

FOIA

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

02/10/2016

REAL ESTATE ASSESSMENT CENTER

568107 / 800004072

EUREKA GARDEN APARTMENTS
1214 LABELLE ST
JACKSONVILLE, FL 32205 -6977

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,

PROGRAM MANAGER, PHYSICAL ASSESSMENT
SUBSYSTEM
Real Estate Assessment Center

Enclosures

Inspection Summary Report (POA) for Inspection #568107

Inspection Snapshot

Inspection ID:	568107	Inspection Time:	09:13 AM - 07:50 PM
Inspection Start Date:	02/09/2016	Inspection End Date:	02/10/2016
Property ID:	800004072	Property Type:	Multifamily
Property Name:	EUREKA GARDEN APARTMENTS`		
Inspection State:	Successful	Score:	62c

Inspection Summary Report (POA) for Inspection #568107

Property Profile

Property Name: EUREKA GARDEN APARTMENTS`
Scattered Site? No **Multiple Site?** No
Address Line 1: 1214 LABELLE ST
Address Line 2:
City: JACKSONVILLE **State:** FL
ZIP: 32205 **Extension:** 6977
Phone: (904) 786-8000 **Extension:**
Fax: (904) 786-4139 **Email:** eurekagardensmgr@ledic.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	21	37	25	400	396	25
Common	0	2	2	-	-	-
Total	21	39	27	400	396	25

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
360	91%	No

Comments Bed bugs reported in bldg. 35 unit 376 and bldg. 32 unit 342.

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Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Tammy Nunnally
Organization: BSR Trust
Address Line 1: 105 Tallapoosa Street
Address Line 2: Suite 300
City: Montgomery **State:** AL
ZIP: 36104 **Extension:**
Phone: (334) 954-4458 **Extension:**
Fax: (334) 954-4496 **Email:** Tammy.Nunnally@LEDIC.com

Owner [Not Present During Inspection]

Name (F, MI, L): Richard Hamlet
Organization: GMF Jacksonville Pool
Address Line 1: 65 Germantown Ct
Address Line 2: Suite 409
City: Cordova **State:** TN
ZIP: 38018 **Extension:**
Phone: (901) 684-5556 **Extension:**
Fax: (901) 684-5558 **Email:** revrichard@gmfonline.org

Site Manager [Not Present During Inspection]

Name (F, MI, L): Marsha Gilley
Organization: BSR Trust
Address Line 1: 105 Tallapoosa Street
Address Line 2: Suite 300
City: Montgomery **State:** AL
ZIP: 36104 **Extension:**
Phone: (334) 954-4458 **Extension:**
Fax: (334) 954-4496 **Email:** Eurekagardensmgr@LEDIC.com

Other [Present During Inspection]

Name (F, MI, L): Debbie Workman
Organization: BSR Trust
Address Line 1: 105 Tallapoosa Street
Address Line 2: Suite 300
City: Montgomery **State:** AL
ZIP: 36105 **Extension:**
Phone: (334) 954-4458 **Extension:**
Fax: (334) 954-4496 **Email:** Debbie.Workman@LEDIC.com

Inspection Summary Report (POA) for Inspection #568107

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	20.15	4.04	16.10	11.71	4.39
Building Exterior	16.53	2.95	13.58	0.00	13.58
Building Systems	16.77	1.62	15.14	0.00	15.14
Common Area	3.31	0.34	2.98	2.06	0.92
Unit	43.25	6.87	36.37	8.01	28.36
Total	100.00	15.82	84.18	21.78	62.40

Score Version: 1

Score Date: 02/10/2016

Final Score: 62c

Inspection Summary Report (POA) for Inspection #568107

Health & Safety Summary

	Site	Buildings	Units	Total	<u>Health and Safety Narrative</u> 1 site, 27 buildings and 25 units were inspected. 74 health and safety deficiencies(HSD) were observed. <u>Percentage Inspected:</u> Site (PIS): 100% Building (PIB): 69% Unit (PIU): 6% <u>Projected HSD:</u> Site = (Actual HSDS) / PIS Building = (Actual HSDB) / PIB Unit = (Actual HSDU) / PIU If all buildings and units were inspected, it is projected that a total of 380 health and safety deficiencies would apply to the property.
Non-Life Threatening (NLT)					
Actual	2	53	18	73	
Projected	2	77	285	364	
Life Threatening (LT)					
Actual	0	0	1	1	
Projected	0	0	16	16	
Smoke Detectors (SD)					
Actual	0	0	0	0	
Projected	0	0	0	0	
Overall					
Actual	2	53	19	74	
Projected	2	77	301	380	

Inspection Summary Report (POA) for Inspection #568107

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Site	Fencing and Gates	Site - Holes/Missing Sections/Damaged /Falling/Leaning (Security/Safety) (Fencing and Gates)	1	1	100
Capital	Unit	Kitchen Items	Unit - Refrigerator - Missing/Damaged/ Inoperable (Kitchen)	13	25	52
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	1	1	100
Ordinary	Site	Play Areas and Equipment	Site - Damaged/Broken Equipment (Play Areas and Equipment)	1	1	100
Ordinary	Site	Market Appeal	Site - Graffiti (Market Appeal)	1	1	100
Ordinary	BE	Roofs	BE- Damaged Soffits/Fascia (Roofs)	14	27	52
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	23	27	85
Ordinary	CA	Ceiling	CA - Peeling/Needs Paint (Ceiling)	9	27	33
Ordinary	CA	Stairs	CA - Broken/Damaged/Missing Steps (Stairs)	21	27	78

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 #568107

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	21	39	27	0
Unit	400	396	25	0

Building 1 - 1 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 1-12
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2	2 Bedrooms	Yes	

Building 2 - 2 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 13-20
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
18	3 Bedrooms	Yes	

Building 3 - 3 [Alternate , Not Inspected]

Address Line 1: 1214 LABELLE ST

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Address Line 2: 21-28
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	8	8

Comments:

Building 4 - 4 [Alternate , Not Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 29-40
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Building 5 - 5 [Alternate , Not Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 41-48
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	8	8

Comments:

Building 6 - 6 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 49-56
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

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Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
55	2 Bedrooms	Yes	

Building 7 - 7 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 57-68
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
57	2 Bedrooms	Yes	

Building 8 - 8 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 69-76
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?

