

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

09/26/2016

REAL ESTATE ASSESSMENT CENTER

580810 / 800021368

Cottage Creek
4840 Raybon
San Antonio, TX 78218 -3923

Dear Owner:

Enclosed with this letter/electronic file is the latest Physical Inspection Summary Report for your property. An inspector, certified by HUD in the use of the inspection protocol, performed the inspection. The report includes property and ownership profile information and shows each deficiency observed during the inspection. Also enclosed is a short description of the elements of the report to assist you in interpretation.

The physical inspection was completed pursuant to HUD regulations at 24 CFR Part 5 and Part 200. You may review the regulations at any time from the Real Estate Assessment Center (REAC) web site at <http://www.hud.gov/offices/reac>. This site provides information about REAC and the physical inspection process and allows you to download a free copy of the inspection software and view deficiency definitions.

If the inspector noted any exigent health and safety (EH&S) deficiencies at the time of the inspection, you or your representative received a report listing those deficiencies. HUD requires you to immediately correct or mitigate all such deficiencies and report your actions within three (3) business days of receipt of the report. If you have not already done so, please provide the local HUD Office of Housing with a certification, on your letterhead, that these exigent items have been corrected. You must use the language in the enclosed certification to report completion of the EH&S deficiencies. If your property is assigned to a Performance Based Contract Administrator (PB-CA), your certification should be sent to the PB-CA and not to the local HUD office. If the loan is under the 232 program, your certification should be sent to the Account Executive with the Office of Healthcare Programs (OHP). Do not send your report to REAC.

Because your property received a score of 60 or above, HUD requires that you note and correct all deficiencies as part of your ongoing maintenance program. If there are any special requirements for your property, the local Office of Housing or PB-CA having jurisdiction will contact you. If, you are still working to complete approved work under an earlier PC or formal Plan of Action (PA), or you have not yet certified completion of a PC or PA, the Office of Housing requires that you contact the local HUD Office of Housing to discuss this inspection and its relationship to work in progress, or, if a 232 loan, the local OHP. If the mortgage on your property is insured by HUD/FHA, please provide copies of all correspondence regarding this inspection to your mortgagee.

If your property had any EH&S deficiencies, and you fail to correct all of these deficiencies within the required timeframe, or falsely certify to repairs made, these noncompliance issues may adversely affect your eligibility for participation in HUD programs. Under HUD's Previous Participation Review and Clearance procedure, these non-compliance issues constitute a standard for disapproval pursuant to 24 CFR Section 200.230(c)(3) and HUD Handbook 4065.1 REV-1, paragraph 2-1(D)(1)(b). Under these circumstances, a flag (disqualifying entry) will be

placed in the Active Partner Performance Systems (APPS) in accordance with the textual "NOTE" at the conclusion of paragraph 2-1(D)(1) of the above referenced handbook. This letter is the only notice that you will receive of the placing of a flag in the APPS for noncompliance.

We appreciate your cooperation during the inspection, and remind you of your ongoing responsibility to maintain this property in a manner that is decent, safe, sanitary and in good repair.

Thank you for your cooperation.

Sincerely,

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

Enclosures

Inspection Summary Report (POA) for Inspection #580810

Inspection Snapshot

Inspection ID:	580810	Inspection Time:	10:08 AM - 07:09 PM
Inspection Start Date:	09/26/2016	Inspection End Date:	09/26/2016
Property ID:	800021368	Property Type:	Multifamily
Property Name:	Cottage Creek		
Inspection State:	Successful	Score:	80c

Inspection Summary Report (POA) for Inspection #580810

Property Profile

Property Name: Cottage Creek
Scattered Site? No **Multiple Site?** No
Address Line 1: 4840 Raybon
Address Line 2:
City: San Antonio **State:** TX
ZIP: 78218 **Extension:** 3923
Phone: (210) 654-3600 **Extension:**
Fax: (210) 654-3608 **Email:** cottagecreek@allied-orion.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	64	62	23	143	144	23
Common	0	6	6	-	-	-
Total	64	68	29	143	144	23

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
128	89%	No

Comments No bed bugs report Weather = heavy rain profile change = Tac 1961734

Inspection Summary Report (POA) for Inspection #580810

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): Lora Havrda
Organization: San Antonio Housing Authority
Address Line 1: 818 S. Flores St.
Address Line 2:
City: San Antonio **State:** TX
ZIP: 78204 **Extension:**
Phone: (210) 477-6563 **Extension:**
Fax: (210) 223-5489 **Email:** lora_havrda@saha.org

