



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdbca.state.tx.us](http://www.tdbca.state.tx.us)

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February 21, 2017

*Writer's direct phone # 512-475-3859*  
*Email: [brant.powell@tdbca.state.tx.us](mailto:brant.powell@tdbca.state.tx.us)*

Naomi Byrne  
Post Oak East Apartments, LP  
Provo, UT  
[nbyrne@fwhs.org](mailto:nbyrne@fwhs.org)

RE: Post Oak East Apartments

CMTS ID: 4150

Dear Ms. Byrne:

A review of the Uniform Physical Condition Standards (UPCS) inspection, performed by the Department's contractor on January 25, 2017, has been completed. A copy of the report is included for your review. The inspection resulted in violations of UPCS protocols (referred to in the Department's Rules 10TAC §10.621).

**Deadline:** This notice begins the corrective action period. You must supply all requested documentation no later than **May 22, 2017**, the last day of the corrective action period. The attached List of Deficiencies Found has been prepared to explain the Department's finding(s) of noncompliance and to detail required corrective action. A response to this letter and report must be provided to and received by the Department prior to **May 22, 2017**.

**How you must respond:** If you have already submitted documentation for review, that documentation has not been reviewed or assessed prior to this letter and report. Please review this report against any and all submissions by you to ensure that all issues in this letter were appropriately and fully addressed and that the documentation you have submitted substantiates this, then either upload confirmation that you are satisfied with your response or submit a revised and updated response and supporting materials prior to **May 22, 2017**.

When all deficiencies listed in the List of Deficiencies Found section of the report are corrected, provide documentation of work completed. Acceptable documentation includes: copies of work orders (listing the deficiency, action taken or repairs made to correct the deficiency, date of corrective action, and signature of the person responsible for the correction), invoices (from vendors, etc.), or other proof of correction. Photographs are not required but may be submitted if labeled and only in support of a work order or invoice. In order to expedite the closeout process, it is important that the documentation of work completed is arranged and submitted in the same order as on the List of Deficiencies Found.



If you do not understand how to complete the corrective action, please contact us as soon as possible so that you can correct matters before the deadline; staff can refer you to resources for additional training and technical assistance. If it is not possible to provide the requested documentation by the corrective action deadline, correct as much as you can and submit a corrective action plan detailing how and when the remaining issues will be resolved.

Upload your corrective action to the Electronic Document Attachment system using the development's Compliance Monitoring and Tracking System ("CMTS") account. For instructions on how to use the attachment system, please see *Attaching Documents to CMTS* found on the Department's website. To access, on the home page, select "Support and Services" tab; then select "Compliance". From the submenu, select "Online Reporting". Unless specifically directed by the Compliance Monitor indicated below, TDHCA will not accept submissions via email, fax, or mail.

**How TDHCA will review:** It is critical that you understand that this process requires each party, you and the Department, to perform its role timely and independently. The Department provides its inspection results, you respond prior to the end of the corrective action date and include in your response documentation to support the appropriateness and completeness of the corrective actions taken. *After the corrective action date*, the Department's Compliance staff reviews your response and supportive materials. We do not provide interim reviews or feedback because it is an important part of your responsibility to ensure that the response and supporting materials are submitted complete and on time.

Your submission will be reviewed one time, after the end of the corrective action period, at which time the Department will determine whether or not the submitted materials sufficiently document that you have corrected the cited instances of noncompliance. Noncompliance not corrected and documented as such during the corrective action period will be taken into consideration prior to any future funding or awards from the Department. To be considered corrected within the corrective action period, documentation evidencing the correction must be received by **May 22, 2017**, the end of the corrective action period.

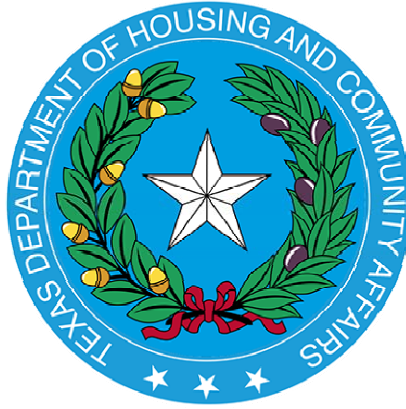
**If your response is incomplete: Failure to submit complete and satisfactory corrections on or before the corrective action deadline will result in a referral to the Department's Enforcement Committee. Please see 10TAC §2.302 for a listing of specific penalty amounts.**

Section 42 of the Internal Revenue Code requires the Department to report all noncompliance under the HTC program to the Internal Revenue Service (IRS), even if the noncompliance is corrected. Form(s) 8823 (Notice of Noncompliance) will be mailed to the IRS, with a copy to the owner, after the corrective action deadline.