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70	3 Bedrooms	Yes	
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Building 9 - 9 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
 Address Line 2: 77-88
 City: JACKSONVILLE State: FL
 Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
85	3 Bedrooms	Yes	

Building 10 - 10 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
 Address Line 2: 89-100
 City: JACKSONVILLE State: FL
 Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
98	3 Bedrooms	Yes	

Building 11 - 11 [Alternate , Not Inspected]

Address Line 1: 1214 LABELLE ST
 Address Line 2: 101-112
 City: JACKSONVILLE State: FL
 Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit
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				Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Building 12 - 12 [Alternate , Not Inspected]

Address Line 1: 1214 LABELLE ST
 Address Line 2: 113-124
 City: JACKSONVILLE State: FL
 Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Building 13 - 13 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
 Address Line 2: 125-136
 City: JACKSONVILLE State: FL
 Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
125	3 Bedrooms	Yes	

Building 14 - 14 [Alternate , Not Inspected]

Address Line 1: 1214 LABELLE ST
 Address Line 2: 137-148
 City: JACKSONVILLE State: FL
 Zip: 32205 Extension:

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Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Building 15 - 15 [Alternate , Not Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 149-156
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	8	8

Comments:

Building 16 - 16 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 157-168
City: JACKSONVILLE State: FL
Zip: 32205 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
158	3 Bedrooms	Yes	

Building 17 - 17 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 169-180
City: JACKSONVILLE State: FL

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Zip: 32205

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
174	2 Bedrooms	Yes	

Building 18 - 18 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST

Address Line 2: 181-192

City: JACKSONVILLE

State: FL

Zip: 32205

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
190	2 Bedrooms	Yes	

Building 19 - 19 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST

Address Line 2: 193-200

City: JACKSONVILLE

State: FL

Zip: 32205

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected
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			Reason?
197	1 Bedroom	Yes	

Building 20 - 20 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 201-212
City: JACKSONVILLE **State:** FL
Zip: 32205 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
211	2 Bedrooms	Yes	

Building 21 - 21 [Alternate , Not Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 213-224
City: JACKSONVILLE **State:** FL
Zip: 32205 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

Comments:

Building 22 - 22 [Sample , Inspected]

Address Line 1: 1214 LABELLE ST
Address Line 2: 225-236
City: JACKSONVILLE **State:** FL
Zip: 32205 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily	1968	2	0	11

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Apts			
Comments: minus 1 market rate unit			
Unit #	# Bedrooms	Occupied?	Uninspected Reason?
226	2 Bedrooms	Yes	

Building 23 - 23 [Sample , Inspected]				
Address Line 1:		1214 LABELLE ST		
Address Line 2:		237-248		
City:	JACKSONVILLE	State:	FL	
Zip:	32205	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	11
Comments: minus 1 market rate unit				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
237	2 Bedrooms	Yes		

Building 24 - 24 [Sample , Inspected]				
Address Line 1:		1214 LABELLE ST		
Address Line 2:		249-260		
City:	JACKSONVILLE	State:	FL	
Zip:	32205	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	1	0	12
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
253	1 Bedroom	Yes		

Building 25 - 25 [Sample , Inspected]				
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Address Line 1: 1214 Labelle Street

Address Line 2: 261-272

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
266	2 Bedrooms	Yes	

Building 27 - 27 [Sample , Inspected]

Address Line 1: 1214 Labelle Street

Address Line 2: 285-292

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
289	1 Bedroom	Yes	

Building 28 - 28 [Sample , Inspected]

Address Line 1: 1214 Labelle Street

Address Line 2: 293-304

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

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Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
299	1 Bedroom	Yes	

Building 29 - 29 [Sample , Inspected]

Address Line 1: 1214 Labelle Street
Address Line 2: 305-316
City: Jacksonville State: FL
Zip: 32205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
310	1 Bedroom	Yes	

Building 30 - 30 [Sample , Inspected]

Address Line 1: 1214 Labelle Street
Address Line 2: 317-324
City: Jacksonville State: FL
Zip: 32205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	7

Comments: unit 318 is employee unit

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
317	1 Bedroom	Yes	

Building 32 - 32 [Sample , Inspected]

Address Line 1: 1214 Labelle Street

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Address Line 2: 337-348

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
338	2 Bedrooms	Yes	

Building 35 - 35 [Sample , Inspected]

Address Line 1: 1214 Labelle Street

Address Line 2: 365-376

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
374	1 Bedroom	Yes	

Building 36 - 36 [Sample , Inspected]

Address Line 1: 1214 Labelle Street

Address Line 2: 377-388

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	11

Inspection Summary Report (POA) for Inspection #568107

Comments: unit 381 is a market unit

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
382	2 Bedrooms	Yes	

Building 37 - 37 [Sample , Inspected]

Address Line 1: 1214 Labelle Street
 Address Line 2: 389-400
 City: Jacksonville State: FL
 Zip: 32205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
398	1 Bedroom	Yes	

Building 38 - 38 [Sample , Inspected]

Address Line 1: 1214 Labelle Street
 Address Line 2: Office
 City: Jacksonville State: FL
 Zip: 32205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1968	1	0	0

Comments:

Building 39 - 39 [Sample , Inspected]

Address Line 1: 1214 Labelle Street
 Address Line 2: Community Center
 City: Jacksonville State: FL
 Zip: 32205 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit
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Inspection Summary Report (POA) for Inspection #568107

				Count
Non Dwelling Structure	1968	1	0	0

Comments:

Building 26 - 26 [Alternate , Not Inspected]

Address Line 1: 1214 Labelle Street

Address Line 2: 273-284

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

Comments:

Building 31 - 31 [Alternate , Not Inspected]

Address Line 1: 1214 Labelle Street

Address Line 2: 325-336

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	12

Comments:

Building 33 - 33 [Alternate , Not Inspected]

