

Inspection Summary Report (POA) for Inspection #600461

Inspection Snapshot

Inspection ID:	600461	Inspection Time:	09:24 AM - 09:23 PM
Inspection Start Date:	05/04/2017	Inspection End Date:	05/04/2017
Property ID:	TX005000015	Property Type:	Public Housing
Property Name:	OXFORD PLACE		
Inspection State:	Successful	Score:	98c*

Inspection Summary Report (POA) for Inspection #600461

Property Profile

Property Name: OXFORD PLACE
Scattered Site? No **Multiple Site?** No
Address Line 1: 605 BERRY Road
Address Line 2:
City: HOUSTON **State:** TX
ZIP: 77022 **Extension:** _____
Phone: (713) 260-0755 **Extension:**
Fax: **Email:**

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	20	20	20	230	230	24
Common	2	4	4	-	-	-
Total	22	24	24	230	230	24

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
230	100%	No

Comments POA reports bed bugs in B16, U1603 and B17, U1707.

Inspection Summary Report (POA) for Inspection #600461

Participant Profile

Executive Director [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Tory Gunsolley
Organization: Houston Houston Authority
Address Line 1: 2640 Fountain View Drive
Address Line 2: Suite 400
City: Houston **State:** TX
ZIP: 77057 **Extension:**
Phone: (713) 260-0522 **Extension:**
Fax: **Email:** tgunsolley@housingforhouston.com

Management Agent [Not Present During Inspection]

Name (F, MI, L): Cynthia Fowler
Organization: Allied Orion Group, LLC
Address Line 1: 2051 Greenhouse Road
Address Line 2:
City: House **State:** TX
ZIP: 77084 **Extension:**
Phone: (713) 622-5844 **Extension:** 1184
Fax: (713) 622-4762 **Email:** cfowler@allied-orion.com

Site Manager [Present During Inspection]

Name (F, MI, L): Patrizia McQueen
Organization: Allied Orion Group, LLC
Address Line 1: 605 Berry Road
Address Line 2:
City: Houston **State:** TX
ZIP: 77022 **Extension:**
Phone: (713) 884-8235 **Extension:**
Fax: (713) 884-8105 **Email:** oxford@allied-orion.com

Other [Present During Inspection]

Name (F, MI, L): Steven Zayas
Organization: Allied Orion Group, LLC
Address Line 1: 605 Berry Road
Address Line 2:
City: Houston **State:** TX
ZIP: 77022 **Extension:**
Phone: (713) 884-8235 **Extension:**
Fax: (713) 884-8105 **Email:** szayas@allied-orion.com

Other [Present During Inspection]

Name (F, MI, L): Mario Garcia
Organization: Allied Orion Group, LLC

Inspection Summary Report (POA) for Inspection #600461

Participant Profile

Address Line 1: 1600 Allen Parkway Village

Address Line 2:

City: Houston

State: TX

ZIP: 77019

Extension:

Phone: (713) 651-1250

Extension:

Fax: (713) 651-1251

Email: mgarcia@allied-orion.com

Inspection Summary Report (POA) for Inspection #600461

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	17.64	0.00	17.64	0.00	17.64
Building Exterior	16.41	0.00	16.41	0.00	16.41
Building Systems	19.92	0.00	19.92	0.00	19.92
Common Area	2.08	0.00	2.08	0.00	2.08
Unit	43.95	0.48	43.47	1.46	42.01
Total	100.00	0.48	99.52	1.46	98.07

Score Version: 1

Score Date: 05/04/2017

Final Score: 98c*

Inspection Summary Report (POA) for Inspection #600461

Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	0	0	2	2	1 site, 24 buildings and 24 units were inspected.
Projected	0	0	19	19	8 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	1	1	Site (PIS): 100%
Projected	0	0	10	10	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 10%
Actual	0	0	5	5	Projected HSD:
Projected	0	0	48	48	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	0	8	8	Unit = (Actual HSDU) / PIU
Projected	0	0	77	77	If all buildings and units were inspected, it is projected that a total of 77 health and safety deficiencies would apply to the property.

