:** WHITTIER AFFORDABLE HOUSING  
**Scattered Site?** No **Multiple Site?** No  
**Address Line 1:** 3060 LAFAYETTE ST  
**Address Line 2:**  
**City:** DENVER **State:** CO  
**ZIP:** 80205 **Extension:** 4465  
**Phone:** (303) 295-1980 **Extension:**  
**Fax:** (303) 295-1765 **Email:** whittier1@ross-management.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	30	29	21	86	86	21
Common	0			-	-	-
Total	30	29	21	86	86	21

### Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
82	95%	No

**Comments** Bed bugs reported by management in 2965 Williams St (b) (6), and 1810 E 31st Ave (b) (6). This is an inter-agency inspection. COXP M=0 W=21 NW=0; ¿Roof access ¿ the roof is pitched and does not require access¿

## Inspection Summary Report (POA) for Inspection #658672

### Participant Profile

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

**Name (F, MI, L):** Brooke Akins  
**Organization:** Ross Property Management  
**Address Line 1:** 2025 N York St  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80205 **Extension:**  
**Phone:** (303) 860-7885 **Extension:**  
**Fax:** (303) 860-1879 **Email:** brooke@ross-management.com

#### Owner [Not Present During Inspection]

**Name (F, MI, L):** Getabecha MeKonnen  
**Organization:** Whittier Affordable Reservation LLC  
**Address Line 1:** 1735 Gaylord St  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80206 **Extension:**  
**Phone:** (303) 377-3334 **Extension:**  
**Fax:** (303) 377-3327 **Email:** gmekonnen@nedenverhousing.org

#### Site Manager [Present During Inspection]

**Name (F, MI, L):** Shannon Dickey  
**Organization:** Whittier Affordable Housing  
**Address Line 1:** 1414 E 31st Ave  
**Address Line 2:**  
**City:** Denver **State:** CO  
**ZIP:** 80205 **Extension:**  
**Phone:** (303) 295-1980 **Extension:**  
**Fax:** (303) 295-1765 **Email:** jimmy.reichard@ross-management.com

## Inspection Summary Report (POA) for Inspection #658672

### Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	18.69	3.00	15.68	7.50	8.18
Building Exterior	18.38	0.06	18.32	0.00	18.32
Building Systems	15.47	0.00	15.47	0.00	15.47
Common Area	0.70	0.44	0.26	0.00	0.26
Unit	46.75	5.89	40.86	6.70	34.16
Total	100.00	9.40	90.60	14.20	76.40

Score Version: 1

Score Date: 09/20/2019

Final Score: 76c\*

## Inspection Summary Report (POA) for Inspection #658672

### Health & Safety Summary

	Site	Buildings	Units	Total	
<b>Non-Life Threatening (NLT)</b>					<b>Health and Safety Narrative</b>
Actual	2	0	10	12	1 site, 21 buildings and 21 units were inspected.
Projected	2	0	41	43	22 health and safety deficiencies(HSD) were observed.
<b>Life Threatening (LT)</b>					<b>Percentage Inspected:</b>
Actual	0	0	2	2	Site (PIS): 100%
Projected	0	0	8	8	Building (PIB): 72%
<b>Smoke Detectors (SD)</b>					Unit (PIU): 24%
Actual	0	0	8	8	<b>Projected HSD:</b>
Projected	0	0	33	33	Site = (Actual HSDS) / PIS
<b>Overall</b>					Building = (Actual HSDB) / PIB
Actual	2	0	20	22	Unit = (Actual HSDU) / PIU
Projected	2	0	82	84	If all buildings and units were inspected, it is projected that a total of 84 health and safety deficiencies would apply to the property.

## Inspection Summary Report (POA) for Inspection #658672

### Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Grounds	Site - Erosion/Rutting Areas (Grounds)	1	1	100
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	1	1	100
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	18	21	86
Ordinary	Unit	Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	7	21	33
Ordinary	Unit	Doors	Unit - Damaged Hardware/Locks (Doors)	8	21	38

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 #658672

### Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	30	29	21	2
Unit	86	86	21	2

### Building 1 - 3125 High St [ Sample , Inspected ]

Address Line 1: 3125 High Street

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 2 - 1805 E 31st A1-B1 [ Alternate , Not Inspected ]

Address Line 1: 1805 East 31st Avenue

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 3 - 1805 E 31st St A2-B2 [ Alternate , Not Inspected ]

Address Line 1: 1805 E 31st Street

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
------	----------------	--------	---------------------	-------------------