Please extend our thanks to your onsite staff for their hospitality and cooperation extended during the inspection. If you have any questions about this inspection report, please contact us toll free in Texas at (800) 643-8204, directly at (512) 475-3859, or email: [brant.powell@tdhca.state.tx.us](mailto:brant.powell@tdhca.state.tx.us).

Sincerely,

Brant Powell  
Inspection Specialist



*www.tdhca.state.tx.us*

## Physical Assessment of:

## Post Oak East Apartments

**Program: LIHTC/Bond**

**Program # 04433/04433B**

**CMTS ID# 4150**

**Inspection Date: 01/25/2017**

<b>Property Profile</b>	
Building Type	<b>Low Rise</b>
Original Construction Date	<b>2005</b>
Total number of units/ LI units	<b>237/237</b>
Number of units offline, vacant or locked	<b>3</b>
Total number of units inspected	<b>55</b>
Total number of Low Income buildings	<b>11</b>
Number of buildings offline or vacant	<b>0</b>
Total number of buildings inspected	<b>14</b>

<b>Certificates</b>	
Boilers	<b>N/A</b>
Elevator	<b>N/A</b>
Fire Alarm	<b>Yes</b>
Lead Based Paint Disclosure Form	<b>N/A</b>
Lead Based Paint Inspection Report	<b>N/A</b>
Sprinkler System	<b>Yes</b>
Dimensional Take-offs for Site:	<b>Provided by Property</b>
Total sq. ft. of pedestrian walkways/stairs	<b>104,675</b>
Total sq. ft. of parking lots / driveways	<b>10,945</b>

# Scoring

Texas Department of Housing And Community Affairs  
**REAC Scoring for Post Oak East Apartments**  
 3899 Post Oak Blvd Euless, TX 76040

Printed on: January 31, 2017

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<b>Scoring Summary</b>		
<b>Areas</b>	<b>Possible Points</b>	<b>Points Scored</b>
Site	16.6	12.8
Building Exteriors	17.7	17.7
Building Systems	22.8	22.8
Building Common Areas	.0	.0
Units	42.8	34.7
<b>Inspection Total</b>	<b>100</b>	<b>88</b>

**Site**

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
2.749		Grounds	Erosion/Rutting Areas	12.5%	3	0.5
1.100		Retaining Walls	Damaged/Falling/Leaning	10%	3	0.25

**Units**

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.053	Bldg 1 / 111	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
0.016	Bldg 1 / 111	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	0.25
<b>0.472</b>	<b>Bldg 1 / 121</b>	<b>Health &amp; Safety</b>	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	<b>15%</b>	<b>5</b>	<b>1</b>
0.016	Bldg 1 / 121	Doors	Damaged Hardware/Locks	4.5%	2.25	0.25
0.014	Bldg 1 / 121	Walls	Damaged	4%	2.25	0.25
0.118	Bldg 1 / 126	Bathroom	Plumbing - Clogged Drains	15%	5	0.25
0.064	Bldg 1 / 126	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
0.053	Bldg 1 / 126	Kitchen	Plumbing - Leaking Faucet/Pipes	15%	2.25	0.25
0.053	Bldg 1 / 136	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
0.016	Bldg 1 / 136	Doors	Damaged Hardware/Locks	4.5%	2.25	0.25
<b>0.472</b>	<b>Bldg 10 / 1031</b>	<b>Health &amp; Safety</b>	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	<b>15%</b>	<b>5</b>	<b>1</b>
0.106	Bldg 10 / 1031	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	0.5
0.031	Bldg 10 / 1031	Walls	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1
0.472	Bldg 10 / 1032 sub tenant refused slammed door 1036	Bathroom	Plumbing - Clogged Drains	15%	5	1
0.315	Bldg 10 / 1032 sub tenant refused slammed door 1036	Electrical	GFI Inoperable	10%	5	1
0.053	Bldg 10 / 1035 sub vacant 1034	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
0.064	Bldg 11 / 1112	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
0.003	Bldg 11 / 1112	Ceiling	Peeling/Needs Paint	4%	0.5	0.25
0.283	Bldg 2 / 216	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	1
0.118	Bldg 2 / 216	Bathroom	Plumbing - Clogged Drains	15%	5	0.25
0.064	Bldg 2 / 216	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
<b>0.472</b>	<b>Bldg 2 / 227</b>	<b>Health &amp; Safety</b>	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	<b>15%</b>	<b>5</b>	<b>1</b>
0.059	Bldg 2 / 227	Kitchen	Countertops - Missing/Damaged	15%	1.25	0.5

