

Inspection Summary Report (POA) for Inspection #565269

Inspection Snapshot

Inspection ID:	565269	Inspection Time:	10:10 AM - 05:18 PM
Inspection Start Date:	12/21/2015	Inspection End Date:	12/21/2015
Property ID:	TX005000016	Property Type:	Public Housing
Property Name:	HISTORIC OAKS OF ALLEN PARKWAY VILLAGE		
Inspection State:	Successful	Score:	90c

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Property Profile

Property Name: HISTORIC OAKS OF ALLEN PARKWAY VILLAGE
Scattered Site? No **Multiple Site?** No
Address Line 1: 1600 ALLEN PARKWAY
Address Line 2:
City: HOUSTON **State:** TX
ZIP: 77019 **Extension:** _____
Phone: (222) 222-2222 **Extension:**
Fax: **Email:**

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	17	17	17	222	222	24
Common	0	2	2	-	-	-
Total	17	19	19	222	222	24

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
222	100%	No

Comments bb reported yes 706-c, 806-c rain during inspection no access to us mail rooms

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Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): Karen Nelsen
Organization:
Address Line 1: 2640 Fountain View
Address Line 2: 230
City: Houston **State:** TX
ZIP: 77457 **Extension:**
Phone: (713) 260-0536 **Extension:**
Fax: **Email:**

Executive Director [Not Present During Inspection]

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

Site Manager [Not Present During Inspection]

Name (F, MI, L): Paula Roberson
Organization:
Address Line 1: 1600 Allen Parkway
Address Line 2:
City: Houston **State:** TX
ZIP: 77019 **Extension:**
Phone: (713) 651-1250 **Extension:**
Fax: **Email:**

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Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	18.87	3.77	15.10	0.00	15.10
Building Exterior	17.88	0.82	17.06	0.00	17.06
Building Systems	16.78	0.00	16.78	0.00	16.78
Common Area	4.82	0.37	4.45	0.35	4.10
Unit	41.65	1.42	40.23	3.10	37.14
Total	100.00	6.39	93.61	3.44	90.17

Score Version: 1

Score Date: 12/21/2015

Final Score: 90c

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Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	0	0	5	5	1 site, 19 buildings and 24 units were inspected.
Projected	0	0	46	46	6 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	1	0	1	Site (PIS): 100%
Projected	0	1	0	1	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 11%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	1	5	6	Unit = (Actual HSDU) / PIU
Projected	0	1	46	47	If all buildings and units were inspected, it is projected that a total of 47 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	Site	Grounds	Site - Erosion/Rutting Areas (Grounds)	1	1	100
Ordinary	Site	Mailboxes and Project Signs	Site - Mailbox Missing/Damaged (Mailboxes/Project Signs)	1	1	100
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	8	19	42

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)

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Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	17	19	19	0
Unit	222	222	24	2

Building 127 - 705 [Sample , Inspected]

Address Line 1: 705 Valentine Way

Address Line 2:

City: HOUSTON State: TX

Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	16	16

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
F	1 Bedroom	Yes	
R	1 Bedroom	Yes	

Building 128 - 715 [Sample , Inspected]

Address Line 1: 715 Valentine Way

Address Line 2:

City: HOUSTON State: TX

Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	15	15

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
H	1 Bedroom	Yes	

Building 129 - 725 [Sample , Inspected]

Address Line 1: 725 Valentine Way

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Address Line 2:

City: HOUSTON State: TX
 Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	16	16

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
A	1 Bedroom	Yes	
N	1 Bedroom	Yes	

Building 130 - 805 [Sample , Inspected]

Address Line 1: 805 Valentine Way
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	15	15

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
K	1 Bedroom	Yes	

Building 131 - 825 [Sample , Inspected]

Address Line 1: 815 Valentine Way
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	15	15

Comments:

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Unit #	# Bedrooms	Occupied?	Uninspected Reason?
E	1 Bedroom	Yes	
P	1 Bedroom	Yes	

Building 133 - 706 [Sample , Inspected]

Address Line 1: 706 Valentine Way

Address Line 2:

City: HOUSTON State: TX

Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	16	16

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
C	1 Bedroom	Yes	Other Hazard
M	1 Bedroom	Yes	
Q	1 Bedroom	Yes	

Building 134 - 716 [Sample , Inspected]

Address Line 1: 716 Valentine Way

Address Line 2:

City: HOUSTON State: TX

Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	15	15

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
H	1 Bedroom	Yes	

Building 135 - 726 [Sample , Inspected]

Address Line 1: 726 Valentine Way

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Address Line 2:

City: HOUSTON State: TX
 Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	16	16

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
C	1 Bedroom	Yes	
F	1 Bedroom	Yes	
Q	1 Bedroom	Yes	No Access

Building 136 - 806 [Sample , Inspected]

Address Line 1: 806 Valentine Way
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	15	15

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
E	1 Bedroom	Yes	
P	1 Bedroom	Yes	

Building 137 - 816 [Sample , Inspected]

Address Line 1: 816 Valentine Way
 Address Line 2:
 City: HOUSTON State: TX
 Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1938	3	16	16

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Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
H	1 Bedroom	Yes	

Building 143 - 1710 [Sample , Inspected]

Address Line 1: 1710 Bluebonnet Place Circle

Address Line 2:

City: HOUSTON State: TX

Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1938	2	11	11

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
B	1 Bedroom	Yes	
L	2 Bedrooms	Yes	

Building 144 - 1610 [Sample , Inspected]

Address Line 1: 1610 Bluebonnet Place Circle

Address Line 2:

City: HOUSTON State: TX

Zip: 77019 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1938	2	11	11

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
J	1 Bedroom	Yes	

Building 145 - 1510 [Sample , Inspected]

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Address Line 1: 1510 Bluebonnet Place Circle

Address Line 2:

City: HOUSTON

State: TX

Zip: 77019

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1938	2	11	11

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
F	2 Bedrooms	Yes	

Building 146 - 1410 [Sample , Inspected]

Address Line 1: 1410 Bluebonnet Place Circle

Address Line 2:

City: HOUSTON

State: TX

Zip: 77019

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1938	2	11	11

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
B	1 Bedroom	Yes	
L	2 Bedrooms	Yes	

Building 147 - 1220 [Sample , Inspected]

Address Line 1: 1220 Bluebonnet Place Circle

Address Line 2:

City: HOUSTON

State: TX

Zip: 77019

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily	1938	2	11	11

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Apts				
Comments:				
Unit #	# Bedrooms	Occupied?	UnInspected Reason?	
G	1 Bedroom	Yes		

Building 148 - 1210 [Sample , Inspected]				
Address Line 1:		1210 Bluebonnet Place Circle		
Address Line 2:				
City:	HOUSTON	State:	TX	
Zip:	77019	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1938	2	11	11
Comments:				
Unit #	# Bedrooms	Occupied?	UnInspected Reason?	
J	1 Bedroom	Yes		

Building 149 - 1810 [Sample , Inspected]				
Address Line 1:		1810 Bluebonnet Place Circle		
Address Line 2:				
City:	HOUSTON	State:	TX	
Zip:	77019	Extension:	_____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1938	2	1	1
Comments:				

Building oggice - office [Sample , Inspected]				
Address Line 1:		1600 Allen Parkway		
Address Line 2:				
City:	Houston	State:	TX	

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Zip: 77019

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1938	2	0	0

Comments:

Building storag - storage [Sample , Inspected]

Address Line 1: 1600 Allen Pkwy

Address Line 2: storage

City: Houston

State: TX

Zip: 77019

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1938	1	0	0

Comments:

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Certificates

Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
Elevators	Yes - This certificate is provided or is not expired
Fire Alarms	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	Yes - This certificate is provided or is not expired
Lead-Based Paint Inspection Reports	No - This certificate cannot be provided or is expired
Sprinkler Systems	Yes - This certificate is provided or is not expired

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Score Details

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

Item	Deficiency	Severity	Points Deducted	Points Received
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Site - HISTORIC OAKS OF ALLEN PARKWAY VILLAGE - Site(0) [Possible Points : 18.87]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Grounds	Site - Erosion/Rutting Areas (Grounds) (2)	Level 2	3.54	
Mailboxes and Project Signs	Site - Mailbox Missing/Damaged (Mailboxes/Project Signs)	Level 3	0.24	
			3.77	15.10