Address Line 1: 1214 Labelle Street

Address Line 2: 349-356

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	8

Inspection Summary Report (POA) for Inspection #568107

Comments:

Building 34 - 34 [Alternate , Not Inspected]

Address Line 1: 1214 Labelle Street

Address Line 2: 357-364

City: Jacksonville

State: FL

Zip: 32205

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1968	2	0	8

Comments:

Inspection Summary Report (POA) for Inspection #568107

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	Yes - This certificate is provided or is not expired
Sprinkler Systems	NA - This certificate is not applicable for this property

Inspection Summary Report (POA) for Inspection #568107

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 - EUREKA GARDEN APARTMENTS` - Site(0) [Possible Points : 20.15]				
Non-Health And Safety Deficiencies				
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 2	2.83	
Market Appeal	Site - Graffiti (Market Appeal)	Level 1	1.21	
Health And Safety Deficiencies				
Fencing and Gates	Site - Holes/Missing Sections/Damaged/Falling/Leaning (Security/Safety) (Fencing and Gates) (NLT)	Level 3	6.04	
Play Areas and Equipment	Site - Damaged/Broken Equipment (Play Areas and Equipment) (NLT)	Level 3	5.67	
			15.75	4.39

Building 1 - 1 - Building Exterior [Possible Points : 0.64]				
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	0.64

Building 1 - 1 - Building Systems [Possible Points : 0.65]				
Non-Health And Safety Deficiencies				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection)	Level 2	0.41	
			0.41	0.24

Building 1 - 1 - Common Areas* [Possible Points : 0.10]				
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.15	
* 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.			0.15	0.00

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Item	Deficiency	Severity	Points Deducted	Points Received
Building 2 - 2 - Building Exterior [Possible Points : 0.64]				
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	0.64
Building 2 - 2 - Unit 18 [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.19	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Walls	Unit - Peeling/Needs Paint (Walls) (2)	Level 1	0.01	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.11	
Hazards	HS - Sharp Edges (Hazards) (2) (NLT)	Level 3	0.63	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.19	
Windows	Unit- Cracked/Broken/Missing Panes (Windows) (NLT)	Level 3	0.19	
			1.51	0.22
Building 6 - 6 - Common Areas* [Possible Points : 0.15]				
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.23	
* 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.			0.23	0.00
Building 6 - 6 - Unit 55 [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 1	0.11	

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Item	Deficiency	Severity	Points Deducted	Points Received
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.11	
			0.37	1.36

Building 7 - 7 - Building Exterior [Possible Points : 0.64]				
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	
Roofs	BE- Damaged Soffits/Fascia (Roofs) (2)	Level 1	0.11	
			0.11	0.53

Building 7 - 7 - Common Areas* [Possible Points : 0.10]				
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (2) (NLT)	Level 3	0.15	
* 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.			0.15	0.00

Building 7 - 7 - Unit 57 [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.32	
Health And Safety Deficiencies				
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.63	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.19	
			1.14	0.59

Building 8 - 8 - Building Exterior [Possible Points : 0.64]				
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	0.64

Building 8 - 8 - Common Areas* [Possible Points : 0.15]				
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Item	Deficiency	Severity	Points Deducted	Points Received
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (2) (NLT)	Level 3	0.23	
* 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.			0.23	0.00

Building 8 - 8 - Unit 70* [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.32	
Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom) (NLT)	Level 3	1.41	
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.11	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			1.83	0.00

Building 9 - 9 - Building Exterior [Possible Points : 0.64]				
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	0.64

Building 9 - 9 - Common Areas* [Possible Points : 0.10]				
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (2) (NLT)	Level 3	0.15	
* 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.			0.15	0.00

Building 9 - 9 - Unit 85 [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (3)	Level 3	0.19	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.32	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	

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Item	Deficiency	Severity	Points Deducted	Points Received
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.11	
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.63	
			1.41	0.32

Building 10 - 10 - Building Exterior [Possible Points : 0.64]				
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	0.64

Building 10 - 10 - Common Areas* [Possible Points : 0.10]				
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.15	
* 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.			0.15	0.00

Building 10 - 10 - Unit 98 [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen) (2)	Level 3	0.63	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Walls	Unit - Damaged (Walls) (2)	Level 2	0.08	
			0.88	0.85

Building 13 - 13 - Building Exterior [Possible Points : 0.64]				
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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.11	
			0.11	0.53

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Item	Deficiency	Severity	Points Deducted	Points Received
Building 13 - 13 - Building Systems [Possible Points : 0.65]				
Non-Health And Safety Deficiencies				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection)	Level 2	0.41	
			0.41	0.24

Building 13 - 13 - Common Areas [Possible Points : 0.10]				
Non-Health And Safety Deficiencies				
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.00	
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
			0.00	0.10

Building 13 - 13 - Unit 125 [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Walls	Unit - Damaged (Walls)	Level 1	0.04	
			0.04	1.69

Building 16 - 16 - Building Exterior [Possible Points : 0.64]				
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	0.64

Building 16 - 16 - Common Areas* [Possible Points : 0.10]				
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (2) (NLT)	Level 3	0.15	
* 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.			0.15	0.00

Building 16 - 16 - Unit 158 [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.16	1.57

Building 17 - 17 - Building Exterior [Possible Points : 0.64]

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	0.64

Building 17 - 17 - Common Areas* [Possible Points : 0.10]

Health And Safety Deficiencies

Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.15	
* 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.			0.15	0.00

Building 17 - 17 - Unit 174 [Possible Points : 1.73]

Non-Health And Safety Deficiencies

Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.21	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
			0.37	1.36

Building 18 - 18 - Building Exterior [Possible Points : 0.64]

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	0.64

Building 18 - 18 - Common Areas* [Possible Points : 0.10]

Health And Safety Deficiencies

Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.15	
* 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.			0.15	0.00

Building 18 - 18 - Unit 190 [Possible Points : 1.73]

Health And Safety Deficiencies

Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.11	
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Item	Deficiency	Severity	Points Deducted	Points Received
			0.11	1.62

Building 19 - 19 - Building Exterior [Possible Points : 0.64]

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	0.64

Building 19 - 19 - Unit 197 [Possible Points : 1.73]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
			0.16	1.57