Texas Department of Housing And Community Affairs  
**REAC Scoring for Post Oak East Apartments**  
 3899 Post Oak Blvd Euless, TX 76040

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**Units**

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.008	Bldg 2 / 233	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	0.25
<b>0.472</b>	<b>Bldg 3 / 316</b>	<b>Health &amp; Safety</b>	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	<b>15%</b>	<b>5</b>	<b>1</b>
<b>0.212</b>	<b>Bldg 3 / 321</b>	<b>Health &amp; Safety</b>	<b>Infestation - Insects</b>	<b>15%</b>	<b>2.25</b>	<b>1</b>
0.064	Bldg 3 / 321	Doors	Damaged Hardware/Locks	4.5%	2.25	1
0.106	Bldg 4 / 414	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	0.5
0.059	Bldg 4 / 425	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.053	Bldg 4 / 425	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
0.053	Bldg 4 / 430	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
<b>0.472</b>	<b>Bldg 4 / 433</b>	<b>Health &amp; Safety</b>	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	<b>15%</b>	<b>5</b>	<b>1</b>
0.315	Bldg 5 / 517	Electrical	GFI Inoperable	10%	5	1
0.106	Bldg 5 / 517	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	0.5
0.032	Bldg 5 / 517	Doors	Damaged Hardware/Locks	4.5%	2.25	0.5
0.057	Bldg 5 / 527	Walls	Damaged	4%	2.25	1
0.038	Bldg 5 / 527	Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	4%	3	0.5
0.032	Bldg 5 / 527	Doors	Damaged Hardware/Locks	4.5%	2.25	0.5
0.059	Bldg 5 / 535	Kitchen	Countertops - Missing/Damaged	15%	1.25	0.5
0.035	Bldg 5 / 535	Doors	Missing Door	4.5%	5	0.25
0.031	Bldg 6 / 616	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1
<b>0.472</b>	<b>Bldg 6 / 624</b>	<b>Health &amp; Safety</b>	<b>Electrical Hazards - Exposed Wires/Open Panels</b>	<b>15%</b>	<b>5</b>	<b>1</b>
0.118	Bldg 7 / 711	Bathroom	Plumbing - Clogged Drains	15%	5	0.25
0.212	Bldg 7 / 715	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	1
0.053	Bldg 7 / 715	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
0.053	Bldg 7 / 730	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
0.064	Bldg 8 / 812	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
<b>0.472</b>	<b>Bldg 8 / 820</b>	<b>Health &amp; Safety</b>	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	<b>15%</b>	<b>5</b>	<b>1</b>
<b>0.212</b>	<b>Bldg 8 / 821</b>	<b>Health &amp; Safety</b>	<b>Infestation - Insects</b>	<b>15%</b>	<b>2.25</b>	<b>1</b>
0.118	Bldg 8 / 821	Bathroom	Plumbing - Clogged Drains	15%	5	0.25
0.064	Bldg 8 / 821	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
0.064	Bldg 8 / 826	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
0.053	Bldg 8 / 826	Outlets/Switches	Missing/Broken Cover Plates	4%	2.25	0.25
0.014	Bldg 8 / 826	Walls	Damaged	4%	2.25	0.25
0.053	Bldg 9 / 923	Kitchen	Plumbing - Leaking Faucet/Pipes	15%	2.25	0.25
<b>0.472</b>	<b>Bldg 9 / 925</b>	<b>Health &amp; Safety</b>	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	<b>15%</b>	<b>5</b>	<b>1</b>
0.032	Bldg 9 / 932	Doors	Damaged Hardware/Locks	4.5%	2.25	0.5