## Inspection Summary Report (POA) for Inspection #658672

Semi-Detached	1976	1	2	2
---------------	------	---	---	---

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 4 - 3117 Williams St [ Sample , Inspected ]

**Address Line 1:** 3117 Williams Street

**Address Line 2:**

**City:** DENVER **State:** CO

**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 5 - 3136 Gilpin St [ Sample , Inspected ]

**Address Line 1:** 3136 Gilpin Street

**Address Line 2:**

**City:** DENVER **State:** CO

**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	2	3	3

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 6 - 1665 E 31st St [ Alternate , Not Inspected ]

**Address Line 1:** 1665 East 31 Avenue

**Address Line 2:**

**City:** DENVER **State:** CO

## Inspection Summary Report (POA) for Inspection #658672

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 7 - 3125 Franklin St [ Sample , Inspected ]

Address Line 1: 3125 FranklinStreet  
 Address Line 2:  
 City: DENVER State: CO  
 Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 8 - 3129 Humbolt St [ Sample , Inspected ]

Address Line 1: 3129 Humbolt Street  
 Address Line 2:  
 City: DENVER State: CO  
 Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 9 - 1405 E 31st Ave [ Sample , Inspected ]

Address Line 1: 1405 East 31st Avenue

## Inspection Summary Report (POA) for Inspection #658672

### Address Line 2:

City: DENVER State: CO  
 Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	3	3

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 10 - 3135 Lafayette [ Sample , Inspected ]

Address Line 1: 3135 Lafayette Street  
 Address Line 2:  
 City: DENVER State: CO  
 Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 11 - 3141 Lafayette [ Sample , Inspected ]

Address Line 1: 3141 Lafayette Street  
 Address Line 2:  
 City: DENVER State: CO  
 Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

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

## Inspection Summary Report (POA) for Inspection #658672

Building 12 - 1380 E31st Ave [ Sample , Inspected ]				
Address Line 1:		1380 East 31st Avenue		
Address Line 2:				
City:	DENVER	State:	CO	
Zip:	80205	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2
Comments:           ¿Roof access ¿ the roof is pitched and does not require access¿				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	2 Bedrooms	Yes		

Building 13 - 3045 Lafayette [ Sample , Inspected ]				
Address Line 1:		3045 Lafayette Street		
Address Line 2:				
City:	DENVER	State:	CO	
Zip:	80205	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2
Comments:           ¿Roof access ¿ the roof is pitched and does not require access¿				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	2 Bedrooms	Yes		

Building 14 - 3060 Lafayette [ Excluded not in Universe , Added by Mistake ]				
Address Line 1:		3060 Lafayette Street		
Address Line 2:		1412 E. 31st St		
City:	DENVER	State:	CO	
Zip:	80205	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1976	3	12	12

## Inspection Summary Report (POA) for Inspection #658672

**Comments:** 1412 E 31st and 3060 Lafayette share contiguous roof line. 2 different address added by mistake.

### Building 16 - 3009 Humbolt St [ Alternate , Not Inspected ]

**Address Line 1:** 3009 Humbolt Street

**Address Line 2:**

**City:** DENVER **State:** CO

**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 17 - 1610 E 31st Ave [ Sample , Inspected ]

**Address Line 1:** 1610 East 31st Avenue

**Address Line 2:**

**City:** DENVER **State:** CO

**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 18 - 3004 Franklin [ Sample , Inspected ]

**Address Line 1:** 3004 Franklin Street

**Address Line 2:**

**City:** DENVER **State:** CO

**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	2	3	3

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

## Inspection Summary Report (POA) for Inspection #658672

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

### Building 19 - 3021 Gilpin St [ Sample , Inspected ]

Address Line 1: 3021 Gilpin Street

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 20 - 3025 Gilpin St [ Alternate , Not Inspected ]

Address Line 1: 3025 Gilpin Street

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 21 - 3020 Gilpin St [ Sample , Inspected ]

Address Line 1: 3020 Gilpin Street

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	2	5	5

## Inspection Summary Report (POA) for Inspection #658672

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 22 - 3060 Williams St [ Sample , Inspected ]

