

Southside Apartments

Type Pre-REAC

Score 48

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	48.36	43.18	18.4	18.4	0	10
Exterior	1.72	1.65	0.72	18.4	17.68	19
Systems	3.77	3.77	1.51	19.3	17.79	8
Common	0.18	0.18	0.18	3.3	3.12	6
*Units	16.13	16.13	7.1	40.6	9.85	74
Total	70.16	64.92	51.56	100	48.44	117

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

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

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

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

Entire Site

Site	Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
	Fence/Gate	Fence - Security/Safety	FENCE: Fencing has holes or damage larger than 12x12in.	Rear shop area	<u>1</u>	L3			5.52	Apr 9 2014 2:12PM	X
	Grounds	Erosion	EROSION: Deterioration causing unusable grounds	By community building, large area of rutting and grooves Need to level topsoil and smooth out the area to prevent any areas where soil is damaged or where water can pond	<u>2</u>	L3	X	NLT	6.9	Apr 9 2014 2:17PM	X
	Health & Safety	Health & Safety	TRIPPING: Any obstruction or defect in a surface that causes tripping	Side of 05b	<u>3</u>	L3	X	NLT	5.18	Apr 9 2014 2:18PM	X
	Health & Safety	Health & Safety	TRIPPING: Any obstruction or defect in a surface that causes tripping	Area in driveway/road near community building, eroded area and damaged gravel area creating a hazard smooth out the damaged gravel w/ gravel and backfill soil	<u>4</u>	L3	X	NLT	5.18	Apr 9 2014 2:25PM	
	Market Appeal	Litter	LITTER: Excessive or carelessly discarded litter	in creek area behind office	<u>5</u>	L2			2.21	Apr 9 2014 2:07PM	
	Refuse Disposal	Refuse Disposal Area	ENCLOSURE: Wall or Gate of enclosure is damaged, collapsed, or leaning	trash enclosure by office	<u>6</u>	L2			2.59	Apr 9 2014 2:14PM	
	Roads/Parking/Curbs	Roads/Parking/Curbs	POTHoles: Potholes/loose materials-resulting in unusable area	in driveway near trash enclosure near office building	<u>7</u>	L3			4.69	Apr 9 2014 2:14PM	
	Roads/Parking/Curbs	Roads/Parking/Curbs	TRIPPING: Any obstruction or defect in a surface that causes tripping	at pothole near the trash enclosure @ office	<u>8</u>	L3	X	NLT	5.18	Apr 9 2014 2:14PM	
	Storm Drains	Storm Drains	CLOGGED: System partially blocked - debris causing backup into adjacent areas	Left of dumpster	<u>9</u>	L2			5.75	Apr 9 2014 2:13PM	
	Walkway/Steps	Walkway/Steps	TRIPPING: Any obstruction or defect in a surface that causes tripping	Right of 5b	<u>10</u>	L3	X	NLT	5.18	Apr 9 2014 2:20PM	

Site Totals

Violations: 10 Possible Pts.: 18.4 Pts. Lost: 18.4 (48.358 Raw/43.183 Adj./18.4 Cap) Pts. Retained: 0

Exterior

05-A

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	FRAME: Damage to frame/lintel/threshold/door jamb	Double door in community room	11	L3			0.23	Apr 9 2014 4:09PM	

05-A Exterior Totals

Violations: 1 Possible Pts.: 0.987 Pts. Lost: 0.227 (0.227 Raw/0.227 Adj./0.227 Cap) Pts. Retained: 0.76

Exterior

05-B

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Exterior Walls	Paint/Stains	PEELING: <50% of an exterior wall affected by peeling or deteriorated paint/or non-workmanlike repair	Side of building near meters	12	L1			0.02	Apr 9 2014 2:23PM	
Exterior Walls	Walls	Poor		13					Apr 9 2014 2:23PM	
Exterior Walls	Walls	HOLE: Hole > 1/2in. in diameter	front right corner of building	14	L2			0.04	Apr 9 2014 2:23PM	
Exterior Walls	Walls	CRACK: Cracks/gaps > 3/8in.wide x 3/8in.deep x 6in.long	damaged siding front left	15	L3			0.15	Apr 9 2014 2:26PM	
Exterior Walls	Walls	HOLE: Missing Piece or Section Larger than 8.5x11in.	Near meter panels	16	L3			0.09	Apr 9 2014 2:23PM	
Roofing	Downspout/Gutter	GUTTERS: Downspout splashblocks are missing/damaged	Splashblocks are required at gutters where the downspout exits onto grass/dirt	17	L1			0.02	Apr 9 2014 2:24PM	
Roofing	Downspout/Gutter	DRAIN: Fixture components are completely clogged or inoperable	front center	18	L3			0.08	Apr 9 2014 2:25PM	
Roofing	Soffit/Fascia	SOFFIT/FASCIA: Damaged or missing materials - water penetration is visibly possible	front of building	19	L3			0.11	Apr 9 2014 2:26PM	

