

MIAMI BEACH

OFFICE OF THE CITY MANAGER
NO. LTC # 217-2021

LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: May 20, 2021

SUBJECT: Property Inspections of MBCDC Properties Conducted by Miami-Dade County

The purpose of this Letter To Commission is to transmit the property inspection reports of Miami Beach Community Development Corporation (MBCDC) properties conducted by Nan McKay and Associates as authorized by Miami-Dade County's Public Housing and Community Development Department.

Attached you will find the Real Estate Assessment Center (REAC) reports for MBCDC-owned properties that were conducted by Nan McKay and Associates between April 26 – May 7, 2021. Since 1998, the U.S. Department of Housing and Urban Development (HUD) has required physical inspections of all Section 8 housing, public housing, HUD-insured multifamily housing and all other HUD-assisted housing "utilizing a defined uniform physical condition standards to ensure that all housing is decent, safe, sanitary and in good repair."

REAC scores, in addition to assessing the physical condition of properties, also establish the frequency that HUD properties will be subject to inspections:

- A score of 90 to 100 is considered a great score and the property will be inspected every 3 years.
- A score of 80 to 89 is considered a good score and the property will be inspected every 2 years.
- A score of 79 or below means there were several areas of concern and the property will be inspected annually.

One MBCDC-owned property in Miami Beach scored 80, Crespi Park Apartments. The remainder of the agency's properties within the City scored well below this threshold:

- Jefferson Apartments (51)
- Fernwood Apartments (55)
- 1551 Pennsylvania Avenue (61)
- Allen Apartments (62)
- The Westchester (66)
- 530-32 Michigan Avenue (67)
- Meridian Apartments (68)
- Villa Maria (71)
- Villa Matti (74)

The County also provided the following photos of the Jefferson Apartments:

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"In general, based on REAC protocols, MBCDC is not doing a very good job of maintaining the properties. For 7 of the 11 properties, the average score is 61.4 out of a possible 100 points. 64.5% of the units in our portfolio are in these substandard/troubled buildings," said Michael Liu, Director of Miami-Dade County's Public Housing and Community Development Department.

As a result of these reports, the City will be required to conduct re-inspections of those MBCDC properties assisted with City funds to ensure compliance with existing funding agreements. The properties with current City investment are:

- Allen Apartments
- Jefferson Apartments
- Meridian Place
- Villa Maria
- The Westchester

If City inspections support the findings within the County's reports, the City will be required to issue Notices of Default to MBCDC. In turn, MBCDC will be given an opportunity to cure each finding according to the terms of the funding agreement for each property (typically up to 30 days). Failure to cure the findings may trigger additional actions up to and including foreclosure action by the City.

It should be noted that the City is recommending the award of Community Housing Development Organization (CHDO)/ HOME Investment Partnership funds in the amount of \$30,796 to MBCDC as part of its federal funds allocation that will be coming to Commission for approval in June. These funds are to assist the agency in its CHDO operations which includes overall administrative support.

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MBCDC did **not** request capital or project funds during the 2021 HUD Funds Request For Proposals for any of the projects noted in the County's report and would be ineligible for HOME funds in any property previously receiving HOME funds that remains under affordability.

The agency did submit a request for Community Development Block Grant (CDBG) funds for the rehabilitation of the Shelborne Apartments (which was not included in the County's property report). However, the U.S. Department of Housing and Urban Development (HUD) maintains a deed restriction on this property which prevents a funder from securing any grant funds or loans via mortgage subordination. As such, the property was ineligible for City funds. In addition, HUD has advised the City that MBCDC has not remedied the significant property conditions at the Shelborne that resulted in the building's closure and relocation of its tenants. HUD has advised the City that MBCDC has failed to cure conditions at the Shelborne and has not been responsive to HUD guidance in the resolution of this matter despite repeated assurances otherwise.

If you have any questions, please see me or Maria Ruiz, Director, Office of Housing and Community Services.

ATH/MM/MLR

Enclosures: REAC Reports

Jefferson

Date 05/03/2021

Type Pre-REAC

Score 51

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	14.77	6.33	6.33	15	8.67	5
Exterior	34.84	30.18	15	15	0	8
Systems	6.98	6.98	6.98	20	13.03	1
Common	26.02	14.77	14.77	15	0.23	12
*Units	12.53	12.53	12.25	35	28.65	30
Total	95.13	70.78	49.42	100	50.58	56

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site										
Site										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage		1	L2			2.11	May 4 2021 11:40AM(U1)	
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage		2	L2			2.11	May 4 2021 11:48AM(U1)	
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage		3	L2			2.11	May 4 2021 11:52AM(U1)	
Walkway/Steps	Walkway/Steps	TRIPPING: Any obstruction or defect in a surface that causes tripping	Rear building storm drain	4	L3	X	NLT	4.22	May 4 2021 11:55AM(U1)	
Walkway/Steps	Walkway/Steps	TRIPPING: Any obstruction or defect in a surface that causes tripping	Trip/cut hazard left side of building	5	L3	X	NLT	4.22	May 4 2021 11:58AM(U1)	
Site Totals										
Violations: 5		Possible Pts.: 15		Pts. Lost: 6.328 (14.766 Raw/6.328 Adj./6.328 Cap)				Pts. Retained: 8.672		

Exterior										
1										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	Elevator room	6	L3	X	NLT	6.21	May 4 2021 11:35AM(U1)	
Entry Door	Door - Security/Storm	EGRESS: Emergency fire exit blocked/unusable - blocked egress	Right side of building will not open	7	L3	X	LT	10	May 4 2021 3:25PM(U1)	
Exterior Walls	Walls	SHARP EDGES: Any defect that could pose a cutting risk	Front right gate	8	L3	X	NLT	6.21	May 4 2021 11:33AM(U1)	
Roofing	Downspout/Gutter	GUTTERS: Downspout splashblocks are missing/damaged		9	L1			1.55	May 4 2021 11:34AM(U1)	
Roofing	Downspout/Gutter	GUTTERS: Downspout splashblocks are missing/damaged	Right side of building	10	L1			1.55	May 4 2021 11:41AM(U1)	

(1 Exterior continued)

Roofing	Downspout/Gutter	GUTTERS: Downspout splashblocks are missing/damaged	Left side of building	<u>11</u>	L1			1.55	May 4 2021 11:49AM(U1)	
Roofing	Downspout/Gutter	GUTTERS: Downspout splashblocks are missing/damaged		<u>12</u>	L1			1.55	May 4 2021 11:52AM(U1)	
Windows	Window Seals/Sills	SHARP EDGES: Any defect that could pose a cutting risk	Front of building	<u>13</u>	L3	X	NLT	6.21	May 4 2021 12:00PM(U1)	

1 Exterior Totals

Violations: 8 Possible Pts.: 15 Pts. Lost: 15 (34.84 Raw/30.183 Adj./15 Cap) Pts. Retained: 0

Systems**1**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Elevator	Elevator	TRIPPING: Any obstruction or defect in a surface that causes tripping	Second floor	<u>14</u>	L3		X	NLT	6.98	May 4 2021 12:07PM(U1)

1 Systems Totals

Violations: 1 Possible Pts.: 20 Pts. Lost: 6.975 (6.975 Raw/6.975 Adj./6.975 Cap) Pts. Retained: 13.025

Common Area**1**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Closet/Utility/Mechanical	Door - Entry/Fire/Bath	General Comment	No key	<u>15</u>					May 4 2021 2:35PM(U1)	
Closet/Utility/Mechanical	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		<u>16</u>	L3			3.38	May 4 2021 2:22PM(U1)	
Closet/Utility/Mechanical	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		<u>17</u>	L3			3.38	May 4 2021 2:23PM(U1)	
Closet/Utility/Mechanical	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	GFCI in elevator room non op	<u>18</u>	L1			1.13	May 4 2021 11:36AM(U1)	
Closet/Utility/Mechanical	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Electric meter room	<u>19</u>	L1			1.13	May 4 2021 2:21PM(U1)	
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	second floor inside staircase		L3			3.38	May 4 2021 2:28PM(U1)	
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	first floor inside staircase		L3			3.38	May 4 2021 2:29PM(U1)	
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	Inside staircase 3rd floor		L3			3.38	May 4 2021 3:26PM(U1)	
Halls/Corridors/Stairs	Lighting	GLOBE: Light globe or Lens missing or damaged	Outside stair case aux lighting non op						May 4 2021 2:19PM(U1)	
Halls/Corridors/Stairs	Lighting	LIGHTING: 20-50% of permanent fixtures missing/damaged/inoperable	Outside stair case aux lighting non op	<u>20</u>	L2			2.25	May 4 2021 2:19PM(U1)	
Halls/Corridors/Stairs	Walls	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.- 8.5x11in.	Near entry door	<u>21</u>	L1			0.84	May 4 2021 11:32AM(U1)	
Local Systems	HVAC System	SHARP EDGES: Any defect that could pose a cutting risk	Gap on roof top AC unit	<u>22</u>	L3	X	NLT	3.38	May 4 2021 12:41PM(U1)	

(1 Common Area continued)

Office	Floor - Hard	General Comment	Toilet loose at base in the shop	23						May 4 2021 11:25AM(U1)
Office	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Smoke detector to fire department covered	24	L3	X	LT	0		May 4 2021 11:29AM(U1)
Office	Walls	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.- 8.5x11in.	Missing tile in the shop bathroom	25	L1			0.42		May 4 2021 11:27AM(U1)

1 Common Area Totals

Violations: 12 Possible Pts.: 15 Pts. Lost: 14.766 (26.016 Raw/14.766 Adj./14.766 Cap) Pts. Retained: 0.234

Unit**1 Unit 1-101**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 4 2021 2:25PM(U1)	

1 Unit 1-101 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-102**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 4 2021 2:25PM(U1)	

1 Unit 1-102 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-103**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 4 2021 2:25PM(U1)	

1 Unit 1-103 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-104**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 4 2021 2:25PM(U1)	

1 Unit 1-104 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-105**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 4 2021 2:25PM(U1)	

(1 Unit 1-105 continued)

1 Unit 1-105 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-106**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 4 2021 2:26PM(U1)	

1 Unit 1-106 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-107**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 4 2021 2:26PM(U1)	

1 Unit 1-107 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-200**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly		L1				0.28	May 4 2021 1:33PM(U1)	

1 Unit 1-200 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.281 (0.281 Raw/0.281 Adj./0.281 Cap) Pts. Retained: 2.219

Unit**1 Unit 1-201**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 4 2021 1:48PM(U1)	

1 Unit 1-201 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-202**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 4 2021 1:52PM(U1)	

1 Unit 1-202 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit										
1 Unit 1-203										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Health & Safety	Health & Safety	INFESTATION - Insects		26	L3	X	NLT	0.84	May 4 2021 1:59PM(U1)	
Kitchen	Cabinets	CABINETS: Minor cabinet damage less than 10 %		27					May 4 2021 2:01PM(U1)	

1 Unit 1-203 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.844 (0.844 Raw/0.844 Adj./0.844 Cap) Pts. Retained: 1.656

Unit										
1 Unit 1-204										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.28	May 4 2021 2:12PM(U1)	
Bedroom 1	Walls	WATER STAIN: Evidence of leak/mold/mildew 4 sq in. - 1 sf		28	L1			0.03	May 4 2021 2:16PM(U1)	

1 Unit 1-204 Totals

Violations: 2 Possible Pts.: 2.5 Pts. Lost: 0.313 (0.313 Raw/0.313 Adj./0.313 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-205										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		29	L3	X	NLT	0	May 4 2021 2:09PM(U1)	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.21	May 4 2021 2:10PM(U1)	

1 Unit 1-205 Totals

Violations: 2 Possible Pts.: 2.5 Pts. Lost: 0.211 (0.211 Raw/0.211 Adj./0.211 Cap) Pts. Retained: 2.289

Unit										
1 Unit 1-206										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code		30					May 4 2021 2:05PM(U1)	

1 Unit 1-206 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit										
1 Unit 1-207										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.28	May 4 2021 1:54PM(U1)	
Bedroom 1	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged	Open ground	31	L3			0.23	May 4 2021 1:57PM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.25	May 4 2021 1:53PM(U1)	

(1 Unit 1-207 continued)

1 Unit 1-207 Totals

Violations: 3 Possible Pts.: 2.5 Pts. Lost: 0.759 (0.759 Raw/0.759 Adj./0.759 Cap) Pts. Retained: 1.741

Unit**1 Unit 1-208**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		32	L3	X	NLT	0	May 4 2021 1:43PM(U1)	
Bathroom 1	Lighting	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard		33	L3	X	LT	1.88	May 4 2021 1:39PM(U1)	
Bathroom 1	Walls	HOLE: Hole/missing tile/damaged area more than 8.5x11in.		34	L2			0.11	May 4 2021 1:38PM(U1)	
Kitchen	Ceiling	CRACK: Crack > 1/8in. wide and 11in. long		35	L1			0.08	May 4 2021 1:42PM(U1)	
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code	Both kitchen GFCI not protected	36					May 4 2021 3:26PM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	May 4 2021 1:44PM(U1)	

1 Unit 1-208 Totals

Violations: 5 Possible Pts.: 2.5 Pts. Lost: 2.063 (2.063 Raw/2.063 Adj./2.063 Cap) Pts. Retained: 0.438

Unit**1 Unit 1-209**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk		37	L3	X	NLT	0.84	May 4 2021 1:29PM(U1)	

1 Unit 1-209 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.844 (0.844 Raw/0.844 Adj./0.844 Cap) Pts. Retained: 1.656

Unit**1 Unit 1-300**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Toilet	FIXTURE: Toilet is loose			L2			0.94	May 4 2021 1:07PM(U1)	

1 Unit 1-300 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.938 (0.938 Raw/0.938 Adj./0.938 Cap) Pts. Retained: 1.563

Unit**1 Unit 1-301**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Door - Entry/Fire/Bath	General Comment	No access to bed room, locked door						May 4 2021 12:55PM(U1)	
Bathroom 1	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		38	L3	X	NLT	0	May 4 2021 12:57PM(U1)	

(1 Unit 1-301 continued)

Kitchen	Cabinets	CABINETS: 10-50% of cabinets/doors/shelves missing or laminate is separating	<u>39</u>	L2	0.23	May 4 2021 12:57PM(U1)
Kitchen	Lighting	LIGHT FIXTURES: Inoperable or Missing Lighting Fixture (One Room)	<u>40</u>	L1	0.04	May 4 2021 12:54PM(U1)
Kitchen	Window Seals/Sills	SEALS: Damaged seals - window is missing caulk or glazing	<u>41</u>	L3	0.56	May 4 2021 12:58PM(U1)

1 Unit 1-301 Totals

Violations: 4 Possible Pts.: 2.5 Pts. Lost: 0.834 (0.834 Raw/0.834 Adj./0.834 Cap) Pts. Retained: 1.666

Unit**1 Unit 1-302**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.25	May 4 2021 12:48PM(U1)	
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.28	May 4 2021 12:48PM(U1)	
Kitchen	GFCI	GFCI: Outlet does not test or is not operating		<u>42</u>	L3	X	NLT	1.25	May 4 2021 12:50PM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	May 4 2021 12:49PM(U1)	

1 Unit 1-302 Totals

Violations: 4 Possible Pts.: 2.5 Pts. Lost: 2.5 (2.781 Raw/2.781 Adj./2.5 Cap) Pts. Retained: 0

Unit**1 Unit 1-303**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code		<u>43</u>					May 4 2021 12:31PM(U1)	

1 Unit 1-303 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-304**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Cabinets	CABINETS: Minor cabinet damage less than 10 %		<u>44</u>					May 4 2021 12:18PM(U1)	
Living Room	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires		<u>45</u>	L1			0.06	May 4 2021 12:17PM(U1)	

1 Unit 1-304 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.056 (0.056 Raw/0.056 Adj./0.056 Cap) Pts. Retained: 2.444

Unit										
1 Unit 1-305										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions			L1			0.28	May 4 2021 1:24PM(U1)	
1 Unit 1-305 Totals										
Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.281 (0.281 Raw/0.281 Adj./0.281 Cap) Pts. Retained: 2.219										

Unit										
1 Unit 1-306										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		46	L3	X	NLT	0	May 4 2021 12:27PM(U1)	
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code							May 4 2021 12:26PM(U1)	
1 Unit 1-306 Totals										
Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5										

Unit										
1 Unit 1-307										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 4 2021 12:38PM(U1)	
1 Unit 1-307 Totals										
Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5										

Unit										
1 Unit 1-308										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	GFCI	GFCI: Outlet does not test or is not operating		47	L3	X	NLT	1.25	May 4 2021 1:03PM(U1)	
1 Unit 1-308 Totals										
Violations: 1 Possible Pts.: 2.5 Pts. Lost: 1.25 (1.25 Raw/1.25 Adj./1.25 Cap) Pts. Retained: 1.25										

Unit										
1 Unit 1-309										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk		48	L3	X	NLT	0.84	May 4 2021 1:09PM(U1)	
Kitchen	Cabinets	CABINETS: 10-50% of cabinets/doors/shelves missing or laminate is separating		49	L2			0.23	May 4 2021 1:13PM(U1)	
1 Unit 1-309 Totals										
Violations: 2 Possible Pts.: 2.5 Pts. Lost: 1.078 (1.078 Raw/1.078 Adj./1.078 Cap) Pts. Retained: 1.422										

