

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

07/21/2017

REAL ESTATE ASSESSMENT CENTER

600530 / 800003244

WISE AND HARRIS ARMS
605 26TH ST
DENVER, CO 80205 -2954

Dear Owner:

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

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

If your property received a score from 31 to 59, the inspection has been referred to the Multifamily Hub or local OHP that has jurisdiction over the property for possible enforcement action. A physical Inspection score below 60 indicates that the owner may not be fulfilling his/her contractual obligations to HUD and that the residents may not be receiving the quality of housing to which they are entitled. Accordingly, HUD will determine whether or not it must proceed to take enforcement action as authorized by existing statutes, regulations, contracts or other business documents. HUD may suspend the administrative procedure described in 24 CFR 200 Subpart P when HUD determines it necessary to protect HUD's financial interests and to protect the residents as provided by 24 CFR 200.857(i)(4).

You will be contacted by the Hub, Program Center or OHP to set up a meeting or discussion on the compliance needs of your property. However, you should not delay the commencement of repairs to your property pending such a meeting. You should complete a survey of the physical needs of your entire property. While this physical inspection report may provide baseline information, be advised that all property repair needs must be corrected. This survey should be provided to the Program Center or Hub that has jurisdiction over your property upon your prompt completion.

If the mortgage on the property is insured by HUD/FHA, please provide copies of all correspondence

regarding this inspection to your mortgagee.

Thank you for your cooperation.

Sincerely,

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

Enclosures

Inspection Summary Report (POA) for Inspection #600530

Inspection Snapshot

Inspection ID:	600530	Inspection Time:	12:04 PM - 03:29 AM
Inspection Start Date:	07/20/2017	Inspection End Date:	07/21/2017
Property ID:	800003244	Property Type:	Multifamily
Property Name:	WISE AND HARRIS ARMS		
Inspection State:	Successful	Score:	57c*

Inspection Summary Report (POA) for Inspection #600530

Property Profile

Property Name: WISE AND HARRIS ARMS
Scattered Site? No **Multiple Site?** No
Address Line 1: 605 26TH ST
Address Line 2:
City: DENVER **State:** CO
ZIP: 80205 **Extension:** 2954
Phone: (303) 242-8980 **Extension:**
Fax: (303) 379-6072 **Email:** billy.connor@realatlas.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	22	22	13
Common	0			-	-	-
Total	1	1	1	22	22	13

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
21	95%	No

Comments Units (b) (6) and (b) (6) are reported to have bed bugs by management. This is an inter-agency inspection and 22 HUD subsidized units have been verified.

Inspection Summary Report (POA) for Inspection #600530

Participant Profile

Site Manager [Primary Contact / Present During Inspection]

Name (F, MI, L): Billy Connor
Organization: Wise Harris Arms
Address Line 1: 605 26th St
Address Line 2:
City: Denver **State:** CO
ZIP: 80205 **Extension:**
Phone: (b) (6) **Extension:**
Fax: (303) 379-6072 **Email:** Billy.Connor@realatlas.com

Management Agent [Not Present During Inspection]

Name (F, MI, L): Jason Shepard
Organization: Atlas Real Estate Group
Address Line 1: 2345 7th St
Address Line 2:
City: Denver **State:** CO
ZIP: 80211 **Extension:**
Phone: (303) 242-8980 **Extension:**
Fax: (303) 379-7072 **Email:** nick@realatlas.com

Owner [Not Present During Inspection]

Name (F, MI, L): Jason Koch
Organization: Nexus Commercial Reality
Address Line 1: 400 S. Broadway
Address Line 2:
City: Denver **State:** CO
ZIP: 80209 **Extension:**
Phone: (b) (6) **Extension:**
Fax: (303) 379-6072 **Email:** JKoch@nexus-cr.com

Inspection Summary Report (POA) for Inspection #600530

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	13.64	0.00	13.64	0.00	13.64
Building Exterior	17.60	1.48	16.12	0.00	16.12
Building Systems	18.66	2.35	16.31	10.00	6.31
Common Area	12.32	7.43	4.89	4.89	0.00
Unit	37.78	6.95	30.83	9.91	20.92
Total	100.00	18.20	81.80	24.80	57.00

Score Version: 1

Score Date: 07/21/2017

Final Score: 57c*

Inspection Summary Report (POA) for Inspection #600530

Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative 1 site, 1 buildings and 13 units were inspected.
Actual	0	1	15	16	
Projected	0	1	25	26	23 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	2	2	4	Site (PIS): 100%
Projected	0	2	3	5	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 59%
Actual	0	0	3	3	Projected HSD:
Projected	0	0	5	5	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	3	20	23	Unit = (Actual HSDU) / PIU
Projected	0	3	34	37	If all buildings and units were inspected, it is projected that a total of 37 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #600530