Building 20 - 20 - Building Exterior [Possible Points : 0.64]

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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.11	
			0.11	0.53

Building 20 - 20 - Common Areas* [Possible Points : 0.10]

Non-Health And Safety Deficiencies				
Ceiling	CA - Peeling/Needs Paint (Ceiling) (4)	Level 1	0.00	
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (3) (NLT)	Level 3	0.15	
* 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.			0.16	0.00

Building 20 - 20 - Unit 211 [Possible Points : 1.73]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.21	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.37	1.36

Building 22 - 22 - Building Exterior [Possible Points : 0.64]

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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.11	
			0.11	0.53

Building 22 - 22 - Common Areas* [Possible Points : 0.11]

Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (4) (NLT)	Level 3	0.16	
* 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.			0.16	0.00

Building 22 - 22 - Unit 226 [Possible Points : 1.73]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.21	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.09	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Walls	Unit - Damaged (Walls) (4)	Level 1	0.04	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.19	
			0.70	1.03

Building 23 - 23 - Building Exterior [Possible Points : 0.64]

Non-Health And Safety Deficiencies				
Walls	BE- Cracks/Gaps (Walls)	Level 2	0.29	
			0.29	0.35

Building 23 - 23 - Common Areas* [Possible Points : 0.11]

Non-Health And Safety Deficiencies				
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Item	Deficiency	Severity	Points Deducted	Points Received
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) (2)	Level 1	0.03	
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.00	
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (2) (NLT)	Level 3	0.16	
* 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.			0.20	0.00

Building 23 - 23 - Unit 237 [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.21	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.41	
			1.62	0.11

Building 24 - 24 - Building Exterior [Possible Points : 0.64]				
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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.11	
			0.11	0.53

Building 24 - 24 - Common Areas* [Possible Points : 0.10]				
Non-Health And Safety Deficiencies				
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 2	0.05	
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (4) (NLT)	Level 3	0.15	
* 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.			0.20	0.00

Building 24 - 24 - Unit 253 [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.19	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable	Level 1	0.16	

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Item	Deficiency	Severity	Points Deducted	Points Received
	(Kitchen)			
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.09	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.63	
			1.08	0.65

Building 25 - 25 - Building Exterior [Possible Points : 0.64]				
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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.11	
Walls	BE- Missing/Damaged Caulking/Mortar (Walls)	Level 1	0.09	
			0.20	0.44

Building 25 - 25 - Building Systems [Possible Points : 0.65]				
Non-Health And Safety Deficiencies				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection)	Level 2	0.41	
			0.41	0.24

Building 25 - 25 - Common Areas* [Possible Points : 0.10]				
Non-Health And Safety Deficiencies				
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 2	0.05	
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 2	0.01	
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.15	
* 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.			0.21	0.00

Building 25 - 25 - Unit 266* [Possible Points : 1.73]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Bulging/Buckling (Ceiling)	Level 3	0.23	
Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen)	Level 1	0.16	

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Item	Deficiency	Severity	Points Deducted	Points Received
Lighting	Unit - Missing/Inoperable Fixture (Lighting)	Level 1	0.03	
Walls	Unit - Damaged (Walls) (3)	Level 1	0.04	
Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom) (NLT)	Level 3	1.41	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.19	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			2.06	0.00

Building 27 - 27 - Building Exterior [Possible Points : 0.64]				
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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 3	0.43	
			0.43	0.21

Building 27 - 27 - Common Areas* [Possible Points : 0.15]				
Non-Health And Safety Deficiencies				
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) (2)	Level 1	0.04	
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (3) (NLT)	Level 3	0.23	
* 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.			0.27	0.00

Building 28 - 28 - Building Exterior* [Possible Points : 0.64]				
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	
Roofs	BE- Damaged Soffits/Fascia (Roofs) (2)	Level 3	0.43	
Walls	BE- Cracks/Gaps (Walls)	Level 2	0.29	
* 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.			0.73	0.00

Building 28 - 28 - Common Areas* [Possible Points : 0.10]				
Health And Safety Deficiencies				

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Item	Deficiency	Severity	Points Deducted	Points Received
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (2) (NLT)	Level 3	0.15	
* 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.			0.15	0.00

Building 28 - 28 - Unit 299 [Possible Points : 1.73]				
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.19	
			0.19	1.54

Building 29 - 29 - Building Exterior [Possible Points : 0.64]				
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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.11	
			0.11	0.53

Building 29 - 29 - Common Areas* [Possible Points : 0.10]				
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.15	
* 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.			0.15	0.00

Building 30 - 30 - Building Exterior [Possible Points : 0.64]				
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	0.64

Building 30 - 30 - Common Areas* [Possible Points : 0.17]				
Non-Health And Safety Deficiencies				
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (2) (NLT)	Level 3	0.26	

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Item	Deficiency	Severity	Points Deducted	Points Received
* 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.			0.27	0.00

Building 30 - 30 - Unit 317 [Possible Points : 1.73]

Non-Health And Safety Deficiencies

Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.21	1.52

Building 32 - 32 - Building Exterior [Possible Points : 0.64]

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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.11	
			0.11	0.53

Building 32 - 32 - Common Areas [Possible Points : 0.03]

Non-Health And Safety Deficiencies

Ceiling	CA - Peeling/Needs Paint (Ceiling) (2)	Level 1	0.00	
			0.00	0.03

Building 32 - 32 - Unit 338 [Possible Points : 1.73]

Non-Health And Safety Deficiencies

Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
			0.16	1.57

Building 35 - 35 - Building Exterior [Possible Points : 0.64]

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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.11	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.18	

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Item	Deficiency	Severity	Points Deducted	Points Received
Walls	BE- Missing/Damaged Caulking/Mortar (Walls) (2)	Level 1	0.09	
			0.37	0.27

Building 35 - 35 - Common Areas* [Possible Points : 0.10]

Non-Health And Safety Deficiencies

Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 2	0.05	
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.00	

Health And Safety Deficiencies

Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (4) (NLT)	Level 3	0.15	
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* 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.