Inspection Photos

Entire Site



1
Site - Grounds
Vegetation -



2
Site - Grounds
Vegetation -



3
Site - Grounds
Vegetation -



4
Site - Walkway/Steps
Walkway/Steps - Rear building storm drain



5
Site - Walkway/Steps
Walkway/Steps - Trip/cut hazard left side of building

Exterior



6
1 - Entry Door
Door - Entry/Fire/Bath - Elevator room



7
1 - Entry Door
Door - Security/Storm - Right side of building will not open



8
1 - Exterior Walls
Walls - Front right gate

(Exterior continued)



9
1 - Roofing
Downspout/Gutter -



10
1 - Roofing
Downspout/Gutter - Right side of building



11
1 - Roofing
Downspout/Gutter - Left side of building



12
1 - Roofing
Downspout/Gutter -



13
1 - Windows
Window Seals/Sills - Front of building

Systems



14
1 - Elevator
Elevator - Second floor

Common Area



15
1 - Closet/Utility/Mechanical
Door - Entry/Fire/Bath - No key



16
1 - Closet/Utility/Mechanical
Door - Entry/Fire/Bath -



17
1 - Closet/Utility/Mechanical
Door - Entry/Fire/Bath -



18
1 - Closet/Utility/Mechanical
Outlets/Switches - GFCI in elevator room non op



19
1 - Closet/Utility/Mechanical
Outlets/Switches - Electric meter room



20
1 - Halls/Corridors/Stairs
Lighting - Outside stair case aux lighting non op



21
1 - Halls/Corridors/Stairs
Walls - Near entry door



22
1 - Local Systems
HVAC System - Gap on roof top AC unit



23
1 - Office
Floor - Hard - Toilet loose at base in the shop



24
1 - Office
Smoke Detector - Smoke detector to fire department covered



25
1 - Office
Walls - Missing tile in the shop bathroom

Unit



26
1 Unit 1-203 - Health & Safety
Health & Safety -



27
1 Unit 1-203 - Kitchen
Cabinets -



28
1 Unit 1-204 - Bedroom 1
Walls -



29
1 Unit 1-205 - Bathroom 1
Floor - Hard -



30
1 Unit 1-206 - Kitchen
GFCI -



31
1 Unit 1-207 - Bedroom 1
Outlets/Switches - Open ground



32
1 Unit 1-208 - Bathroom 1
Floor - Hard -



33
1 Unit 1-208 - Bathroom 1
Lighting -



34
1 Unit 1-208 - Bathroom 1
Walls -



35
1 Unit 1-208 - Kitchen
Ceiling -



36
1 Unit 1-208 - Kitchen
GFCI - Both kitchen GFCI not protected



37
1 Unit 1-209 - Health & Safety
Health & Safety -

(Unit continued)



38
1 Unit 1-301 - Bathroom 1
Floor - Hard -



39
1 Unit 1-301 - Kitchen
Cabinets -



40
1 Unit 1-301 - Kitchen
Lighting -



41
1 Unit 1-301 - Kitchen
Window Seals/Sills -



42
1 Unit 1-302 - Kitchen
GFCI -



43
1 Unit 1-303 - Kitchen
GFCI -



44
1 Unit 1-304 - Kitchen
Cabinets -



45
1 Unit 1-304 - Living Room
Outlets/Switches -



46
1 Unit 1-306 - Bathroom 1
Floor - Hard -



47
1 Unit 1-308 - Kitchen
GFCI -



48
1 Unit 1-309 - Health & Safety
Health & Safety -



49
1 Unit 1-309 - Kitchen
Cabinets -

Fernwood

Date 04/26/2021

Type Pre-REAC

Score 55

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	0	0	0	15	15	0
Exterior	8.45	8.45	8.45	15	6.55	2
Systems	12	12	12	20	8	2
Common	18.61	18.61	15	15	0	6
*Units	21.76	21.76	16.26	35	25.06	25
Total	60.82	60.82	45.39	100	54.61	35

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Exterior

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Foundation	Foundation	CRACK: Cracks/gaps > 1/8in.w x 1/8in.d x 6in.l	missing right side foundation vent cover.		L2			6.9	Apr 27 2021 8:16AM(U1)	
Roofing	Downspout/Gutter	GUTTERS: Downspout splashblocks are missing/damaged	Right side splash block missing.		L1			1.55	Apr 27 2021 6:55AM(U1)	

1 Exterior Totals

Violations: 2 Possible Pts.: 15 Pts. Lost: 8.453 (8.453 Raw/8.453 Adj./8.453 Cap) Pts. Retained: 6.548

Systems

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Electrical System	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	missing electrical cover in matinance room.		L3	X	LT	10	Apr 27 2021 6:31AM(U1)	
Emergency Power	Auxiliary Lighting	EMERGENCY POWER: Auxiliary light damaged or inoperable	Testing function non op.	1	L3	X	NLT	2	Apr 27 2021 7:09AM(U1)	

1 Systems Totals

Violations: 2 Possible Pts.: 20 Pts. Lost: 12 (12 Raw/12 Adj./12 Cap) Pts. Retained: 8

Common Area

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Halls/Corridors/Stairs	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	Door to staircase first floor latch hardware.		L2			1.69	Apr 27 2021 8:28AM(U1)	
Halls/Corridors/Stairs	Lighting	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Missing cover on aux lighting, second floor staircase.	2	L3	X	LT	7.5	Apr 27 2021 7:12AM(U1)	
Laundry Room	Ceiling	HOLE: Hole and/or damaged area on ceiling > 8.5in. x 11in.			L2			2.25	Apr 27 2021 6:33AM(U1)	
Laundry Room	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			3.38	Apr 27 2021 6:34AM(U1)	

(1 Common Area continued)

Laundry Room	Door - Entry/Fire/Bath	HARDWARE: Panic Hardware on door inoperable		L3	3.38	Apr 27 2021 6:34AM(U1)
Lobby	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	cracked cover plate in office.	L1	0.42	Apr 27 2021 6:40AM(U1)

1 Common Area Totals

Violations: 6 Possible Pts.: 15 Pts. Lost: 15 (18.609 Raw/18.609 Adj./15 Cap) Pts. Retained: 0

Unit**1 Unit 103**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 10:32AM(U1)	

1 Unit 103 Totals

Violations: 0 Possible Pts.: 3.182 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.182

Unit**1 Unit 104**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Ceiling	WATER STAIN: Evidence of leak/mold/mildew 4 sq in. - 1 sf		3	L1			0.04	Apr 27 2021 6:49AM(U1)	
Bathroom 1	Ventilation/Exhaust	EXHAUST: Exhaust fan not functioning			L2			0.72	Apr 27 2021 6:50AM(U1)	
Kitchen	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping	broken floor tile trip hazard.	L3	X	NLT		0	Apr 27 2021 6:46AM(U1)	

1 Unit 104 Totals

Violations: 3 Possible Pts.: 3.182 Pts. Lost: 0.756 (0.756 Raw/0.756 Adj./0.756 Cap) Pts. Retained: 2.426

Unit**1 Unit 106**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Lighting	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard		4	L3	X	LT	2.39	Apr 27 2021 7:04AM(U1)	
Kitchen	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.59	Apr 27 2021 7:04AM(U1)	
Living Room	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - exposing wires		5	L3	X	LT	2.39	Apr 27 2021 7:03AM(U1)	

1 Unit 106 Totals

Violations: 3 Possible Pts.: 3.182 Pts. Lost: 3.182 (6.364 Raw/6.364 Adj./3.182 Cap) Pts. Retained: 0

Unit**1 Unit 107**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 27 2021 6:58AM(U1)	

(1 Unit 107 continued)

Bedroom 2 Smoke Detector FIRE SAFETY: Smoke detector inoperable/missing L3 X LT 0 Apr 27 2021 6:58AM(U1)

1 Unit 107 Totals

Violations: 2 Possible Pts.: 3.182 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.182

Unit**1 Unit 201**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 10:32AM(U1)	

1 Unit 201 Totals

Violations: 0 Possible Pts.: 3.182 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.182

Unit**1 Unit 202**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Stove/Range	OVEN: Oven and/or broiler element does not function		L3				1.07	Apr 27 2021 7:20AM(U1)	

1 Unit 202 Totals

Violations: 1 Possible Pts.: 3.182 Pts. Lost: 1.074 (1.074 Raw/1.074 Adj./1.074 Cap) Pts. Retained: 2.108

Unit**1 Unit 203**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 10:32AM(U1)	

1 Unit 203 Totals

Violations: 0 Possible Pts.: 3.182 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.182

Unit**1 Unit 204**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - exposing wires		L3	X		LT	2.39	Apr 27 2021 7:30AM(U1)	

1 Unit 204 Totals

Violations: 1 Possible Pts.: 3.182 Pts. Lost: 2.386 (2.386 Raw/2.386 Adj./2.386 Cap) Pts. Retained: 0.795

Unit**1 Unit 205**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 10:33AM(U1)	

1 Unit 205 Totals

Violations: 0 Possible Pts.: 3.182 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.182

Unit										
1 Unit 206										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 27 2021 7:32AM(U1)	
1 Unit 206 Totals										
Violations: 1		Possible Pts.: 3.182	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)	Pts. Retained: 3.182						

Unit										
1 Unit 207										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	tub constaint drip.		L1			0.36	Apr 27 2021 7:44AM(U1)	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	shower head non op.		L3			1.07	Apr 27 2021 7:45AM(U1)	
Bathroom 1	Sink	DRAIN: clogged partially, sink/basin does not drain freely but still functions			L1			0.6	Apr 27 2021 7:39AM(U1)	
Bedroom 1	Floor - Hard	FLOOR COVERING: 5-10% of hard floor shows wear/stains/damage/non-workmanlike repairs			L1			0.1	Apr 27 2021 7:41AM(U1)	
Bedroom 1	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires			L1			0.07	Apr 27 2021 7:41AM(U1)	
Local Systems	HVAC System	HVAC: HVAC system vibrating/ noisy/ leaking - still functioning	AC is leaking.		L3			1.43	Apr 27 2021 7:46AM(U1)	
1 Unit 207 Totals										
Violations: 6		Possible Pts.: 3.182	Pts. Lost: 3.182 (3.627 Raw/3.627 Adj./3.182 Cap)	Pts. Retained: 0						

Unit										
1 Unit 301										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code	2 outlets need GFCI near sink.						Apr 27 2021 8:14AM(U1)	
1 Unit 301 Totals										
Violations: 0		Possible Pts.: 3.182	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)	Pts. Retained: 3.182						

Unit										
1 Unit 302										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	Shower handel is loose.		L3			1.07	Apr 27 2021 8:10AM(U1)	
Bathroom 1	Shower/Tub - Stall	SHARP EDGES: Any defect that could pose a cutting risk		6	L3	X	NLT	1.07	Apr 27 2021 8:09AM(U1)	
1 Unit 302 Totals										
Violations: 2		Possible Pts.: 3.182	Pts. Lost: 2.148 (2.148 Raw/2.148 Adj./2.148 Cap)	Pts. Retained: 1.034						

Unit										
1 Unit 303										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 10:33AM(U1)	
1 Unit 303 Totals										
Violations: 0		Possible Pts.: 3.182	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 3.182					

Unit										
1 Unit 304										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 10:33AM(U1)	
1 Unit 304 Totals										
Violations: 0		Possible Pts.: 3.182	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 3.182					

Unit										
1 Unit 305										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.59	Apr 27 2021 8:00AM(U1)	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	Tub diverter non op.		L3			1.07	Apr 27 2021 8:01AM(U1)	
Bedroom 1	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - exposing wires			L3	X	LT	2.39	Apr 27 2021 7:59AM(U1)	
1 Unit 305 Totals										
Violations: 3		Possible Pts.: 3.182	Pts. Lost: 3.182 (5.051 Raw/5.051 Adj./3.182 Cap)		Pts. Retained: 0					

Unit										
1 Unit 306										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 10:33AM(U1)	
1 Unit 306 Totals										
Violations: 0		Possible Pts.: 3.182	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 3.182					

Unit										
1 Unit 307										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Ceiling	HOLE: Hole and/or damaged area on ceiling > 8.5in. x 11in.	closet bedroom and living room		L2			0.19	Apr 27 2021 7:52AM(U1)	
Bedroom 1	Ceiling	WATER STAIN: Evidence of leak/mold/mildew > 4sf	closet bedroom and living room		L3			0.16	Apr 27 2021 7:52AM(U1)	
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 27 2021 7:50AM(U1)	

(1 Unit 307 continued)

1 Unit 307 Totals

Violations: 3	Possible Pts.: 3.182	Pts. Lost: 0.35 (0.35 Raw/0.35 Adj./0.35 Cap)	Pts. Retained: 2.832
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Inspection Photos

Systems



1

1 - Emergency Power
Auxiliary Lighting - Testing function non op.

Common Area



2

1 - Halls/Corridors/Stairs
Lighting - Missing cover on aux lighting, second floor staircase.

Unit



3

1 Unit 104 - Bathroom 1
Ceiling -



4

1 Unit 106 - Bathroom 1
Lighting -



5

1 Unit 106 - Living Room
Outlets/Switches -

(Unit continued)



6

1 Unit 302 - Bathroom 1
Shower/Tub - Stall -

1551 Pennsylvania

Date 04/27/2021

Type Pre-REAC

Score 61

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	3.16	3.16	3.16	15	11.84	2
Exterior	23.11	23.11	15	15	0	3
Systems	0	0	0	20	20	0
Common	9.19	9.19	9.19	15	5.81	2
*Units	21.28	21.28	19.21	35	23.47	43
Total	56.74	56.74	38.88	100	61.12	50

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage	left side, left front and right front of building.		L2			2.11	Apr 26 2021 2:09PM(U1)	
Walkway/Steps	Walkway/Steps	SPALLING: More than 5% of walkways spalling 4x4in. or less	Cracked, broken concrete walkways.		L1			1.05	Apr 26 2021 2:11PM(U1)	

Site Totals

Violations: 2 Possible Pts.: 15 Pts. Lost: 3.164 (3.164 Raw/3.164 Adj./3.164 Cap) Pts. Retained: 11.836

Exterior

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Electrical	Electric Panel	EXPOSED WIRES: Gap of 1/4in. or more in a breaker row/panel	located in the rear of building.		L3	X	LT	10	Apr 26 2021 2:13PM(U1)	
Entry Door	Door - Security/Storm	HARDWARE: Security door hardware, or other damage	back exit auto closing hardware non op.		L3	X	NLT	6.21	Apr 26 2021 2:17PM(U1)	
Foundation	Foundation	CRACK: Cracks/gaps > 1/8in.w x 1/8in.d x 6in.l	missing foundation vent on ride side of building.		L2			6.9	Apr 26 2021 2:15PM(U1)	

1 Exterior Totals

Violations: 3 Possible Pts.: 15 Pts. Lost: 15 (23.11 Raw/23.11 Adj./15 Cap) Pts. Retained: 0

Common Area

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Basement/Garage/Carport	Lighting	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	missing light bulb, exposed electrical contact.		L3	X	LT	7.5	Apr 26 2021 12:20PM(U1)	
Basement/Garage/Carport	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged	Outlet not GFCI protected near water source, in laundry room and near sump pumps.		L3			1.69	Apr 26 2021 12:17PM(U1)	

(1 Common Area continued)

1 Common Area Totals

Violations: 2 Possible Pts.: 15 Pts. Lost: 9.188 (9.188 Raw/9.188 Adj./9.188 Cap) Pts. Retained: 5.813

Unit**1 Unit 1-101**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower	missing stopper in the bathtub.		L1			0.25	Apr 26 2021 2:03PM(U1)	
Bedroom 1	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	bedroom door missing door knob.		L2			0.15	Apr 26 2021 2:06PM(U1)	
Health & Safety	Health & Safety	INFESTATION - Insects			L3	X	NLT	0.98	Apr 26 2021 2:04PM(U1)	
Living Room	Windows	SCREENS: Window screen damaged/missing	1 screen with holes, 3 total screens.		L1			0	Apr 26 2021 2:02PM(U1)	

1 Unit 1-101 Totals

Violations: 4 Possible Pts.: 2.917 Pts. Lost: 1.378 (1.378 Raw/1.378 Adj./1.378 Cap) Pts. Retained: 1.539

Unit**1 Unit 1-102**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	tub diverter non op.		L3			0.98	Apr 26 2021 2:43PM(U1)	
Health & Safety	Health & Safety	INFESTATION - Insects	Bugs in the kitchen.		L3	X	NLT	0.98	Apr 26 2021 2:28PM(U1)	
Kitchen	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged	GFCI non op in kitchen.		L3			0.26	Apr 26 2021 2:34PM(U1)	

1 Unit 1-102 Totals

Violations: 3 Possible Pts.: 2.917 Pts. Lost: 2.231 (2.231 Raw/2.231 Adj./2.231 Cap) Pts. Retained: 0.685

Unit**1 Unit 1-103**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.25	Apr 26 2021 2:43PM(U1)	
Kitchen	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged	Testing hot/neutral reverse.		L3			0.26	Apr 26 2021 2:46PM(U1)	

1 Unit 1-103 Totals

Violations: 2 Possible Pts.: 2.917 Pts. Lost: 0.509 (0.509 Raw/0.509 Adj./0.509 Cap) Pts. Retained: 2.408

Unit**1 Unit 1-104**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.25	Apr 26 2021 2:49PM(U1)	

(1 Unit 1-104 continued)

Living Room	Windows	HARDWARE: Window does not stay up - other windows in room function	L1	0.07	Apr 26 2021 2:48PM(U1)
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1 Unit 1-104 Totals

Violations: 2 Possible Pts.: 2.917 Pts. Lost: 0.32 (0.32 Raw/0.32 Adj./0.32 Cap) Pts. Retained: 2.597