05-B Exterior Totals

Violations: 7 Possible Pts.: 0.197 Pts. Lost: 0.197 (0.507 Raw/0.507 Adj./0.197 Cap) Pts. Retained: 0

Exterior

Community Building

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	FRAME: Damage to frame/lintel/threshold/door jamb	Double door in community room	20	L3			0.07	Apr 9 2014 1:59PM	
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Self closing device on door not latching to close or missing	Double door in community room	21	L3	X	NLT	0.12	Apr 9 2014 1:59PM	
Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)	Double door in community room	22	L3	X	NLT	0.16	Apr 9 2014 1:59PM	
Exterior Walls	Walls	HOLE: Hole > 1/2in. in diameter	Right of community center	23	L2			0.07	Apr 9 2014 2:02PM	

(Community Building Exterior continued)

Exterior Walls	Walls	HOLE: Hole > 1/2in. in diameter	by meters in the rear	24	L2	0.07	Apr 9 2014 2:08PM
Exterior Walls	Walls	HOLE: Missing Piece or Section Larger than 8.5x11in.	rear corner	25	L3	0.13	Apr 9 2014 2:04PM
Roofing	Downspout/Gutter	GUTTERS: Downspout splashblocks are missing/damaged	at right rear and front	26	L1	0.03	Apr 9 2014 2:03PM
Roofing	Downspout/Gutter	GUTTERS: Drainage components missing/damaged - no visible damage to surrounding areas	rear of bldg	27	L2	0.06	Apr 9 2014 2:04PM
Roofing	Roof Surface/Shingle	SHINGLES: < 100 SF of surface materials/shingles missing or damaged	on rear of building	28	L1	0.07	Apr 9 2014 2:06PM
Roofing	Soffit/Fascia	SOFFIT/FASCIA: Damage materials - no opportunity for water penetration	small area on right side of building	29	L1	0.04	Apr 9 2014 2:03PM
Roofing	Vents	VENTS: Damaged vents - further roof damage possible	Rusted exhaust vent on roof	30	L3	0.16	Apr 9 2014 2:05PM

Community Building Exterior Totals

Violations: 11 Possible Pts.: 0.296 Pts. Lost: 0.296 (0.984 Raw/0.917 Adj./0.296 Cap) Pts. Retained: 0

Systems

05-A

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Domestic Water	Water Supply/Pipes	LEAK: Active leak in central water supply	Laundry room	31	L3			0.48	Apr 9 2014 3:59PM	
Electrical System	Electric Panel	EXPOSED WIRES: Gap of 1/4in. or more in a breaker row/panel	breaker in mech room missing screw upper left	32	L3	X	LT	0.8	Apr 9 2014 3:49PM	
Electrical System	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	mechanical room, cover is loose need to secure the electrical panel, the screws are loose or missing	33	L3	X	LT	0.8	Apr 9 2014 3:49PM	
Electrical System	Electric Panel	EXPOSED WIRES: Open breaker port or missing fuse	loose frayed wired at the top of the breaker panel in the mechanical room	34	L3	X	LT	0.8	Apr 9 2014 3:49PM	

05-A Systems Totals

Violations: 4 Possible Pts.: 1.036 Pts. Lost: 1.036 (2.89 Raw/2.89 Adj./1.036 Cap) Pts. Retained: 0

Systems

05-B

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Electrical System	Electric Panel	LEAK: Evidence of water leaks in enclosure or hardware	bottom left of meter panel row	35	L3	X	NLT	0.16	Apr 9 2014 2:22PM	

05-B Systems Totals

Violations: 1 Possible Pts.: 0.207 Pts. Lost: 0.161 (0.161 Raw/0.161 Adj./0.161 Cap) Pts. Retained: 0.047