# **List of Deficiencies**

**Texas Department of Housing And Community Affairs**  
**List of Deficiencies Found**

Printed On: January 31, 2017

Inspectable Area Inspectable Item	Deficiency	1	2	3	Comments
Post Oak East Apartments 3899 Post Oak Blvd Euless, TX 76040					
Building:					
Unit:					
Grounds	Erosion/Rutting Areas		L2		Bldg 9
Retaining Walls	Damaged/Falling/Leaning	L1			By bldg 6
Building: Bldg 1					
Unit: 111					
Doors	Damaged Surface (Holes/Paint/Rusting)	L1			Bdr 2 door
Kitchen	Refrigerator-Missing/Damaged/Inoperable	L1			Gasket
Unit: 121					
Doors	Damaged Hardware/Locks	L1			Laundry doors (RDI)
Health & Safety	Hazards - Tripping		L3		Cable cord
Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable		L3		Egress bdr 1 (RDI)
Walls	Damaged	L1			Bdr 2
Unit: 126					
Bathroom	Plumbing - Clogged Drains	L1			Slow drain (RDI)
Doors	Damaged Surface (Holes/Paint/Rusting)		L3		Bdr 3 door
Kitchen	Plumbing - Leaking Faucet/Pipes	L1			Leak base of sink
Unit: 136					
Doors	Damaged Hardware/Locks	L1			Laundry door
Kitchen	Refrigerator-Missing/Damaged/Inoperable	L1			Gasket
Smoke Detector	Missing/Inoperable		L3		Bdr 1 (RDI)
Building: Bldg 10					
Unit: 1031					
Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable		L3		Bdr 2
Kitchen	Range/Stove - Missing/Damaged/Inoperable		L2		Small burner (RDI)
Walls	Mold/Mildew/Water Stains/Water Damage		L3		Bath 1
Unit: 1032 sub tenant refused slammed door 1036					
Bathroom	Plumbing - Clogged Drains		L3		Clogged toilet bath 2
Electrical	GFI Inoperable		L3		Bath 1
Unit: 1035 sub vacant 1034					
Kitchen	Refrigerator-Missing/Damaged/Inoperable	L1			Gasket
Building: Bldg 11					
Unit: 1112					
Ceiling	Peeling/Needs Paint	L1			Bath 1
Doors	Damaged Surface (Holes/Paint/Rusting)		L3		Bdr 2
Building: Bldg 2					
Unit: 216					
Bathroom	Plumbing - Leaking Faucet/Pipes		L3		Bath 2 toilet
Bathroom	Plumbing - Clogged Drains	L1			Slow drain bath 2 (RDI)
Doors	Damaged Surface (Holes/Paint/Rusting)		L3		Bdr 2 and 3
Health & Safety	Hazards - Tripping		L3		Tripping carpet bath 2 abd bdr 1
Unit: 227					
Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable		L3		Bdr 2 (RDI)
Kitchen	Countertops - Missing/Damaged		L2		Kitchen behind sink
Smoke Detector	Missing/Inoperable		L3		Hall (RDI)
Unit: 233					
Ceiling	Mold/Mildew/Water Stains/Water Damage	L1			Stain
Building: Bldg 3					
Unit: 313					
Smoke Detector	Missing/Inoperable		L3		Hall (RDI)
Unit: 316					
Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable		L3		Egress bdr 1
Unit: 321					
Doors	Damaged Hardware/Locks		L3		Bdr 1 (RDI)