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Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	15	24	63

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 #600461

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	22	24	24	0
Unit	230	230	24	206

Building 1 - Amenity Center (AMC) [Sample , Inspected]

Address Line 1: 605 BERRY ROAD
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77022 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2008	1	0	0

Comments:

Building 10 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77022 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	7	7

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1003	3 Bedrooms	Yes	
1006	3 Bedrooms	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access

Inspection Summary Report (POA) for Inspection #600461

Building 11 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77022 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	14	14

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1106	2 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access
14	1 Bedroom	Yes	No Access

Building 12 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77022 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	14	14

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Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1204	1 Bedroom	Yes	
1205	3 Bedrooms	Yes	
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access
14	1 Bedroom	Yes	No Access

Building 13 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	6	6

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1301	3 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access

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Building 14 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77022 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	14	14

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1405	2 Bedrooms	Yes	
1413	2 Bedrooms	Yes	
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access
14	1 Bedroom	Yes	No Access

Building 15 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77022 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	12	12

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Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1505	3 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access

Building 16 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	14	14

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1606	2 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access

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9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access
14	1 Bedroom	Yes	No Access

Building 17 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	13	13

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1711	2 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access

Building 18 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

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City: HOUSTON State: TX
 Zip: 77022 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	7	7

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1803	3 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access

Building 19 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77022 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	13	13

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1904	1 Bedroom	Yes	
1914	1 Bedroom	Yes	
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access

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7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access

Building 2 - DAY CARE CENTER (DDC) [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2008	1	0	0

Comments:

Building 20 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	13	13

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2010	3 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access

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6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access

Building 21 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	9	9

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2103	3 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access

Building 22 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

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Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2201	2 Bedrooms	Yes	
2211	3 Bedrooms	Yes	
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access

Building 3 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	7	7

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1	1 Bedroom	Yes	No Access
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access

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4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access

Building 4 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	11	11

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
406	3 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access

Building 5 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily	2008	3	12	12

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Apts				
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
506	2 Bedrooms	Yes		
2	1 Bedroom	Yes	No Access	
3	1 Bedroom	Yes	No Access	
4	1 Bedroom	Yes	No Access	
5	1 Bedroom	Yes	No Access	
6	1 Bedroom	Yes	No Access	
7	1 Bedroom	Yes	No Access	
8	1 Bedroom	Yes	No Access	
9	1 Bedroom	Yes	No Access	
10	1 Bedroom	Yes	No Access	
11	1 Bedroom	Yes	No Access	
12	1 Bedroom	Yes	No Access	

Building 6 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD
Address Line 2:
City: HOUSTON **State:** TX
Zip: 77022 **Extension:**

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	14	14

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
609	2 Bedrooms	Yes		
2	1 Bedroom	Yes	No Access	
3	1 Bedroom	Yes	No Access	
4	1 Bedroom	Yes	No Access	
5	1 Bedroom	Yes	No Access	
6	1 Bedroom	Yes	No Access	

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7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access
14	1 Bedroom	Yes	No Access

Building 7 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD

Address Line 2:

City: HOUSTON

State: TX

Zip: 77022

Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	13	13

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
710	3 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access

Building 8 - TBD [Sample , Inspected]

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Address Line 1: 605 BERRY ROAD
Address Line 2:
City: HOUSTON **State:** TX
Zip: 77022 **Extension:**

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	12	12

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
803	1 Bedroom	Yes	
804	1 Bedroom	Yes	
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access

Building 9 - TBD [Sample , Inspected]

Address Line 1: 605 BERRY ROAD
Address Line 2:
City: HOUSTON **State:** TX
Zip: 77022 **Extension:**