Systems

Community Building

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Electrical System	Electric Panel	LEAK: Evidence of water leaks in enclosure or hardware	conduit rear of bldg	36	L3	X	NLT	0.24	Apr 9 2014 2:09PM	

(Community Building Systems continued)

Electrical System	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	meter missing cover	37	L3	X	LT	0.24	Apr 9 2014 2:10PM
HVAC	Boiler/Furnace/HVAC	EXHAUST: Boiler chimney misaligned chimney or ventilation	on roof in rear of build	38	L3			0.24	Apr 9 2014 2:06PM

Community Building Systems Totals

Violations: 3 Possible Pts.: 0.311 Pts. Lost: 0.311 (0.722 Raw/0.722 Adj./0.311 Cap) Pts. Retained: 0

Common Area

05-A										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Halls/Corridors/Stairs	Stairs/Steps	STEPS: A step or riser is missing or broken	Towards basement in 501 hallway		L3			0.04	Apr 9 2014 3:46PM	
Halls/Corridors/Stairs	Walls	HOLE: Hole/missing tile/damaged area more than 8.5x11in.	Front or 516	39	L2			0.02	Apr 9 2014 3:21PM	
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Exit sign front of 516	40	L3	X	LT	0.09	Apr 9 2014 3:21PM	
Laundry Room	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf		41	L2			<.01	Apr 9 2014 4:01PM	

05-A Common Area Totals

Violations: 4 Possible Pts.: 0.177 Pts. Lost: 0.153 (0.153 Raw/0.153 Adj./0.153 Cap) Pts. Retained: 0.024

Common Area

Community Building										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Community Room	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires		42	L1			<.01	Apr 9 2014 2:00PM	
Community Room	Outlets/Switches	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	light switch cover loose		L3	X	LT	0.03	Apr 9 2014 2:00PM	

Community Building Common Area Totals

Violations: 2 Possible Pts.: 0.053 Pts. Lost: 0.031 (0.031 Raw/0.031 Adj./0.031 Cap) Pts. Retained: 0.023

Unit

05-A Unit 01										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Stall	Poor		43					Apr 9 2014 3:52PM	
Bathroom 1	Sink	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions		44	L1			0.18	Apr 9 2014 3:51PM	
Bedroom 1	Lighting	LIGHT FIXTURES: Inoperable or Missing Lighting Fixture (One Room)			L1			0.02	Apr 9 2014 3:53PM	
Bedroom 1	Window Seals/Sills	SEALS: Missing or deteriorated caulk-seal- still functions		45	L1			0.09	Apr 9 2014 3:54PM	
Bedroom 1	Windows	SCREENS: Window screen damaged/missing			L1			0	Apr 9 2014 3:53PM	

(05-A Unit 01 continued)

Halls/Corridors/Stairs	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable		L1	0.04	Apr 9 2014 3:50PM
Kitchen	Cabinets	CABINETS: 10-50% of cabinets/doors/shelves missing or laminate is separating	46	L2	0.15	Apr 9 2014 3:57PM
Kitchen	Countertop	BACKSPLASH: Missing or deteriorated caulking at countertop/backsplash	47			Apr 9 2014 3:57PM
Kitchen	Refrigerator	GASKETS: Seals/gaskets around doors are deteriorated or missing/non-workmanlike repair	48	L1	0.13	Apr 9 2014 3:57PM
Living Room	Window Seals/Sills	SEALS: Missing or deteriorated caulk-seal- still functions	49	L1	0.09	Apr 9 2014 3:56PM

05-A Unit 01 Totals

Violations: 8 Possible Pts.: 1.562 Pts. Lost: 0.692 (0.692 Raw/0.692 Adj./0.692 Cap) Pts. Retained: 0.869

Unit

05-A Unit 02

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires		50	L1			0.04	Apr 9 2014 4:05PM	
Bedroom 1	Window Seals/Sills	SEALS: Missing or deteriorated caulk-seal- still functions		51	L1			0.09	Apr 9 2014 4:05PM	
Closet/Storage Room	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires		52	L1			0.04	Apr 9 2014 4:08PM	
Kitchen	Housekeeping	Poor		53					Apr 9 2014 4:02PM	

05-A Unit 02 Totals

Violations: 3 Possible Pts.: 1.562 Pts. Lost: 0.158 (0.158 Raw/0.158 Adj./0.158 Cap) Pts. Retained: 1.404