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	BE	Walls	BE- Stained/Peeling/Needs Paint (Walls)	1	1	100
Ordinary	BS	Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection)	1	1	100
Ordinary	BS	Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power)	1	1	100
Ordinary	CA	Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/ Unusable (Emergency/Fire Exits)	1	1	100
Ordinary	CA	Restroom Items	CA - Damaged/Missing (Lavatory Sink)	1	1	100
Ordinary	CA	Walls	CA - Damaged (Walls)	1	1	100
Ordinary	CA	Floors	CA - Hard Floor Covering Missing/ Damaged Flooring/Tiles (Floors)	1	1	100
Ordinary	CA	Walls	CA - Damaged/Deteriorated Trim (Walls)	1	1	100
Ordinary	CA	Windows	CA - Inoperable/Not Lockable (Windows)	1	1	100
Ordinary	CA	Doors	CA - Missing Door (Doors)	1	1	100
Ordinary	CA	Windows	CA - Inoperable/Not Lockable (Windows)	1	1	100
Ordinary	CA	Outlets/Switches/Cover Plates	CA - Missing/Broken (Outlets/Switches/ Cover Plates)	1	1	100
Ordinary	CA	Walls	CA - Damaged (Walls)	1	1	100
Ordinary	Unit	Windows	Unit - Inoperable/Not Lockable (Windows)	8	13	62

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 #600530

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	1	1	1	0
Unit	22	22	13	0

Building 1 - Wise Harris [Sample , Inspected]

Address Line 1: 605 26th Street
 Address Line 2:
 City: Denver State: CO
 Zip: 80205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1889	2	22	22

Comments:

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

Inspection Summary Report (POA) for Inspection #600530

Certificates

Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	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 #600530

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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Building 1 - Wise Harris - Building Exterior [Possible Points : 17.60]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Walls	BE- Stained/Peeling/Needs Paint (Walls) (3)	Level 1	1.48	
			1.48	16.12

Building 1 - Wise Harris - Building Systems [Possible Points : 18.66]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power) (3)	Level 3	2.35	
Health And Safety Deficiencies				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT)	Level 3	10.00	
			12.35	6.31

Building 1 - Wise Harris - Common Areas* [Possible Points : 12.32]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	CA - Missing Door (Doors)	Level 1	2.20	
Floors	CA - Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors)	Level 1	1.32	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.50	
Walls	CA - Damaged (Walls)	Level 1	0.50	
Walls	CA - Damaged (Walls)	Level 1	0.50	
Walls	CA - Damaged/Deteriorated Trim (Walls)	Level 2	0.44	
Windows	CA - Inoperable/Not Lockable (Windows)	Level 1	0.99	
Windows	CA - Inoperable/Not Lockable (Windows) (2)	Level 1	0.99	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	3.96	

Inspection Summary Report (POA) for Inspection #600530

Item	Deficiency	Severity	Points Deducted	Points Received
Restroom Items	CA - Damaged/Missing (Lavatory Sink) (NLT)	Level 3	1.98	
* 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.			13.37	0.00

Building 1 - Wise Harris - Unit ^{(b) (6)} [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.04	
Windows	Unit - Inoperable/Not Lockable (Windows) (2)	Level 1	0.08	
			0.12	2.78

Building 1 - Wise Harris - Unit ^{(b) (6)} [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				
Doors	Unit - Missing Door (Doors)	Level 2	0.36	
			0.36	2.55

Building 1 - Wise Harris - Unit ^{(b) (6)} [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.27	
Doors	Unit - Missing Door (Doors)	Level 1	0.18	
			0.44	2.46

Building 1 - Wise Harris - Unit ^{(b) (6)} [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.36	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.27	
			0.62	2.28

Building 1 - Wise Harris - Unit ^{(b) (6)} [Possible Points : 2.91]				
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.32	
			0.32	2.59

Building 1 - Wise Harris - Unit ^{(b) (6)} [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.32	

Inspection Summary Report (POA) for Inspection #600530

Item	Deficiency	Severity	Points Deducted	Points Received
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	2.37	
Windows	Unit - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	0.32	
* 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.			3.01	0.00

Building 1 - Wise Harris - Unit (b) (6) [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				
Windows	Unit- Cracked/Broken/Missing Panes (Windows)	Level 1	0.08	
			0.08	2.83

Building 1 - Wise Harris - Unit (b) (6) [Possible Points : 2.91]				
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.32	
			0.32	2.59

Building 1 - Wise Harris - Unit (b) (6) [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom)	Level 2	1.18	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.08	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	2.37	
Hazards	HS - Sharp Edges (Hazards) (NLT)	Level 3	1.07	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
Water Heater	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT)	Level 3	1.58	
Windows	Unit- Cracked/Broken/Missing Panes (Windows) (NLT)	Level 3	0.32	
* 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.			6.60	0.00