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	2008	3	13	13

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
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909	2 Bedrooms	Yes	
2	1 Bedroom	Yes	No Access
3	1 Bedroom	Yes	No Access
4	1 Bedroom	Yes	No Access
5	1 Bedroom	Yes	No Access
6	1 Bedroom	Yes	No Access
7	1 Bedroom	Yes	No Access
8	1 Bedroom	Yes	No Access
9	1 Bedroom	Yes	No Access
10	1 Bedroom	Yes	No Access
11	1 Bedroom	Yes	No Access
12	1 Bedroom	Yes	No Access
13	1 Bedroom	Yes	No Access

Building 23 - Laundry Bldg [Sample , Inspected]

Address Line 1: 605 Berry Road

Address Line 2:

City: Houston

State: TX

Zip: 77022

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2008	1	0	0

Comments:

Building 24 - Mail Bldg [Sample , Inspected]

Address Line 1: 605 Berry Road

Address Line 2:

City: Houston

State: TX

Zip: 77022

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2008	1	0	0

Comments:

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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	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	Yes - This certificate is provided or is not expired

Inspection Summary Report (POA) for Inspection #600461

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
------	------------	----------	-----------------	-----------------

Building 10 - TBD - Building Exterior [Possible Points : 0.46]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.46

Building 10 - TBD - Unit 1003 [Possible Points : 1.79]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (2) (SD)	Level 3	0.00	
			0.00	1.79

Building 11 - TBD - Unit 1106 [Possible Points : 1.83]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.64	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT)	Level 3	0.17	
			0.81	1.01

Building 12 - TBD - Building Exterior [Possible Points : 0.91]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.91

Building 12 - TBD - Unit 1205 [Possible Points : 1.83]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.00	1.83

Inspection Summary Report (POA) for Inspection #600461

Item	Deficiency	Severity	Points Deducted	Points Received
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Building 13 - TBD - Building Exterior [Possible Points : 0.39]

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	0.39

Building 14 - TBD - Building Exterior [Possible Points : 0.91]

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	0.91

Building 15 - TBD - 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 15 - TBD - Unit 1505 [Possible Points : 1.83]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.10	
			0.10	1.73

Building 17 - TBD - Building Exterior [Possible Points : 0.85]

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	0.85

Building 18 - TBD - Building Exterior [Possible Points : 0.46]

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

Inspection Summary Report (POA) for Inspection #600461

Item	Deficiency	Severity	Points Deducted	Points Received
to Main Floor Entrance	(FHEO Accessibility to Main Floor Entrance)			
			0.00	0.46

Building 19 - TBD - Building Exterior [Possible Points : 0.85]

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	0.85

Building 20 - TBD - Building Exterior [Possible Points : 0.85]

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	0.85

Building 21 - TBD - Building Exterior [Possible Points : 0.59]

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	0.59

Building 21 - TBD - Unit 2103 [Possible Points : 1.83]

Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.03	1.80

Building 22 - TBD - 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	

Inspection Summary Report (POA) for Inspection #600461

Item	Deficiency	Severity	Points Deducted	Points Received
			0.00	0.78

Building 22 - TBD - Unit 2201 [Possible Points : 1.83]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.64	
			0.64	1.19

Building 4 - TBD - Building Exterior [Possible Points : 0.72]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.72

Building 4 - TBD - Unit 406 [Possible Points : 1.83]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.19	
			0.19	1.64

Building 5 - TBD - Unit 506 [Possible Points : 1.83]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
			0.16	1.67

Building 6 - TBD - Building Exterior [Possible Points : 0.91]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.91

Building 6 - TBD - Unit 609 [Possible Points : 1.87]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.00	1.87

Inspection Summary Report (POA) for Inspection #600461

Item	Deficiency	Severity	Points Deducted	Points Received
Building 7 - TBD - Building Exterior [Possible Points : 1.04]				
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	1.04
Building 8 - TBD - 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

Inspection Summary Report (POA) for Inspection #600461

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
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Site - OXFORD PLACE - Site(0)

Non-Health And Safety Deficiencies

Parking Lots/Driveways/Roads	TBD	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	<ul style="list-style-type: none"> - Damaged paving - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Parking Lots/Driveways/Roads	TBD	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	<ul style="list-style-type: none"> - Damaged paving - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.