Building 127 - 705 - Common Areas* [Possible Points : 0.35]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	0.50	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.50	0.00

Building 127 - 705 - Unit F [Possible Points : 1.72]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.62	
			0.62	1.11

Building 128 - 715 - Unit H [Possible Points : 1.72]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Bathroom Items	Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom)	Level 2	0.69	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.19	
Health And Safety Deficiencies				
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.62	
			1.49	0.23

Building 131 - 825 - Building Exterior [Possible Points : 1.23]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility	BE- Obstructed or Missing Accessibility Route	Level 3	0.00	

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Item	Deficiency	Severity	Points Deducted	Points Received
to Main Floor Entrance	(FHEO Accessibility to Main Floor Entrance)			
			0.00	1.23

Building 131 - 825 - Common Areas [Possible Points : 0.50]

Non-Health And Safety Deficiencies				
Lighting	CA - Missing/Damaged/Inoperable Fixture (Lighting)	Level 3	0.15	
			0.15	0.35

Building 133 - 706 - Unit Q [Possible Points : 1.72]

Health And Safety Deficiencies				
Flammable/Combustible Materials	HS - Improperly Stored (Flammable/Combustible Materials) (NLT)	Level 3	0.62	
			0.62	1.11

Building 135 - 726 - Building Exterior [Possible Points : 1.32]

Non-Health And Safety Deficiencies				
Doors	BE - Damaged Hardware/Locks (Doors)	Level 3	0.54	
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.54	0.77

Building 136 - 806 - Building Exterior [Possible Points : 1.23]

Non-Health And Safety Deficiencies				
Walls	BE- Missing/Damaged Caulking/Mortar (Walls)	Level 2	0.28	
			0.28	0.96

Building 136 - 806 - Common Areas [Possible Points : 0.35]

Non-Health And Safety Deficiencies				
Dryer Vent	CA - Missing/Damaged/Inoperable (Dryer Vent)	Level 3	0.22	
			0.22	0.12

Building 136 - 806 - Unit E [Possible Points : 1.72]

Health And Safety Deficiencies				
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.62	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.62	1.11

Building 143 - 1710 - Building Exterior [Possible Points : 0.74]				
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	0.74

Building 144 - 1610 - Building Exterior [Possible Points : 0.74]				
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	0.74

Building 145 - 1510 - Building Exterior [Possible Points : 0.74]				
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	0.74

Building 145 - 1510 - Unit F [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.09	
			0.09	1.67

Building 146 - 1410 - Building Exterior [Possible Points : 0.74]				
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	0.74

Building 146 - 1410 - Unit L [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				

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Item	Deficiency	Severity	Points Deducted	Points Received
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Health And Safety Deficiencies				
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.62	
			0.66	1.10

Building 147 - 1220 - Building Exterior [Possible Points : 0.74]				
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	0.74

Building 147 - 1220 - Unit G [Possible Points : 1.76]				
Non-Health And Safety Deficiencies				
Doors	Unit - Missing Door (Doors)	Level 1	0.10	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.31	
			0.41	1.35

Building 148 - 1210 - Building Exterior [Possible Points : 0.74]				
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	0.74

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - HISTORIC OAKS OF ALLEN PARKWAY VILLAGE - Site(0)			
Non-Health And Safety Deficiencies			
Grounds	816 collection of dirt in parking lot	Site - Erosion/Rutting Areas (Grounds) - L2	- Erosion/rutting - Surface material has collected, leading to a degraded surface that would likely cause water to pool
Grounds	1710 dirt collecting on sidewalk	Site - Erosion/Rutting Areas (Grounds) - L2	- Erosion/rutting - Surface material has collected, leading to a degraded surface that would likely cause water to pool
Mailboxes and Project Signs	1410 1220f lock damaged	Site - Mailbox Missing/Damaged (Mailboxes/Project Signs) - L3	- Mailboxes (only U.S. Postal Service resident/unit mailboxes) - Cannot be locked or is so damaged that it does not function properly
Building 127 - 705[Sample,Inspected] - Building Exterior			
None			
Building 127 - 705[Sample,Inspected] - Building Systems			
None			
Building 127 - 705[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Electrical Hazards	Floor 1 gap >1/4 in in elect panel.	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Openings in electrical panels - The openings in the electrical panels are NOT properly covered.
Building 127 - 705[Sample,Inspected] - Unit F			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			