Unit

05-A Unit 03

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable		54	L3			0.16	Apr 9 2014 4:14PM	
Bedroom 1	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable			L2			0.08	Apr 9 2014 4:11PM	
Bedroom 2	Accessories	BLINDS/SHADES: Mini blind, Shades, or other window covering damaged		55					Apr 9 2014 4:15PM	
Bedroom 2	Walls	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.- 8.5x11in.		56	L1			0.04	Apr 9 2014 4:15PM	
Bedroom 2	Window Seals/Sills	SILL: Sill damaged but still operating as designed		57	L1			0.05	Apr 9 2014 4:16PM	
Halls/Corridors/Stairs	Walls	HOLE: Hole/missing tile/damaged area more than 8.5x11in.		58	L2			0.07	Apr 9 2014 4:11PM	
Kitchen	Housekeeping	Poor		59					Apr 9 2014 4:19PM	

(05-A Unit 03 continued)

Living Room	Window Seals/Sills	SEALS: Missing or deteriorated caulk-seal- still functions	60	L1				0.09	Apr 9 2014 4:17PM
Local Systems	Water Heater	RUST/CORROSION: Water heater components have significant rust/corrosion	61	L2				0.18	Apr 9 2014 4:18PM
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	62	L3	X	NLT		0.78	Apr 9 2014 4:18PM
Local Systems	Water Heater	LEAK: Water leaking from system component/pipes		L3				0.47	Apr 9 2014 4:18PM

05-A Unit 03 Totals

Violations: 9 Possible Pts.: 1.562 Pts. Lost: 1.562 (1.908 Raw/1.908 Adj./1.562 Cap) Pts. Retained: 0

Unit

05-A Unit 16

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Cabinets/Vanity	Poor		63					Apr 9 2014 3:39PM	
Bathroom 1	Cabinets/Vanity	VANITY: Any portion of the cabinets, vanity top, or drawers/doors shows deterioration		64	L1			0.07	Apr 9 2014 3:39PM	
Bathroom 1	Door - Entry/Fire/Bath	SURFACE: Significant Damage to Surface Holes/Rust/Glass-Peeling/Lack of Paint/non-workmanlike repair		65	L3			0.16	Apr 9 2014 3:40PM	
Bathroom 1	Shower/Tub - Hardware	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	Diverter leaking		L1			0.18	Apr 9 2014 3:38PM	
Bathroom 1	Shower/Tub - Hardware	HARDWARE: Missing/damaged/inoperable stopper in bathtub/shower	Diverter leaking	66	L1			0.13	Apr 9 2014 3:38PM	
Bathroom 1	Shower/Tub - Stall	Mold and/or mildew on shower walls - 4sf - 50%		67	L2	X	NLT	0.26	Apr 9 2014 3:37PM	
Bathroom 1	Shower/Tub - Stall	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew		68	L3	X	NLT	0.53	Apr 9 2014 3:37PM	
Bathroom 1	Toilet	HARDWARE: Toilet seat/hinges cracked/broken		69	L2			0.59	Apr 9 2014 3:37PM	
Bedroom 1	Walls	HOLE: Hole/missing tile/damaged area more than 8.5x11in.		70	L2			0.07	Apr 9 2014 3:35PM	
Bedroom 1	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf		71	L2			0.02	Apr 9 2014 3:32PM	
Bedroom 1	Walls	WATER STAIN: Evidence of leak/mold/mildew > 1sf		72	L3	X	NLT	0.08	Apr 9 2014 3:32PM	
Bedroom 1	Window Seals/Sills	SILL: Sill damaged/missing compromising weather tightness		73	L2			0.11	Apr 9 2014 3:33PM	
Bedroom 2	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable			L1			0.04	Apr 9 2014 3:40PM	
Bedroom 2	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable		74	L2			0.08	Apr 9 2014 3:42PM	
Bedroom 2	Floor - Soft	FLOOR COVERING: Between 10-50% of soft floor shows wear/stains/damage		75	L2			0.09	Apr 9 2014 3:42PM	

(05-A Unit 16 continued)