Building 1 - Amenity Center (AMC)[Sample,Inspected] - Building Exterior

None

Building 1 - Amenity Center (AMC)[Sample,Inspected] - Building Systems

None

Building 1 - Amenity Center (AMC)[Sample,Inspected] - Common Areas

None

Building 10 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 10 - TBD[Sample,Inspected] - Building Systems

None

Building 10 - TBD[Sample,Inspected] - Common Areas

Inspection Summary Report (POA) for Inspection #600461

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 10 - TBD[Sample,Inspected] - Unit 1003

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Smoke Detector	Kitchen NEW Kitchen.	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.
Smoke Detector	Bedroom Bedrm 1	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

Building 11 - TBD[Sample,Inspected] - Building Exterior

None

Building 11 - TBD[Sample,Inspected] - Building Systems

None

Building 11 - TBD[Sample,Inspected] - Common Areas

None

Building 11 - TBD[Sample,Inspected] - Unit 1106

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Infestation	Living Area Living room.	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed
Outlets/Switches	Bedroom Bed rm 1	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.

Building 12 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Step.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible
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Inspection Summary Report (POA) for Inspection #600461

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

Building 12 - TBD[Sample,Inspected] - Building Systems

None

Building 12 - TBD[Sample,Inspected] - Common Areas

None

Building 12 - TBD[Sample,Inspected] - Unit 1204

None

Building 12 - TBD[Sample,Inspected] - Unit 1205

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Smoke Detector	Bedroom Bed rm 1.	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.
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Building 13 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 13 - TBD[Sample,Inspected] - Building Systems

None

Building 13 - TBD[Sample,Inspected] - Common Areas

None

Building 13 - TBD[Sample,Inspected] - Unit 1301

None

Building 14 - TBD[Sample,Inspected] - Building Exterior

Inspection Summary Report (POA) for Inspection #600461

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 14 - TBD[Sample,Inspected] - Building Systems

None

Building 14 - TBD[Sample,Inspected] - Common Areas

None

Building 14 - TBD[Sample,Inspected] - Unit 1405

None

Building 14 - TBD[Sample,Inspected] - Unit 1413

None

Building 15 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Step.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 15 - TBD[Sample,Inspected] - Building Systems

None

Building 15 - TBD[Sample,Inspected] - Common Areas

None

Building 15 - TBD[Sample,Inspected] - Unit 1505

Non-Health And Safety Deficiencies

Doors	Hallway Hallway closet.	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	- All Other Doors (includes closet or other interior
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Inspection Summary Report (POA) for Inspection #600461

Item	Location/Comments	Deficiency/Severity	Decisions
		(Doors) - L2	doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch

Building 16 - TBD[Sample,Inspected] - Building Exterior

None

Building 16 - TBD[Sample,Inspected] - Building Systems

None

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

None

Building 16 - TBD[Sample,Inspected] - Unit 1606

None

Building 17 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 17 - TBD[Sample,Inspected] - Building Systems

None

Building 17 - TBD[Sample,Inspected] - Common Areas

None

Building 17 - TBD[Sample,Inspected] - Unit 1711

None

Building 18 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Steps	BE- Obstructed or Missing Accessibility Route (FHEO	- There IS an obstructed or missing accessible route to
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Inspection Summary Report (POA) for Inspection #600461

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

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

None

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

None

Building 18 - TBD[Sample,Inspected] - Unit 1803

None

Building 19 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 19 - TBD[Sample,Inspected] - Building Systems

None

Building 19 - TBD[Sample,Inspected] - Common Areas

None

Building 19 - TBD[Sample,Inspected] - Unit 1904

None

Building 19 - TBD[Sample,Inspected] - Unit 1914

None

Building 2 - DAY CARE CENTER (DDC)[Sample,Inspected] - Building Exterior

None

Building 2 - DAY CARE CENTER (DDC)[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #600461