Unit**1 Unit 1-105**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - exposing wires		L3	X		LT	2.19	Apr 26 2021 2:51PM(U1)	

1 Unit 1-105 Totals

Violations: 1 Possible Pts.: 2.917 Pts. Lost: 2.188 (2.188 Raw/2.188 Adj./2.188 Cap) Pts. Retained: 0.729

Unit**1 Unit 1-106**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing		L3	X		LT	0	Apr 26 2021 2:53PM(U1)	

1 Unit 1-106 Totals

Violations: 1 Possible Pts.: 2.917 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.917

Unit**1 Unit 1-107**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	tub diverter non op.	L3				0.98	Apr 26 2021 2:55PM(U1)	
Kitchen	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	GFCI non op.	L1				0.07	Apr 26 2021 2:55PM(U1)	

1 Unit 1-107 Totals

Violations: 2 Possible Pts.: 2.917 Pts. Lost: 1.05 (1.05 Raw/1.05 Adj./1.05 Cap) Pts. Retained: 1.867

Unit**1 Unit 1-108**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower		L1				0.25	Apr 26 2021 2:57PM(U1)	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	tub diverter non op.	L3				0.98	Apr 26 2021 2:57PM(U1)	
Health & Safety	Health & Safety	INFESTATION - Insects	bugs in the kitchen.	L3	X		NLT	0.98	Apr 26 2021 2:56PM(U1)	

1 Unit 1-108 Totals

Violations: 3 Possible Pts.: 2.917 Pts. Lost: 2.215 (2.215 Raw/2.215 Adj./2.215 Cap) Pts. Retained: 0.702

Unit										
1 Unit 1-109										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged	GFCI non op.		L3			0.26	Apr 26 2021 3:00PM(U1)	
1 Unit 1-109 Totals										
Violations: 1		Possible Pts.: 2.917	Pts. Lost: 0.263 (0.263 Raw/0.263 Adj./0.263 Cap)				Pts. Retained: 2.654			

Unit										
1 Unit 1-110										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	GFCI	GFCI: Outlet does not test or is not operating		L3	X	NLT		1.46	Apr 26 2021 3:01PM(U1)	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower		L1				0.25	Apr 26 2021 3:00PM(U1)	
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly		L1				0.33	Apr 26 2021 3:00PM(U1)	
1 Unit 1-110 Totals										
Violations: 3		Possible Pts.: 2.917	Pts. Lost: 2.033 (2.033 Raw/2.033 Adj./2.033 Cap)				Pts. Retained: 0.884			

Unit										
1 Unit 1-201										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	GFCI	GFCI: Outlet does not test or is not operating		L3	X	NLT		1.46	Apr 26 2021 3:18PM(U1)	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower		L1				0.25	Apr 26 2021 3:18PM(U1)	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	tub diverter non op.	L3				0.98	Apr 26 2021 3:18PM(U1)	
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly		L1				0.33	Apr 26 2021 3:17PM(U1)	
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing		L3	X	LT		0	Apr 26 2021 3:18PM(U1)	
Health & Safety	Health & Safety	INFESTATION - Insects		L3	X	NLT		0.98	Apr 26 2021 3:16PM(U1)	
Kitchen	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing		L3	X	LT		0	Apr 26 2021 3:19PM(U1)	
Kitchen	Stove/Range	BURNERS: Two or more burners do not function		L3				0.98	Apr 26 2021 3:16PM(U1)	
Living Room	Windows	SCREENS: Window screen damaged/missing	2 screens have holes, 4 total screens.	L1				0	Apr 26 2021 3:15PM(U1)	
1 Unit 1-201 Totals										
Violations: 9		Possible Pts.: 2.917	Pts. Lost: 2.917 (4.986 Raw/4.986 Adj./2.917 Cap)				Pts. Retained: 0			

Unit										
1 Unit 1-202										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 10:34AM(U1)	

1 Unit 1-202 Totals

Violations: 0 Possible Pts.: 2.917 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.917

Unit										
1 Unit 1-203										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							Apr 26 2021 3:12PM(U1)	

1 Unit 1-203 Totals

Violations: 0 Possible Pts.: 2.917 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.917

Unit										
1 Unit 1-204										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.33	Apr 26 2021 3:13PM(U1)	

1 Unit 1-204 Totals

Violations: 1 Possible Pts.: 2.917 Pts. Lost: 0.328 (0.328 Raw/0.328 Adj./0.328 Cap) Pts. Retained: 2.589

Unit										
1 Unit 1-205										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.25	Apr 26 2021 3:09PM(U1)	
Kitchen	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged	cracked GFCI cover.		L3			0.26	Apr 26 2021 3:11PM(U1)	

1 Unit 1-205 Totals

Violations: 2 Possible Pts.: 2.917 Pts. Lost: 0.509 (0.509 Raw/0.509 Adj./0.509 Cap) Pts. Retained: 2.408

Unit										
1 Unit 1-206										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Range Hood/Vent Fan	EXHAUST: Missing filter on vent hood or range exhaust			L3			0.55	Apr 26 2021 3:09PM(U1)	

1 Unit 1-206 Totals

Violations: 1 Possible Pts.: 2.917 Pts. Lost: 0.547 (0.547 Raw/0.547 Adj./0.547 Cap) Pts. Retained: 2.37

Unit										
1 Unit 1-207										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.33	Apr 26 2021 3:08PM(U1)	

(1 Unit 1-207 continued)

1 Unit 1-207 Totals

Violations: 1 Possible Pts.: 2.917 Pts. Lost: 0.328 (0.328 Raw/0.328 Adj./0.328 Cap) Pts. Retained: 2.589

Unit**1 Unit 1-208**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.25	Apr 26 2021 3:08PM(U1)	

1 Unit 1-208 Totals

Violations: 1 Possible Pts.: 2.917 Pts. Lost: 0.246 (0.246 Raw/0.246 Adj./0.246 Cap) Pts. Retained: 2.671

Unit**1 Unit 1-209**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.25	Apr 26 2021 3:07PM(U1)	

1 Unit 1-209 Totals

Violations: 1 Possible Pts.: 2.917 Pts. Lost: 0.246 (0.246 Raw/0.246 Adj./0.246 Cap) Pts. Retained: 2.671

Unit**1 Unit 1-210**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 26 2021 3:06PM(U1)	
Health & Safety	Health & Safety	INFESTATION - Insects	bugs in the kitchen.		L3	X	NLT	0.98	Apr 26 2021 3:05PM(U1)	
Kitchen	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged	needs 2 GFCI protected outlets.		L3			0.26	Apr 26 2021 3:06PM(U1)	
Kitchen	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 26 2021 3:06PM(U1)	
Local Systems	Electric Panel	BLOCKED: Blocked access to electric panel or fuse panel			L3	X	NLT	0.66	Apr 26 2021 3:04PM(U1)	

1 Unit 1-210 Totals

Violations: 5 Possible Pts.: 2.917 Pts. Lost: 1.903 (1.903 Raw/1.903 Adj./1.903 Cap) Pts. Retained: 1.014

The Allen

Date 05/07/2021

Type Pre-REAC

Score 62

Area	*Pts. Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	0	0	0	15	15	0
Exterior	13.97	13.97	13.97	15	1.03	3
Systems	0	0	0	20	20	0
Common	27.66	24.28	15	15	0	11
*Units	21.45	21.45	21.13	35	26.33	70
Total	63.08	59.7	37.64	100	62.36	84

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Exterior

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Foundation	Foundation	General Comment	Left side foundation vent	1					May 4 2021 6:50AM(U1)	
Foundation	Foundation	General Comment	Foundation vent left side	2					May 4 2021 3:32PM(U1)	
Foundation	Foundation	SHARP EDGES: Any defect that could pose a cutting risk		3	L3	X	NLT	6.21	May 4 2021 6:44AM(U1)	
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	Cutting hazard, uncommon wiring	4	L3	X	NLT	6.21	May 4 2021 6:55AM(U1)	
Roofing	Downspout/Gutter	GUTTERS: Downspout splashblocks are missing/damaged	All downspouts missing splashblocks		L1			1.55	May 4 2021 3:31PM(U1)	

1 Exterior Totals

Violations: 3 Possible Pts.: 15 Pts. Lost: 13.973 (13.973 Raw/13.973 Adj./13.973 Cap) Pts. Retained: 1.028

Common Area

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Closet/Utility/Mechanical	Door - Interior	General Comment	No key to. Closet	5					May 4 2021 7:07AM(U1)	
Closet/Utility/Mechanical	Lighting	LIGHTING: 20-50% of permanent fixtures missing/damaged/inoperable	Lighting non op in storage room	6	L2			2.25	May 4 2021 7:12AM(U1)	
Closet/Utility/Mechanical	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	GFCI non op on roof top	7	L1			1.13	May 4 2021 10:46AM(U1)	
Closet/Utility/Mechanical	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Missing outlet cover on roof top	8	L1			1.13	May 4 2021 10:47AM(U1)	
Closet/Utility/Mechanical	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Switch missing cover on roof top	9	L1			1.13	May 4 2021 10:50AM(U1)	
Closet/Utility/Mechanical	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	GFCI non op on roof top	10	L1			1.13	May 4 2021 10:52AM(U1)	

(1 Common Area continued)

Closet/Utility/Mechanical	Outlets/Switches	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	roof top	<u>11</u>	L3	X	LT	7.5	May 4 2021 10:50AM(U1)
Halls/Corridors/Stairs	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	Second floor next to 212 latch non op		L2			1.69	May 4 2021 10:37AM(U1)
Halls/Corridors/Stairs	Electric Panel	EXPOSED WIRES: Gap of 1/4in. or more in a breaker row/panel	Second floor	<u>12</u>	L3	X	LT	7.5	May 4 2021 8:21AM(U1)
Halls/Corridors/Stairs	Walls	CRACK: Crack > 1/8in. wide and 11in. long	Bottom of rear stair case	<u>13</u>	L1			0.84	May 4 2021 10:43AM(U1)
Health & Safety	Health & Safety	TRIPPING: Any obstruction or defect in a surface that causes tripping	Left side of building	<u>14</u>	L3	X	NLT	0	May 4 2021 6:53AM(U1)
Kitchen	Sink	SHARP EDGES: Any defect that could pose a cutting risk	Laundry room sink	<u>15</u>	L3	X	NLT	3.38	May 4 2021 7:03AM(U1)

1 Common Area Totals

Violations: 11 Possible Pts.: 15 Pts. Lost: 15 (27.656 Raw/24.281 Adj./15 Cap) Pts. Retained: 0

Unit**1 Unit 1-101**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged	Improper wiring configuration back wall	<u>16</u>	L3			0.2	May 4 2021 7:21AM(U1)	

1 Unit 1-101 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.197 (0.197 Raw/0.197 Adj./0.197 Cap) Pts. Retained: 1.991

Unit**1 Unit 1-102**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.18	May 4 2021 7:25AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		<u>17</u>	L3			0.22	May 4 2021 7:23AM(U1)	

1 Unit 1-102 Totals

Violations: 2 Possible Pts.: 2.188 Pts. Lost: 0.406 (0.406 Raw/0.406 Adj./0.406 Cap) Pts. Retained: 1.781

Unit**1 Unit 1-103**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 7:28AM(U1)	

1 Unit 1-103 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit										
1 Unit 1-104										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Lighting	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Missing cover	<u>18</u>	L3	X	LT	1.64	May 4 2021 7:41AM(U1)	
Bathroom 1	Ventilation/Exhaust	EXHAUST: Exhaust fan not functioning			L2			0.49	May 4 2021 7:46AM(U1)	
Kitchen	Stove/Range	BURNERS: One inoperable stove burner			L2			0.37	May 4 2021 7:39AM(U1)	
Living Room	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		<u>19</u>	L3	X	NLT	0	May 4 2021 7:40AM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	May 4 2021 7:35AM(U1)	
1 Unit 1-104 Totals										
Violations: 5		Possible Pts.: 2.188		Pts. Lost: 2.188 (2.502 Raw/2.502 Adj./2.188 Cap)				Pts. Retained: 0		

Unit										
1 Unit 1-105										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Windows	SCREENS: Window screen damaged/missing			L1			0	May 4 2021 7:45AM(U1)	
1 Unit 1-105 Totals										
Violations: 1		Possible Pts.: 2.188		Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 2.188		

Unit										
1 Unit 1-106										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		<u>20</u>	L3	X	NLT	0	May 4 2021 7:48AM(U1)	
Living Room	Smoke Detector	General Comment	Smoke detector is covered	<u>21</u>					May 4 2021 7:50AM(U1)	
1 Unit 1-106 Totals										
Violations: 1		Possible Pts.: 2.188		Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 2.188		

Unit										
1 Unit 1-107										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.25	May 4 2021 7:57AM(U1)	
1 Unit 1-107 Totals										
Violations: 1		Possible Pts.: 2.188		Pts. Lost: 0.246 (0.246 Raw/0.246 Adj./0.246 Cap)				Pts. Retained: 1.941		

Unit										
1 Unit 1-108										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.25	May 4 2021 8:00AM(U1)	

(1 Unit 1-108 continued)

Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	L3	0.22	May 4 2021 7:59AM(U1)	
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1 Unit 1-108 Totals

Violations: 2 Possible Pts.: 2.188 Pts. Lost: 0.468 (0.468 Raw/0.468 Adj./0.468 Cap) Pts. Retained: 1.72

Unit**1 Unit 1-109**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Ventilation/Exhaust	EXHAUST: Exhaust fan not functioning			L2			0.49	May 4 2021 8:07AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 8:03AM(U1)	
Living Room	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		22	L3	X	NLT	0	May 4 2021 8:05AM(U1)	

1 Unit 1-109 Totals

Violations: 3 Possible Pts.: 2.188 Pts. Lost: 0.714 (0.714 Raw/0.714 Adj./0.714 Cap) Pts. Retained: 1.474

Unit**1 Unit 1-110**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		23	L3			0.22	May 4 2021 8:11AM(U1)	
Living Room	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping	Tripping hazard entry door	24	L3	X	NLT	0	May 4 2021 8:10AM(U1)	

1 Unit 1-110 Totals

Violations: 2 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit**1 Unit 1-111**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.18	May 4 2021 8:17AM(U1)	
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.25	May 4 2021 8:18AM(U1)	

1 Unit 1-111 Totals

Violations: 2 Possible Pts.: 2.188 Pts. Lost: 0.431 (0.431 Raw/0.431 Adj./0.431 Cap) Pts. Retained: 1.757

Unit**1 Unit 1-201**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.09	May 4 2021 8:25AM(U1)	
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly	stopper hardware is loose		L1			0.25	May 4 2021 8:26AM(U1)	

(1 Unit 1-201 continued)

Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	L3	0.22	May 4 2021 8:23AM(U1)
Kitchen	Stove/Range	BURNERS: One inoperable stove burner	L2	0.37	May 4 2021 8:25AM(U1)

1 Unit 1-201 Totals

Violations: 4 Possible Pts.: 2.188 Pts. Lost: 1.93 (1.93 Raw/1.93 Adj./1.93 Cap) Pts. Retained: 0.257

Unit**1 Unit 1-202**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	GFCI	GFCI: Outlet does not test or is not operating	cracked GFCI	L3	X	NLT	1.09	May 4 2021 8:30AM(U1)		
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		L3			0.22	May 4 2021 8:28AM(U1)		

1 Unit 1-202 Totals

Violations: 2 Possible Pts.: 2.188 Pts. Lost: 1.315 (1.315 Raw/1.315 Adj./1.315 Cap) Pts. Retained: 0.872

Unit**1 Unit 1-203**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		L3			0.22	May 4 2021 8:34AM(U1)		
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code		25				May 4 2021 8:35AM(U1)		
Kitchen	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Smoke detector quite	L3	X	LT	0	May 4 2021 8:39AM(U1)		

1 Unit 1-203 Totals

Violations: 2 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit**1 Unit 1-204**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		L3			0.22	May 4 2021 8:41AM(U1)		

1 Unit 1-204 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit**1 Unit 1-205**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	DRAIN: clogged partially, sink/basin does not drain freely but still functions		L1			0.41	May 4 2021 8:48AM(U1)		
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		L3			0.22	May 4 2021 8:46AM(U1)		

(1 Unit 1-205 continued)

1 Unit 1-205 Totals

Violations: 2 Possible Pts.: 2.188 Pts. Lost: 0.632 (0.632 Raw/0.632 Adj./0.632 Cap) Pts. Retained: 1.556

Unit**1 Unit 1-206**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 8:52AM(U1)	

1 Unit 1-206 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit**1 Unit 1-207**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.18	May 4 2021 9:02AM(U1)	
Bathroom 1	Sink	DRAIN: clogged partially, sink/basin does not drain freely but still functions			L1			0.41	May 4 2021 9:01AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 8:59AM(U1)	
Health & Safety	Health & Safety	INFESTATION - Insects			L3	X	NLT	0.74	May 4 2021 9:01AM(U1)	

1 Unit 1-207 Totals

Violations: 4 Possible Pts.: 2.188 Pts. Lost: 1.554 (1.554 Raw/1.554 Adj./1.554 Cap) Pts. Retained: 0.633

Unit**1 Unit 1-208**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.25	May 4 2021 9:05AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 9:03AM(U1)	
Living Room	Windows	HARDWARE: Window will not open - only window or all windows in room		26	L3	X	NLT	0.22	May 4 2021 9:08AM(U1)	

1 Unit 1-208 Totals

Violations: 3 Possible Pts.: 2.188 Pts. Lost: 0.689 (0.689 Raw/0.689 Adj./0.689 Cap) Pts. Retained: 1.498