Bedroom 2	Walls	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.- 8.5x11in.	76	L1				0.04	Apr 9 2014 3:41PM
Kitchen	Dishwasher/Disposal	DISPOSAL: Garbage disposal does not function properly		L2				0.15	Apr 9 2014 3:27PM
Kitchen	GFCI	GFCI: Outlet does not test or is not operating	77	L3	X	NLT		0.78	Apr 9 2014 3:26PM
Kitchen	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	78	L1				0.04	Apr 9 2014 3:27PM
Living Room	Floor - Soft	FLOOR COVERING: Between 10-50% of soft floor shows wear/stains/damage	79	L2				0.09	Apr 9 2014 3:28PM
Living Room	Walls	Poor	80						Apr 9 2014 3:31PM
Living Room	Window Seals/Sills	Poor					Dirty and needs caulk		Apr 9 2014 3:29PM
Living Room	Window Seals/Sills	SEALS: Missing or deteriorated caulk-seal- still functions	81	L1			Dirty and needs caulk	0.09	Apr 9 2014 3:29PM
Local Systems	Electric Panel	EXPOSED WIRES: Gap of 1/4in. or more in a breaker row/panel		L3	X	LT		0.78	Apr 9 2014 3:23PM

05-A Unit 16 Totals

Violations: 21 Possible Pts.: 1.562 Pts. Lost: 1.562 (4.356 Raw/4.356 Adj./1.562 Cap) Pts. Retained: 0

Unit

05-B Unit 31

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Cabinets/Vanity	VANITY: Any portion of the cabinets, vanity top, or drawers/doors shows deterioration		82	L1			0.07	Apr 9 2014 2:36PM	
Bathroom 1	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable		83	L3			0.16	Apr 9 2014 2:40PM	
Bathroom 1	Door - Entry/Fire/Bath	HOLE: Door has hole > 1/4in.		84	L3			0.16	Apr 9 2014 2:40PM	
Bathroom 1	Toilet	HARDWARE: Toilet seat/hinges cracked/broken		85	L2			0.59	Apr 9 2014 2:37PM	
Bedroom 2	Floor - Soft	TRIPPING: Any obstruction or defect in a surface that causes tripping		86	L3	X	NLT	0	Apr 9 2014 2:41PM	
Bedroom 2	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Behind bed	87	L1			0.04	Apr 9 2014 2:43PM	
Bedroom 2	Walls	CRACK: Crack > 1/8in. wide and 11in. long		88	L1			0.07	Apr 9 2014 2:42PM	
Bedroom 3	Walls	CRACK: Crack > 1/8in. wide and 11in. long		89	L1			0.07	Apr 9 2014 2:45PM	
Dining Room	Walls	CRACK: Crack > 1/8in. wide and 11in. long		90	L1			0.07	Apr 9 2014 2:57PM	
Entry Door	Door - Entry/Fire/Bath	FRAME: Damage to frame/lintel/threshold/door jamb		91	L3			0.09	Apr 9 2014 2:55PM	

(05-B Unit 31 continued)

Entry Door	Door - Entry/Fire/Bath	SURFACE: Significant Damage to Surface Holes/Rust/Glass-Peeling/Lack of Paint/non-workmanlike repair		92	L3			0.16	Apr 9 2014 2:58PM
Halls/Corridors/Stairs	Ceiling	CRACK: Crack > 1/8in. wide and 11in. long	Attic access cracked damaged corner	93	L1			0.09	Apr 9 2014 2:36PM
Halls/Corridors/Stairs	Door - Closet	HOLE: Door has hole 1/4in. - 1in.		94	L2			0.08	Apr 9 2014 2:58PM
Halls/Corridors/Stairs	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires		95	L1			0.04	Apr 9 2014 2:48PM
Health & Safety	Health & Safety	EGRESS: Emergency fire exit blocked/unusable - blocked egress		96	L3	X	LT	1.17	Apr 9 2014 2:29PM
Kitchen	Cabinets	CABINETS: 10-50% of cabinets/doors/shelves missing or laminate is separating		97	L2			0.15	Apr 9 2014 2:53PM
Kitchen	Ceiling	HOLE: Hole, damaged, non-workmanlike repair on ceiling from 1in. - 8.5in. x 11in.		98	L1			0.05	Apr 9 2014 2:54PM
Kitchen	Refrigerator	Poor	Light is out						Apr 9 2014 2:54PM
Kitchen	Refrigerator	GASKETS: Seals/gaskets around doors are deteriorated or missing/non-workmanlike repair	Light is out	99	L1			0.13	Apr 9 2014 2:54PM
Local Systems	Electric Panel	EXPOSED WIRES: Gap of 1/4in. or more in a breaker row/panel		100	L3	X	LT	0.78	Apr 9 2014 2:48PM
Local Systems	Water Heater	RUST/CORROSION: Water heater components have superficial surface rust		101	L1			0.09	Apr 9 2014 2:49PM