**Address Line 1:** 3060 Williams Street

**Address Line 2:**

**City:** DENVER **State:** CO

**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 23 - 3055 High St [ Sample , Inspected ]

**Address Line 1:** 3055 High Street

**Address Line 2:**

**City:** DENVER **State:** CO

**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 24 - 1810 East 30th Ave [ Alternate , Not Inspected ]

**Address Line 1:** 1810 East 30th Avenue

**Address Line 2:**

**City:** DENVER **State:** CO

**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿



## Inspection Summary Report (POA) for Inspection #658672

Building 25 - 2910 Williams St [ Alternate , Not Inspected ]				
Address Line 1:	2910 Williams Street			
Address Line 2:				
City:	DENVER	State:	CO	
Zip:	80205	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2
Comments:      ¿Roof access ¿ the roof is pitched and does not require access¿				

Building 26 - 2965 Williams St [ Sample , Inspected ]				
Address Line 1:	2965 Williams Street			
Address Line 2:				
City:	DENVER	State:	CO	
Zip:	80205	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1976	2	8	8
Comments:      ¿Roof access ¿ the roof is pitched and does not require access¿				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
(b) (6)	1 Bedroom	Yes		
(b) (6)	1 Bedroom	Yes		

Building 27 - 2940 Gilpin St [ Sample , Inspected ]				
Address Line 1:	2940 Gilpin Street			
Address Line 2:				
City:	DENVER	State:	CO	
Zip:	80205	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	2	7	7
Comments:      ¿Roof access ¿ the roof is pitched and does not require access¿				

## Inspection Summary Report (POA) for Inspection #658672

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

### Building 28 - 2935 Gilpin St [ Sample , Inspected ]

Address Line 1: 2935 Gilpin Street

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 29 - 2924 Franklin St [ Sample , Inspected ]

Address Line 1: 2924 Franklin

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

Comments: ¿Roof access ¿ the roof is pitched and does not require access¿

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

### Building 30 - 2924 Humboldt St [ Alternate , Not Inspected ]

Address Line 1: 2924 Humboldt Street

Address Line 2:

City: DENVER State: CO

Zip: 80205 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	1	2	2

## Inspection Summary Report (POA) for Inspection #658672

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

### Building 31 - Maintenance Shop [ Excluded not in Universe , Added by Mistake ]

**Address Line 1:** 1414A East 31st Avenue  
**Address Line 2:** Maintenance Garage  
**City:** DENVER **State:** CO  
**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1976	1	0	0

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿ No active loan added by mistake.

### Building 15 - 1412 E. 31st Ave/3060 Lafayette & Office [ Sample , Inspected ]

**Address Line 1:** 1412 E. 31st Ave.  
**Address Line 2:** 3060 Lafayette St  
**City:** Denver **State:** CO  
**Zip:** 80205 **Extension:** \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1976	3	1	13

**Comments:** ¿Roof access ¿ the roof is pitched and does not require access¿

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

## Inspection Summary Report (POA) for Inspection #658672

---

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 #658672

### 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
------	------------	----------	-----------------	-----------------

### Site - WHITTIER AFFORDABLE HOUSING - Site(0) [Possible Points : 18.69]

Non-Health And Safety Deficiencies				
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 2	3.00	
Health And Safety Deficiencies				
Grounds	Site - Erosion/Rutting Areas (Grounds) (2) (NLT )	Level 3	7.50	
Hazards	HS - Other (Hazards) (NLT )	Level 3	0.00	
			<b>10.50</b>	<b>8.18</b>

### Building 1 - 3125 High St - Building Exterior [Possible Points : 0.61]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.61</b>

### Building 1 - 3125 High St - Unit (b) (6) [Possible Points : 2.18]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.24	
Doors	Unit - Deteriorated/Missing Seals (Entry Only) (Doors)	Level 3	0.32	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.05	
Walls	Unit - Damaged (Walls)	Level 1	0.05	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			<b>0.68</b>	<b>1.50</b>

### Building 4 - 3117 Williams St - Building Exterior [Possible Points : 0.61]

Non-Health And Safety Deficiencies				
FHEO - Accessibility	BE- Obstructed or Missing Accessibility Route	Level 3	0.00	

## Inspection Summary Report (POA) for Inspection #658672

Item	Deficiency	Severity	Points Deducted	Points Received
to Main Floor Entrance	(FHEO Accessibility to Main Floor Entrance)			
			0.00	0.61

Building 4 - 3117 Williams St - Unit (b) (6) [Possible Points : 2.18]				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (3)	Level 3	0.24	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	
Doors	Unit - Deteriorated/Missing Seals (Entry Only) (Doors) (2)	Level 3	0.32	
<b>Health And Safety Deficiencies</b>				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
			0.62	1.56

Building 5 - 3136 Gilpin St - Building Exterior [Possible Points : 0.74]				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.74