Building 1 - Wise Harris - Unit (b) (6) [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #600530

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.16	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.53	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.27	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.71	
Health And Safety Deficiencies				
Water Heater	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT)	Level 3	1.58	
Windows	Unit - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	0.32	
* 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.			3.57	0.00

Building 1 - Wise Harris - Unit ^{(b) (6)} [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				
Windows	Unit- Cracked/Broken/Missing Panes (Windows)	Level 1	0.08	
Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT)	Level 3	1.42	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.32	
			1.82	1.08

Building 1 - Wise Harris - Unit ^{(b) (6)} [Possible Points : 2.91]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.27	
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.36	
Bathroom Items	Unit - Ventilation/Exhaust System - Inoperable (Bathroom)	Level 2	0.71	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.32	
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.30	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.04	
Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #600530

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.32	
			2.31	0.59

Building 1 - Wise Harris - Unit ^{(b) (6)} [Possible Points : 2.91]				
Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT)	Level 3	1.42	
Windows	Unit - Inoperable/Not Lockable (Windows) (4) (NLT)	Level 3	0.32	
			1.74	1.16

Inspection Summary Report (POA) for Inspection #600530

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - WISE AND HARRIS ARMS - Site(0)			
Non-Health And Safety Deficiencies			
Parking Lots/Driveways/Roads	Wise Harris	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	<ul style="list-style-type: none"> - Damaged paving - Loose materials due to potholes or missing sections of pavement - This condition DOES NOT RESULT in a Health and Safety concern.
Building 1 - Wise Harris[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	South wall missing paint.	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected
Walls	Courtyard walls	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected
Walls	East wall	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected
Building 1 - Wise Harris[Sample,Inspected] - Building Systems			
Non-Health And Safety Deficiencies			
Emergency Power	Floor 2 By (b) (6)	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	<ul style="list-style-type: none"> - Auxiliary lighting does not function
Emergency Power	Floor 2 By (b) (6)	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	<ul style="list-style-type: none"> - Auxiliary lighting does not function
Emergency Power	Floor 2 By (b) (6)	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	<ul style="list-style-type: none"> - Auxiliary lighting does not function
Health And Safety Deficiencies			

Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
Fire Protection	Floor 1 inspected last 2011	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) (LT) - L3	<ul style="list-style-type: none"> - Fire extinguishers or fire hoses are missing, damaged, or expired - More than 10% are missing, damaged, expired or there is not an operable/non-expired extinguisher on each floor (only if there is evidence that there used to be one)

Building 1 - Wise Harris[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 1 hot water heater room	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	<ul style="list-style-type: none"> - Cover plate missing or broken - The electrical connections/wires are NOT exposed.
Closet/Utility/ Mechanical	Floor 2 Water heater room.	CA - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch, but smaller than a sheet of paper
Community Room	Floor 1	CA - Damaged/Deteriorated Trim (Walls) - L2	<ul style="list-style-type: none"> - Trim is Damaged or Decayed - Greater than 10% to 50% of wall area
Community Room	Floor 1 closet area.	CA - Hard Floor Covering Missing/Damaged Flooring/ Tiles (Floors) - L1	<ul style="list-style-type: none"> - Hard Floor Covering Missing /Damaged (all flooring materials except carpet) - 5% to less than 10% of any single floor
Community Room	Floor 1 Windows slam shut. cimmunity room.	CA - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CAN still be secured (by a lock or stick) - Window is on 3rd floor or below - There IS another operable window in the same floor

Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
			area.
Community Room	Floor 1 2 additional Windows slam shut.	CA - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CAN still be secured (by a lock or stick) - Window is on 3rd floor or below - There IS another operable window in the same floor area.
Halls/Corridors/Stairs	Roof By (b) (6)	CA - Missing Door (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Halls/Corridors/Stairs	Floor 1 Windows slam shut.	CA - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CAN still be secured (by a lock or stick) - Window is on 3rd floor or below - There IS another operable window in the same floor area.
Restrooms	Floor 1 unused bathroom	CA - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch, but smaller than a sheet of paper
Health And Safety Deficiencies			
Emergency/Fire Exits	Floor 1 Locked security bars over window community room.	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> - Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Other Condition (Please explain other condition in

Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
			the box below)
Restrooms	Floor 2	CA - Damaged/Missing (Lavatory Sink) (NLT) - L3	<ul style="list-style-type: none"> - Restroom Sink - The sink's hardware is missing or is not functioning

Building 1 - Wise Harris[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom Windows slam shut.	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
Windows	Living Area Windows slam shut.	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.