Owner [Not Present During Inspection]

Name (F, MI, L): David Nisivoccia
Organization: San Antonio Housing Authority
Address Line 1: 818 S. Flores
Address Line 2:
City: San Antonio **State:** TX
ZIP: 78232 **Extension:**
Phone: (210) 477-6047 **Extension:**
Fax: **Email:** legal_compliacne@saha.org

Site Manager [Present During Inspection]

Name (F, MI, L): Beatrice Velazquez
Organization: Orion Real Estates Service, Inc.
Address Line 1: 4830 Ray Bon
Address Line 2:
City: San Antonio **State:** TX
ZIP: 78218 **Extension:**
Phone: (210) 654-3600 **Extension:**
Fax: **Email:** bvelasquez@allied-orion.com

Inspection Summary Report (POA) for Inspection #580810

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	17.81	6.26	11.55	6.26	5.29
Building Exterior	18.40	0.82	17.58	0.78	16.80
Building Systems	16.65	0.00	16.65	0.00	16.65
Common Area	2.41	0.12	2.29	0.00	2.29
Unit	44.73	1.49	43.24	4.48	38.76
Total	100.00	8.69	91.31	11.52	79.79

Score Version: 1

Score Date: 09/26/2016

Final Score: 80c

Inspection Summary Report (POA) for Inspection #580810

Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	1	0	7	8	1 site, 29 buildings and 23 units were inspected.
Projected	1	0	44	45	10 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	1	1	2	Site (PIS): 100%
Projected	0	2	6	9	Building (PIB): 43%
Smoke Detectors (SD)					Unit (PIU): 16%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	1	1	8	10	Unit = (Actual HSDU) / PIU
Projected	1	2	50	53	If all buildings and units were inspected, it is projected that a total of 53 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #580810

Systemic Deficiencies

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

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

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

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

Inspection Summary Report (POA) for Inspection #580810

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	64	68	29	0
Unit	143	144	23	8

Building 1 - 40-1 [Excluded in Universe , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 102-103
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 2 - 30-2 [Sample , Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 201-202
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
202-3	0 Bedroom	Yes	

Building 3 - 40-2 [Excluded in Universe , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 202 & 204
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
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Inspection Summary Report (POA) for Inspection #580810

Row or Townhouse	1976	1	2	2
Comments:				

Building 4 - 30-3 [Alternate , Not Inspected]				
Address Line 1:	4830 RAY BON			
Address Line 2:	301-302			
City:	SAN ANTONIO	State:	TX	
Zip:	78218	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2
Comments:				

Building 5 - 40-3 [Alternate , Not Inspected]				
Address Line 1:	4840 RAY BON			
Address Line 2:	303 & 304			
City:	SAN ANTONIO	State:	TX	
Zip:	78218	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2
Comments:				

Building 6 - 30-4 [Sample , Inspected]				
Address Line 1:	4830 RAY BON			
Address Line 2:	402			
City:	SAN ANTONIO	State:	TX	
Zip:	78218	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	1	1
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	

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402-3	0 Bedroom	Yes	
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Building 7 - 40-4 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON
Address Line 2: 401,402,403
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	2	1	1

Comments:

Building 8 - 30-5 [Sample , Inspected]

Address Line 1: 4830 RAY BON
Address Line 2: 502-504
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
502-3	0 Bedroom	Yes	

Building 9 - 40-5 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON
Address Line 2: 501
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

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

Comments:

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Building 10 - 30-6 [Alternate , Not Inspected]				
Address Line 1:	4830 RAY BON			
Address Line 2:	601-602 -604			
City:	SAN ANTONIO	State:	TX	
Zip:	78218	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	3	3
Comments:				

Building 11 - 40-6 [Sample , Inspected]				
Address Line 1:	4840 RAY BON			
Address Line 2:	601,602,604			
City:	SAN ANTONIO	State:	TX	
Zip:	78218	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	3	3
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
604-4	1 Bedroom	Yes		

Building 12 - 30-7 [Excluded in Universe , Inspected]				
Address Line 1:	4830 RAY BON			
Address Line 2:	702 & 703			
City:	SAN ANTONIO	State:	TX	
Zip:	78218	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2
Comments:				

Building 13 - 40-7 [Sample , Inspected]				
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Address Line 1: 4840 RAY BON
Address Line 2: 701,702,703,704
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	4	4

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
704-4	2 Bedrooms	Yes	

Building 14 - 30-8 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
Address Line 2: 802
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

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

Comments:

Building 15 - 40-8 [Sample , Inspected]

Address Line 1: 4840 RAY BON
Address Line 2: 801 & 804
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
804-4	1 Bedroom	Yes	

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Building 16 - 30-9 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 903 & 904
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 17 - 40-9 [Excluded in Universe , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 902 & 904
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 18 - 30-10 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 1003
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 19 - 40-10 [Sample , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 1001,1002,1003,1004
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	4	4

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1002-4	2 Bedrooms	No	Vacant
1003-4	2 Bedrooms	No	Vacant
1004-4	0 Bedroom	Yes	

Building 20 - 30-11 [Excluded in Universe , Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 1101,1102,1103,1104
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	4	4

Comments:

Building 21 - 40-11 [Sample , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 1102,1103,1104
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	4	4

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1104-7	2 Bedrooms	Yes	

Building 22 - 30-12 [Sample , Inspected]

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Address Line 1: 4830 RAY BON
Address Line 2: 1201-1202 & 1203
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

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

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1201-3	1 Bedroom	No	Vacant
1203-3	2 Bedrooms	Yes	

Building 23 - 40-12 [Sample , Inspected]

Address Line 1: 4840 RAY BON
Address Line 2: 1201-1202,1203,1204
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	4	4

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1204-4	0 Bedroom	Yes	

Building 24 - 30-13 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
Address Line 2: 1302-1303- 1304
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

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

Comments:

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Building 25 - 40-13 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON
Address Line 2: 1302 & 1304
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 26 - 30-14 [Excluded in Universe , Inspected]

Address Line 1: 4830 RAY BON
Address Line 2: 1401-1404
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 27 - 40-14 [Sample , Inspected]

Address Line 1: 4840 RAY BON
Address Line 2: 1402 & 1403
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1403-4	1 Bedroom	Yes	

Building 28 - 30-15 [Alternate , Not Inspected]

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Address Line 1: 4830 RAY BON
Address Line 2: 1503 & 1504
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 29 - 40-15 [Excluded in Universe , Inspected]

Address Line 1: 4840 RAY BON
Address Line 2: 1501 -1503-1504
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** ____

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

Comments:

Building 30 - 30-16 [Excluded in Universe , Inspected]

Address Line 1: 4830 RAY BON
Address Line 2: 1601 & 1603
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 31 - 40-16 [Sample , Inspected]

Address Line 1: 4840 RAY BON
Address Line 2: 1601,1602,1603,1604
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit
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Inspection Summary Report (POA) for Inspection #580810

				Count
Row or Townhouse	1976	1	4	4

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1602-4	2 Bedrooms	No	Vacant
1603-4	0 Bedroom	Yes	

Building 32 - 30-17 [Sample , Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 1701 & 1703
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1701-3	1 Bedroom	Yes	

Building 33 - 40-17 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 1701 & 1703
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 34 - 30-18 [Excluded in Universe , Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 1803 & 1804

Inspection Summary Report (POA) for Inspection #580810

City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 35 - 40-18 [Sample , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 1801-1802
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1801-4	1 Bedroom	Yes	

Building 36 - 30-19 [Excluded in Universe , Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 1901
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 37 - 40-19 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 1901
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Inspection Summary Report (POA) for Inspection #580810

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

Comments:

Building 38 - 30-20 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 2002-2003-2004
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 39 - 30-21 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 2101,2103,2104
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 40 - 40-21 [Sample , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 2101,2102,2104
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Inspection Summary Report (POA) for Inspection #580810

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2102-4	0 Bedroom	Yes	
2104-4	2 Bedrooms	Yes	No Access

Building 41 - 30-22 [Sample , Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 2201,2202,2203,2204
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	4	4

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2201-3	0 Bedroom	Yes	

Building 42 - 40-22 [Excluded in Universe , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 2201-2202-2204
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 43 - 30-23 [Sample , Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 2301-2303
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Inspection Summary Report (POA) for Inspection #580810

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2301-3	0 Bedroom	Yes	No Access
2303-3	1 Bedroom	Yes	

Building 44 - 40-23 [Excluded in Universe , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 2303-2304
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 45 - 30-24 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 2401
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 46 - 40-24 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 2401,2402,2403,2404
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	4	4

Comments:

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Building 47 - 30-25 [Sample , Inspected]

Address Line 1: 4830 RAY BON
Address Line 2: 2502-2503
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2502-3	2 Bedrooms	No	Vacant
2503-3	0 Bedroom	Yes	