Building 5 - 3136 Gilpin St - Unit (b) (6) [Possible Points : 2.33]				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors) (3)	Level 1	0.06	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.24	
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.80	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
			1.10	1.22

Building 7 - 3125 Franklin St - Building Exterior [Possible Points : 0.61]				
<b>Non-Health And Safety Deficiencies</b>				

## Inspection Summary Report (POA) for Inspection #658672

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.61</b>

<b>Building 7 - 3125 Franklin St - Unit (b) (6) [Possible Points : 2.18]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.20	
<b>Health And Safety Deficiencies</b>				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (2) (SD )	Level 3	0.00	
			<b>0.20</b>	<b>1.98</b>

<b>Building 8 - 3129 Humbolt St - Unit (b) (6) [Possible Points : 2.23]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.24	
Windows	Unit- Cracked/Broken/Missing Panes (Windows)	Level 1	0.06	
			<b>0.30</b>	<b>1.93</b>

<b>Building 9 - 1405 E 31st Ave - Building Exterior [Possible Points : 0.74]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.74</b>

<b>Building 10 - 3135 Lafayette - Building Exterior [Possible Points : 0.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.61</b>

<b>Building 10 - 3135 Lafayette - Unit (b) (6) [Possible Points : 2.23]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable	Level 1	0.20	

## Inspection Summary Report (POA) for Inspection #658672

Item	Deficiency	Severity	Points Deducted	Points Received
	(Kitchen)			
			0.20	2.03

### Building 11 - 3141 Lafayette - Building Exterior [Possible Points : 0.61]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.61

### Building 12 - 1380 E31st Ave - Building Exterior [Possible Points : 0.61]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.61

### Building 12 - 1380 E31st Ave - Unit (b) (6) [Possible Points : 2.23]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.20	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT )	Level 3	1.78	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (2) (SD )	Level 3	0.00	
			1.98	0.25

### Building 13 - 3045 Lafayette - Building Exterior [Possible Points : 0.61]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.06	
			0.06	0.55

### Building 13 - 3045 Lafayette - Unit (b) (6) [Possible Points : 2.18]

Non-Health And Safety Deficiencies				



## Inspection Summary Report (POA) for Inspection #658672

Item	Deficiency	Severity	Points Deducted	Points Received
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.27	
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 2	0.12	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.24	
			<b>0.63</b>	<b>1.56</b>

### Building 17 - 1610 E 31st Ave - Building Exterior [Possible Points : 0.61]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.61</b>

### Building 17 - 1610 E 31st Ave - Unit (b) (6) [Possible Points : 2.23]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.27	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.06	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.24	
Doors	Unit - Deteriorated/Missing Seals (Entry Only) (Doors)	Level 3	0.32	
			<b>0.89</b>	<b>1.34</b>

### Building 18 - 3004 Franklin - Building Exterior [Possible Points : 0.74]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.74</b>

### Building 18 - 3004 Franklin - Unit (b) (6) [Possible Points : 2.28]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.24	
			<b>0.24</b>	<b>2.04</b>

### Building 19 - 3021 Gilpin St - Building Exterior [Possible Points : 0.61]

## Inspection Summary Report (POA) for Inspection #658672

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.61</b>

<b>Building 19 - 3021 Gilpin St - Unit (b) (6) [Possible Points : 2.18]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.12	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.24	
<b>Health And Safety Deficiencies</b>				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (NLT )	Level 3	0.24	
			<b>0.60</b>	<b>1.58</b>

<b>Building 21 - 3020 Gilpin St - Building Exterior [Possible Points : 1.01]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>1.01</b>

<b>Building 21 - 3020 Gilpin St - Unit (b) (6) [Possible Points : 2.28]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.20	
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
Stairs	Unit - Broken/Damaged/Missing Steps (Stairs) (NLT )	Level 3	0.11	
			<b>0.31</b>	<b>1.97</b>

<b>Building 21 - 3020 Gilpin St - Unit (b) (6) [Possible Points : 2.23]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 3	0.24	

## Inspection Summary Report (POA) for Inspection #658672

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.06	
			<b>0.30</b>	<b>1.93</b>

### Building 23 - 3055 High St - Building Exterior [Possible Points : 0.61]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.61</b>

### Building 26 - 2965 Williams St - Building Exterior [Possible Points : 1.98]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>1.98</b>

### Building 26 - 2965 Williams St - Common Areas [Possible Points : 0.22]

Non-Health And Safety Deficiencies				
Doors	CA - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			<b>0.04</b>	<b>0.18</b>