Building 1 - Wise Harris[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Dining Area bedroom and water heater closet.	Unit - Missing Door (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Door is missing - Two doors (or up to 50%) are missing

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

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Hallway	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing

Building 1 - Wise Harris[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
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

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

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Windows	Living Area	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
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Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - Wise Harris[Sample,Inspected] - Unit ^{(b) (6)}			
Non-Health And Safety Deficiencies			
Doors	Living Area Door does not close and latch automatically as designed.	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Windows	Living Area will not open	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom security bars block access.	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> - Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Other Condition (Please explain other condition in the box below)
Windows	Bedroom No locks both windows.	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
Building 1 - Wise Harris[Sample,Inspected] - Unit ^{(b) (6)}			
Non-Health And Safety Deficiencies			
Windows	Living Area	Unit- Cracked/Broken/ Missing Panes (Windows) - L1	<ul style="list-style-type: none"> - Pane/Glass - Glass cracked

Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - Wise Harris[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Smoke Detector	Hallway No smoke detector in unit.	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.
Windows	Bedroom	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 1 - Wise Harris[Sample,Inspected] - Unit (b) (6)			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom seat missing	Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - L2	- Toilet (Unit) - Seat, hinge, cover, or flush handle is missing or damaged
Doors	Kitchen	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.
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom Both windows slam shut.	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Inoperable Window
Hazards	Bedroom left bedroom window sharp edge hazard.	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Smoke Detector	Hallway	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another

Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
			functioning smoke detector on same level.
Water Heater	Kitchen	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT) - L3	<ul style="list-style-type: none"> - Pressure relief valve is missing or does not fully extend - Missing
Windows	Living Area	Unit- Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Pane/Glass - Glass broken or missing

Building 1 - Wise Harris[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Doors	Bedroom	Unit - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Range/Stove/Oven - Electric Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Windows	Bedroom Condensation observed between panes.	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> - Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Living Area	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.

Health And Safety Deficiencies

Water Heater	Kitchen	Unit - Missing Pressure Relief Valve (Hot Water Heater) (NLT) - L3	<ul style="list-style-type: none"> - Pressure relief valve is missing or does not fully extend - Missing
Windows	Bedroom	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 1 - Wise Harris[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Windows	Living Area	Unit- Cracked/Broken/ Missing Panes (Windows) - L1	<ul style="list-style-type: none"> - Pane/Glass - Glass cracked
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Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> - Shower or Tub (Unit) - The hardware is missing or is not functioning
Smoke Detector	Kitchen	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Inoperable - There is NOT another functioning smoke detector on same level.
Windows	Living Area	Unit - Inoperable/Not Lockable (Windows) (NLT)	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged

Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
		- L3	(only if the window was designed to lock) - Window is NOT accessible from outside

Building 1 - Wise Harris[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Ventilation/Exhaust System - Inoperable (Bathroom) - L2	- Bathroom Ventilation/Exhaust System - Exhaust fan does not work or is missing - There is NOT a window that opens.
Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom	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 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).
Kitchen Items	Kitchen	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function
Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Health And Safety Deficiencies

Windows	Living Area	Unit - Inoperable/Not Lockable (Windows) (NLT)	- Lock/Operability - Lock is missing or damaged
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Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
		- L3	(only if the window was designed to lock) - Window is NOT accessible from outside

Building 1 - Wise Harris[Sample,Inspected] - Unit ^{(b) (6)}

Non-Health And Safety Deficiencies

Windows	Living Area 3 windows in living room inoperable	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
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Health And Safety Deficiencies

Bathroom Items	Bathroom Stopper hardware missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> - Shower or Tub (Unit) - The hardware is missing or is not functioning
Windows	Living Area 3 windows in living room inoperable	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
Windows	Living Area 3 windows in living room inoperable	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
Windows	Kitchen 2 windows in kitchen will not lock	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible

Inspection Summary Report (POA) for Inspection #600530

Item	Location/Comments	Deficiency/Severity	Decisions
			from outside

Notice: Modifications to the Inspection Summary Report

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

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

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

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

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

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

PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

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

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

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

Property Information : Information related to a property is provided:

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

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

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

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

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

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

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

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

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

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

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

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

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

Participants & Buildings/Units: Information provided includes:

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

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

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

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

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

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

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

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

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

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

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

Column labeled NO/OD:

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

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

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

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

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

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

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

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

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

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

1. All Exigent Health and Safety ("EH&S") items at the Project have been corrected. Such EH&S items include those identified in the Notification of Exigent and Fire Safety Hazards Observed, dated _____.

2. The attached Report accurately identifies the repairs that have been made to correct the EH&S items, the location of those repairs, and the date or dates the repairs were made. If repairs were not made, the dangerous condition was eliminated.

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

_____.

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

Project Owner: _____

By: Signature: _____

Print Name: _____

Title: _____