Unit**1 Unit 1-209**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Could not enter unit (enter reason below)	Tenants did not allow entry						May 4 2021 9:11AM(U1)	

1 Unit 1-209 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-210										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 9:12AM(U1)	
1 Unit 1-210 Totals										
Violations: 1	Possible Pts.: 2.188	Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap)					Pts. Retained: 1.966			

Unit										
1 Unit 1-211										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.25	May 4 2021 9:18AM(U1)	
1 Unit 1-211 Totals										
Violations: 1	Possible Pts.: 2.188	Pts. Lost: 0.246 (0.246 Raw/0.246 Adj./0.246 Cap)					Pts. Retained: 1.941			

Unit										
1 Unit 1-212										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower	tub diverter non op		L1			0.18	May 4 2021 9:23AM(U1)	
1 Unit 1-212 Totals										
Violations: 1	Possible Pts.: 2.188	Pts. Lost: 0.185 (0.185 Raw/0.185 Adj./0.185 Cap)					Pts. Retained: 2.003			

Unit										
1 Unit 1-213										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.25	May 4 2021 9:28AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Panic Hardware on door inoperable	Should be a twist lock on inside of door	<u>27</u>	L3			0.22	May 4 2021 9:26AM(U1)	
1 Unit 1-213 Totals										
Violations: 2	Possible Pts.: 2.188	Pts. Lost: 0.468 (0.468 Raw/0.468 Adj./0.468 Cap)					Pts. Retained: 1.72			

Unit										
1 Unit 1-214										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 9:32AM(U1)	
Kitchen	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.09	May 4 2021 9:32AM(U1)	
1 Unit 1-214 Totals										
Violations: 2	Possible Pts.: 2.188	Pts. Lost: 1.315 (1.315 Raw/1.315 Adj./1.315 Cap)					Pts. Retained: 0.872			

Unit										
1 Unit 1-301										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.25	May 4 2021 9:40AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 9:39AM(U1)	
1 Unit 1-301 Totals										
Violations: 2		Possible Pts.: 2.188	Pts. Lost: 0.468 (0.468 Raw/0.468 Adj./0.468 Cap)				Pts. Retained: 1.72			

Unit										
1 Unit 1-302										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 9:42AM(U1)	
1 Unit 1-302 Totals										
Violations: 1		Possible Pts.: 2.188	Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap)				Pts. Retained: 1.966			

Unit										
1 Unit 1-303										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.25	May 4 2021 9:49AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 9:45AM(U1)	
1 Unit 1-303 Totals										
Violations: 2		Possible Pts.: 2.188	Pts. Lost: 0.468 (0.468 Raw/0.468 Adj./0.468 Cap)				Pts. Retained: 1.72			

Unit										
1 Unit 1-304										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 9:51AM(U1)	
Local Systems	HVAC System	HVAC: HVAC unit does not function - heating/cooling			L3	X	NLT	1.64	May 4 2021 9:54AM(U1)	
1 Unit 1-304 Totals										
Violations: 2		Possible Pts.: 2.188	Pts. Lost: 1.862 (1.862 Raw/1.862 Adj./1.862 Cap)				Pts. Retained: 0.325			

Unit										
1 Unit 1-305										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 9:55AM(U1)	
1 Unit 1-305 Totals										
Violations: 1		Possible Pts.: 2.188	Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap)				Pts. Retained: 1.966			

Unit										
1 Unit 1-306										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 10:33AM(U1)	
1 Unit 1-306 Totals										
Violations: 1	Possible Pts.: 2.188	Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap)						Pts. Retained: 1.966		

Unit										
1 Unit 1-307										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 10:03AM(U1)	
Kitchen	Range Hood/Vent Fan	EXHAUST: Missing filter on vent hood or range exhaust			L3			0.41	May 4 2021 10:04AM(U1)	
Living Room	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		28	L3	X	NLT	0	May 4 2021 10:04AM(U1)	
1 Unit 1-307 Totals										
Violations: 3	Possible Pts.: 2.188	Pts. Lost: 0.632 (0.632 Raw/0.632 Adj./0.632 Cap)					Pts. Retained: 1.556			

Unit										
1 Unit 1-308										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 4 2021 10:08AM(U1)	
1 Unit 1-308 Totals										
Violations: 0		Possible Pts.: 2.188		Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)			Pts. Retained: 2.188			

Unit										
1 Unit 1-309										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.18	May 4 2021 10:11AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 10:09AM(U1)	
Kitchen	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		29	L3	X	NLT	0	May 4 2021 10:09AM(U1)	
1 Unit 1-309 Totals										
Violations: 3	Possible Pts.: 2.188	Pts. Lost: 0.406 (0.406 Raw/0.406 Adj./0.406 Cap)					Pts. Retained: 1.781			

Unit									
1 Unit 1-310									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 4 2021 10:20AM(U1)

(1 Unit 1-310 continued)

1 Unit 1-310 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit**1 Unit 1-311**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.25	May 4 2021 10:23AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 10:21AM(U1)	
Kitchen	Stove/Range	BURNERS: One inoperable stove burner			L2			0.37	May 4 2021 10:24AM(U1)	
Living Room	Lighting	GLOBE: Light globe or Lens missing or damaged		30					May 4 2021 10:22AM(U1)	

1 Unit 1-311 Totals

Violations: 3 Possible Pts.: 2.188 Pts. Lost: 0.837 (0.837 Raw/0.837 Adj./0.837 Cap) Pts. Retained: 1.351

Unit**1 Unit 1-312**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Toilet	FIXTURE: Toilet is loose			L2			0.82	May 4 2021 10:25AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 10:25AM(U1)	
Kitchen	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping		31	L3	X	NLT	0	May 4 2021 10:22AM(U1)	

1 Unit 1-312 Totals

Violations: 3 Possible Pts.: 2.188 Pts. Lost: 1.042 (1.042 Raw/1.042 Adj./1.042 Cap) Pts. Retained: 1.146

Unit**1 Unit 1-313**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 10:29AM(U1)	

1 Unit 1-313 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit**1 Unit 1-314**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	May 4 2021 10:31AM(U1)	

1 Unit 1-314 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Inspection Photos

Exterior



1
1 - Foundation
Foundation - Left side foundation vent



2
1 - Foundation
Foundation - Foundation vent left side



3
1 - Foundation
Foundation -

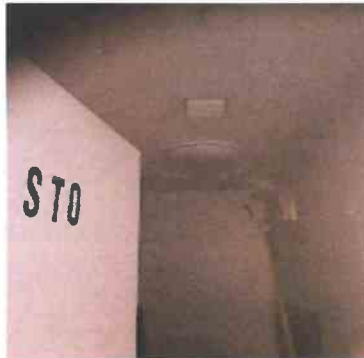


4
1 - Health & Safety
Health & Safety - Cutting hazard, uncommon wiring

Common Area



5
1 - Closet/Utility/Mechanical
Door - Interior - No key to. Closet



6
1 - Closet/Utility/Mechanical
Lighting - Lighting non op in storage room



7
1 - Closet/Utility/Mechanical
Outlets/Switches - GFCI non op on roof top

(Common Area continued)



8
1 - Closet/Utility/Mechanical
Outlets/Switches - Missing outlet cover on roof top



9
1 - Closet/Utility/Mechanical
Outlets/Switches - Switch missing cover on roof top



10
1 - Closet/Utility/Mechanical
Outlets/Switches - GFCI non op on roof top



11
1 - Closet/Utility/Mechanical
Outlets/Switches - roof top



12
1 - Halls/Corridors/Stairs
Electric Panel - Second floor



13
1 - Halls/Corridors/Stairs
Walls - Bottom of rear stair case



14
1 - Health & Safety
Health & Safety - Left side of building



15
1 - Kitchen
Sink - Laundry room sink

Unit



16
1 Unit 1-101 - Living Room
Outlets/Switches - Improper wiring configuration back wall



17
1 Unit 1-102 - Entry Door
Door - Entry/Fire/Bath -



18
1 Unit 1-104 - Bathroom 1
Lighting - Missing cover

(Unit continued)



19
1 Unit 1-104 - Living Room
Floor - Hard -



20
1 Unit 1-106 - Living Room
Floor - Hard -



21
1 Unit 1-106 - Living Room
Smoke Detector - Smoke detector is covered



22
1 Unit 1-109 - Living Room
Floor - Hard -



23
1 Unit 1-110 - Entry Door
Door - Entry/Fire/Bath -



24
1 Unit 1-110 - Living Room
Floor - Hard - Tripping hazard entry door



25
1 Unit 1-203 - Kitchen
GFCI -



26
1 Unit 1-208 - Living Room
Windows -



27
1 Unit 1-213 - Entry Door
Door - Entry/Fire/Bath - Should be a twist lock on inside of door



28
1 Unit 1-307 - Living Room
Floor - Hard -



29
1 Unit 1-309 - Kitchen
Floor - Hard -



30
1 Unit 1-311 - Living Room
Lighting -

(Unit continued)



31

1 Unit 1-312 - Kitchen
Floor - Hard -

Westchester

Date 04/29/2021

Type Pre-REAC

Score 66

Area	*Pts. Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	6.33	6.33	6.33	15	8.67	2
Exterior	10	10	10	15	5	1
Systems	0	0	0	20	20	0
Common	5.06	5.06	5.06	15	9.94	2
*Units	25.63	25.63	23.02	35	22.53	62
Total	47.02	47.02	33.86	100	66.14	67

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site

Site

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage		1	L2			2.11	May 6 2021 11:10AM(U1)	
Health & Safety	Health & Safety	TRIPPING: Any obstruction or defect in a surface that causes tripping	Rear building	2	L3	X	NLT	4.22	May 6 2021 11:13AM(U1)	

Site Totals

Violations: 2 Possible Pts.: 15 Pts. Lost: 6.328 (6.328 Raw/6.328 Adj./6.328 Cap) Pts. Retained: 8.672

Exterior

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Electrical	Electric Panel	EXPOSED WIRES: Open breaker port or missing fuse	Missing plate for 103 on roof top	3	L3	X	LT	10	May 6 2021 3:12PM(U1)	

1 Exterior Totals

Violations: 1 Possible Pts.: 15 Pts. Lost: 10 (10 Raw/10 Adj./10 Cap) Pts. Retained: 5

Common Area

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	Second floor latch is missing	4	L3			3.38	May 6 2021 12:51PM(U1)	
Halls/Corridors/Stairs	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	Third floor missing latch	5	L2			1.69	May 6 2021 2:40PM(U1)	
Halls/Corridors/Stairs	Outlets/Switches	General Comment	First, second and third floor above door way, unable to identify if low voltage.	6					May 6 2021 3:30PM(U1)	

1 Common Area Totals

Violations: 2 Possible Pts.: 15 Pts. Lost: 5.063 (5.063 Raw/5.063 Adj./5.063 Cap) Pts. Retained: 9.938

Unit										
1 Unit 1-101										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 11:45AM(U1)	
Closet/Storage Room	Lighting	GLOBE: Light globe or Lens missing or damaged	In bedroom closet	7					May 6 2021 11:47AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.27	May 6 2021 11:40AM(U1)	

1 Unit 1-101 Totals

Violations: 2 Possible Pts.: 2.692 Pts. Lost: 0.575 (0.575 Raw/0.575 Adj./0.575 Cap) Pts. Retained: 2.117

Unit										
1 Unit 1-102										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 6 2021 11:49AM(U1)	

1 Unit 1-102 Totals

Violations: 0 Possible Pts.: 2.692 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.692

Unit										
1 Unit 1-103										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.27	May 6 2021 11:52AM(U1)	
Living Room	Walls	CRACK: Crack > 1/8in. wide and 11in. long	Near doorway	8	L1			0.06	May 6 2021 11:53AM(U1)	

1 Unit 1-103 Totals

Violations: 2 Possible Pts.: 2.692 Pts. Lost: 0.333 (0.333 Raw/0.333 Adj./0.333 Cap) Pts. Retained: 2.359

Unit										
1 Unit 1-104										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Closet/Storage Room	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable		9	L1			0.07	May 6 2021 11:27AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.27	May 6 2021 11:27AM(U1)	
Living Room	Ceiling	SURFACE: Bulging/buckling/sagging or problem with alignment		10	L3			0.32	May 6 2021 11:38AM(U1)	
Living Room	Windows	SCREENS: Window screen damaged/missing			L1			0	May 6 2021 11:30AM(U1)	
Living Room	Windows	LOCK: Inoperable/not locking - lock is broken but window is secure	Right side window		L1			0.07	May 6 2021 11:30AM(U1)	

1 Unit 1-104 Totals

Violations: 5 Possible Pts.: 2.692 Pts. Lost: 0.732 (0.732 Raw/0.732 Adj./0.732 Cap) Pts. Retained: 1.96

Unit											
1 Unit 1-105											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.23	May 6 2021 12:12PM(U1)		
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 12:12PM(U1)		
Bathroom 1	Ventilation/Exhaust	SHARP EDGES: Any defect that could pose a cutting risk	Missing vent cover	11	L3	X	NLT	0.91	May 6 2021 4:02PM(U1)		
Bedroom 1	Door - Closet	MISSING: A single closet door is missing as shown by hardware/hardware remnants		12	L1			0.15	May 6 2021 12:12PM(U1)		
Bedroom 1	Windows	SCREENS: Window screen damaged/missing			L1			0	May 6 2021 12:09PM(U1)		
Closet/Storage Room	Door - Closet	MISSING: A single closet door is missing as shown by hardware/hardware remnants		13	L1			0.15	May 6 2021 12:16PM(U1)		
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.27	May 6 2021 12:05PM(U1)		
Health & Safety	Health & Safety	INFESTATION - Insects			L3	X	NLT	0.91	May 6 2021 12:15PM(U1)		
Kitchen	Range Hood/Vent Fan	SHARP EDGES: Any defect that could pose a cutting risk	Missing cover	14	L3	X	NLT	0.91	May 6 2021 12:06PM(U1)		
Living Room	Walls	HOLE: Hole/missing tile/damaged area more than 8.5x11in.		15	L2			0.12	May 6 2021 12:09PM(U1)		
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	Missing pressure release tube, needs to be within 6 inches of ground	16	L3	X	NLT	1.35	May 6 2021 12:19PM(U1)		
1 Unit 1-105 Totals											
Violations: 11		Possible Pts.: 2.692		Pts. Lost: 2.692 (5.299 Raw/5.299 Adj./2.692 Cap)					Pts. Retained: 0		

Unit											
1 Unit 1-106											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.23	May 6 2021 12:26PM(U1)		
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 12:26PM(U1)		
Bedroom 1	Walls	WATER STAIN: Evidence of leak/mold/mildew 4 sq in. - 1 sf		17	L1			0.03	May 6 2021 12:24PM(U1)		
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.27	May 6 2021 12:22PM(U1)		
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	Missing pressure release tube	18	L3	X	NLT	1.35	May 6 2021 12:33PM(U1)		
1 Unit 1-106 Totals											
Violations: 5		Possible Pts.: 2.692		Pts. Lost: 2.182 (2.182 Raw/2.182 Adj./2.182 Cap)					Pts. Retained: 0.51		

Unit										
1 Unit 1-107										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	Tub diverter non op		L3			0.91	May 6 2021 12:45PM(U1)	
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 12:44PM(U1)	
Kitchen	Stove/Range	BURNERS: One inoperable stove burner			L2			0.45	May 6 2021 12:48PM(U1)	
1 Unit 1-107 Totals										
Violations: 3		Possible Pts.: 2.692		Pts. Lost: 1.666 (1.666 Raw/1.666 Adj./1.666 Cap)				Pts. Retained: 1.026		

Unit										
1 Unit 1-108										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.27	May 6 2021 12:34PM(U1)	
Health & Safety	Health & Safety	INFESTATION - Insects			L3	X	NLT	0.91	May 6 2021 12:39PM(U1)	
Kitchen	Lighting	LIGHT FIXTURES: Inoperable or Missing Lighting Fixture (One Room)		<u>19</u>	L1			0.04	May 6 2021 12:34PM(U1)	
1 Unit 1-108 Totals										
Violations: 3		Possible Pts.: 2.692		Pts. Lost: 1.222 (1.222 Raw/1.222 Adj./1.222 Cap)				Pts. Retained: 1.471		

Unit										
1 Unit 1-201										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.27	May 6 2021 12:52PM(U1)	
Kitchen	Lighting	LIGHT FIXTURES: Inoperable or Missing Lighting Fixture (One Room)	Light flickering	<u>20</u>	L1			0.04	May 6 2021 12:53PM(U1)	
1 Unit 1-201 Totals										
Violations: 2		Possible Pts.: 2.692		Pts. Lost: 0.313 (0.313 Raw/0.313 Adj./0.313 Cap)				Pts. Retained: 2.379		

Unit										
1 Unit 1-202										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 1:10PM(U1)	
1 Unit 1-202 Totals										
Violations: 0		Possible Pts.: 2.692		Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 2.692		

Unit										
1 Unit 1-203										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 1:17PM(U1)	

(1 Unit 1-203 continued)

Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		L3		0.27	May 6 2021 1:12PM(U1)
Living Room	Windows	SCREENS: Window screen damaged/missing	21	L1		0	May 6 2021 1:16PM(U1)
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	Missing pressure release tube	22	L3	X NLT 1.35	May 6 2021 1:14PM(U1)

1 Unit 1-203 Totals

Violations: 4 Possible Pts.: 2.692 Pts. Lost: 1.922 (1.922 Raw/1.922 Adj./1.922 Cap) Pts. Retained: 0.771