### Building 26 - 2965 Williams St - Unit (b) (6) [Possible Points : 2.18]

Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	1.19	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
			<b>1.19</b>	<b>1.00</b>

### Building 26 - 2965 Williams St - Unit (b) (6) [Possible Points : 2.23]

Non-Health And Safety Deficiencies				
Lighting	Unit - Missing/Inoperable Fixture (Lighting)	Level 1	0.04	
			<b>0.04</b>	<b>2.20</b>

### Building 27 - 2940 Gilpin St - Building Exterior [Possible Points : 1.41]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	

## Inspection Summary Report (POA) for Inspection #658672

Item	Deficiency	Severity	Points Deducted	Points Received
Entrance				
			<b>0.00</b>	<b>1.41</b>

<b>Building 27 - 2940 Gilpin St - Unit (b) (6) [Possible Points : 2.28]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.06	
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.11	
Walls	Unit - Damaged (Walls)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - GFI - Inoperable (Electrical System) (2) (NLT )	Level 3	1.19	
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
Outlets/Switches	Unit - Missing (Outlets/Switches) (LT )	Level 3	0.21	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
			<b>1.62</b>	<b>0.66</b>

<b>Building 28 - 2935 Gilpin St - Building Exterior [Possible Points : 0.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.61</b>

<b>Building 29 - 2924 Franklin St - Building Exterior [Possible Points : 0.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.61</b>

<b>Building 29 - 2924 Franklin St - Unit (b) (6) Possible Points : 2.18]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.27	
			<b>0.27</b>	<b>1.92</b>

<b>Building 15 - 1412 E. 31st Ave/3060 Lafayette &amp; Office - Common Areas [Possible Points : 0.48]</b>				
---	--	--	--	--


**Inspection Summary Report (POA) for Inspection #658672**

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Non-Health And Safety Deficiencies</b>				
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Doors	CA - Deteriorated/Missing Seals (Entry Only) (Doors)	Level 3	0.18	
Kitchen Items	CA - Inoperable (Dishwasher/Garbage Disposal) (2)	Level 2	0.05	
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Other (Hazards) (NLT )	Level 3	0.00	
			<b>0.40</b>	<b>0.08</b>

<b>Building 15 - 1412 E. 31st Ave/3060 Lafayette &amp; Office - Unit (b) (6)</b>		<b>[Possible Points : 2.18]</b>		
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.24	
<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	1.19	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
			<b>1.43</b>	<b>0.76</b>

<b>Building 15 - 1412 E. 31st Ave/3060 Lafayette &amp; Office - Unit (b) (6)</b>		<b>[Possible Points : 2.23]</b>		
<b>Non-Health And Safety Deficiencies</b>				
Walls	Unit - Peeling/Needs Paint (Walls) (2)	Level 1	0.01	
			<b>0.01</b>	<b>2.22</b>

## Inspection Summary Report (POA) for Inspection #658672

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
<b>Site - WHITTIER AFFORDABLE HOUSING - Site(0)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Grounds	3045 Lafayette BUSH TOCHING REAR GUTTER	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)</li> <li>- The surfaces are NOT damaged as a result.</li> </ul>
Grounds	3129 Humbolt St BUSH GROWING INTO WALKWAY	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation is extensive and dense (it is difficult to see broken glass, holes and other hazards) or obstructs intended path of walkways or roads</li> <li>- The areas ARE still usable/passable.</li> </ul>
Grounds	3020 Gilpin St BUSH GROWING INTO REAR WALKWAY	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation is extensive and dense (it is difficult to see broken glass, holes and other hazards) or obstructs intended path of walkways or roads</li> <li>- The areas ARE still usable/passable.</li> </ul>
<b>Health And Safety Deficiencies</b>			
Grounds	3020 Gilpin St FRONT WALKWAY FRONT OF UNIT 	Site - Erosion/Rutting Areas (Grounds) (NLT) - L3	<ul style="list-style-type: none"> <li>- Erosion/rutting</li> <li>- Severe runoff has displaced soil causing current or potential damage to surrounding structures or systems</li> </ul>
Grounds	2935 Gilpin St EROSION FRONT	Site - Erosion/Rutting Areas (Grounds) (NLT) - L3	<ul style="list-style-type: none"> <li>- Erosion/rutting</li> <li>- Severe runoff has displaced</li> </ul>

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
	PATIO UNIT # (b) (6)		soil causing current or potential damage to surrounding structures or systems
Hazards	Properties tree forcing city sidewalk to rise 2/12".	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.