0.21 **0.00**

Building 35 - 35 - Unit 374 [Possible Points : 1.73]

Non-Health And Safety Deficiencies

Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 3	0.63	
			0.63	1.10

Building 36 - 36 - Building Exterior [Possible Points : 0.64]

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	
Roofs	BE- Damaged Soffits/Fascia (Roofs) (2)	Level 1	0.11	
			0.11	0.53

Building 36 - 36 - Common Areas* [Possible Points : 0.11]

Non-Health And Safety Deficiencies

Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.03	
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Health And Safety Deficiencies

Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (7) (NLT)	Level 3	0.16	
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* 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.

0.19 **0.00**

Building 36 - 36 - Unit 382 [Possible Points : 1.73]

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #568107

Item	Deficiency	Severity	Points Deducted	Points Received
Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen)	Level 1	0.16	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
			0.32	1.41

Building 37 - 37 - Building Exterior [Possible Points : 0.64]

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	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.11	
			0.11	0.53

Building 37 - 37 - Building Systems [Possible Points : 0.65]

Non-Health And Safety Deficiencies

Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection)	Level 2	0.41	
			0.41	0.24

Building 37 - 37 - Common Areas* [Possible Points : 0.10]

Non-Health And Safety Deficiencies

Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) (2)	Level 1	0.03	
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.00	
Health And Safety Deficiencies				
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (2) (NLT)	Level 3	0.15	
* 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.			0.18	0.00

Building 37 - 37 - Unit 398 [Possible Points : 1.73]

Non-Health And Safety Deficiencies

Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.01	1.72

Building 39 - 39 - Building Exterior [Possible Points : 0.28]

Non-Health And Safety Deficiencies

Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.04	
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Inspection Summary Report (POA) for Inspection #568107

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	BE- Damaged/Missing Screens (Windows)	Level 1	0.00	
			0.04	0.24

Building 39 - 39 - Common Areas [Possible Points : 0.28]

Non-Health And Safety Deficiencies

Restroom Items	CA - Leaking Faucet/Pipes (Plumbing)	Level 1	0.02	
			0.02	0.26

Inspection Summary Report (POA) for Inspection #568107

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
Site - EUREKA GARDEN APARTMENTS` - Site(0)			
Non-Health And Safety Deficiencies			
Grounds	10 outside unit 253- vegetation is growing out of fascia	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> - Overgrown vegetation - Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.) - The surfaces are NOT damaged as a result.
Market Appeal	7 gable end of bldg 7 near 8	Site - Graffiti (Market Appeal) - L1	<ul style="list-style-type: none"> - Graffiti - Graffiti on 1 place that the public can see from 30 feet away
Health And Safety Deficiencies			
Fencing and Gates	lock on gate at playground fence broken off	Site - Holes/Missing Sections/Damaged/Falling/ Leaning (Security/Safety) (Fencing and Gates) (NLT) - L3	<ul style="list-style-type: none"> - Security, safety (for example, perimeter security or playground fences) - Fence or gate is missing a section or is uprooted - This condition MAY RESULT in a Health and Safety concern.
Play Areas and Equipment	broken swing poses a safety hazard	Site - Damaged/Broken Equipment (Play Areas and Equipment) (NLT) - L3	<ul style="list-style-type: none"> - Play equipment (including benches) is broken, damaged, or inoperable - Regardless of the condition of the play equipment, it poses a threat to safety and could cause injury

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

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible
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Inspection Summary Report (POA) for Inspection #568107

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

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

Non-Health And Safety Deficiencies

Fire Protection	Floor 1 more than 5 percent of extinguisher missing - 1 of 12	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) - L2	- Fire extinguishers or fire hoses are missing, damaged, or expired - More than 5%, but less than 10% are missing, damaged, or expired
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Building 1 - 1[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 007	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Hazards	Floor 2 trip hazard at top step	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 1 - 1[Sample,Inspected] - Unit 2

None

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

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	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.)
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Building 2 - 2[Sample,Inspected] - Building Systems

None

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

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 2 - 2[Sample,Inspected] - Unit 18

Non-Health And Safety Deficiencies

Doors	Hallway inside closet door two holes	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Kitchen Items	Kitchen top and bottom	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Walls	Bedroom bed 1 by door	Unit - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Walls	Bedroom bed 2 behind door	Unit - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Windows	Living Area living room screen missing pin	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

Health And Safety Deficiencies

Doors	Living Area light around door	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT
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Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern.
Hazards	Bedroom bed 3 broken window	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Hazards	Kitchen rear entry door kick plate bent out	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Windows	Bedroom bed 3 broken window with sharp edges	Unit- Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	- Pane/Glass - Glass broken or missing
Windows	Bedroom window will not lock	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 6 - 6[Sample,Inspected] - Building Exterior

None

Building 6 - 6[Sample,Inspected] - Building Systems

None

Building 6 - 6[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 053	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
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Building 6 - 6[Sample,Inspected] - Unit 55

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen bottom left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Bedroom bed 2	Unit- Missing/Deteriorated Caulking/Seals/Glazing	- Caulking, Seals, or Glazing Compound (includes

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
		Compound (Windows) - L1	thermopane or insulated windows) - Deteriorated or missing - Two or more seals have lost their elasticity (they crumble and flake when touched) - Window IS weather-resistant AND there is no damage to the surrounding structure

Health And Safety Deficiencies

Doors	Living Area rear entry door has light around bottom	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.
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Building 7 - 7[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	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.)
Roofs	outside rear of 061	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.
Roofs	3 inch hole outside unit 066	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 7 - 7[Sample,Inspected] - Building Systems			
None			

Building 7 - 7[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside unit 057	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside vunit 061	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 7 - 7[Sample,Inspected] - Unit 57			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen front righ inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Health And Safety Deficiencies			
Infestation	Hallway hall closet	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple live roaches observed
Windows	Bedroom bedroom 1	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is accessible from outside (for example, ground level or by means of exterior stairway) - Window can be opened from outside.