Building 48 - 40-25 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON
Address Line 2: 2501 & 2503
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 49 - 30-26 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
Address Line 2: 2601
City: SAN ANTONIO **State:** TX
Zip: 78218 **Extension:** _____

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

Comments:

Building 50 - 40-26 [Excluded in Universe , Inspected]

Inspection Summary Report (POA) for Inspection #580810

Address Line 1: 4840 RAY BON

Address Line 2: 2602

City: SAN ANTONIO

State: TX

Zip: 78218

Extension: _____

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

Comments:

Building 51 - 30-27 [Excluded in Universe , Inspected]

Address Line 1: 4830 RAY BON

Address Line 2: 2701,2702,2703,2704

City: SAN ANTONIO

State: TX

Zip: 78218

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	4	4

Comments:

Building 52 - 40-27 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON

Address Line 2: 2701 & 2704

City: SAN ANTONIO

State: TX

Zip: 78218

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Building 53 - 30-28 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON

Address Line 2: 2801

City: SAN ANTONIO

State: TX

Zip: 78218

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit
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Inspection Summary Report (POA) for Inspection #580810

				Count
Row or Townhouse	1976	1	1	1

Comments:

Building 54 - 40-28 [Sample , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 2801,2803,2804
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
2804	0 Bedroom	Yes	

Building 55 - 30-29 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 2902-2903-2904
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 56 - 40-29 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 2901
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Inspection Summary Report (POA) for Inspection #580810

Comments:

Building 57 - 30-30 [Sample , Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 3002,3003,3004
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
3002-3	0 Bedroom	Yes	

Building 58 - 40-30 [Sample , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 3001,3002,3004
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
3004-4	1 Bedroom	Yes	

Building 59 - 30-31 [Alternate , Not Inspected]

Address Line 1: 4830 RAY BON
 Address Line 2: 3104
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Inspection Summary Report (POA) for Inspection #580810

Comments:

Building 60 - 40-31 [Sample , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 3101,3102,3103
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
3103	0 Bedroom	Yes	

Building 61 - 40-32 [Sample , Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 3203-3204
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1976	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
3203-4	1 Bedroom	No	Vacant
3204-4	1 Bedroom	Yes	

Building 62 - 40-33 [Alternate , Not Inspected]

Address Line 1: 4840 RAY BON
 Address Line 2: 3303-3304
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
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Inspection Summary Report (POA) for Inspection #580810

Row or Townhouse	1976	1	2	2
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Comments:

Building 63 - LAUNDRY 1 [Sample , Inspected]

Address Line 1: 4840 RAY BON DRIVE
 Address Line 2: LAUNDRY 1
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 64 - MAINTENANCE [Sample , Inspected]

Address Line 1: 4840 RAY BON DRIVE
 Address Line 2: MAINTENANCE
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 65 - LAUNDRY 2 [Sample , Inspected]

Address Line 1: 4840 RAY BON DRIVE
 Address Line 2: LAUNDRY 2
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Inspection Summary Report (POA) for Inspection #580810

Comments:

Building 66 - STORAGE [Sample , Inspected]

Address Line 1: 4830 RAY BON DRIVE
 Address Line 2: LAUNDRY 3
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

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

Comments:

Building 67 - CLUB ROOM [Sample , Inspected]

Address Line 1: 4830 RAY BON DRIVE
 Address Line 2: CLUB ROOM
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1876	1	0	0

Comments:

Building 68 - OFFICE [Sample , Inspected]

Address Line 1: 4830 RAY BON DRIVE
 Address Line 2: OFFICE
 City: SAN ANTONIO State: TX
 Zip: 78218 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1876	1	0	0

Comments:

Inspection Summary Report (POA) for Inspection #580810

Certificates

Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	NA - This certificate is not applicable for this property
Lead-Based Paint Disclosure Forms	Yes - This certificate is provided or is not expired
Lead-Based Paint Inspection Reports	Yes - This certificate is provided or is not expired
Sprinkler Systems	NA - This certificate is not applicable for this property

Inspection Summary Report (POA) for Inspection #580810

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example; "**Site - Spalling (Walkway / Steps) (4)**" indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the [Deficiency Details](#) section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
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Site - Cottage Creek - Site(0) [Possible Points : 17.81]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 3	6.26	
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (2) (NLT)	Level 3	6.26	
			12.52	5.29

Building 6 - 30-4 - Unit 402-3 [Possible Points : 1.74]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.13	
			0.13	1.61

Building 8 - 30-5 - Building Exterior [Possible Points : 0.78]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.08	
			0.08	0.70