Unit**1 Unit 1-204**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Walls	SHARP EDGES: Any defect that could pose a cutting risk		23	L3	X	NLT	0.91	May 6 2021 1:20PM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.27	May 6 2021 1:18PM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	May 6 2021 1:23PM(U1)	

1 Unit 1-204 Totals

Violations: 3 Possible Pts.: 2.692 Pts. Lost: 1.181 (1.181 Raw/1.181 Adj./1.181 Cap) Pts. Retained: 1.511

Unit**1 Unit 1-205**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 1:31PM(U1)	
Kitchen	GFCI	GFCI: Outlet does not test or is not operating	3 outlets in kitchen all missing GFCI	24	L3	X	NLT	1.35	May 6 2021 1:29PM(U1)	
Kitchen	Range Hood/Vent Fan	SHARP EDGES: Any defect that could pose a cutting risk	Missing vent fan cover	25	L3	X	NLT	0.91	May 6 2021 1:28PM(U1)	

1 Unit 1-205 Totals

Violations: 3 Possible Pts.: 2.692 Pts. Lost: 2.558 (2.558 Raw/2.558 Adj./2.558 Cap) Pts. Retained: 0.135

Unit**1 Unit 1-206**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.23	May 6 2021 1:43PM(U1)	
Kitchen	Stove/Range	General Comment	Missing stove knobs	26					May 6 2021 1:46PM(U1)	

1 Unit 1-206 Totals

Violations: 1 Possible Pts.: 2.692 Pts. Lost: 0.227 (0.227 Raw/0.227 Adj./0.227 Cap) Pts. Retained: 2.465

Unit										
1 Unit 1-207										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Ventilation/Exhaust	EXHAUST: Exhaust fan not functioning		<u>27</u>	L2			0.61	May 6 2021 2:04PM(U1)	
Kitchen	Stove/Range	BURNERS: Two or more burners do not function	tenants un plugged stove		L3			0.91	May 6 2021 2:00PM(U1)	
1 Unit 1-207 Totals										
Violations: 2		Possible Pts.: 2.692	Pts. Lost: 1.514 (1.514 Raw/1.514 Adj./1.514 Cap)				Pts. Retained: 1.178			

Unit										
1 Unit 1-208										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 2:15PM(U1)	
Living Room	Lighting	GLOBE: Light globe or Lens missing or damaged		<u>28</u>					May 6 2021 2:16PM(U1)	
1 Unit 1-208 Totals										
Violations: 1		Possible Pts.: 2.692	Pts. Lost: 0.303 (0.303 Raw/0.303 Adj./0.303 Cap)				Pts. Retained: 2.389			

Unit										
1 Unit 1-301										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	In entry	<u>29</u>	L3	X	NLT	0.91	May 6 2021 2:29PM(U1)	
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code		<u>30</u>					May 6 2021 2:28PM(U1)	
Living Room	Ceiling	WATER STAIN: Evidence of leak/mold/mildew 4 sq in. - 1 sf		<u>31</u>	L1			0.03	May 6 2021 2:23PM(U1)	
Living Room	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Unable to test	<u>32</u>	L1			0.06	May 6 2021 2:23PM(U1)	
Living Room	Windows	SCREENS: Window screen damaged/missing	Screens missing on all windows		L1			0	May 6 2021 2:24PM(U1)	
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	Missing pressure release tube	<u>33</u>	L3	X	NLT	1.35	May 6 2021 2:21PM(U1)	
1 Unit 1-301 Totals										
Violations: 5		Possible Pts.: 2.692	Pts. Lost: 2.349 (2.349 Raw/2.349 Adj./2.349 Cap)				Pts. Retained: 0.343			

Unit										
1 Unit 1-302										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 2:33PM(U1)	
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	Missing pressure release tube	<u>34</u>	L3	X	NLT	1.35	May 6 2021 2:32PM(U1)	

(1 Unit 1-302 continued)

1 Unit 1-302 Totals

Violations: 2 Possible Pts.: 2.692 Pts. Lost: 1.649 (1.649 Raw/1.649 Adj./1.649 Cap) Pts. Retained: 1.043

Unit**1 Unit 1-303**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	Tub diverter non op		L3			0.91	May 6 2021 2:42PM(U1)	
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 2:41PM(U1)	
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code			35				May 6 2021 2:44PM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	May 6 2021 2:45PM(U1)	
Living Room	Windows	SCREENS: Window screen damaged/missing			36	L1		0	May 6 2021 2:45PM(U1)	

1 Unit 1-303 Totals

Violations: 4 Possible Pts.: 2.692 Pts. Lost: 1.212 (1.212 Raw/1.212 Adj./1.212 Cap) Pts. Retained: 1.481

Unit**1 Unit 1-304**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 6 2021 2:48PM(U1)	

1 Unit 1-304 Totals

Violations: 0 Possible Pts.: 2.692 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.692

Unit**1 Unit 1-305**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	No key available	Tenants changed locked		37				May 6 2021 2:49PM(U1)	

1 Unit 1-305 Totals

Violations: 0 Possible Pts.: 2.692 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.692

Unit**1 Unit 1-306**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Small crack on outlet		38	L1		0.06	May 6 2021 2:52PM(U1)	

1 Unit 1-306 Totals

Violations: 1 Possible Pts.: 2.692 Pts. Lost: 0.061 (0.061 Raw/0.061 Adj./0.061 Cap) Pts. Retained: 2.632

Unit										
1 Unit 1-307										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf		39	L2			0.03	May 6 2021 2:58PM(U1)	
Living Room	Windows	SCREENS: Window screen damaged/missing	Missing all screens		L1			0	May 6 2021 2:59PM(U1)	
1 Unit 1-307 Totals										
Violations: 2		Possible Pts.: 2.692	Pts. Lost: 0.027 (0.027 Raw/0.027 Adj./0.027 Cap)					Pts. Retained: 2.665		

Unit										
1 Unit 1-308										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			L1			0.3	May 6 2021 3:03PM(U1)	
1 Unit 1-308 Totals										
Violations: 1		Possible Pts.: 2.692	Pts. Lost: 0.303 (0.303 Raw/0.303 Adj./0.303 Cap)					Pts. Retained: 2.389		

Inspection Photos

Entire Site



1
Site - Grounds
Vegetation -



2
Site - Health & Safety
Health & Safety - Rear building

Exterior



3
1 - Electrical
Electric Panel - Missing plate for 103 on roof top

Common Area



4
1 - Halls/Corridors/Stairs
Door - Entry/Fire/Bath - Second floor latch is missing



5
1 - Halls/Corridors/Stairs
Door - Interior - Third floor missing latch



6
1 - Halls/Corridors/Stairs
Outlets/Switches - First,second and third floor above door way, unable

Unit



7
1 Unit 1-101 - Closet/Storage Room
Lighting - In bedroom closet



8
1 Unit 1-103 - Living Room
Walls - Near doorway



9
1 Unit 1-104 - Closet/Storage Room
Door - Closet -



10
1 Unit 1-104 - Living Room
Ceiling -



11
1 Unit 1-105 - Bathroom 1
Ventilation/Exhaust - Missing vent cover



12
1 Unit 1-105 - Bedroom 1
Door - Closet -



13
1 Unit 1-105 - Closet/Storage Room
Door - Closet -



14
1 Unit 1-105 - Kitchen
Range Hood/Vent Fan - Missing cover



15
1 Unit 1-105 - Living Room
Walls -



16
1 Unit 1-105 - Local Systems
Water Heater - Missing pressure release tube, needs to be within 6 in



17
1 Unit 1-106 - Bedroom 1
Walls -



18
1 Unit 1-106 - Local Systems
Water Heater - Missing pressure release tube

(Unit continued)



19
1 Unit 1-108 - Kitchen
Lighting -



20
1 Unit 1-201 - Kitchen
Lighting - Light flickering



21
1 Unit 1-203 - Living Room
Windows -



22
1 Unit 1-203 - Local Systems
Water Heater - Missing pressure release tube



23
1 Unit 1-204 - Bathroom 1
Walls -



24
1 Unit 1-205 - Kitchen
GFCI - 3 outlets in kitchen all missing GFCI



25
1 Unit 1-205 - Kitchen
Range Hood/Vent Fan - Missing vent fan cover



26
1 Unit 1-206 - Kitchen
Stove/Range - Missing stove knobs



27
1 Unit 1-207 - Bathroom 1
Ventilation/Exhaust -



28
1 Unit 1-208 - Living Room
Lighting -



29
1 Unit 1-301 - Health & Safety
Health & Safety - In entry



30
1 Unit 1-301 - Kitchen
GFCI -

(Unit continued)



31
1 Unit 1-301 - Living Room
Ceiling -



32
1 Unit 1-301 - Living Room
Outlets/Switches - Unable to test



33
1 Unit 1-301 - Local Systems
Water Heater - Missing pressure release tube



34
1 Unit 1-302 - Local Systems
Water Heater - Missing pressure release tube



35
1 Unit 1-303 - Kitchen
GFCI -



36
1 Unit 1-303 - Living Room
Windows -



37
1 Unit 1-305 - Entire Unit
Occupancy - Tenants changed locked



38
1 Unit 1-306 - Kitchen
Outlets/Switches - Small crack on outlet



39
1 Unit 1-307 - Living Room
Walls -

530 Michigan

Date 04/30/2021

Type Pre-REAC

Score 67

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	12.66	8.44	8.44	15	6.56	4
Exterior	10.98	10.98	9.14	15	5.86	3
Systems	0	0	0	20	20	0
Common	14.56	11.75	10	15	5	8
*Units	10.87	10.87	10.87	35	29.36	33
Total	49.06	42.03	33.21	100	66.79	48

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site

Site

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage		1	L2			2.11	Apr 28 2021 7:36AM(U1)	
Refuse Disposal	Refuse Disposal Area	ENCLOSURE: Refuse area too small for storage until disposal		2	L2			2.11	Apr 28 2021 6:53AM(U1)	
Walkway/Steps	Walkway/Steps	TRIPPING: Any obstruction or defect in a surface that causes tripping	Near front gate.	3	L3	X	NLT	4.22	Apr 28 2021 6:48AM(U1)	
Walkway/Steps	Walkway/Steps	TRIPPING: Any obstruction or defect in a surface that causes tripping	Rear right of building.	4	L3	X	NLT	4.22	Apr 28 2021 6:52AM(U1)	

Site Totals

Violations: 4 Possible Pts.: 15 Pts. Lost: 8.438 (12.656 Raw/8.438 Adj./8.438 Cap) Pts. Retained: 6.563

Exterior

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	Front right gate.	5	L3	X	NLT	4.14	Apr 28 2021 7:38AM(U1)	

1 Exterior Totals

Violations: 1 Possible Pts.: 10 Pts. Lost: 4.14 (4.14 Raw/4.14 Adj./4.14 Cap) Pts. Retained: 5.86

Exterior

2

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Exterior Walls	Walls	CRACK: Wall sections/pieces broken apart or separated from wall or non-workmanlike repair	Front of building overhang.	6	L3			2.24	Apr 28 2021 6:50AM(U1)	
Lighting	Lighting	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Second floor near 204.	7	L3	X	LT	4.6	Apr 28 2021 7:20AM(U1)	

(2 Exterior continued)

2 Exterior Totals

Violations: 2 Possible Pts.: 5 Pts. Lost: 5 (6.835 Raw/6.835 Adj./5 Cap) Pts. Retained: 0

Common Area**1**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Halls/Corridors/Stairs	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable	No key.	8	L1			0.56	Apr 28 2021 7:41AM(U1)	
Halls/Corridors/Stairs	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable	no key floor closet.		L1			0.56	Apr 28 2021 8:34AM(U1)	
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		9	L3			2.25	Apr 28 2021 7:44AM(U1)	
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	Second floor rear door		L3			2.25	Apr 28 2021 9:12AM(U1)	
Halls/Corridors/Stairs	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable		10	L2			1.13	Apr 28 2021 7:39AM(U1)	
Halls/Corridors/Stairs	Walls	CRACK: Crack > 1/8in. wide and 11in. long	Second floor staircase	11	L1			0.56	Apr 28 2021 9:19AM(U1)	
Laundry Room	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			2.25	Apr 28 2021 7:43AM(U1)	
Other Community Spaces	HVAC System	General Comment	HVAC on roof handel not secured.	12					Apr 28 2021 9:02AM(U1)	
Other Community Spaces	Outlets/Switches	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Missing cover on rooftop HVAC junction box.	13	L3	X	LT	5	Apr 28 2021 9:04AM(U1)	

1 Common Area Totals

Violations: 8 Possible Pts.: 10 Pts. Lost: 10 (14.563 Raw/11.75 Adj./10 Cap) Pts. Retained: 0

Unit**1 Unit 1-101**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 28 2021 8:21AM(U1)	

1 Unit 1-101 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-102**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Loose GFCI.	14	L1			0.06	Apr 28 2021 8:26AM(U1)	

1 Unit 1-102 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.056 (0.056 Raw/0.056 Adj./0.056 Cap) Pts. Retained: 2.444

Unit										
1 Unit 1-103										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.21	Apr 28 2021 8:13AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.25	Apr 28 2021 8:14AM(U1)	
1 Unit 1-103 Totals										
Violations: 2		Possible Pts.: 2.5	Pts. Lost: 0.464 (0.464 Raw/0.464 Adj./0.464 Cap)				Pts. Retained: 2.036			

Unit										
1 Unit 1-104										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 28 2021 8:18AM(U1)	
1 Unit 1-104 Totals										
Violations: 0		Possible Pts.: 2.5	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 2.5			

Unit										
1 Unit 1-105										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.21	Apr 28 2021 8:00AM(U1)	
1 Unit 1-105 Totals										
Violations: 1		Possible Pts.: 2.5	Pts. Lost: 0.211 (0.211 Raw/0.211 Adj./0.211 Cap)				Pts. Retained: 2.289			

Unit										
1 Unit 1-106										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.25	Apr 28 2021 8:06AM(U1)	
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 28 2021 8:07AM(U1)	
Health & Safety	Health & Safety	INFESTATION - Insects			L3	X	NLT	0.84	Apr 28 2021 8:08AM(U1)	
Kitchen	Lighting	LIGHT FIXTURES: Inoperable or Missing Lighting Fixture (One Room)			15 L1			0.04	Apr 28 2021 8:04AM(U1)	
1 Unit 1-106 Totals										
Violations: 4		Possible Pts.: 2.5	Pts. Lost: 2.131 (2.131 Raw/2.131 Adj./2.131 Cap)				Pts. Retained: 0.369			

Unit										
1 Unit 1-107										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.21	Apr 28 2021 7:53AM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			16 L3	X	LT	0	Apr 28 2021 7:50AM(U1)	

(1 Unit 1-107 continued)

Living Room Windows SCREENS: Window screen damaged/missing L1 0 Apr 28 2021 7:59AM(U1)

1 Unit 1-107 Totals

Violations: 3 Possible Pts.: 2.5 Pts. Lost: 0.211 (0.211 Raw/0.211 Adj./0.211 Cap) Pts. Retained: 2.289

Unit**1 Unit 1-108**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.21	Apr 28 2021 7:57AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.25	Apr 28 2021 7:57AM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 28 2021 7:55AM(U1)	

1 Unit 1-108 Totals

Violations: 3 Possible Pts.: 2.5 Pts. Lost: 0.464 (0.464 Raw/0.464 Adj./0.464 Cap) Pts. Retained: 2.036

Unit**1 Unit 1-109**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.21	Apr 28 2021 7:47AM(U1)	

1 Unit 1-109 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.211 (0.211 Raw/0.211 Adj./0.211 Cap) Pts. Retained: 2.289

Unit**1 Unit 1-201**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.25	Apr 28 2021 8:35AM(U1)	

1 Unit 1-201 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.253 (0.253 Raw/0.253 Adj./0.253 Cap) Pts. Retained: 2.247

Unit**1 Unit 1-202**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 28 2021 8:42AM(U1)	

1 Unit 1-202 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-203**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 28 2021 8:45AM(U1)	

(1 Unit 1-203 continued)

1 Unit 1-203 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-204**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Could not enter unit (enter reason below)	Resident sleeping inside						Apr 28 2021 8:47AM(U1)	

1 Unit 1-204 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit**1 Unit 1-205**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Closet/Storage Room	Walls	CRACK: Crack > 1/8in. wide and 11in. long		17	L1			0.06	Apr 28 2021 8:53AM(U1)	

1 Unit 1-205 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.056 (0.056 Raw/0.056 Adj./0.056 Cap) Pts. Retained: 2.444

Unit**1 Unit 1-206**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Lighting	LIGHT FIXTURES: Inoperable or Missing Lighting Fixture (One Room)		18	L1			0.04	Apr 28 2021 8:50AM(U1)	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	tub diverter non op.		L3			0.84	Apr 28 2021 8:50AM(U1)	

1 Unit 1-206 Totals

Violations: 2 Possible Pts.: 2.5 Pts. Lost: 0.881 (0.881 Raw/0.881 Adj./0.881 Cap) Pts. Retained: 1.619

Unit**1 Unit 1-207**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.25	Apr 28 2021 9:09AM(U1)	
Bathroom 1	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires		19	L1			0.06	Apr 28 2021 9:09AM(U1)	
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	Kitchen floor.	20	L3	X	NLT	0.84	Apr 28 2021 9:08AM(U1)	
Kitchen	Cabinets	CABINETS: Minor cabinet damage less than 10 %		21					Apr 28 2021 9:06AM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 28 2021 9:06AM(U1)	