**Texas Department of Housing And Community Affairs**  
**List of Deficiencies Found**

Printed On: January 31, 2017

Inspectable Area Inspectable Item	Deficiency	1	2	3	Comments
Unit: 332	Health & Safety Infestation - Insects			L3	Roaches kitchen
Building: Bldg 4	Smoke Detector			L3	Hall (RDI)
Unit: 414	Kitchen			L2	Large burner (RDII)
Unit: 425	Kitchen			L2	Disposal
	Kitchen			L1	Gasket
Unit: 430	Kitchen			L1	Gasket
Unit: 433	Health & Safety			L3	Egress bdr (RDI)
Building: Bldg 5	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable				
Unit:					
	Health & Safety				
	Health & Safety			L3	Stairwell
Unit: 517	Doors			L2	Bdr2 (RDI)
	Electrical			L3	Kitchen
	Kitchen			L2	Small burner
Unit: 527	Doors			L2	Bdr 3
	Floors			L2	Bath 2
	Smoke Detector			L3	Bdr 1 (RDI)
	Walls			L3	Bdr 3
Unit: 535	Doors			L1	Laundry (RDI)
	Kitchen			L2	Kitchen
Building: Bldg 6					
Unit: 616	Ceiling			L3	Bath 2. evident of a leak
	Smoke Detector			L3	Bdr 2 (RDI)
Unit: 624	Health & Safety			L3	Gap in electrical panel (RDI)
Unit: 635	Sub tenant locked 637				
	Health & Safety			L3	Cord bedroom threshold
Building: Bldg 7					
Unit: 711	Bathroom			L1	Slow drain tub 2
Unit: 715	Kitchen			L3	Front left and right rear
	Kitchen			L1	Gasket
Unit: 730	Kitchen			L1	Gasket
	Smoke Detector			L3	Hall (RDI)
Building: Bldg 8					
Unit: 812	Doors			L3	Bdr 1
Unit: 820	Health & Safety			L3	Egress bdr 1 and 2
Unit: 821	Bathroom			L1	Slow drain bath 1
	Doors			L3	Bdr 1
	Health & Safety			L3	Roaches kitchen
Unit: 826	Doors			L3	Bdr 2
	Outlets/Switches			L1	Kitchen (RDI)

**Texas Department of Housing And Community Affairs**  
**List of Deficiencies Found**

Printed On: January 31, 2017

Inspectable Area Inspectable Item	Deficiency	1	2	3	Comments
Smoke Detector	Missing/Inoperable			L3	LR (RDI)
Walls	Damaged	L1			Bdr 3
Unit: 831					
Health & Safety	Hazards - Tripping			L3	Cable cord
Building: Bldg 9					
Unit: 923					
Kitchen	Plumbing - Leaking Faucet/Pipes	L1			Base of faucet kitchen
Unit: 925					
Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable			L3	Egress bdr 2
Health & Safety	Hazards - Other			L3	Foil on stove
Unit: 932					
Doors	Damaged Hardware/Locks		L2		Bdr 2 (RDI)

# **Exigent and Fire Safety Hazards**

### NOTIFICATION OF EXIGENT AND FIRE SAFETY HAZARDS OBSERVED

Property ID #: 4150 Inspection ID # 4150 Inspection Date: 01/25/2017  
 Property name: Post Oak East Apts PHA Name \_\_\_\_\_ Property Phone: 817-571-4545  
 Property Address: 3899 Post Oak Blvd PHA ID Number \_\_\_\_\_ Agent Phone: 713-622-5844  
 Property City: Eulless State: TX Zip: 76040 LIHTC / Bond  
04433 / 04433B

#### PART 1 EXIGENT HEALTH AND SAFETY HAZARDS

<b>Air Quality</b> A-- Propane/Natural Gas/Methane Gas Detected  <b>Electrical Hazards</b> B-- Exposed Wires/Open Panels C-- Water Leaks On or Near Electrical Equipment	<b>Emergency Equipment/Fire Exits/Fire Escapes</b> D-- Emergency/Fire Exits/Blocked/Unusable Fire Escapes E-- Blocked Egress/Ladders  <b>Gas/Oil Hot Water Heater/Gas/Oil HVAC</b> F-- Carbon Monoxide Hazard - Gas/Oil Fired Unit -Missing/Misaligned Chimney
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\*\* The Offices of Housing and Public Housing require all exigent hazards be mitigated immediately. The office of Housing requires a written report to be filed with the local office within 72 hours of the date of the inspection. All public housing agencies are required to document activities in this area under both PHMAP and PHAS requirements for later evaluation by HUD.

During this inspection the following items were observed and noted as Exigent Health and Safety hazards which require immediate attention. Use additional sheets if needed.

Item Number	Site or Bldg. Location	DU or CA Location	CHECK DEFECT TYPE(s) (See list below)						COMMENT(s)	Certificate***	
			A	B	C	D	E	F			
1	2	227						✓		Exposed balc 2 (RDI)	
2	10	1031						✓		" balc 2	
3	1	121						✓		" balc 1 (RDI)	
4	1	136						✓		" balc 1 (RDI)	
5	9	925						✓		" balc 2	

\*\*\* Reserved for HUD Use.