Building 8 - 8[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to	steps	BE- Obstructed or Missing	- There IS an obstructed or

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Main Floor Entrance		Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 8 - 8[Sample,Inspected] - Building Systems

None

Building 8 - 8[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside unit 073	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside 071	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 8 - 8[Sample,Inspected] - Unit 70

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen back right inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
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Health And Safety Deficiencies

Bathroom Items	Bathroom hall bath completely clogged	Unit - Plumbing - Clogged Drains (Bathroom) (NLT) - L3	- Bathroom Sink - There is a problem with the drainage - The drain is completely clogged, and water will not drain at all OR shows extensive deterioration
Doors	Kitchen light around kitchen entry door	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes

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Item	Location/Comments	Deficiency/Severity	Decisions
			<p>thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration</p> <ul style="list-style-type: none"> - This condition DOES NOT RESULT in a Health and Safety concern.

Building 9 - 9[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - 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.)
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Building 9 - 9[Sample,Inspected] - Building Systems

None

Building 9 - 9[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 083	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 077	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing

Building 9 - 9[Sample,Inspected] - Unit 85

Non-Health And Safety Deficiencies

Doors	Hallway hall closet	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch
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Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
			- This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom bedroom 2 closet has 3/4 inch hole	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	Bedroom bedroom 3 has 1/2 hole	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
Kitchen Items	Kitchen front left inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Kitchen Items	Kitchen top left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Health And Safety Deficiencies			
Doors	Living Area rear entry doo has light hat can be seen	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.
Infestation	Hallway hall closet	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple live roaches observed

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Building 10 - 10[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	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 10 - 10[Sample,Inspected] - Building Systems			
None			

Building 10 - 10[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside 095	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Hazards	Floor 2 broken top step creates tripping hazard outside unit 096	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 10 - 10[Sample,Inspected] - Unit 98			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen oven inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	- Range/Stove/Oven - Gas Range/Stove/Oven - Oven is not functioning - This condition DOES NOT RESULT in a Health and Safety concern.
Kitchen Items	Kitchen bottom left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Kitchen Items	Kitchen right side	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L1	- Range/Stove/Oven - Gas Range/Stove/Oven - A pilot light is out
Walls	Kitchen	Unit - Damaged (Walls) -	- Hole(s)

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
	mold remediation - 4x8 section	L2	<ul style="list-style-type: none"> - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.
Walls	Living Area mold remediation - 4x8 section	Unit - Damaged (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.

Building 13 - 13[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - 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.)
Roofs	hole in soffit outside unit 128	BE- Damaged Soffits/ Fascia (Roofs) - L1	<ul style="list-style-type: none"> - Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

Building 13 - 13[Sample,Inspected] - Building Systems

Non-Health And Safety Deficiencies

Fire Protection	Floor 1 1 of 12 discharged	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) - L2	<ul style="list-style-type: none"> - Fire extinguishers or fire hoses are missing, damaged, or expired - More than 5%, but less than 10% are missing, damaged, or expired
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Building 13 - 13[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Patio/Porch/Balcony	Floor 1 peeling	CA - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
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Health And Safety Deficiencies

Hazards	Floor 2	HS - Tripping (Hazards)	- Tripping (not related to
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Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
	front of top step is rusted away creating trip hazard	(NLT) - L3	elevators) - poses a tripping risk

Building 13 - 13[Sample,Inspected] - Unit 125

Non-Health And Safety Deficiencies

Walls	Bedroom holes under window bed 1	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
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Building 16 - 16[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - 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.)
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Building 16 - 16[Sample,Inspected] - Building Systems

None

Building 16 - 16[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 159	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 157	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing
Hazards	Floor 2 damaged step tread at top of stairs creates a trip hazard	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> - Tripping (not related to elevators) - poses a tripping risk

Building 16 - 16[Sample,Inspected] - Unit 158

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen bottom left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 17 - 17[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	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 - 17[Sample,Inspected] - Building Systems			
None			

Building 17 - 17[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside unit 171	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 17 - 17[Sample,Inspected] - Unit 174			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak at the diverter	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 bottom left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 18 - 18[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO	- There IS an obstructed or missing accessible route to

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
		Accessibility to Main Floor Entrance) - L3	or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 18 - 18[Sample,Inspected] - Building Systems

None

Building 18 - 18[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 181	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
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Building 18 - 18[Sample,Inspected] - Unit 190

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Doors	Kitchen light observed around the entry door	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jams) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.
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Building 19 - 19[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	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.)
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Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Building 19 - 19[Sample,Inspected] - Building Systems			
None			

Building 19 - 19[Sample,Inspected] - Common Areas			
None			

Building 19 - 19[Sample,Inspected] - Unit 197			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen bottom left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated

Building 20 - 20[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - 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.)
Roofs	outside rear of unit 205	BE- Damaged Soffits/ Fascia (Roofs) - L1	<ul style="list-style-type: none"> - Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

Building 20 - 20[Sample,Inspected] - Building Systems			
None			

Building 20 - 20[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Patio/Porch/Balcony	Floor 1 outside unit 207	CA - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
Patio/Porch/Balcony	Floor 1 outside unit 201	CA - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
Patio/Porch/Balcony	Floor 1	CA - Peeling/Needs Paint	<ul style="list-style-type: none"> - Peeling Paint or Needs

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
	outside unit 203	(Ceiling) - L1	Paint - Peeling paint on 1 to 4 ceilings in common areas
Patio/Porch/Balcony	Floor 1 outside unit 207	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside unit 201	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside unit 203	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treadssevere rusting is affecting multiple stair treads outside unit 207	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 20 - 20[Sample,Inspected] - Unit 211

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom leak at cold water side	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 bottom left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 22 - 22[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	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
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Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
			route includes level surface to the door, ramps, etc.)
Roofs	hole to large at cable entrance outside 231	BE- Damaged Soffits/ Fascia (Roofs) - L1	<ul style="list-style-type: none"> - Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

Building 22 - 22[Sample,Inspected] - Building Systems

None

Building 22 - 22[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside unit 233	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 235	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 231	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside unit 227	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Hazards	Floor 1 landing at rear of 227	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 22 - 22[Sample,Inspected] - Unit 226