1 Unit 1-207 Totals

Violations: 4 Possible Pts.: 2.5 Pts. Lost: 2.15 (2.15 Raw/2.15 Adj./2.15 Cap) Pts. Retained: 0.35

Unit										
1 Unit 1-208										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	No key available							Apr 28 2021 9:13AM(U1)	
1 Unit 1-208 Totals										
Violations: 0		Possible Pts.: 2.5	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.5					

Unit										
1 Unit 1-209										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.25	Apr 28 2021 9:14AM(U1)	
Halls/Corridors/Stairs	Ceiling	WATER STAIN: Evidence of leak/mold/mildew 4 sq in. - 1 sf		22	L1			0.03	Apr 28 2021 9:18AM(U1)	
1 Unit 1-209 Totals										
Violations: 2		Possible Pts.: 2.5	Pts. Lost: 0.284 (0.284 Raw/0.284 Adj./0.284 Cap)		Pts. Retained: 2.216					

Unit										
2 Unit 2-101										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 28 2021 7:00AM(U1)	
2 Unit 2-101 Totals										
Violations: 0		Possible Pts.: 2.5	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.5					

Unit										
2 Unit 2-102										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)		23	L3			0.14	Apr 28 2021 7:05AM(U1)	
Kitchen	Cabinets	CABINETS: Minor cabinet damage less than 10 %		24					Apr 28 2021 7:06AM(U1)	
Living Room	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires		25	L1			0.06	Apr 28 2021 7:06AM(U1)	
2 Unit 2-102 Totals										
Violations: 2		Possible Pts.: 2.5	Pts. Lost: 0.197 (0.197 Raw/0.197 Adj./0.197 Cap)		Pts. Retained: 2.303					

Unit										
2 Unit 2-103										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower			L1			0.21	Apr 28 2021 7:10AM(U1)	
2 Unit 2-103 Totals										
Violations: 1		Possible Pts.: 2.5	Pts. Lost: 0.211 (0.211 Raw/0.211 Adj./0.211 Cap)		Pts. Retained: 2.289					

Unit										
2 Unit 2-104										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	EGRESS: Emergency fire exit blocked/unusable - blocked egress		26	L3	X	LT	1.88	Apr 28 2021 7:14AM(U1)	

2 Unit 2-104 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 1.875 (1.875 Raw/1.875 Adj./1.875 Cap) Pts. Retained: 0.625

Unit										
2 Unit 2-201										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Cabinets/Vanity	VANITY: Any portion of the cabinets, vanity top, or drawers/doors shows deterioration		27	L1			0.12	Apr 28 2021 7:34AM(U1)	
Halls/Corridors/Stairs	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing		28	L3	X	LT	0	Apr 28 2021 7:33AM(U1)	
Health & Safety	Health & Safety	INFESTATION - Insects			L3	X	NLT	0.84	Apr 28 2021 7:32AM(U1)	
Kitchen	Cabinets	CABINETS: Minor cabinet damage less than 10 %							Apr 28 2021 7:35AM(U1)	

2 Unit 2-201 Totals

Violations: 3 Possible Pts.: 2.5 Pts. Lost: 0.961 (0.961 Raw/0.961 Adj./0.961 Cap) Pts. Retained: 1.539

Unit										
2 Unit 2-202										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	rear door lock is loose		L3			0.25	Apr 28 2021 7:31AM(U1)	

2 Unit 2-202 Totals

Violations: 1 Possible Pts.: 2.5 Pts. Lost: 0.253 (0.253 Raw/0.253 Adj./0.253 Cap) Pts. Retained: 2.247

Unit										
2 Unit 2-203										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 28 2021 7:26AM(U1)	

2 Unit 2-203 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit										
2 Unit 2-204										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 28 2021 7:22AM(U1)	

2 Unit 2-204 Totals

Violations: 0 Possible Pts.: 2.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.5

Unit									
2 Unit 2-205									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 28 2021 7:19AM(U1)
2 Unit 2-205 Totals									
Violations: 0		Possible Pts.: 2.5	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)	Pts. Retained: 2.5					

Inspection Photos

Entire Site



1
Site - Grounds
Vegetation -



2
Site - Refuse Disposal
Refuse Disposal Area -



3
Site - Walkway/Steps
Walkway/Steps - Near front gate.



4
Site - Walkway/Steps
Walkway/Steps - Rear right of building.

Exterior



5
1 - Health & Safety
Health & Safety - Front right gate.



6
2 - Exterior Walls
Walls - Front of building overhang.



7
2 - Lighting
Lighting - Second floor near 204.

Common Area



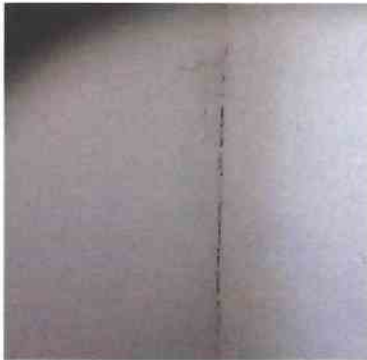
8
1 - Halls/Corridors/Stairs
Door - Closet - No key.



9
1 - Halls/Corridors/Stairs
Door - Entry/Fire/Bath -



10
1 - Halls/Corridors/Stairs
Door - Interior -



11
1 - Halls/Corridors/Stairs
Walls - Second floor staircase



12
1 - Other Community Spaces
HVAC System - HVAC on roof handel not secured.



13
1 - Other Community Spaces
Outlets/Switches - Missingcover on rooftop HVAC junction box.

Unit



14
1 Unit 1-102 - Kitchen
Outlets/Switches - Loose GFCI.



15
1 Unit 1-106 - Kitchen
Lighting -



16
1 Unit 1-107 - Living Room
Smoke Detector -



17
1 Unit 1-205 - Close/Storage Room
Walls -



18
1 Unit 1-206 - Bathroom 1
Lighting -



19
1 Unit 1-207 - Bathroom 1
Outlets/Switches -

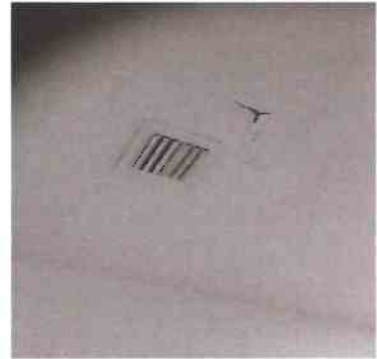
(Unit continued)



20
1 Unit 1-207 - Health & Safety
Health & Safety - Kitchen floor.



21
1 Unit 1-207 - Kitchen
Cabinets -



22
1 Unit 1-209 - Halls/Corridors/Stairs
Ceiling -



23
2 Unit 2-102 - Entry Door
Door - Entry/Fire/Bath -



24
2 Unit 2-102 - Kitchen
Cabinets -



25
2 Unit 2-102 - Living Room
Outlets/Switches -



26
2 Unit 2-104 - Entry Door
Door - Entry/Fire/Bath -



27
2 Unit 2-201 - Bathroom 1
Cabinets/Vanity -



28
2 Unit 2-201 - Halls/Corridors/Stairs
Smoke Detector -

Meridian

Date 05/04/2021

Type Pre-REAC

Score 68

Area	*Pts. Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	2.11	2.11	2.11	15	12.89	1
Exterior	14.66	14.66	14.66	15	0.34	3
Systems	0	0	0	20	20	0
Common	18.56	11.39	11.39	15	3.61	8
*Units	8.77	7.98	7.98	35	31.48	28
Total	44.1	36.14	31.68	100	68.32	40

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site

Site

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage		1	L2			2.11	May 6 2021 6:31AM(U1)	

Site Totals

Violations: 1 Possible Pts.: 15 Pts. Lost: 2.109 (2.109 Raw/2.109 Adj./2.109 Cap) Pts. Retained: 12.891

Exterior

731

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Door hardware is damaged / inoperable / missing	Right side of building	2	L3	X	NLT	6.21	May 6 2021 6:22AM(U1)	
Foundation	Foundation	CRACK: Cracks/gaps > 1/8in.w x 1/8in.d x 6in.l	Foundation vent have gap, cats were seen under building	3	L2			6.9	May 6 2021 6:29AM(U1)	
Roofing	Downspout/Gutter	GUTTERS: Downspout splashblocks are missing/damaged	Left side of building	4	L1			1.55	May 6 2021 6:35AM(U1)	

731 Exterior Totals

Violations: 3 Possible Pts.: 15 Pts. Lost: 14.663 (14.663 Raw/14.663 Adj./14.663 Cap) Pts. Retained: 0.338

Common Area

731

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Basement/Garage/Carport	Door - Closet	General Comment	No key	5					May 6 2021 6:23AM(U1)	
Closet/Utility/Mechanical	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	Third floor	6	L3			3.38	May 6 2021 9:04AM(U1)	
Closet/Utility/Mechanical	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	first floor	7	L3			3.38	May 6 2021 10:34AM(U1)	
Closet/Utility/Mechanical	Lighting	GLOBE: Light globe or Lens missing or damaged							May 6 2021 6:42AM(U1)	

(731 Common Area continued)

Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		L3	3.38	May 6 2021 6:40AM(U1)	
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	Second floor	8 L3	3.38	May 6 2021 8:06AM(U1)	
Halls/Corridors/Stairs	Lighting	GLOBE: Light globe or Lens missing or damaged	Aux lighting first floor staircase non op	9		May 6 2021 10:30AM(U1)	
Halls/Corridors/Stairs	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	GFCI non op front of building	10 L1	0.84	May 6 2021 6:20AM(U1)	X
Laundry Room	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	Third floor	11 L3	3.38	May 6 2021 9:02AM(U1)	
Other Community Spaces	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Roof top outlet non op, missing GFCI	12 L1	0.42	May 6 2021 10:16AM(U1)	
Other Community Spaces	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Roof top outlet non op, missing GFCI	13 L1	0.42	May 6 2021 10:20AM(U1)	

731 Common Area Totals

Violations: 8 Possible Pts.: 15 Pts. Lost: 11.391 (18.563 Raw/11.391 Adj./11.391 Cap) Pts. Retained: 3.609

Unit

731 Unit 731-101

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 6 2021 6:52AM(U1)	

731 Unit 731-101 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit

731 Unit 731-102

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 7:04AM(U1)	

731 Unit 731-102 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit

731 Unit 731-103

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 7:08AM(U1)	

731 Unit 731-103 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit										
731 Unit 731-104										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 7:13AM(U1)	

731 Unit 731-104 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit										
731 Unit 731-105										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 6 2021 7:17AM(UT)	

731 Unit 731-105 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit										
731 Unit 731-106										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Could not enter unit (enter reason below)	Tenant did not answer when door was knocked, was very upset when the door was opened						May 6 2021 4:06PM(U1)	

731 Unit 731-106 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit										
731 Unit 731-107										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 6 2021 7:25AM(U1)	

731 Unit 731-107 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit										
731 Unit 731-108										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 7:25AM(U1)	

731 Unit 731-108 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit										
731 Unit 731-109										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Toilet	FIXTURE: Toilet is loose			L2			0.88	May 6 2021 6:48AM(U1)	

(731 Unit 731-109 continued)

Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	L3	0.24	May 6 2021 6:45AM(U1)
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731 Unit 731-109 Totals

Violations: 2 Possible Pts.: 2.333 Pts. Lost: 1.111 (1.111 Raw/1.111 Adj./1.111 Cap) Pts. Retained: 1.222

Unit**731 Unit 731-110**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		L3				0.24	May 6 2021 7:28AM(U1)	

731 Unit 731-110 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit**731 Unit 731-201**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Windows	SCREENS: Window screen damaged/missing		14	L1			0	May 6 2021 7:41AM(U1)	

731 Unit 731-201 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**731 Unit 731-202**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 7:45AM(U1)	

731 Unit 731-202 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**731 Unit 731-203**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		L3				0.24	May 6 2021 7:46AM(U1)	

731 Unit 731-203 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit**731 Unit 731-204**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 8:28AM(U1)	

731 Unit 731-204 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit										
731 Unit 731-205										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Windows	General Comment	Bedroom window will not close						May 6 2021 7:57AM(U1)	
Living Room	Windows	HARDWARE: Window will not open - other windows in room function		15	L1			0.06	May 6 2021 7:59AM(U1)	
731 Unit 731-205 Totals										
Violations: 1		Possible Pts.: 2.333	Pts. Lost: 0.059 (0.059 Raw/0.059 Adj./0.059 Cap)				Pts. Retained: 2.274			

Unit										
731 Unit 731-206										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.17	May 6 2021 8:10AM(U1)	X
731 Unit 731-206 Totals										
Violations: 1		Possible Pts.: 2.333	Pts. Lost: 1.167 (1.167 Raw/1.167 Adj./1.167 Cap)				Pts. Retained: 1.167			

Unit										
731 Unit 731-207										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 8:23AM(U1)	
731 Unit 731-207 Totals										
Violations: 0		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 2.333			

Unit										
731 Unit 731-208										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Windows	SCREENS: Window screen damaged/missing			L1			0	May 6 2021 8:41AM(U1)	
Closet/Storage Room	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable		16	L1			0.06	May 6 2021 8:42AM(U1)	
731 Unit 731-208 Totals										
Violations: 2		Possible Pts.: 2.333	Pts. Lost: 0.059 (0.059 Raw/0.059 Adj./0.059 Cap)				Pts. Retained: 2.274			

Unit										
731 Unit 731-209										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Windows	SCREENS: Window screen damaged/missing		17	L1			0	May 6 2021 8:32AM(U1)	
731 Unit 731-209 Totals										
Violations: 1		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 2.333			

Unit										
731 Unit 731-210										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.17	May 6 2021 8:35AM(U1)	
Living Room	Windows	SCREENS: Window screen damaged/missing			L1			0	May 6 2021 8:36AM(U1)	
731 Unit 731-210 Totals										
Violations: 2		Possible Pts.: 2.333	Pts. Lost: 1.167 (1.167 Raw/1.167 Adj./1.167 Cap)				Pts. Retained: 1.167			

Unit										
731 Unit 731-211										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Outlet non op.	18	L1			0.05	May 6 2021 8:46AM(U1)	
Kitchen	Walls	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.- 8.5x11in.		19	L1			0.05	May 6 2021 8:47AM(U1)	
731 Unit 731-211 Totals										
Violations: 2		Possible Pts.: 2.333	Pts. Lost: 0.105 (0.105 Raw/0.105 Adj./0.105 Cap)				Pts. Retained: 2.228			

Unit										
731 Unit 731-212										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - rent ready	Inspection was made						May 6 2021 8:54AM(U1)	
Living Room	Windows	SCREENS: Window screen damaged/missing			L1			0	May 6 2021 8:52AM(U1)	
731 Unit 731-212 Totals										
Violations: 1		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 2.333			

Unit										
731 Unit 731-301										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 9:28AM(U1)	
731 Unit 731-301 Totals										
Violations: 0		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 2.333			

Unit										
731 Unit 731-302										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Windows	SCREENS: Window screen damaged/missing			L1			0	May 6 2021 9:18AM(U1)	
731 Unit 731-302 Totals										
Violations: 1		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 2.333			

Unit										
731 Unit 731-303										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 9:28AM(U1)	
731 Unit 731-303 Totals										
Violations: 0		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.333					

Unit										
731 Unit 731-304										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Windows	HARDWARE: Window will not open - only window or all windows in room		L3	X	NLT	0.24		May 6 2021 9:38AM(U1)	
731 Unit 731-304 Totals										
Violations: 1		Possible Pts.: 2.333	Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap)		Pts. Retained: 2.097					

Unit										
731 Unit 731-305										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk		20	L3	X	NLT	0.79	May 6 2021 9:38AM(U1)	
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	Bathroom tile	21	L3	X	NLT	0.79	May 6 2021 9:41AM(U1)	
731 Unit 731-305 Totals										
Violations: 2		Possible Pts.: 2.333	Pts. Lost: 0.788 (1.575 Raw/0.788 Adj./0.788 Cap)		Pts. Retained: 1.546					

Unit										
731 Unit 731-306										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 9:37AM(U1)	
731 Unit 731-306 Totals										
Violations: 0		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.333					

Unit										
731 Unit 731-307										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 6 2021 9:45AM(U1)	
731 Unit 731-307 Totals										
Violations: 0		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.333					

Unit										
731 Unit 731-308										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Windows	HARDWARE: Window will not open - other windows in room function		22	L1			0.06	May 6 2021 9:48AM(U1)	

(731 Unit 731-308 continued)

731 Unit 731-308 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.059 (0.059 Raw/0.059 Adj./0.059 Cap) Pts. Retained: 2.274

Unit**731 Unit 731-309**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 6 2021 9:51AM(U1)	
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	Bathroom tile	<u>23</u>	L3	X	NLT	0.79	May 6 2021 9:54AM(U1)	

731 Unit 731-309 Totals

Violations: 2 Possible Pts.: 2.333 Pts. Lost: 1.024 (1.024 Raw/1.024 Adj./1.024 Cap) Pts. Retained: 1.31

Unit**731 Unit 731-310**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Housekeeping	HOUSEKEEPING: Excessive Clutter or Disorganized Area	Unable to complete inspection	<u>24</u>					May 6 2021 9:50AM(U1)	

731 Unit 731-310 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**731 Unit 731-311**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Stove/Range	BURNERS: Two or more burners do not function		<u>25</u>	L3			0.79	May 6 2021 9:58AM(U1)	X
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	May 6 2021 10:00AM(U1)	X

731 Unit 731-311 Totals

Violations: 2 Possible Pts.: 2.333 Pts. Lost: 0.788 (0.788 Raw/0.788 Adj./0.788 Cap) Pts. Retained: 1.546