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Item	Location/Comments	Deficiency/Severity	Decisions
Infestation	Storage multi dead roaches	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple dead roaches observed

Building 127 - 705[Sample,Inspected] - Unit R

None

Building 128 - 715[Sample,Inspected] - Building Exterior

None

Building 128 - 715[Sample,Inspected] - Building Systems

None

Building 128 - 715[Sample,Inspected] - Common Areas

None

Building 128 - 715[Sample,Inspected] - Unit H

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom handle damaged	Unit - Water Closet/Toilet- Damaged/Clogged/Missing (Bathroom) - L2	- Toilet (Unit) - Seat, hinge, cover, or flush handle is missing or damaged
Doors	Living Area closer inop	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

Health And Safety Deficiencies

Infestation	Hallway live roach	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed
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Building 129 - 725[Sample,Inspected] - Building Exterior

None

Building 129 - 725[Sample,Inspected] - Building Systems

None

Building 129 - 725[Sample,Inspected] - Common Areas

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Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 129 - 725[Sample,Inspected] - Unit A

None

Building 129 - 725[Sample,Inspected] - Unit N

None

Building 130 - 805[Sample,Inspected] - Building Exterior

None

Building 130 - 805[Sample,Inspected] - Building Systems

None

Building 130 - 805[Sample,Inspected] - Common Areas

None

Building 130 - 805[Sample,Inspected] - Unit K

None

Building 131 - 825[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 131 - 825[Sample,Inspected] - Building Systems

None

Building 131 - 825[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Other Community Spaces	Floor 1 all lights inop - elect off to area, historical area	CA - Missing/Damaged/ Inoperable Fixture (Lighting) - L3	- Permanent lighting fixtures are missing or do not function - Greater than 50% missing or damaged so they do not
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Item	Location/Comments	Deficiency/Severity	Decisions
			function

Building 131 - 825[Sample,Inspected] - Unit E

None

Building 131 - 825[Sample,Inspected] - Unit P

None

Building 133 - 706[Sample,Inspected] - Building Exterior

None

Building 133 - 706[Sample,Inspected] - Building Systems

None

Building 133 - 706[Sample,Inspected] - Common Areas

None

Building 133 - 706[Sample,Inspected] - Unit M

None

Building 133 - 706[Sample,Inspected] - Unit Q

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Flammable/ Combustible Materials	Kitchen plastic stored in oven	HS - Improperly Stored (Flammable/Combustible Materials) (NLT) - L3	- Flammable materials improperly stored (gasoline, paint thinners, kerosene, propane, paper boxes, lubricating oil, etc.) - The flammable materials ARE stored near an exposed flame, heat or electrical source.
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Building 134 - 716[Sample,Inspected] - Building Exterior

None

Building 134 - 716[Sample,Inspected] - Building Systems

None

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 134 - 716[Sample,Inspected] - Common Areas			
None			

Building 134 - 716[Sample,Inspected] - Unit H			
None			

Building 135 - 726[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	door does not close and latch near staiesbtst floor	BE - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door (leads to the outside of the building) - Hardware is damaged or missing - Door does not function as it should (it does not latch), cannot be locked (only if designed to lock) - This condition DOES NOT RESULT in a Health and Safety concern.
FHEO - Accessibility to Main Floor Entrance	step	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.)