### Building 1 - 3125 High St[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
---	--	--	---

### Building 1 - 3125 High St[Sample,Inspected] - Building Systems

None

### Building 1 - 3125 High St[Sample,Inspected] - Common Areas

None

### Building 1 - 3125 High St[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Doors	Living Area	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>
Doors	Bedroom BEDRM 2	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</li> </ul>

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern.
Doors	Kitchen	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)
Outlets/Switches	Bedroom BEDRM 2	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/wires are NOT exposed.
Walls	Bedroom BERRM 1	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Walls	Bedroom BEDRM 2	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

### Building 4 - 3117 Williams St[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
---	--	--	---

### Building 4 - 3117 Williams St[Sample,Inspected] - Building Systems

None

### Building 4 - 3117 Williams St[Sample,Inspected] - Common Areas

None

### Building 4 - 3117 Williams St[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Doors	Living Area	Unit - Deteriorated/Missing	- Entry Door to Unit
-------	-------------	-----------------------------	----------------------



## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
	NO SEAL	Seals (Entry Only) (Doors) - L3	- Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)
Doors	Kitchen NO SEAL	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)
Doors	Bedroom BEDRM 2 DOOR DELAMINATING	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	Living Area NIS 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 RESULT in a Health and Safety concern.
Doors	Kitchen HOLE IN CLOSET DOOR	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
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
<b>Health And Safety Deficiencies</b>			
Smoke Detector	Hallway	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 5 - 3136 Gilpin St[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

<b>Building 5 - 3136 Gilpin St[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 5 - 3136 Gilpin St[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 5 - 3136 Gilpin St[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Kitchen	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Hallway	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Doors	Bedroom BEDRM 2	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Doors	Bedroom BEDRM 3	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors)

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
<b>Health And Safety Deficiencies</b>			
Air Quality	Bathroom	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> <li>- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul>
Hazards	Hallway TV CABLE ACROSS FLOOR.	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>

### Building 7 - 3125 Franklin St[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul>
---	--	--	---

### Building 7 - 3125 Franklin St[Sample,Inspected] - Building Systems

None

### Building 7 - 3125 Franklin St[Sample,Inspected] - Common Areas

None

### Building 7 - 3125 Franklin St[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
---------------	---------	--	---

#### Health And Safety Deficiencies

Smoke Detector	Bedroom BEDRM 2	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> <li>- Missing</li> </ul>
----------------	--------------------	--	---

## Inspection Summary Report (POA) for Inspection #658672

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

### Building 8 - 3129 Humbolt St[Sample,Inspected] - Building Exterior

None

### Building 8 - 3129 Humbolt St[Sample,Inspected] - Building Systems

None

### Building 8 - 3129 Humbolt St[Sample,Inspected] - Common Areas

None

### Building 8 - 3129 Humbolt St[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Doors	Kitchen	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.
Windows	Living Area	Unit- Cracked/Broken/ Missing Panes (Windows) - L1	- Pane/Glass - Glass cracked

### Building 9 - 1405 E 31st Ave[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
---	--	--	---

### Building 9 - 1405 E 31st Ave[Sample,Inspected] - Building Systems

None

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 9 - 1405 E 31st Ave[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 10 - 3135 Lafayette[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

<b>Building 10 - 3135 Lafayette[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 10 - 3135 Lafayette[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 10 - 3135 Lafayette[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

<b>Building 11 - 3141 Lafayette[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

<b>Building 11 - 3141 Lafayette[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 11 - 3141 Lafayette[Sample,Inspected] - Common Areas</b>			
None			

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 11 - 3141 Lafayette[Sample,Inspected] - Unit (b) (6)</b>			
None			

<b>Building 12 - 1380 E31st Ave[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

<b>Building 12 - 1380 E31st Ave[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 12 - 1380 E31st Ave[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 12 - 1380 E31st Ave[Sample,Inspected] - Unit (b) (6) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
<b>Health And Safety Deficiencies</b>			
Emergency/Fire Exits	Bedroom A/C BEDROOM 1	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Air Conditioner
Smoke Detector	Hallway	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.
Smoke Detector	Bedroom BEDRM 2	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.