05-B Unit 31 Totals

Violations: 20 Possible Pts.: 1.562 Pts. Lost: 1.562 (4.04 Raw/4.04 Adj./1.562 Cap) Pts. Retained: 0

Unit

05-B Unit 32

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
1/2 Bathroom	Door - Entry/Fire/Bath	HOLE: Door has hole > 1/4in.		102	L3			0.16	Apr 9 2014 3:13PM	
Bathroom 1	Shower/Tub - Stall	Poor	Caulking needs to be replaced	103					Apr 9 2014 3:08PM	
Bathroom 1	Toilet	HARDWARE: Toilet seat/hinges cracked/broken			L2			0.59	Apr 9 2014 3:06PM	
Bedroom 1	Door - Closet	HARDWARE: Door off track and/or damaged door track		104	L1			0.04	Apr 9 2014 3:09PM	
Bedroom 1	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - exposing wires		105	L3	X	LT	1.17	Apr 9 2014 3:12PM	
Bedroom 1	Outlets/Switches	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard			L3	X	LT	1.17	Apr 9 2014 3:12PM	
Bedroom 1	Window Seals/Sills	SILL: Sill damaged but still operating as designed		106	L1			0.05	Apr 9 2014 3:10PM	
Bedroom 2	Door - Interior	HOLE: Interior door has hole 1/4in. - 1in.			L2			0.08	Apr 9 2014 3:05PM	

(05-B Unit 32 continued)

Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)	107	L3			0.09	Apr 9 2014 3:17PM
Halls/Corridors/Stairs	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable		L1			0.04	Apr 9 2014 3:17PM
Halls/Corridors/Stairs	Handrail	RAILING: Handrail for 4 or more stairs is missing, damaged, loose - unusable	108	L3	X	NLT	0.07	Apr 9 2014 3:04PM
Health & Safety	Health & Safety	EGRESS: Emergency fire exit blocked/unusable - blocked egress	109	L3	X	LT	1.17	Apr 9 2014 3:00PM
Kitchen	Sink	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions		L1			0.18	Apr 9 2014 3:14PM
Local Systems	Water Heater	RUST/CORROSION: Water heater components have significant rust/corrosion	110	L2			0.18	Apr 9 2014 3:14PM

05-B Unit 32 Totals

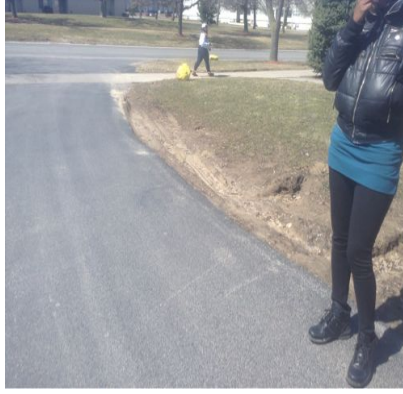
Violations: 13 Possible Pts.: 1.562 Pts. Lost: 1.562 (4.978 Raw/4.978 Adj./1.562 Cap) Pts. Retained: 0