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 2 - DAY CARE CENTER (DDC)[Sample,Inspected] - Common Areas

None

Building 20 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 20 - TBD[Sample,Inspected] - Building Systems

None

Building 20 - TBD[Sample,Inspected] - Common Areas

None

Building 20 - TBD[Sample,Inspected] - Unit 2010

None

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

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 21 - TBD[Sample,Inspected] - Building Systems

None

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

None

Building 21 - TBD[Sample,Inspected] - Unit 2103

Inspection Summary Report (POA) for Inspection #600461

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Windows	Bedroom NEW BR 1	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Health And Safety Deficiencies			
Smoke Detector	Hallway 3rd fl.	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

Building 22 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 22 - TBD[Sample,Inspected] - Building Systems			
None			

Building 22 - TBD[Sample,Inspected] - Common Areas			
None			

Building 22 - TBD[Sample,Inspected] - Unit 2201			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Infestation	Kitchen In kitchen.	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed

Building 22 - TBD[Sample,Inspected] - Unit 2211			
None			

Building 3 - TBD[Sample,Inspected] - Building Exterior			
None			

Inspection Summary Report (POA) for Inspection #600461

Item	Location/Comments	Deficiency/Severity	Decisions
Building 3 - TBD[Sample,Inspected] - Building Systems			
None			

Building 3 - TBD[Sample,Inspected] - Common Areas			
None			

Building 4 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 4 - TBD[Sample,Inspected] - Building Systems			
None			

Building 4 - TBD[Sample,Inspected] - Common Areas			
None			

Building 4 - TBD[Sample,Inspected] - Unit 406			
Non-Health And Safety Deficiencies			
Doors	Bedroom NEW.Hole in BR1.	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.

Building 5 - TBD[Sample,Inspected] - Building Exterior			
None			

Building 5 - TBD[Sample,Inspected] - Building Systems			
None			

Building 5 - TBD[Sample,Inspected] - Common Areas			
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Inspection Summary Report (POA) for Inspection #600461

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 5 - TBD[Sample,Inspected] - Unit 506

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen NEW. seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
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Building 6 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Building 6 - TBD[Sample,Inspected] - Building Systems

None

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

None

Building 6 - TBD[Sample,Inspected] - Unit 609

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Smoke Detector	Bedroom NEW BR 1	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.
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Building 7 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	Step.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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Inspection Summary Report (POA) for Inspection #600461

Item	Location/Comments	Deficiency/Severity	Decisions
Building 7 - TBD[Sample,Inspected] - Building Systems			
None			
Building 7 - TBD[Sample,Inspected] - Common Areas			
None			
Building 7 - TBD[Sample,Inspected] - Unit 710			
None			
Building 8 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	Steps.	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Building 8 - TBD[Sample,Inspected] - Building Systems			
None			
Building 8 - TBD[Sample,Inspected] - Common Areas			
None			
Building 8 - TBD[Sample,Inspected] - Unit 803			
None			
Building 8 - TBD[Sample,Inspected] - Unit 804			
None			
Building 9 - TBD[Sample,Inspected] - Building Exterior			
None			
Building 9 - TBD[Sample,Inspected] - Building Systems			
None			
Building 9 - TBD[Sample,Inspected] - Common Areas			
None			

Inspection Summary Report (POA) for Inspection #600461

Item	Location/Comments	Deficiency/Severity	Decisions
Building 9 - TBD[Sample,Inspected] - Unit 909			
None			
Building 23 - Laundry Bldg[Sample,Inspected] - Building Exterior			
None			
Building 23 - Laundry Bldg[Sample,Inspected] - Building Systems			
None			
Building 23 - Laundry Bldg[Sample,Inspected] - Common Areas			
None			
Building 24 - Mail Bldg[Sample,Inspected] - Building Exterior			
None			
Building 24 - Mail Bldg[Sample,Inspected] - Building Systems			
None			
Building 24 - Mail Bldg[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>