<b>Building 13 - 3045 Lafayette[Sample,Inspected] - Building Exterior</b>			
---	--	--	--

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	PAINT FRONT WALL	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

### Building 13 - 3045 Lafayette[Sample,Inspected] - Building Systems

None

### Building 13 - 3045 Lafayette[Sample,Inspected] - Common Areas

None

### Building 13 - 3045 Lafayette[Sample,Inspected] - Unit (b) (6)

<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom	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	Bedroom EDRM 1 DELAMINATING	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 BEDRM2	Unit - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Doors	Bedroom	Unit - Damaged Hardware/	- All Other Doors (includes

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
	BEDRM 2	Locks (Doors) - L1	closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

### Building 17 - 1610 E 31st Ave[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
---	--	--	---

### Building 17 - 1610 E 31st Ave[Sample,Inspected] - Building Systems

None

### Building 17 - 1610 E 31st Ave[Sample,Inspected] - Common Areas

None

### Building 17 - 1610 E 31st Ave[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	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	Living Area DAMAGED SEAL.	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)
Doors	Kitchen KITCHEN	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Bedroom	Unit - Damaged Hardware/	- All Other Doors (includes



## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
	BEDRM 2	Locks (Doors) - L1	closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

### Building 18 - 3004 Franklin[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
---	--	--	---

### Building 18 - 3004 Franklin[Sample,Inspected] - Building Systems

None

### Building 18 - 3004 Franklin[Sample,Inspected] - Common Areas

None

### Building 18 - 3004 Franklin[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Doors	Living Area DIFFICULT TO OPEN	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).
-------	----------------------------------	--	---

### Building 19 - 3021 Gilpin St[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
---	--	--	---

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 19 - 3021 Gilpin St[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 19 - 3021 Gilpin St[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 19 - 3021 Gilpin St[Sample,Inspected] - Unit (b) (6)</b>			
--	--	--	--

<b>Non-Health And Safety Deficiencies</b>			
---	--	--	--

Doors	Kitchen	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- Entry Door to Unit</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>
Doors	Bedroom BEDROOM 2 DOOR DELAMINATING	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>
Doors	Bedroom BEDRM 1	Unit - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes 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>

<b>Health And Safety Deficiencies</b>			
---------------------------------------	--	--	--

Doors	Kitchen DOES NOT LATCH	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (NLT) - L3	<ul style="list-style-type: none"> <li>- Security Door</li> <li>- Security door is not functioning</li> </ul>
-------	---------------------------	--	---

<b>Building 21 - 3020 Gilpin St[Sample,Inspected] - Building Exterior</b>			
---	--	--	--

<b>Non-Health And Safety Deficiencies</b>			
---	--	--	--

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul>
---	--	--	---

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 21 - 3020 Gilpin St[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 21 - 3020 Gilpin St[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 21 - 3020 Gilpin St[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
<b>Health And Safety Deficiencies</b>			
Hazards	Basement UNEVEN STEP	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Stairs	Basement	Unit - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Stairs/Steps - Broken, damaged or missing

<b>Building 21 - 3020 Gilpin St[Sample,Inspected] - Unit (b) (6)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bathroom UPSTAIRS	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Doors	Bedroom BEDRM 2	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Windows	Basement	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or

## Inspection Summary Report (POA) for Inspection #658672

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

### Building 22 - 3060 Williams St[Sample,Inspected] - Building Exterior

None

### Building 22 - 3060 Williams St[Sample,Inspected] - Building Systems

None

### Building 22 - 3060 Williams St[Sample,Inspected] - Common Areas

None

### Building 23 - 3055 High St[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
---	--	--	---

### Building 23 - 3055 High St[Sample,Inspected] - Building Systems

None

### Building 23 - 3055 High St[Sample,Inspected] - Common Areas

None

### Building 26 - 2965 Williams St[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
---	--	--	---

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 26 - 2965 Williams St[Sample,Inspected] - Building Systems</b>			
None			

### Building 26 - 2965 Williams St[Sample,Inspected] - Common Areas

<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 1 STORAGE X3 NO KEY FOR DOORS.	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>

### Building 26 - 2965 Williams St[Sample,Inspected] - Unit (b) (6)

<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Electrical System	Kitchen	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> <li>- GFI does not function when self-test button is pressed</li> </ul>
Smoke Detector	Hallway	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> <li>- Missing</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>

### Building 26 - 2965 Williams St[Sample,Inspected] - Unit (b) (6)

<b>Non-Health And Safety Deficiencies</b>			
Lighting	Hallway	Unit - Missing/Inoperable Fixture (Lighting) - L1	<ul style="list-style-type: none"> <li>- In 1 room in this unit, a permanent lighting fixture is missing or not functioning</li> <li>- There is NOT another permanent switched light source in room.</li> </ul>

### Building 27 - 2940 Gilpin St[Sample,Inspected] - Building Exterior

<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible</li> </ul>

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
			route includes level surface to the door, ramps, etc.)