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom leak at the tub spout	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
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Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Ceiling	Storage living room closet ceiling has water stains and ceiling has collapsed	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed)
Kitchen Items	Kitchen bottom left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Walls	Kitchen kitchen under window	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Bedroom hole under window in bed 1	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Bedroom bedroom 2 under window	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Living Area hole under living room window	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Health And Safety Deficiencies			
Windows	Bedroom window lock inop	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

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Building 23 - 23[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	gable end has several pcs that have become loose and seperated from wall	BE- Cracks/Gaps (Walls) - L2	<ul style="list-style-type: none"> - Cracks or Gaps - Pieces (for example, many bricks) separated from the wall

Building 23 - 23[Sample,Inspected] - Building Systems			
None			

Building 23 - 23[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Patio/Porch/Balcony	Floor 2 outside unit 248	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> - Hole(s) - Smaller than a sheet of paper
Patio/Porch/Balcony	Floor 1 steel pan has rusted out in multiple places	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> - Hole(s) - Smaller than a sheet of paper
Patio/Porch/Balcony	Floor 1 peeling paint and rust on ceiling	CA - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads outside unit 243	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads ouyside unit 237	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing

Building 23 - 23[Sample,Inspected] - Unit 237			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak at the diverter	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom security screen was tied shut preventing correct operation	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> - Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Other Condition (Please explain other condition in the box below)

Building 24 - 24[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - 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.)
Roofs	3 inch hole outside rear of 260	BE- Damaged Soffits/ Fascia (Roofs) - L1	<ul style="list-style-type: none"> - Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

Building 24 - 24[Sample,Inspected] - Building Systems			
None			

Building 24 - 24[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Patio/Porch/Balcony	Floor 1 outside unit 251	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L2	<ul style="list-style-type: none"> - Hole(s) - Larger than a sheet of paper (you cannot see through the hole)
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside 259	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside 257	CA - Broken/Damaged/Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting is affecting multiple stair treads outside unit 253	CA - Broken/Damaged/Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 24 - 24[Sample,Inspected] - Unit 253

Non-Health And Safety Deficiencies

Doors	Hallway significant peeling veneer at end hall closet	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.
Kitchen Items	Kitchen bottom	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Storage water stains in living room closet	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (wall surface may have failed)

Health And Safety Deficiencies

Air Quality	Storage living room closet	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
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Building 25 - 25[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
FHEO - Accessibility to Main Floor Entrance	step	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.)
Roofs	hole larger than necessary for cable entry outside rear of unit 263	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.
Walls	outside 265 at window	BE- Missing/Damaged Caulking/Mortar (Walls) - L1	- Missing Mortar - Missing mortar around one brick

Building 25 - 25[Sample,Inspected] - Building Systems

Non-Health And Safety Deficiencies

Fire Protection	Floor 1 missing fire extinguisher in closet	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) - L2	- Fire extinguishers or fire hoses are missing, damaged, or expired - More than 5%, but less than 10% are missing, damaged, or expired
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Building 25 - 25[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Patio/Porch/Balcony	Floor 1 peeling paint On 5 ceilings	CA - Peeling/Needs Paint (Ceiling) - L2	- Peeling Paint or Needs Paint - Peeling paint on more than 4 ceilings in common areas
Patio/Porch/Balcony	Floor 1 outside unit 267 - severe rusting has created large holes	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L2	- Hole(s) - Larger than a sheet of paper (you cannot see through the hole)

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2 severe rusting is affecting multiple stair treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
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Building 25 - 25[Sample,Inspected] - Unit 266

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Ceiling	Storage water has caused a portion of the ceiling to collapse in utility closet	Unit - Bulging/Buckling (Ceiling) - L3	<ul style="list-style-type: none"> - Buckling, Bulging, Sagging, or Misaligned - Ceiling failure IS likely.
Kitchen Items	Kitchen leak at faucett	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - L1	<ul style="list-style-type: none"> - Kitchen Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
Lighting	Bathroom bathroom	Unit - Missing/Inoperable Fixture (Lighting) - L1	<ul style="list-style-type: none"> - In 1 room in this unit, a permanent lighting fixture is missing or not functioning - There is NOT another permanent switched light source in room.
Walls	Kitchen kitchen under window	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Bedroom 2 holes under window	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Living Area under living room window	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Health And Safety Deficiencies			
Bathroom Items	Bathroom clogged drain	Unit - Plumbing - Clogged Drains (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> - Bathroom Sink - There is a problem with the drainage - The drain is completely clogged, and water will not drain at all OR shows extensive deterioration
Windows	Bathroom	Unit - Inoperable/Not	<ul style="list-style-type: none"> - Lock/Operability

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
	only window inoperable	Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Window cannot be closed - Window is on 3rd floor or below - This condition MAY RESULT in a Health and Safety concern

Building 27 - 27[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - 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.)
Roofs	front of unit 290	BE- Damaged Soffits/ Fascia (Roofs) - L3	<ul style="list-style-type: none"> - Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration IS likely.

Building 27 - 27[Sample,Inspected] - Building Systems

None

Building 27 - 27[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Patio/Porch/Balcony	Floor 1 peeling paint	CA - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
Patio/Porch/Balcony	Floor 1 rust has created small holes in pan	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> - Hole(s) - Smaller than a sheet of paper
Patio/Porch/Balcony	Floor 1 rust has created holes in steel pan	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> - Hole(s) - Smaller than a sheet of paper

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 1 rust has created damage	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1	CA - Broken/Damaged/	<ul style="list-style-type: none"> - Steps - broken, damaged or

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
	rust has created a hole in step	Missing Steps (Stairs) (NLT) - L3	missing
Halls/Corridors/Stairs	Floor 1 significant rust damaging stairs	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 27 - 27[Sample,Inspected] - Unit 289

None

Building 28 - 28[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	step	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.)
Roofs	rear of unit 300- fascia damage	BE- Damaged Soffits/ Fascia (Roofs) - L3	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration IS likely.
Roofs	rear at unit 294	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.
Walls	2 pcs of siding loose at rear gable of unit 294	BE- Cracks/Gaps (Walls) - L2	- Cracks or Gaps - Pieces (for example, many bricks) separated from the wall

Building 28 - 28[Sample,Inspected] - Building Systems

None

Building 28 - 28[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2 rear of unit 301	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 2	CA - Broken/Damaged/	- Steps - broken, damaged or

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
	front of unit 301 - severely rusted stair tread steelwork	Missing Steps (Stairs) (NLT) - L3	missing

Building 28 - 28[Sample,Inspected] - Unit 299

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Hazards	Bedroom catv across walking path	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Windows	Bedroom bedroom window lock inop	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is accessible from outside (for example, ground level or by means of exterior stairway) - Window can be opened from outside.