Building 8 - 30-5 - Unit 502-3 [Possible Points : 2.12]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Walls	Unit - Damaged (Walls)	Level 1	0.05	
Walls	Unit - Peeling/Needs Paint (Walls) (2)	Level 2	0.02	
Health And Safety Deficiencies				
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.76	
			0.84	1.29

Building 11 - 40-6 - Unit 604-4 [Possible Points : 2.12]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	

Inspection Summary Report (POA) for Inspection #580810

Item	Deficiency	Severity	Points Deducted	Points Received
			0.19	1.93

Building 13 - 40-7 - Unit 704-4 [Possible Points : 2.12]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.23	
			0.23	1.89

Building 21 - 40-11 - Unit 1104-7 [Possible Points : 2.12]

Non-Health And Safety Deficiencies				
Walls	Unit - Damaged (Walls)	Level 1	0.05	
Health And Safety Deficiencies				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT)	Level 3	0.20	
			0.25	1.87

Building 22 - 30-12 - Common Areas [Possible Points : 0.11]

Non-Health And Safety Deficiencies				
Walls	CA - Peeling/Needs Paint (Walls)	Level 2	0.01	
			0.01	0.10

Building 23 - 40-12 - Building Exterior [Possible Points : 0.78]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.78

Building 32 - 30-17 - Unit 1701-3 [Possible Points : 2.12]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
			0.19	1.93

Building 35 - 40-18 - Unit 1801-4 [Possible Points : 1.78]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	Level 3	0.23	

Inspection Summary Report (POA) for Inspection #580810

Item	Deficiency	Severity	Points Deducted	Points Received
	(Doors)			
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (2) (NLT)	Level 3	1.13	
			1.36	0.43

Building 40 - 40-21 - Building Exterior* [Possible Points : 0.78]

Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	0.88	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.88	0.00

Building 41 - 30-22 - Building Exterior [Possible Points : 0.95]

Non-Health And Safety Deficiencies				
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.53	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.08	
			0.61	0.35

Building 41 - 30-22 - Common Areas [Possible Points : 0.08]

Non-Health And Safety Deficiencies				
Walls	CA - Peeling/Needs Paint (Walls)	Level 2	0.01	
			0.01	0.08

Building 43 - 30-23 - Building Exterior [Possible Points : 0.78]

Non-Health And Safety Deficiencies				
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.08	
			0.08	0.70

Building 43 - 30-23 - Common Areas [Possible Points : 0.16]

Non-Health And Safety Deficiencies				
Walls	CA - Peeling/Needs Paint (Walls)	Level 2	0.01	
			0.01	0.15

Building 43 - 30-23 - Unit 2303-3 [Possible Points : 2.08]

Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	1.13	

Inspection Summary Report (POA) for Inspection #580810

Item	Deficiency	Severity	Points Deducted	Points Received
			1.13	0.95

Building 47 - 30-25 - Common Areas [Possible Points : 0.16]

Non-Health And Safety Deficiencies				
Walls	CA - Peeling/Needs Paint (Walls) (2)	Level 2	0.01	
			0.01	0.15

Building 47 - 30-25 - Unit 2503-3 [Possible Points : 2.08]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.23	
			0.23	1.85

Building 54 - 40-28 - Unit 2804 [Possible Points : 2.12]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.21	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 2	0.02	
			0.23	1.89

Building 57 - 30-30 - Unit 3002-3 [Possible Points : 1.74]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.07	
			0.07	1.67

Building 58 - 40-30 - Unit 3004-4 [Possible Points : 2.08]

Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	1.13	
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
			1.13	0.95

Building 63 - LAUNDRY 1 - Common Areas* [Possible Points : 0.05]

Non-Health And Safety Deficiencies				
Electrical System	CA - Frayed Wiring (Electrical)	Level 3	0.09	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	0.00	

Inspection Summary Report (POA) for Inspection #580810

Item	Deficiency	Severity	Points Deducted	Points Received
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.09	0.00
Building 64 - MAINTENANCE - Common Areas [Possible Points : 0.05]				
Non-Health And Safety Deficiencies				
Walls	CA - Damaged (Walls)	Level 2	0.02	
			0.02	0.03
Building 65 - LAUNDRY 2 - Building Exterior [Possible Points : 0.05]				
Non-Health And Safety Deficiencies				
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (3)	Level 3	0.03	
			0.03	0.02
Building 65 - LAUNDRY 2 - Common Areas [Possible Points : 0.05]				
Non-Health And Safety Deficiencies				
Walls	CA - Peeling/Needs Paint (Walls)	Level 2	0.00	
			0.00	0.05
Building 66 - STORAGE - Building Exterior [Possible Points : 0.03]				
Non-Health And Safety Deficiencies				
Doors	BE - Missing Door (Doors)	Level 3	0.03	
			0.03	0.00