Inspection Photos

Entire Site



1
Site
Fence/Gate - Fence - Security/Safety



2
Site
Grounds - Erosion



3
Site
Health & Safety - Health & Safety



4
Site
Health & Safety - Health & Safety



5
Site
Market Appeal - Litter



6
Site
Refuse Disposal - Refuse Disposal Area



7
Site
Roads/Parking/Curbs - Roads/Parking/Curbs



8
Site
Roads/Parking/Curbs - Roads/Parking/Curbs



9
Site
Storm Drains - Storm Drains



10
Site
Walkway/Steps - Walkway/Steps

Exterior



11
05-A

Entry Door - Door - Entry/Fire/Bath



12
05-B

Exterior Walls - Paint/Stains



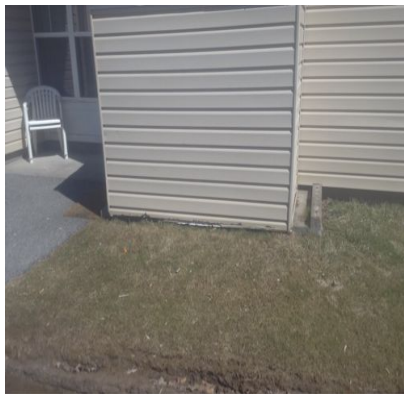
13
05-B

Exterior Walls - Walls



14
05-B

Exterior Walls - Walls



15
05-B

Exterior Walls - Walls



16
05-B

Exterior Walls - Walls



17
05-B

Roofing - Downspout/Gutter



18
05-B

Roofing - Downspout/Gutter



19
05-B

Roofing - Soffit/Fascia



20
Community Building

Entry Door - Door - Entry/Fire/Bath



21
Community Building

Entry Door - Door - Entry/Fire/Bath



22
Community Building

Entry Door - Door - Entry/Fire/Bath

(Exterior continued)



23
Community Building
Exterior Walls - Walls



24
Community Building
Exterior Walls - Walls



25
Community Building
Exterior Walls - Walls



26
Community Building
Roofing - Downspout/Gutter



27
Community Building
Roofing - Downspout/Gutter



28
Community Building
Roofing - Roof Surface/Shingle



29
Community Building
Roofing - Soffit/Fascia



30
Community Building
Roofing - Vents

Systems



31
05-A
Domestic Water - Water Supply/Pipes



32
05-A
Electrical System - Electric Panel



33
05-A
Electrical System - Electric Panel

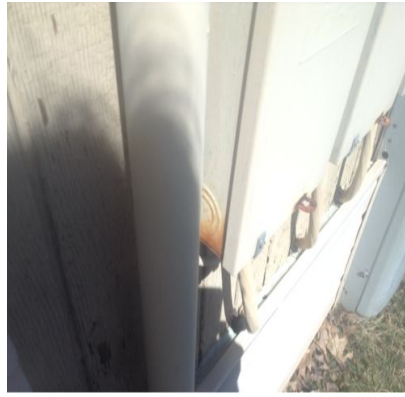
(Systems continued)



34

05-A

Electrical System - Electric Panel



35

05-B

Electrical System - Electric Panel



36

Community Building
Electrical System - Electric Panel



37

Community Building
Electrical System - Electric Panel



38

Community Building
HVAC - Boiler/Furnace/HVAC

Common Area



39

05-A

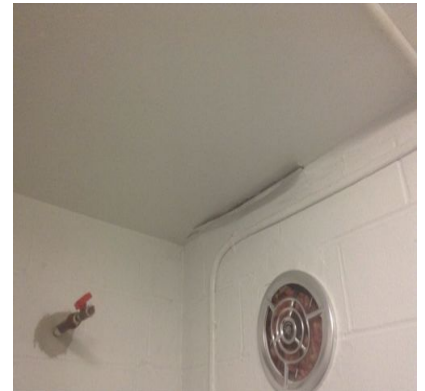
Halls/Corridors/Stairs - Walls



40

05-A

Health & Safety - Health & Safety



41

05-A

Laundry Room - Walls



42

Community Building
Community Room - Outlets/Switches

Unit



43
05-A Unit 01
Bathroom 1 - Shower/Tub - Stall



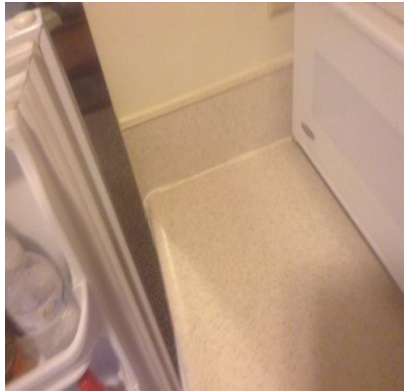
44
05-A Unit 01
Bathroom 1 - Sink



45
05-A Unit 01
Bedroom 1 - Window Seals/Sills



46
05-A Unit 01
Kitchen - Cabinets



47
05-A Unit 01
Kitchen - Countertop



48
05-A Unit 01
Kitchen - Refrigerator



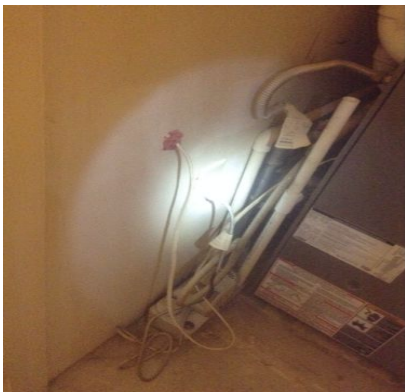
49
05-A Unit 01
Living Room - Window Seals/Sills