Building 135 - 726[Sample,Inspected] - Building Systems			
None			

Building 135 - 726[Sample,Inspected] - Common Areas			
None			

Building 135 - 726[Sample,Inspected] - Unit C			
None			

Building 135 - 726[Sample,Inspected] - Unit F			
None			

Building 136 - 806[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			

Inspection Summary Report (POA) for Inspection #565269

Item	Location/Comments	Deficiency/Severity	Decisions
Walls	front of 806	BE- Missing/Damaged Caulking/Mortar (Walls) - L2	- Missing Mortar - Missing mortar around more than one contiguous masonry unit

Building 136 - 806[Sample,Inspected] - Building Systems

None

Building 136 - 806[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Laundry Room	Floor 1 vents missing	CA - Missing/Damaged/ Inoperable (Dryer Vent) - L3	- Missing or blocked or not functioning
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Building 136 - 806[Sample,Inspected] - Unit E

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Infestation	Kitchen multi dead roaches	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple dead roaches observed
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Building 136 - 806[Sample,Inspected] - Unit P

None

Building 137 - 816[Sample,Inspected] - Building Exterior

None

Building 137 - 816[Sample,Inspected] - Building Systems

None

Building 137 - 816[Sample,Inspected] - Common Areas

None

Building 137 - 816[Sample,Inspected] - Unit H

None

Building 143 - 1710[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to	step	BE- Obstructed or Missing	- There IS an obstructed or
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Inspection Summary Report (POA) for Inspection #565269

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

Building 143 - 1710[Sample,Inspected] - Building Systems

None

Building 143 - 1710[Sample,Inspected] - Common Areas

None

Building 143 - 1710[Sample,Inspected] - Unit B

None

Building 143 - 1710[Sample,Inspected] - Unit L

None

Building 144 - 1610[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 144 - 1610[Sample,Inspected] - Building Systems

None

Building 144 - 1610[Sample,Inspected] - Common Areas

None

Building 144 - 1610[Sample,Inspected] - Unit J

None

Building 145 - 1510[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to	step	BE- Obstructed or Missing	- There IS an obstructed or
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Inspection Summary Report (POA) for Inspection #565269

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

Building 145 - 1510[Sample,Inspected] - Building Systems

None

Building 145 - 1510[Sample,Inspected] - Common Areas

None

Building 145 - 1510[Sample,Inspected] - Unit F

Non-Health And Safety Deficiencies

Ceiling	Bedroom br2 stain >3 sq ft	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed)
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Building 146 - 1410[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	<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 146 - 1410[Sample,Inspected] - Building Systems

None

Building 146 - 1410[Sample,Inspected] - Common Areas

None

Building 146 - 1410[Sample,Inspected] - Unit B

Inspection Summary Report (POA) for Inspection #565269

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 146 - 1410[Sample,Inspected] - Unit L

Non-Health And Safety Deficiencies

Walls	Bedroom br1	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
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Health And Safety Deficiencies

Infestation	Kitchen multi dead roaches	HS - Insects /roaches (Infestation) (NLT) - L3	<ul style="list-style-type: none"> - Evidence of roaches - Multiple dead roaches observed
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Building 147 - 1220[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	<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 147 - 1220[Sample,Inspected] - Building Systems

None

Building 147 - 1220[Sample,Inspected] - Common Areas

None

Building 147 - 1220[Sample,Inspected] - Unit G

Non-Health And Safety Deficiencies

Doors	Laundry Area	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Kitchen Items	Kitchen front left	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning

Inspection Summary Report (POA) for Inspection #565269

Item	Location/Comments	Deficiency/Severity	Decisions
			- ONE burner is not functioning.

Building 148 - 1210[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 148 - 1210[Sample,Inspected] - Building Systems

None

Building 148 - 1210[Sample,Inspected] - Common Areas

None

Building 148 - 1210[Sample,Inspected] - Unit J

None

Building 149 - 1810[Sample,Inspected] - Building Exterior

None

Building 149 - 1810[Sample,Inspected] - Building Systems

None

Building 149 - 1810[Sample,Inspected] - Common Areas

None

Building oggice - office[Sample,Inspected] - Building Exterior

None

Building oggice - office[Sample,Inspected] - Building Systems

None

Building oggice - office[Sample,Inspected] - Common Areas

None

Inspection Summary Report (POA) for Inspection #565269

Item	Location/Comments	Deficiency/Severity	Decisions
Building storag - storage[Sample,Inspected] - Building Exterior			
None			
Building storag - storage[Sample,Inspected] - Building Systems			
None			
Building storag - storage[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>