Inspection Summary Report (POA) for Inspection #580810

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - Cottage Creek - Site(0)			
Non-Health And Safety Deficiencies			
Grounds	40-32 near bldg 40-32	Site - Overgrown/ Penetrating Vegetation (Grounds) - L3	<ul style="list-style-type: none"> - Overgrown vegetation - Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.) - A component, area, or system of the property are visibly damaged or have been made unusable/ impassable.
Grounds	30-25 front bldg 30-25	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> - Overgrown vegetation - Vegetation is extensive and dense (it is difficult to see broken glass, holes and other hazards) or obstructs intended path of walkways or roads - The areas ARE still usable/ passable.
Health And Safety Deficiencies			
Hazards	walkway fron unit 303	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Hazards	front unit 202	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 2 - 30-2[Sample,Inspected] - Building Exterior

None

Building 2 - 30-2[Sample,Inspected] - Building Systems

None

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
Building 2 - 30-2[Sample,Inspected] - Common Areas			
None			
Building 2 - 30-2[Sample,Inspected] - Unit 202-3			
None			
Building 6 - 30-4[Sample,Inspected] - Building Exterior			
None			
Building 6 - 30-4[Sample,Inspected] - Building Systems			
None			
Building 6 - 30-4[Sample,Inspected] - Common Areas			
None			
Building 6 - 30-4[Sample,Inspected] - Unit 402-3			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Doors	Bathroom inop	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT) - L3	<ul style="list-style-type: none"> - Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern.
Building 8 - 30-5[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	foundation	BE- Stained/Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected
Building 8 - 30-5[Sample,Inspected] - Building Systems			
None			
Building 8 - 30-5[Sample,Inspected] - Common Areas			

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 8 - 30-5[Sample,Inspected] - Unit 502-3

Non-Health And Safety Deficiencies

Walls	Storage water heater closet	Unit - Peeling/Needs Paint (Walls) - L2	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Walls	Kitchen kit	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Kitchen kit	Unit - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - 1 to 4 square feet of wall area

Health And Safety Deficiencies

Infestation	Kitchen kit	HS - Insects /roaches (Infestation) (NLT) - L3	<ul style="list-style-type: none"> - Evidence of roaches - Multiple dead roaches observed
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Building 11 - 40-6[Sample,Inspected] - Building Exterior

None

Building 11 - 40-6[Sample,Inspected] - Building Systems

None

Building 11 - 40-6[Sample,Inspected] - Common Areas

None

Building 11 - 40-6[Sample,Inspected] - Unit 604-4

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen missing	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Range/Stove/Oven - Electric Range/Stove/Oven - A control knob is missing (knob cannot be located and reinstalled)
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Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
Building 13 - 40-7[Sample,Inspected] - Building Exterior			
None			

Building 13 - 40-7[Sample,Inspected] - Building Systems			
None			

Building 13 - 40-7[Sample,Inspected] - Common Areas			
None			

Building 13 - 40-7[Sample,Inspected] - Unit 704-4			
Non-Health And Safety Deficiencies			
Doors	Hallway closet	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Bathroom bth	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Surface is damaged - Door has broken or missing glass. - This condition DOES NOT RESULT in a Health and Safety concern.

Building 15 - 40-8[Sample,Inspected] - Building Exterior			
None			

Building 15 - 40-8[Sample,Inspected] - Building Systems			
None			

Building 15 - 40-8[Sample,Inspected] - Common Areas			
None			

Building 15 - 40-8[Sample,Inspected] - Unit 804-4			
None			

Building 19 - 40-10[Sample,Inspected] - Building Exterior			
None			

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
Building 19 - 40-10[Sample,Inspected] - Building Systems			
None			
Building 19 - 40-10[Sample,Inspected] - Common Areas			
None			
Building 19 - 40-10[Sample,Inspected] - Unit 1004-4			
None			
Building 21 - 40-11[Sample,Inspected] - Building Exterior			
None			
Building 21 - 40-11[Sample,Inspected] - Building Systems			
None			
Building 21 - 40-11[Sample,Inspected] - Common Areas			
None			
Building 21 - 40-11[Sample,Inspected] - Unit 1104-7			
Non-Health And Safety Deficiencies			
Walls	Living Area liv	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Health And Safety Deficiencies			
Outlets/Switches	Bedroom bed 2	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.
Building 22 - 30-12[Sample,Inspected] - Building Exterior			
None			
Building 22 - 30-12[Sample,Inspected] - Building Systems			
None			
Building 22 - 30-12[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
Closet/Utility/ Mechanical	Floor 1 water heater closet	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area