Unit**731 Unit 731-312**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 6 2021 10:02AM(U1)	

731 Unit 731-312 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Inspection Photos

Entire Site



1
Site - Grounds
Vegetation -

Exterior



2
731 - Entry Door
Door - Entry/Fire/Bath - Right side of building



3
731 - Foundation
Foundation - Foundation vent have gap, cats were seen under building



4
731 - Roofing
Downspout/Gutter - Left side of building

Common Area



5
731 - Basement/Garage/Carport
Door - Closet - No key



6
731 - Closet/Utility/Mechanical
Door - Entry/Fire/Bath - Third floor



7
731 - Closet/Utility/Mechanical
Door - Entry/Fire/Bath - first floor

(Common Area continued)



8

731 - Halls/Corridors/Stairs
Door - Entry/Fire/Bath - Second floor



9

731 - Halls/Corridors/Stairs
Lighting - Aux lighting first floor staircase non op



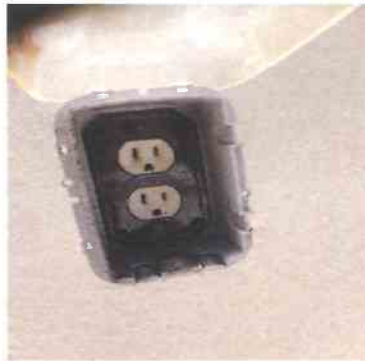
10

731 - Halls/Corridors/Stairs
Outlets/Switches - GFCI non op front of building



11

731 - Laundry Room
Door - Entry/Fire/Bath - Third floor



12

731 - Other Community Spaces
Outlets/Switches - Roof top outlet non op, missing GFCI



13

731 - Other Community Spaces
Outlets/Switches - Roof top outlet non op, missing GFCI

Unit



14

731 Unit 731-201 - Living Room
Windows -



15

731 Unit 731-205 - Living Room
Windows -



16

731 Unit 731-208 - Closet/Storage Room
Door - Closet -



17

731 Unit 731-209 - Living Room
Windows -



18

731 Unit 731-211 - Kitchen
Outlets/Switches - Outlet non op,



19

731 Unit 731-211 - Kitchen
Walls -

(Unit continued)



20
731 Unit 731-305 - Health & Safety
Health & Safety -



21
731 Unit 731-305 - Health & Safety
Health & Safety - Bathroom tile



22
731 Unit 731-308 - Bedroom 1
Windows -



23
731 Unit 731-309 - Health & Safety
Health & Safety - Bathroom tile



24
731 Unit 731-310 - Entire Unit
Housekeeping - Unable to complete inspection



25
731 Unit 731-311 - Kitchen
Stove/Range -

Villa Maria

Date 05/05/2021

Type Pre-REAC

Score 71

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	2.11	2.11	2.11	15	12.89	1
Exterior	7.94	7.94	7.94	15	7.07	2
Systems	0	0	0	20	20	0
Common	16.5	16.5	15	15	0	5
*Units	8.86	8.86	8.86	35	31.09	26
Total	35.4	35.4	28.95	100	71.05	34

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage		1	L2			2.11	May 3 2021 6:32AM(U1)	

Site Totals

Violations: 1 Possible Pts.: 15 Pts. Lost: 2.109 (2.109 Raw/2.109 Adj./2.109 Cap) Pts. Retained: 12.891

Exterior

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	FRAME: Damage to frame/lintel/threshold non-fire rated door jamb		2	L2	X	NLT	1.73	May 3 2021 6:36AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		3	L3	X	NLT	6.21	May 3 2021 6:38AM(U1)	

1 Exterior Totals

Violations: 2 Possible Pts.: 15 Pts. Lost: 7.935 (7.935 Raw/7.935 Adj./7.935 Cap) Pts. Retained: 7.065

Common Area

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Closet/Utility/Mechanical	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	Missing cover on roof top	4	L3	X	LT	3.75	May 3 2021 10:04AM(U1)	
Closet/Utility/Mechanical	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Roof top GFCI non op, missing cover	5	L1			1.13	May 3 2021 10:03AM(U1)	
Closet/Utility/Mechanical	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - exposing wires	Roof top GFCI missing plate/cover, GFCI non op	6	L3	X	LT	3.75	May 3 2021 10:07AM(U1)	
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	Door latch/lock non op second floor near 203		L3			3.38	May 3 2021 7:52AM(U1)	
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound		7	L3			4.5	May 3 2021 7:49AM(U1)	

(1 Common Area continued)

1 Common Area Totals

Violations: 5 Possible Pts.: 15 Pts. Lost: 15 (16.5 Raw/16.5 Adj./15 Cap) Pts. Retained: 0

Unit**1 Unit 1-101**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 6:45AM(U1)	

1 Unit 1-101 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**1 Unit 1-102**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 6:49AM(U1)	

1 Unit 1-102 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**1 Unit 1-103**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 6:55AM(U1)	

1 Unit 1-103 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**1 Unit 1-104**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 6:59AM(U1)	

1 Unit 1-104 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**1 Unit 1-105**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 3 2021 10:10AM(U1)	
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code			8				May 3 2021 10:13AM(U1)	

1 Unit 1-105 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit									
1 Unit 1-106									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 7:06AM(U1)
1 Unit 1-106 Totals									
Violations: 0		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.333				

Unit									
1 Unit 1-107									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 7:11AM(U1)
1 Unit 1-107 Totals									
Violations: 0		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.333				

Unit									
1 Unit 1-108									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 7:22AM(U1)
1 Unit 1-108 Totals									
Violations: 0		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.333				

Unit									
1 Unit 1-109									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 7:20AM(U1)
1 Unit 1-109 Totals									
Violations: 0		Possible Pts.: 2.333	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.333				

Unit									
1 Unit 1-110									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Kitchen	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - exposing wires		9	L3	X	LT	1.75	May 3 2021 7:24AM(U1)
1 Unit 1-110 Totals									
Violations: 1		Possible Pts.: 2.333	Pts. Lost: 1.75 (1.75 Raw/1.75 Adj./1.75 Cap)		Pts. Retained: 0.583				

Unit									
1 Unit 1-201									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Kitchen	Countertop	SHARP EDGES: Any defect that could pose a cutting risk		10	L3	X	NLT	0.79	May 3 2021 7:33AM(U1)

(1 Unit 1-201 continued)

1 Unit 1-201 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.788 (0.788 Raw/0.788 Adj./0.788 Cap) Pts. Retained: 1.546

Unit**1 Unit 1-202**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 7:39AM(U1)	

1 Unit 1-202 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**1 Unit 1-203**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							May 3 2021 7:53AM(U1)	

1 Unit 1-203 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**1 Unit 1-204**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	SHARP EDGES: Any defect that could pose a cutting risk	Tenant requests new soap holder	11	L3	X	NLT	0.79	May 3 2021 8:41AM(U1)	

1 Unit 1-204 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.788 (0.788 Raw/0.788 Adj./0.788 Cap) Pts. Retained: 1.546

Unit**1 Unit 1-205**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Health & Safety	Health & Safety	INFESTATION - Insects	Termights	12	L3	X	NLT	0.79	May 3 2021 8:46AM(U1)	

1 Unit 1-205 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.788 (0.788 Raw/0.788 Adj./0.788 Cap) Pts. Retained: 1.546

Unit**1 Unit 1-206**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Cabinets/Vanity	VANITY: Any portion of the cabinets, vanity top, or drawers/doors shows deterioration		13	L1			0.11	May 3 2021 8:16AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 3 2021 8:14AM(U1)	

1 Unit 1-206 Totals

Violations: 2 Possible Pts.: 2.333 Pts. Lost: 0.346 (0.346 Raw/0.346 Adj./0.346 Cap) Pts. Retained: 1.988

Unit										
1 Unit 1-207										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Closet/Storage Room	Door - Interior	MISSING: A single door is missing as shown by hardware/hardware remnants		14	L1			0.13	May 3 2021 7:42AM(U1)	

1 Unit 1-207 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.131 (0.131 Raw/0.131 Adj./0.131 Cap) Pts. Retained: 2.202

Unit										
1 Unit 1-208										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 7:48AM(U1)	

1 Unit 1-208 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit										
1 Unit 1-209										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 7:56AM(U1)	

1 Unit 1-209 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit										
1 Unit 1-210										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	Door not latching		L3			0.24	May 3 2021 7:58AM(U1)	

1 Unit 1-210 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit										
1 Unit 1-211										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Windows	SCREENS: Window screen damaged/missing		15	L1			0	May 3 2021 8:08AM(U1)	

1 Unit 1-211 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit										
1 Unit 1-212										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 8:11AM(U1)	

(1 Unit 1-212 continued)

1 Unit 1-212 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**1 Unit 1-301**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							May 3 2021 8:48AM(U1)	

1 Unit 1-301 Totals

Violations: 0 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**1 Unit 1-302**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 3 2021 8:56AM(U1)	

1 Unit 1-302 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit**1 Unit 1-303**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Toilet	FIXTURE: Toilet is loose			L2			0.88	May 3 2021 9:09AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 3 2021 9:07AM(U1)	

1 Unit 1-303 Totals

Violations: 2 Possible Pts.: 2.333 Pts. Lost: 1.111 (1.111 Raw/1.111 Adj./1.111 Cap) Pts. Retained: 1.222

Unit**1 Unit 1-304**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Cabinets	CABINETS: Minor cabinet damage less than 10 %		16					May 3 2021 9:13AM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Smoke detector is to quite		L3	X	LT	0	May 3 2021 9:15AM(U1)	

1 Unit 1-304 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.333

Unit**1 Unit 1-305**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Closet/Storage Room	Door - Closet	HARDWARE: Door off track and/or damaged door track		17	L1			0.06	May 3 2021 9:24AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Entry Door Opening force is more than 5 pounds (UFAS 4.13.11)							May 3 2021 9:19AM(U1)	

(1 Unit 1-305 continued)

Kitchen	Cabinets	CABINETS: Minor cabinet damage less than 10 %	18	May 3 2021 9:21AM(U1)
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1 Unit 1-305 Totals

Violations: 1	Possible Pts.: 2.333	Pts. Lost: 0.059 (0.059 Raw/0.059 Adj./0.059 Cap)	Pts. Retained: 2.274
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Unit**1 Unit 1-306**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Closet/Storage Room	Lighting	GLOBE: Light globe or Lens missing or damaged		19					May 3 2021 9:34AM(U1)	
Entry Door	Door - Entry/Fire/Bath	TRIPPING: Any obstruction or defect in a surface that causes tripping		20	L3	X	NLT	0	May 3 2021 9:29AM(U1)	
Living Room	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged		21	L3			0.21	May 3 2021 9:31AM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	May 3 2021 9:31AM(U1)	

1 Unit 1-306 Totals

Violations: 3	Possible Pts.: 2.333	Pts. Lost: 0.21 (0.21 Raw/0.21 Adj./0.21 Cap)	Pts. Retained: 2.123
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Unit**1 Unit 1-307**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Outlets/Switches	OUTLET: Outlet/switch is missing/damaged	Cracked outlet cover	22	L3			0.21	May 3 2021 8:53AM(U1)	

1 Unit 1-307 Totals

Violations: 1	Possible Pts.: 2.333	Pts. Lost: 0.21 (0.21 Raw/0.21 Adj./0.21 Cap)	Pts. Retained: 2.123
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Unit**1 Unit 1-308**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 3 2021 9:03AM(U1)	

1 Unit 1-308 Totals

Violations: 1	Possible Pts.: 2.333	Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap)	Pts. Retained: 2.097
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Unit**1 Unit 1-309**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	SHARP EDGES: Any defect that could pose a cutting risk		23	L3	X	NLT	0.79	May 3 2021 9:54AM(U1)	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 3 2021 9:51AM(U1)	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	May 3 2021 9:52AM(U1)	

(1 Unit 1-309 continued)

1 Unit 1-309 Totals

Violations: 3 Possible Pts.: 2.333 Pts. Lost: 1.024 (1.024 Raw/1.024 Adj./1.024 Cap) Pts. Retained: 1.31

Unit**1 Unit 1-310**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 3 2021 9:46AM(U1)	

1 Unit 1-310 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit**1 Unit 1-311**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 3 2021 9:40AM(U1)	

1 Unit 1-311 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Unit**1 Unit 1-312**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.24	May 3 2021 9:35AM(U1)	

1 Unit 1-312 Totals

Violations: 1 Possible Pts.: 2.333 Pts. Lost: 0.236 (0.236 Raw/0.236 Adj./0.236 Cap) Pts. Retained: 2.097

Inspection Photos

Entire Site



1
Site - Grounds
Vegetation -

Exterior



2
1 - Entry Door
Door - Entry/Fire/Bath -



3
1 - Entry Door
Door - Entry/Fire/Bath -

Common Area



4
1 - Closet/Utility/Mechanical
Electric Panel - Missing cover on roof top



5
1 - Closet/Utility/Mechanical
Outlets/Switches - Roof top GFCI non op, missing cover



6
1 - Closet/Utility/Mechanical
Outlets/Switches - Roof top GFCI missing plate/cover, GFCI non op

(Common Area continued)



7

1 - Halls/Corridors/Stairs
Door - Entry/Fire/Bath -

Unit



8

1 Unit 1-105 - Kitchen
GFCI -



9

1 Unit 1-110 - Kitchen
Outlets/Switches -



10

1 Unit 1-201 - Kitchen
Countertop -



11

1 Unit 1-204 - Bathroom 1
Shower/Tub - Hardware - Tenant requests new soap holder



12

1 Unit 1-205 - Health & Safety
Health & Safety - Termights



13

1 Unit 1-206 - Bathroom 1
Cabinets/Vanity -



14

1 Unit 1-207 - Closet/Storage Room
Door - Interior -



15

1 Unit 1-211 - Bedroom 1
Windows -



16

1 Unit 1-304 - Kitchen
Cabinets -

(Unit continued)



17
1 Unit 1-305 - Closet/Storage Room
Door - Closet -



18
1 Unit 1-305 - Kitchen
Cabinets -



19
1 Unit 1-306 - Closet/Storage Room
Lighting -



20
1 Unit 1-306 - Entry Door
Door - Entry/Fire/Bath -



21
1 Unit 1-306 - Living Room
Outlets/Switches -



22
1 Unit 1-307 - Kitchen
Outlets/Switches - Cracked outlet cover



23
1 Unit 1-309 - Bathroom 1
Shower/Tub - Hardware -

Villa Matti

Date 05/06/2021

Type Pre-REAC

Score 74

Area	*Pts. Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	0	0	0	15	15	0
Exterior	0	0	0	15	15	0
Systems	7.75	7.75	7.75	20	12.25	1
Common	18.84	15.47	15	15	0	7
*Units	7.23	7.23	7.23	35	31.79	17
Total	33.82	30.45	25.96	100	74.04	25

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Systems

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Elevator	Elevator	General Comment	Inspection expired 2/15/2021 on out side wheelchair elevator.	1					Apr 30 2021 7:11AM(U1)	
Fire Protection	Extinguisher	General Comment	Extinguisher expired in pump room	2					Apr 30 2021 10:21AM(U1)	
Fire Protection	Extinguisher	FIRE SAFETY: 5-10% of extinguishers missing/damaged/expired	Fire extinguisher in elevator room expired in 2020.	3	L2			7.75	Apr 30 2021 7:16AM(U1)	

1 Systems Totals

Violations: 1 Possible Pts.: 20 Pts. Lost: 7.75 (7.75 Raw/7.75 Adj./7.75 Cap) Pts. Retained: 12.25

Common Area

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Closet/Utility/Mechanical	Electric Panel	EXPOSED WIRES: Shut off or other panel cover missing or unsecured -	Roof HVAC unsecured panel	4	L3	X	LT	3.75	Apr 30 2021 9:26AM(U1)	
Community Room	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	Auto close on fire pump room door non op	5	L2			1.69	Apr 30 2021 7:19AM(U1)	
Halls/Corridors/Stairs	Electric Panel	EXPOSED WIRES: Cover is missing - exposed electrical connections	First floor #1 staircase	6	L3	X	LT	7.5	Apr 30 2021 9:37AM(U1)	
Laundry Room	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	Laundry room door auto close hardware non op.	7	L2			1.69	Apr 30 2021 7:23AM(U1)	
Laundry Room	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	4th floor		L2			1.69	Apr 30 2021 8:29AM(U1)	
Laundry Room	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	Door auto closing non op 5th floor		L2			1.69	Apr 30 2021 8:53AM(U1)	
Restrooms	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	6th floor auto closing non op		L2			0.84	Apr 30 2021 9:23AM(U1)	

(1 Common Area continued)

1 Common Area Totals

Violations: 7 Possible Pts.: 15 Pts. Lost: 15 (18.844 Raw/15.469 Adj./15 Cap) Pts. Retained: 0

Unit**1 Unit 1-201**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Windows	SHARP EDGES: Any defect that could pose a cutting risk		8	L3	X	NLT	0.74	Apr 30 2021 7:27AM(U1)	

1 Unit 1-201 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.738 (0.738 Raw/0.738 Adj./0.738 Cap) Pts. Retained: 1.449

Unit**1 Unit 1-202**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Windows	SHARP EDGES: Any defect that could pose a cutting risk		9	L3	X	NLT	0.74	Apr 30 2021 7:35AM(U1)	

1 Unit 1-202 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.738 (0.738 Raw/0.738 Adj./0.738 Cap) Pts. Retained: 1.449