Building 29 - 29[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	steps	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.)
Roofs	missing component of fascia	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

Building 29 - 29[Sample,Inspected] - Building Systems

None

Building 29 - 29[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Halls/Corridors/Stairs	Floor 1 stairs front of unit 305	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 29 - 29[Sample,Inspected] - Unit 310

None

Building 30 - 30[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	ste	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.)
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Building 30 - 30[Sample,Inspected] - Building Systems

None

Building 30 - 30[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Patio/Porch/Balcony	Floor 2 rear of unit 324	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
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Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2 severely deteriorated stairs at unit 322 - rust	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 stairs at unit 319 - severe deterioration	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 30 - 30[Sample,Inspected] - Unit 317

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen top of bottom door	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bathroom	Unit - Damaged (Walls) -	- Hole(s)

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
	hall bath	L1	- Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Living Area needs paint by rear entry door	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area

Building 32 - 32[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	steps	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.)
Roofs	front at unit 340\	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

Building 32 - 32[Sample,Inspected] - Building Systems

None

Building 32 - 32[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Patio/Porch/Balcony	Floor 2	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
Patio/Porch/Balcony	Floor 2 front porch at 342	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas

Building 32 - 32[Sample,Inspected] - Unit 338

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen	Unit - Refrigerator - Missing	- Refrigerator
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Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
	bottom left	/Damaged/Inoperable (Kitchen) - L1	- Door seals are deteriorated

Building 35 - 35[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	steps	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.)
Roofs	front left of unit 372	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.
Walls	1 inch hole top right side of window outside unit 369	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Walls	rear left side of unit 369	BE- Missing/Damaged Caulking/Mortar (Walls) - L1	- Missing Mortar - Missing mortar around one brick
Walls	rear right side of unit 375 by window	BE- Missing/Damaged Caulking/Mortar (Walls) - L1	- Missing Mortar - Missing mortar around one brick

Building 35 - 35[Sample,Inspected] - Building Systems

None

Building 35 - 35[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Patio/Porch/Balcony	Floor 1 holes in ceiling outside unit 373	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L2	- Hole(s) - Larger than a sheet of paper (you cannot see through the hole)
Patio/Porch/Balcony	Floor 2 ceiling outside unit 368	CA - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 rust has created holes in stair treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rust has significantly damaged stair treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 2 severely rusted	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 rust has severely damaged the stair treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 35 - 35[Sample,Inspected] - Unit 374

Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen 3 burners inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - TWO OR MORE burners are not functioning. - This condition DOES NOT RESULT in a Health and Safety concern.

Building 36 - 36[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	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.)
Roofs	hole at cable lines rear of 380	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.
Roofs	front right side of 378	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
			- Water penetration is NOT likely.

Building 36 - 36[Sample,Inspected] - Building Systems

None

Building 36 - 36[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Patio/Porch/Balcony	Floor 1 severe rusting creating cracks	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Crack(s) - Greater than 1/8" wide AND greater than 11" long (you cannot see through the crack)
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Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 1 significant rust is caused holes in step treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 rust has significantly damaged step treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 rust has severely damaged the step treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 damaged step in front of unit 388	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting has caused holes in step treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting has created holes in step treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting has created holes in step treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Building 36 - 36[Sample,Inspected] - Unit 382			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen kitchen sink leak on left side	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - L1	<ul style="list-style-type: none"> - Kitchen Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
Kitchen Items	Kitchen bottom left	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated

Building 37 - 37[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	steps	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - 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.)
Roofs	hole at soffit in rear of building unit 397	BE- Damaged Soffits/ Fascia (Roofs) - L1	<ul style="list-style-type: none"> - Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

Building 37 - 37[Sample,Inspected] - Building Systems			
Non-Health And Safety Deficiencies			
Fire Protection	Floor 1 fire extinguisher discharged 1of 12	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) - L2	<ul style="list-style-type: none"> - Fire extinguishers or fire hoses are missing, damaged, or expired - More than 5%, but less than 10% are missing, damaged, or expired

Building 37 - 37[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Patio/Porch/Balcony	Floor 1 peeling outside unit 395	CA - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas

Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
Patio/Porch/Balcony	Floor 1 outside unit 395	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Crack(s) - Greater than 1/8" wide AND greater than 11" long (you cannot see through the crack)
Patio/Porch/Balcony	Floor 1 rust has created a hole outside unit 397	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Hole(s) - Smaller than a sheet of paper
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 1 severe rusting has created holes in step treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Floor 1 severe rusting has created holes in step treads	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing

Building 37 - 37[Sample,Inspected] - Unit 398

Non-Health And Safety Deficiencies

Walls	Hallway hall by utility closet	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
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Building 38 - 38[Sample,Inspected] - Building Exterior

None

Building 38 - 38[Sample,Inspected] - Building Systems

None

Building 38 - 38[Sample,Inspected] - Common Areas

None

Building 39 - 39[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Roofs	hole at gable above front entry	BE- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT
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Inspection Summary Report (POA) for Inspection #568107

Item	Location/Comments	Deficiency/Severity	Decisions
			likely.
Windows	all screens missing or damaged	BE- Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - 3 or more screens in a building are punctured, torn, damaged, or missing

Building 39 - 39[Sample,Inspected] - Building Systems

None

Building 39 - 39[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Restrooms	Floor 1 womens restroom leak at faucet	CA - Leaking Faucet/Pipes (Plumbing) - L1	<ul style="list-style-type: none"> - Restroom Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
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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/reac/). 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: _____