Building 22 - 30-12[Sample,Inspected] - Unit 1203-3

None

Building 23 - 40-12[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no ramp	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 23 - 40-12[Sample,Inspected] - Building Systems

None

Building 23 - 40-12[Sample,Inspected] - Common Areas

None

Building 23 - 40-12[Sample,Inspected] - Unit 1204-4

None

Building 27 - 40-14[Sample,Inspected] - Building Exterior

None

Building 27 - 40-14[Sample,Inspected] - Building Systems

None

Building 27 - 40-14[Sample,Inspected] - Common Areas

None

Building 27 - 40-14[Sample,Inspected] - Unit 1403-4

None

Building 31 - 40-16[Sample,Inspected] - Building Exterior

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 31 - 40-16[Sample,Inspected] - Building Systems

None

Building 31 - 40-16[Sample,Inspected] - Common Areas

None

Building 31 - 40-16[Sample,Inspected] - Unit 1603-4

None

Building 32 - 30-17[Sample,Inspected] - Building Exterior

None

Building 32 - 30-17[Sample,Inspected] - Building Systems

None

Building 32 - 30-17[Sample,Inspected] - Common Areas

None

Building 32 - 30-17[Sample,Inspected] - Unit 1701-3

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen kit	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
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Building 35 - 40-18[Sample,Inspected] - Building Exterior

None

Building 35 - 40-18[Sample,Inspected] - Building Systems

None

Building 35 - 40-18[Sample,Inspected] - Common Areas

None

Building 35 - 40-18[Sample,Inspected] - Unit 1801-4

Non-Health And Safety Deficiencies

Doors	Living Area entry door	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	- Entry Door to Unit - Surface is damaged
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Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
		(Doors) - L3	- Door has significant peeling, cracked, or no paint.
Health And Safety Deficiencies			
Electrical System	Bathroom inop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Electrical System	Kitchen inop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

Building 40 - 40-21[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Electrical Hazards	bldg 40-21	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
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Building 40 - 40-21[Sample,Inspected] - Building Systems

None

Building 40 - 40-21[Sample,Inspected] - Common Areas

None

Building 40 - 40-21[Sample,Inspected] - Unit 2102-4

None

Building 41 - 30-22[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Doors	water heater closet	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Exterior Doors - Surface is damaged - Door has significant peeling, cracked, or no paint.
Walls	foundation	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
Building 41 - 30-22[Sample,Inspected] - Building Systems			
None			

Building 41 - 30-22[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Closet/Utility/ Mechanical	Floor 1 water heater closet	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area

Building 41 - 30-22[Sample,Inspected] - Unit 2201-3			
None			

Building 43 - 30-23[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	foundation	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 43 - 30-23[Sample,Inspected] - Building Systems			
None			

Building 43 - 30-23[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Closet/Utility/ Mechanical	Floor 1 water heater closet	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area

Building 43 - 30-23[Sample,Inspected] - Unit 2303-3			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Electrical System	Kitchen kit	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

Building 47 - 30-25[Sample,Inspected] - Building Exterior			
None			

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
Building 47 - 30-25[Sample,Inspected] - Building Systems			
None			

Building 47 - 30-25[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Closet/Utility/ Mechanical	Floor 1 water heate closet	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Closet/Utility/ Mechanical	Floor 1 water heater closet	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area

Building 47 - 30-25[Sample,Inspected] - Unit 2503-3			
Non-Health And Safety Deficiencies			
Doors	Hallway closet 1	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Bathroom closet 2	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.