Unit**1 Unit 1-203**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	Shower head non op	10	L3			0.74	Apr 30 2021 7:38AM(U1)	

1 Unit 1-203 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.738 (0.738 Raw/0.738 Adj./0.738 Cap) Pts. Retained: 1.449

Unit**1 Unit 1-204**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	Apr 30 2021 7:52AM(U1)	

1 Unit 1-204 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit**1 Unit 1-205**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	GFCI	GFCI: Outlet does not test or is not operating		11	L3	X	NLT	1.09	Apr 30 2021 7:47AM(U1)	

1 Unit 1-205 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 1.094 (1.094 Raw/1.094 Adj./1.094 Cap) Pts. Retained: 1.094

Unit									
1 Unit 1-206									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 7:50AM(U1)
1 Unit 1-206 Totals									
Violations: 0		Possible Pts.: 2.188	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.188				

Unit									
1 Unit 1-207									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 7:56AM(U1)
1 Unit 1-207 Totals									
Violations: 0		Possible Pts.: 2.188	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.188				

Unit									
1 Unit 1-208									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							Apr 30 2021 7:28AM(U1)
1 Unit 1-208 Totals									
Violations: 0		Possible Pts.: 2.188	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.188				

Unit									
1 Unit 1-209									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	Apr 30 2021 7:29AM(U1)
1 Unit 1-209 Totals									
Violations: 1		Possible Pts.: 2.188	Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap)		Pts. Retained: 1.966				

Unit									
1 Unit 1-301									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:01AM(U1)
1 Unit 1-301 Totals									
Violations: 0		Possible Pts.: 2.188	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)		Pts. Retained: 2.188				

Unit									
1 Unit 1-302									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	Apr 30 2021 8:08AM(U1)

(1 Unit 1-302 continued)

1 Unit 1-302 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit**1 Unit 1-303**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Stove/Range	BURNERS: One inoperable stove burner		12	L2			0.37	Apr 30 2021 8:12AM(U1)	

1 Unit 1-303 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.369 (0.369 Raw/0.369 Adj./0.369 Cap) Pts. Retained: 1.818

Unit**1 Unit 1-304**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing		L3				0.22	Apr 30 2021 8:13AM(U1)	

1 Unit 1-304 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit**1 Unit 1-305**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:17AM(U1)	

1 Unit 1-305 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit**1 Unit 1-306**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:19AM(U1)	

1 Unit 1-306 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit**1 Unit 1-307**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:22AM(U1)	

1 Unit 1-307 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-308										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	Apr 30 2021 8:05AM(U1)	

1 Unit 1-308 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit										
1 Unit 1-309										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:23AM(U1)	

1 Unit 1-309 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-401										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:29AM(U1)	

1 Unit 1-401 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-402										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:31AM(U1)	

1 Unit 1-402 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-403										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:33AM(U1)	

1 Unit 1-403 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-404										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:38AM(U1)	

(1 Unit 1-404 continued)

1 Unit 1-404 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit**1 Unit 1-405**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 10:21AM(U1)	

1 Unit 1-405 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit**1 Unit 1-406**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:40AM(U1)	

1 Unit 1-406 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit**1 Unit 1-407**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	Apr 30 2021 8:40AM(U1)	

1 Unit 1-407 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit**1 Unit 1-408**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:45AM(U1)	

1 Unit 1-408 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit**1 Unit 1-409**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	Apr 30 2021 8:46AM(U1)	

1 Unit 1-409 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.221 (0.221 Raw/0.221 Adj./0.221 Cap) Pts. Retained: 1.966

Unit										
1 Unit 1-501										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 8:54AM(U1)	

1 Unit 1-501 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-502										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	Apr 30 2021 8:54AM(U1)	
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	Tube needs to be within 6 inches of floor	13	L3	X	NLT	1.09	Apr 30 2021 10:20AM(U1)	

1 Unit 1-502 Totals

Violations: 2 Possible Pts.: 2.188 Pts. Lost: 1.315 (1.315 Raw/1.315 Adj./1.315 Cap) Pts. Retained: 0.872

Unit										
1 Unit 1-503										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 9:00AM(U1)	

1 Unit 1-503 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-504										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Housekeeping	HOUSEKEEPING: Excessive Clutter or Disorganized Area	unable to complete full inspection	14					Apr 30 2021 9:02AM(U1)	

1 Unit 1-504 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-505										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code		15					Apr 30 2021 9:05AM(U1)	

1 Unit 1-505 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit										
1 Unit 1-506										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 9:09AM(U1)	

(1 Unit 1-506 continued)

1 Unit 1-506 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit**1 Unit 1-507**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 30 2021 9:12AM(U1)	

1 Unit 1-507 Totals

Violations: 0 Possible Pts.: 2.188 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 2.188

Unit**1 Unit 1-508**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing			L3			0.22	Apr 30 2021 9:13AM(U1)	
Kitchen	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable		<u>16</u>	L1			0.06	Apr 30 2021 9:14AM(U1)	
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code		<u>17</u>					Apr 30 2021 9:16AM(U1)	

1 Unit 1-508 Totals

Violations: 2 Possible Pts.: 2.188 Pts. Lost: 0.277 (0.277 Raw/0.277 Adj./0.277 Cap) Pts. Retained: 1.911

Unit**1 Unit 1-509**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Range Hood/Vent Fan	HOODVENT: Inoperable - does not function	Vent fan non op	<u>18</u>	L3			0.41	Apr 30 2021 9:18AM(U1)	

1 Unit 1-509 Totals

Violations: 1 Possible Pts.: 2.188 Pts. Lost: 0.41 (0.41 Raw/0.41 Adj./0.41 Cap) Pts. Retained: 1.777

Inspection Photos

Systems



1

1 - Elevator

Elevator - Inspection expired 2/15/2021 on out side wheelchair elevator



2

1 - Fire Protection

Extinguisher - Extinguisher expired in pump room



3

1 - Fire Protection

Extinguisher - Fire extinguisher in elevator room expired in 2020.

Common Area



4

1 - Closet/Utility/Mechanical

Electric Panel - Roof HVAC unsecured panel



5

1 - Community Room

Door - Interior - Auto close on fire pump room door non op



6

1 - Halls/Corridors/Stairs

Electric Panel - First floor #1 staircase



7

1 - Laundry Room

Door - Interior - Laundry room door auto close hardware non op.

Unit



8
1 Unit 1-201 - Bathroom 1
Windows -



9
1 Unit 1-202 - Bedroom 1
Windows -



10
1 Unit 1-203 - Bathroom 1
Shower/Tub - Hardware - Shower head non op



11
1 Unit 1-205 - Kitchen
GFCI -



12
1 Unit 1-303 - Kitchen
Stove/Range -



13
1 Unit 1-502 - Local Systems
Water Heater - Tube needs to be within 6 inches of floor



14
1 Unit 1-504 - Entire Unit
Housekeeping - unable to complete full inspection



15
1 Unit 1-505 - Kitchen
GFCI -



16
1 Unit 1-508 - Kitchen
Door - Closet -



17
1 Unit 1-508 - Kitchen
GFCI -



18
1 Unit 1-509 - Kitchen
Range Hood/Vent Fan - Vent fan non op

Crespi Park

Date 04/26/2021

Type Pre-REAC

Score 80

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	2.11	2.11	2.11	15	12.89	1
Exterior	6.04	6.04	4.79	15	10.22	4
Systems	0	0	0	20	20	0
Common	4.01	3.16	3.16	15	11.84	6
*Units	19.89	19.89	15.96	35	25.03	17
Total	32.05	31.21	20.03	100	79.97	28

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage	building number 3, tree touching roof back right.		L2			2.11	Apr 27 2021 10:31AM(U1)	

Site Totals

Violations: 1 Possible Pts.: 15 Pts. Lost: 2.109 (2.109 Raw/2.109 Adj./2.109 Cap) Pts. Retained: 12.891

Exterior

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Health & Safety	Health & Safety	TRIPPING: Any obstruction or defect in a surface that causes tripping	Side walk near street	1	L3	X	NLT	0	Apr 27 2021 8:57AM(U1)	
Roofing	Soffit/Fascia	SOFFIT/FASCIA: Damage materials - no opportunity for water penetration		2	L1			1.04	Apr 27 2021 8:59AM(U1)	

1 Exterior Totals

Violations: 2 Possible Pts.: 7.5 Pts. Lost: 1.035 (1.035 Raw/1.035 Adj./1.035 Cap) Pts. Retained: 6.465

Exterior

2

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Electrical	Electric Panel	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard		3	L3	X	LT	3.45	Apr 27 2021 9:40AM(U1)	
Entry Door	Door - Security/Storm	HARDWARE: Security door hardware, or other damage	Auto closing non op.		L3	X	NLT	1.55	Apr 27 2021 9:48AM(U1)	
Lighting	Lighting	GLOBE: Light globe or Lens missing or damaged		4					Apr 27 2021 9:43AM(U1)	

2 Exterior Totals

Violations: 2 Possible Pts.: 3.75 Pts. Lost: 3.75 (5.003 Raw/5.003 Adj./3.75 Cap) Pts. Retained: 0

Common Area

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Halls/Corridors/Stairs	Lighting	GLOBE: Light globe or Lens missing or damaged	Stair case to unit 6-8 aux light non op.						Apr 27 2021 9:28AM(U1)	

1 Common Area Totals

Violations: 0 Possible Pts.: 7.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 7.5

Common Area

2

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	auto closing between 10b and 11b non op		L3			0.84	Apr 27 2021 9:53AM(U1)	
Halls/Corridors/Stairs	Walls	HOLE: Hole/missing tile/damaged area more than 8.5x11in.		5	L2			0.42	Apr 27 2021 9:47AM(U1)	

2 Common Area Totals

Violations: 2 Possible Pts.: 3.75 Pts. Lost: 1.266 (1.266 Raw/1.266 Adj./1.266 Cap) Pts. Retained: 2.484

Common Area

3

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	front door		L3			0.84	Apr 27 2021 10:11AM(U1)	
Halls/Corridors/Stairs	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	rear door		L3			0.84	Apr 27 2021 10:11AM(U1)	
Halls/Corridors/Stairs	Walls	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.- 8.5x11in.		6	L1			0.21	Apr 27 2021 10:12AM(U1)	
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	Sencond floor window.	7	L3	X	NLT	0.84	Apr 27 2021 10:27AM(U1)	

3 Common Area Totals

Violations: 4 Possible Pts.: 3.75 Pts. Lost: 1.898 (2.742 Raw/1.898 Adj./1.898 Cap) Pts. Retained: 1.852

Unit

1 Unit 1-1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	Could not enter unit (enter reason below)	Covid						Apr 27 2021 9:12AM(U1)	

1 Unit 1-1 Totals

Violations: 0 Possible Pts.: 3.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.5

Unit

1 Unit 1-2

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	GFCI	GFCI: Protected Outlet is missing near sink per local code							Apr 27 2021 9:04AM(U1)	

(1 Unit 1-2 continued)

1 Unit 1-2 Totals

Violations: 0 Possible Pts.: 3.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.5

Unit**1 Unit 1-3**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Cabinets	CABINETS: 10-50% of cabinets/doors/shelves missing or laminate is separating		8	L2			0.33	Apr 27 2021 9:16AM(U1)	

1 Unit 1-3 Totals

Violations: 1 Possible Pts.: 3.5 Pts. Lost: 0.328 (0.328 Raw/0.328 Adj./0.328 Cap) Pts. Retained: 3.172

Unit**1 Unit 1-4**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Security/Storm	HARDWARE: Security door hardware, or other damage	Missing weather striping.	9	L3	X	NLT	0.35	Apr 27 2021 9:11AM(U1)	
Kitchen	Lighting	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard		10	L3	X	LT	2.63	Apr 27 2021 9:09AM(U1)	

1 Unit 1-4 Totals

Violations: 2 Possible Pts.: 3.5 Pts. Lost: 2.979 (2.979 Raw/2.979 Adj./2.979 Cap) Pts. Retained: 0.521

Unit**1 Unit 1-5**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Local Systems	Electric Panel	General Comment							Apr 27 2021 9:22AM(U1)	
Local Systems	Electric Panel	BLOCKED: Blocked access to electric panel or fuse panel			L3	X	NLT	0.79	Apr 27 2021 9:22AM(U1)	
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	Inproperly installed	11	L3	X	NLT	1.75	Apr 27 2021 9:22AM(U1)	

1 Unit 1-5 Totals

Violations: 2 Possible Pts.: 3.5 Pts. Lost: 2.538 (2.538 Raw/2.538 Adj./2.538 Cap) Pts. Retained: 0.963

Unit**1 Unit 1-6**

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Shower/bathtub cannot be used due to failed hardware	Tub diverter non op.		L3			1.18	Apr 27 2021 9:39AM(U1)	
Kitchen	Ceiling	WATER STAIN: Evidence of leak/mold/mildew > 4sf		12	L3			0.18	Apr 27 2021 9:37AM(U1)	

1 Unit 1-6 Totals

Violations: 2 Possible Pts.: 3.5 Pts. Lost: 1.356 (1.356 Raw/1.356 Adj./1.356 Cap) Pts. Retained: 2.144

Unit										
1 Unit 1-7										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - exposing wires		13	L3	X	LT	2.63	Apr 27 2021 9:27AM(U1)	
Kitchen	Range Hood/Vent Fan	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard		14	L3	X	LT	2.63	Apr 27 2021 9:25AM(U1)	
1 Unit 1-7 Totals										
Violations: 2		Possible Pts.: 3.5	Pts. Lost: 3.5 (5.25 Raw/5.25 Adj./3.5 Cap)				Pts. Retained: 0			

Unit										
1 Unit 1-8										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	GFCI	GFCI: Outlet does not test or is not operating			L3	X	NLT	1.75	Apr 27 2021 9:32AM(U1)	
Bathroom 1	Toilet	FIXTURE: Toilet is loose			L2			1.31	Apr 27 2021 9:32AM(U1)	
Entry Door	Door - Entry/Fire/Bath	EGRESS: Emergency fire exit blocked/unusable - blocked egress		15	L3	X	LT	2.63	Apr 27 2021 9:33AM(U1)	
1 Unit 1-8 Totals										
Violations: 3		Possible Pts.: 3.5	Pts. Lost: 3.5 (5.688 Raw/5.688 Adj./3.5 Cap)				Pts. Retained: 0			

Unit										
2 Unit 2-10B										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 9:56AM(U1)	
2 Unit 2-10B Totals										
Violations: 0		Possible Pts.: 3.5	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 3.5			

Unit										
2 Unit 2-11B										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 9:52AM(U1)	
2 Unit 2-11B Totals										
Violations: 0		Possible Pts.: 3.5	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 3.5			

Unit										
2 Unit 2-20B										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Occupancy	No key available							Apr 27 2021 10:01AM(U1)	
2 Unit 2-20B Totals										
Violations: 0		Possible Pts.: 3.5	Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)				Pts. Retained: 3.5			

Unit									
2 Unit 2-21B									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Apr 27 2021 10:00AM(U1)

2 Unit 2-21B Totals

Violations: 0 Possible Pts.: 3.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.5

Unit									
3 Unit 3-10C									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Bathroom 1	Toilet	FIXTURE: Toilet is loose			L2			1.31	Apr 27 2021 10:18AM(U1)

3 Unit 3-10C Totals

Violations: 1 Possible Pts.: 3.5 Pts. Lost: 1.313 (1.313 Raw/1.313 Adj./1.313 Cap) Pts. Retained: 2.188

Unit									
3 Unit 3-11C									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 27 2021 10:15AM(U1)
Halls/Corridors/Stairs	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing			L3	X	LT	0	Apr 27 2021 10:15AM(U1)

3 Unit 3-11C Totals

Violations: 2 Possible Pts.: 3.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.5

Unit									
3 Unit 3-20C									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Bedroom 1	Door - Interior	HOLE: Interior door has hole greater than 1in.			L3			0.35	Apr 27 2021 10:24AM(U1)
Close/Storage Room	Door - Closet	HARDWARE: Door off track and/or damaged door track			L1			0.09	Apr 27 2021 10:23AM(U1)

3 Unit 3-20C Totals

Violations: 2 Possible Pts.: 3.5 Pts. Lost: 0.443 (0.443 Raw/0.443 Adj./0.443 Cap) Pts. Retained: 3.057

Unit									
3 Unit 3-21C									
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date Fixed
Entire Unit	Occupancy	Vacant unit - not rent ready							Apr 27 2021 10:26AM(U1)

3 Unit 3-21C Totals

Violations: 0 Possible Pts.: 3.5 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 3.5

Inspection Photos

Exterior



1
1 - Health & Safety
Health & Safety - Side walk near street



2
1 - Roofing
Soffit/Fascia -



3
2 - Electrical
Electric Panel -



4
2 - Lighting
Lighting -

Common Area



5
2 - Halls/Corridors/Stairs
Walls -



6
3 - Halls/Corridors/Stairs
Walls -



7
3 - Health & Safety
Health & Safety - Second floor window.

Unit



8
1 Unit 1-3 - Kitchen
Cabinets -



9
1 Unit 1-4 - Entry Door
Door - Security/Storm - Missing weather striping.



10
1 Unit 1-4 - Kitchen
Lighting -



11
1 Unit 1-5 - Local Systems
Water Heater - Improperly installed



12
1 Unit 1-6 - Kitchen
Ceiling -



13
1 Unit 1-7 - Kitchen
Outlets/Switches -



14
1 Unit 1-7 - Kitchen
Range Hood/Vent Fan -



15
1 Unit 1-8 - Entry Door
Door - Entry/Fire/Bath -