#### PART 2 FIRE SAFETY HAZARD

<b>Emergency Equipment/Fire Exits/Fire Escapes</b> G-- Window Security Bars Prevent Egress H-- Fire Extinguishers Expired	<b>Smoke Detectors</b> I-- Missing/Inoperative
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During this inspection the following items were observed and noted as Fire Safety hazards which require immediate attention:

Item Number	Site or Bldg. Location	DU or CA Location	CHECK DEFECT TYPE(s) (See list below)			COMMENT(s)	Certificate***	
			G	H	I			
1	2	227			✓		Smoke Alarm (RDI)	
2	6	616			✓		Balc 2 (RDI)	
3	3	313			✓		HALL (RDI)	

\*\*\* Reserved for HUD Use.

Other Health and Safety Concerns Not Defined In Above Matrix.

1.	
2.	

NAME OF OWNER/AGENT'S REPRESENTATIVE (Please print legibly)

Michelle Alexander agent for

SIGNATURE OF OWNER/AGENT'S REPRESENTATIVE

Michelle Alexander

Date 1/25/17

INSPECTOR NAME: (Print)

Anthony Reggs

I35528

INSPECTOR ID NUMBER

A copy of this notification will be provided to the appropriate local health/safety/fire code enforcement entity.

Neither the inspector, the inspector's employer nor the Department of Housing and Urban Development assume any liability whatsoever expressed or implied that the above noted health and safety hazards constitute all of the health and safety deficiencies that may be present on the property. Any and all liability for the health and safety hazards noted above, as well as any health and safety hazards that may exist on the property but were not observed by the inspector, are the full and absolute responsibility of the property owner and not the inspector, the inspector's employer nor the Department of Housing and Urban Development.

# NOTIFICATION OF EXIGENT AND FIRE SAFETY HAZARDS OBSERVED (continued)

Property ID #: 4150

Inspection ID # 4150

Inspection Date: 01/25/2017

Inspector ID # 135528

## PART I

### EXIGENT HEALTH AND SAFETY HAZARDS

<p><b>Air Quality</b> A-- Propane/Natural Gas/Methane Gas Detected</p> <p><b>Electrical Hazards</b> B-- Exposed Wires/Open Panels C-- Water Leaks On or Near Electrical Equipment</p>	<p><b>Emergency Equipment/Fire Exits/Fire Escapes</b> D-- Emergency/Fire Exits/Blocked/Unusable Fire Escapes E-- Blocked Egress/Ladders</p> <p><b>Gas/Oil Hot Water Heater/Gas/Oil HVAC</b> F-- Carbon Monoxide Hazard - Gas/Oil Fired Unit -Missing/Misaligned Chimney</p>
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\*\* The Offices of Housing and Public Housing require all exigent hazards be mitigated immediately. The office of Housing requires a written report to be filed with the local office within 72 hours of the date of the inspection. All public housing agencies are required to document activities in this area under both PHMAP and PHAS requirements for later evaluation by HUD.

During this inspection the following items were observed and noted as Exigent Health and Safety hazards which require immediate attention. Use additional sheets if needed.

Item Number	Site or Bldg. Location	DU or CA Location	CHECK DEFECT TYPE(S) (See list below)						COMMENT(s)	Certificate***
			A	B	C	D	E	F		
6.	6	604		✓					Gap in Electrical panel (ROI)	
7.	436	316						✓	Egress bdr 1	
8.	436	433						✓	Egress bdr (ROI)	
9.	8	826		✓				✓	Outlet cover Kitchen (ROI)	
10.	8	870						✓	Egress bdr 1 and 2	
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\*\*\* Reserved for HUD Use.