Building 54 - 40-28[Sample,Inspected] - Building Exterior			
None			

Building 54 - 40-28[Sample,Inspected] - Building Systems			
None			

Building 54 - 40-28[Sample,Inspected] - Common Areas			
None			

Building 54 - 40-28[Sample,Inspected] - Unit 2804			

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen broken doors	Unit - Cabinets - Missing/ Damaged (Kitchen) - L2	<ul style="list-style-type: none"> - Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing
Walls	Living Area liv	Unit - Peeling/Needs Paint (Walls) - L2	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Health And Safety Deficiencies			
Infestation	Kitchen kit	HS - Other (Hazards) (NLT) - L3	<ul style="list-style-type: none"> - Evidence of roaches - Single dead roach or roach droppings observed

Building 57 - 30-30[Sample,Inspected] - Building Exterior

None

Building 57 - 30-30[Sample,Inspected] - Building Systems

None

Building 57 - 30-30[Sample,Inspected] - Common Areas

None

Building 57 - 30-30[Sample,Inspected] - Unit 3002-3

Non-Health And Safety Deficiencies

Ceiling	Bathroom bath	Unit - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> - Hole(s) - Smaller than a sheet of paper
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Building 58 - 40-30[Sample,Inspected] - Building Exterior

None

Building 58 - 40-30[Sample,Inspected] - Building Systems

None

Building 58 - 40-30[Sample,Inspected] - Common Areas

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 58 - 40-30[Sample,Inspected] - Unit 3004-4

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Electrical System	Bathroom inop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Hazards	Bedroom bed	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 60 - 40-31[Sample,Inspected] - Building Exterior

None

Building 60 - 40-31[Sample,Inspected] - Building Systems

None

Building 60 - 40-31[Sample,Inspected] - Common Areas

None

Building 60 - 40-31[Sample,Inspected] - Unit 3103

None

Building 61 - 40-32[Sample,Inspected] - Building Exterior

None

Building 61 - 40-32[Sample,Inspected] - Building Systems

None

Building 61 - 40-32[Sample,Inspected] - Common Areas

None

Building 61 - 40-32[Sample,Inspected] - Unit 3204-4

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Infestation	Kitchen kit	HS - Other (Hazards) (NLT) - L3	- Evidence of roaches - Single dead roach or roach droppings observed
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Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
Building 63 - LAUNDRY 1[Sample,Inspected] - Building Exterior			
None			

Building 63 - LAUNDRY 1[Sample,Inspected] - Building Systems			
None			

Building 63 - LAUNDRY 1[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Closet/Utility/ Mechanical	Floor 1 nick missing	CA - Frayed Wiring (Electrical) - L3	<ul style="list-style-type: none"> - Nicks, abrasions, or fraying of the insulation that exposes conducting wires - This condition MAY RESULT in a Health and Safety concern.

Building 64 - MAINTENANCE[Sample,Inspected] - Building Exterior			
None			

Building 64 - MAINTENANCE[Sample,Inspected] - Building Systems			
None			

Building 64 - MAINTENANCE[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Storage	Floor 1 storage	CA - Damaged (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.

Building 65 - LAUNDRY 2[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	entry door	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Exterior Doors - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	laundry	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Entry Door (leads to the outside of the building) - Surface is damaged - Entry Door has holes.

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
			- This condition DOES NOT RESULT in a Health and Safety concern.
Doors	broken hardware area	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door (leads to the outside of the building) - Surface is damaged - Door has broken or missing glass.

Building 65 - LAUNDRY 2[Sample,Inspected] - Building Systems

None

Building 65 - LAUNDRY 2[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 1 mechanical room	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
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Building 66 - STORAGE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Doors	entry door	BE - Missing Door (Doors) - L3	- Entry Door (leads to the outside of the building) - Door is missing - This condition DOES NOT RESULT in a Health and Safety concern.
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Building 66 - STORAGE[Sample,Inspected] - Building Systems

None

Building 66 - STORAGE[Sample,Inspected] - Common Areas

None

Building 67 - CLUB ROOM[Sample,Inspected] - Building Exterior

None

Building 67 - CLUB ROOM[Sample,Inspected] - Building Systems

None

Inspection Summary Report (POA) for Inspection #580810

Item	Location/Comments	Deficiency/Severity	Decisions
Building 67 - CLUB ROOM[Sample,Inspected] - Common Areas			
None			
Building 68 - OFFICE[Sample,Inspected] - Building Exterior			
None			
Building 68 - OFFICE[Sample,Inspected] - Building Systems			
None			
Building 68 - OFFICE[Sample,Inspected] - Common Areas			
None			

Notice: Modifications to the Inspection Summary Report

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

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

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

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

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

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

PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

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

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

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

Property Information : Information related to a property is provided:

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

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

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

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

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

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

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

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

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

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

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

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

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

Participants & Buildings/Units: Information provided includes:

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

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

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

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

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

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

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

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

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

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

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

Column labeled NO/OD:

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

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

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

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

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

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

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

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

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

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

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

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

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

_____.

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

Project Owner: _____

By: Signature: _____

Print Name: _____

Title: _____