### Building 27 - 2940 Gilpin St[Sample,Inspected] - Building Systems

None

### Building 27 - 2940 Gilpin St[Sample,Inspected] - Common Areas

None

### Building 27 - 2940 Gilpin St[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Doors	Hallway	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
Dryer Vent	Basement	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3	
Walls	Hallway	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>

#### Health And Safety Deficiencies

Electrical System	Kitchen	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Electrical System	Kitchen X2	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Hazards	Hallway TV CABLE ACROSS FLOOR.	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Outlets/Switches	Bedroom	Unit - Missing (Outlets/	- Outlet is missing

## Inspection Summary Report (POA) for Inspection #658672

Item	Location/Comments	Deficiency/Severity	Decisions
	BEDROOM 1	Switches) (LT) - L3	
Smoke Detector	Hallway 2ND FLOOR.	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.

### Building 28 - 2935 Gilpin St[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
--	--	---	--

### Building 28 - 2935 Gilpin St[Sample,Inspected] - Building Systems

None

### Building 28 - 2935 Gilpin St[Sample,Inspected] - Common Areas

None

### Building 29 - 2924 Franklin St[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
--	--	---	--

### Building 29 - 2924 Franklin St[Sample,Inspected] - Building Systems

None

### Building 29 - 2924 Franklin St[Sample,Inspected] - Common Areas

None

### Building 29 - 2924 Franklin St[Sample,Inspected] - Unit (b) (6)

#### Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Plumbing Leaking	- Shower or Tub (Unit)
----------------	----------	-------------------------	------------------------

**Inspection Summary Report (POA) for Inspection #658672**

Item	Location/Comments	Deficiency/Severity	Decisions
		Faucet/Pipes (Bathroom) - L1	- There is a leak - There is a leak or drip, but it is contained by the shower or tub basin

**Building 15 - 1412 E. 31st Ave/3060 Lafayette & Office[Sample,Inspected] - Building Exterior**  
None

**Building 15 - 1412 E. 31st Ave/3060 Lafayette & Office[Sample,Inspected] - Building Systems**  
None

**Building 15 - 1412 E. 31st Ave/3060 Lafayette & Office[Sample,Inspected] - Common Areas**

<b>Non-Health And Safety Deficiencies</b>			
Basement/Garage/Carport	Floor 1 DAMAGED DOOR SEAL LIGHT OBSERVED	CA - Deteriorated/Missing Seals (Entry Only) (Doors) - L3	- Entry Door (leads to outside) - Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)
Halls/Corridors/Stairs	Floor 1 Maintenance Office Stationary door pins lower does not function as designed	CA - Damaged Hardware/ Locks (Doors) - L3	- Entry Door (leads to outside) - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen	Roof	CA - Inoperable (Dishwasher/Garbage Disposal) - L2	- Dishwasher or Garbage Disposal - Dishwasher does not function
Kitchen	Floor 1	CA - Inoperable (Dishwasher/Garbage Disposal) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function
<b>Health And Safety Deficiencies</b>			
Hazards	Floor 1 GFI INOPERABLE KITCHEN BY SINK	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.

**Building 15 - 1412 E. 31st Ave/3060 Lafayette & Office[Sample,Inspected] - Unit (b) (6)**



**Inspection Summary Report (POA) for Inspection #658672**

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
Doors	Living Area Door does not close and latch automatically as designed.	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).
<b>Health And Safety Deficiencies</b>			
Electrical System	Kitchen RED AFCI INOPERABLE	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Smoke Detector	Hallway	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

**Building 15 - 1412 E. 31st Ave/3060 Lafayette & Office[Sample,Inspected] - Unit (b) (6)**

<b>Non-Health And Safety Deficiencies</b>			
Walls	Dining Area	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Walls	Hallway	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area

**Building 15 - 1412 E. 31st Ave/3060 Lafayette & Office[Sample,Inspected] - Unit 3060K Lafa**

None
------

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

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

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

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

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

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

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

## PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

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

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

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

Property Information : Information related to a property is provided:

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

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

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

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

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

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

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

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

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

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

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

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

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

Participants & Buildings/Units: Information provided includes:

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

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

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

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

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

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

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

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

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

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

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

Column labeled NO/OD:

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

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

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

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

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

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

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

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

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

SEND OR FAX SIGNED COPY TO LOCAL MF OFFICE

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

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

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

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

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

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

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

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

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