**NOTIFICATION OF EXIGENT AND FIRE SAFETY HAZARDS OBSERVED (continued)**

Property ID #: 4150  
 Inspector ID #: I35528

Inspection ID # 4150

Inspection Date: 01/25/2017

**PART 2  
 FIRE SAFETY HAZARD**

<b>Emergency Equipment/Fire Exits/Fire Escapes</b> G-- Window Security Bars Prevent Egress H-- Fire Extinguishers Expired	<b>Smoke Detectors</b> I-- Missing/Inoperative
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During this inspection the following items were observed and noted as Fire Safety hazards which require immediate attention:

Item Number	Site or Bldg. Location	DU or CA Location	CHECK DEFECT TYPE(s) (See list below)			COMMENT(s)	Certificate***
			G	H	I		
4.	3	332			✓	Hall (RPT)	
5.	3	527			✓	Rdr 1 (RPT)	
6.	3	730			✓	Hall (RPT)	
7.	3	806			✓	CR (RPT)	
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\*\*\* Reserved for HUD Use

# Photos



1 sign



2 Bldg parking



3 Blocked Egress



4 Ceiling wall





5 Door



6 Drain



7 Egress



8 Electrical



9 Infestation



10 Plumbing



11 Stove



12 Trip Hazard



13 Wall

# Checklists

## Common Use Checklist

Development Name: Post Oak East Apartments

Monitor: OSI Date: 1/25/2017 **BLACK OUT or DELETE COLUMN IF NOT APPLICABLE**

CMTS #:	<b>4150</b>	1/25/2017	Check yes if feature is present	Check no if not present	Section 504	FHA	Yes	No
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ACCESSIBLE ROUTE								
<b>Route</b> At least one accessible route is a continuous, unobstructed path through the development (with sufficient curb cuts).	UFAS 4.3.2	FH 2.12	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Amenity Access</b> The accessible route connects all buildings containing UFAS and/or FH-covered units and <u>at least one</u> of each amenity.	UFAS 4.3.2(3)	FH 1.6	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Route Width</b> The accessible route has a minimum clear width of 36" (not reduced by obstructions, vegetation, parked cars).	UFAS 4.3.3	FH 2.15	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Stair/Ramp alternative</b> Stairs that are installed along the accessible route also provide a ramp as an alternative way to get between levels.	UFAS 4.1.2(4)	FH 1.7	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
ACCESSIBLE PARKING								
<b>Minimum Parking Spaces</b> A minimum of 2% of parking spaces for covered units and/or a minimum of one parking spaces for mobility units.	UFAS 4.3.42(4)/4.1.1(5)(d)	FH 2.23	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Accessible Parking Signs</b> All accessible parking spaces are designated as reserved for the disabled with a sign showing the symbol of accessibility. The sign must not be obstructed by a vehicle parked in the space.	UFAS 4.6.4	FH 2.20	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Space Width</b> All designated parking spaces are at least 96" wide and have an adjacent access aisle that is 60" wide which can be shared between two spaces.	UFAS 4.6.3	FH 2.20	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Access Aisle</b> Accessible parking space aisles are part of the accessible route to the building or facility entrance.	UFAS 4.6.3	FH 2.20	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Parking Space Types</b> If the development provides different types of parking (i.e. carpots, garage, surface, etc.) at least one of each type is designated as accessible.	N/A	FH 2.23	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Parking at amenities</b> If parking spaces are available at common and public use amenities then one space is designated as accessible.	N/A	FH 2.23	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
COVERED UNITS' PRIMARY ENTRY DOOR								
<b>Door handles</b> Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist. FHA only, all entry doors on accessible route (including screen doors).	UFAS 4.13.9	FH 3.3	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
COMMON USE DOORS								
<b>Door handles</b> Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist (including screen doors).	UFAS 4.13.9	FH 3.3	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
COMMON USE FACILITIES								
<b>Trash disposal facilities</b> (at least one) is provided on an accessible route with hardware that does not require tight grasping, pinching, twisting of the wrist to operate and is no higher than 54" for a side approach or 48" if only a front approach is possible.	UFAS 4.34.2(1)	FH 2.16	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Common-Use Laundry Facilities</b> starting 2002 and beyond (at least one) provides washing machine(s) and clothes dryer(s) that are front loading.	UFAS 4.34.7.2	N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Rent Collection Slots</b> slots less than 54" for side reach approach.	UFAS 4.2.6	FH 2.12	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
NOTES								
A covered unit/building is any residential unit or common use amenity on the ground floor and/or served by an elevator. Townhouse or multi-story residential units with one primary entrance are NOT required to meet the Fair Housing Act.								