50
05-A Unit 02
Bedroom 1 - Outlets/Switches



51
05-A Unit 02
Bedroom 1 - Window Seals/Sills



52
05-A Unit 02
Closet/Storage Room - Outlets/Switches



53
05-A Unit 02
Kitchen - Housekeeping

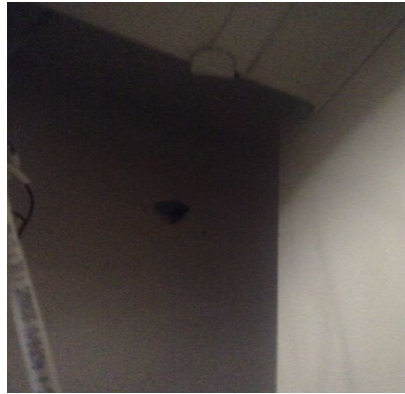


54
05-A Unit 03
Bathroom 1 - Door - Entry/Fire/Bath

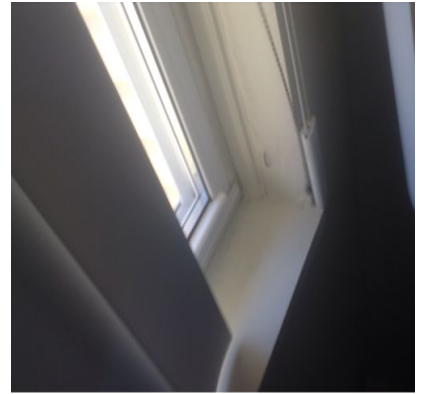
(Unit continued)



55
05-A Unit 03
Bedroom 2 - Accessories



56
05-A Unit 03
Bedroom 2 - Walls



57
05-A Unit 03
Bedroom 2 - Window Seals/Sills



58
05-A Unit 03
Halls/Corridors/Stairs - Walls



59
05-A Unit 03
Kitchen - Housekeeping



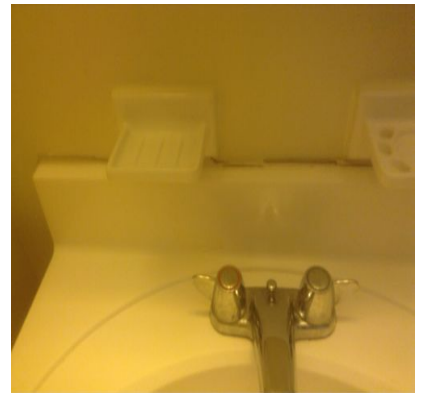
60
05-A Unit 03
Living Room - Window Seals/Sills



61
05-A Unit 03
Local Systems - Water Heater



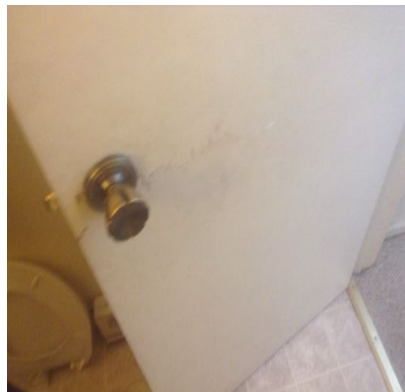
62
05-A Unit 03
Local Systems - Water Heater



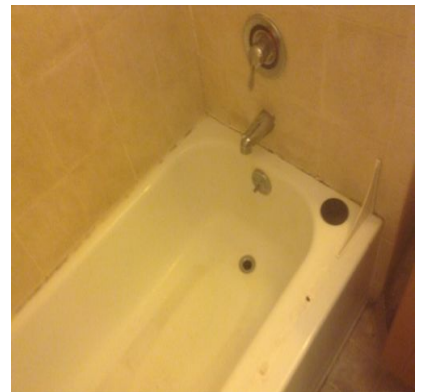
63
05-A Unit 16
Bathroom 1 - Cabinets/Vanity



64
05-A Unit 16
Bathroom 1 - Cabinets/Vanity



65
05-A Unit 16
Bathroom 1 - Door - Entry/Fire/Bath



66
05-A Unit 16
Bathroom 1 - Shower/Tub - Hardware