

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
CALVERT ARMS, LTD.	§	TEXAS DEPARTMENT OF
WITH RESPECT TO	§	HOUSING AND COMMUNITY
CALVERT ARMS APARTMENTS	§	AFFAIRS
(HTC 92096 / CMTS 1064)	§	

AGREED FINAL ORDER

General Remarks and official action taken:

On this 9th day of October, 2025, the Governing Board ("Board") of the Texas Department of Housing and Community Affairs ("TDHCA" or "Department") considered the matter of whether enforcement action should be taken against **CALVERT ARMS, LTD.**, a Texas limited partnership ("Respondent").

This Agreed Order is executed pursuant to the authority of the Administrative Procedure Act ("APA"), Tex. Gov't Code §2001.056, which authorizes the informal disposition of contested cases. In a desire to conclude this matter without further delay and expense, the Board and Respondent agree to resolve this matter by this Agreed Final Order. The Respondent agrees to this Order for the purpose of resolving this proceeding only and without admitting or denying the findings of fact and conclusions of law set out in this Order.

Upon recommendation of the Enforcement Committee, the Board makes the following findings of fact and conclusions of law and enters this Order:

WAIVER

Respondent acknowledges the existence of their right to request a hearing as provided by Tex. Gov't Code §2306.044, and to seek judicial review, in the District Court of Travis County, Texas, of any order as provided by Tex. Gov't Code §2306.047. Pursuant to this compromise and settlement, the Respondent waives those rights and acknowledges the jurisdiction of the Board over Respondent.

FINDINGS OF FACT (FOF)

Jurisdiction:

1. During 1992, Calvert Arms, Ltd. was awarded an allocation of Low Income Housing Tax Credits by the Board to build and operate Calvert Arms Apartments (Property) (HTC 92096 / CMTS 1064).

2. Respondent signed a land use restriction agreement (LURA) regarding the Property. The LURA was dated as of May 5, 1994, and filed of record on July 14, 1994, at Document Number 2100 in Volume 615, Page 496 of the Official Public Records of Real Property of Robertson County, Texas (Records), as amended by that first amendment dated as of July 12, 1994, and filed of record on July 14, 1994 at Document Number 2101 in Volume 615, Page 503 of the Records, as further amended by that second amendment dated as of October 30, 2019, and filed of record on October 31, 2019, at Document Number 20193600 in Volume 1389, Page 792 of the Records. In accordance with Section 2 of the LURA, the LURA is a restrictive covenant/deed restriction encumbering the Property and binding on all successors and assigns for the full term of the LURA.
3. Respondent is subject to the regulatory authority of TDHCA.

Compliance Violations¹:

4. The Department conducted a National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection on October 10, 2024. The inspection report at Exhibit 1 showed numerous property condition violations, a violation of 10 TAC § 10.621 (Property Condition Standards). The Department issued a notification of noncompliance setting a corrective action deadline of January 13, 2025, but Respondent failed to submit corrections, and the TDHCA Compliance Division referred the noncompliance for an administrative penalty. No corrective documentation has been submitted to date.
5. All violations listed above are considered unresolved at the time of this Order.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §§2306.041-.0503 and 10 TAC Chapter 2.
2. Respondent is a "housing sponsor" as that term is defined in Tex. Gov't Code §2306.004(14).
3. Pursuant to IRC §42(m)(1)(B)(iii), housing credit agencies are required to monitor for noncompliance with all provisions of the IRC and to notify the Internal Revenue Service of such noncompliance.
4. Pursuant to Tex. Gov't Code Chapter 2306, Subchapter DD and Tex. Gov't Code §2306.185, TDHCA is authorized to make Housing Tax Credit Allocations for the State of Texas and is required to monitor to ensure compliance.

¹ Within this Agreed Final Order, all references to violations of TDHCA Compliance Monitoring rules at 10 TAC Chapter 10 refers to the versions of the code in effect at the time of the compliance monitoring reviews and/or inspections that resulted in recording each violation. All past violations remain violations under the current code and all interim amendments.

5. Pursuant to 10 TAC §10.621(a), TDHCA has adopted HUD's NSPIRE as the standard for its physical inspections.
6. Respondent violated 10 TAC §10.621 in 2024, by failing to comply with NSPIRE when major violations were discovered and not timely corrected.
7. Because Respondent is a housing sponsor with respect to the Property, and has violated TDHCA rules, the Board has personal and subject matter jurisdiction over Respondent pursuant to Tex. Gov't Code §2306.041 and Tex. Gov't Code §2306.267.
8. Because Respondent is a housing sponsor, TDHCA may order Respondent to perform or refrain from performing certain acts in order to comply with the law, TDHCA rules, or the terms of a contract or agreement to which Respondent and TDHCA are parties, pursuant to Tex. Gov't Code §2306.267.
9. Because Respondent has violated rules promulgated pursuant to Tex. Gov't Code §2306.053 and has violated agreements with the Agency to which Respondent is a party, the Agency may impose an administrative penalty pursuant to Tex. Gov't Code §2306.041.
10. An administrative penalty of \$497,475.00 is an appropriate penalty in accordance with 10 TAC Chapter 2.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of the factors set forth in Tex. Gov't Code §2306.042 to be considered in assessing such penalties as applied specifically to the facts and circumstances present in this case, the Governing Board of the Texas Department of Housing and Community Affairs orders the following:

IT IS HEREBY ORDERED that Respondent is assessed an administrative penalty in the amount of \$497,475.00.

IT IS FURTHER ORDERED that Respondent shall pay and is hereby directed to pay the full \$497,475.00 administrative penalty by cashier's check payable to the "Texas Department of Housing and Community Affairs" within twenty calendar days of receiving the Notice of Violation to the following address:

If via overnight mail (FedEx, UPS):	If via USPS:
TDHCA Attn: Ysella Kaseman 221 E 11 th St Austin, Texas 78701	TDHCA Attn: Ysella Kaseman P.O. Box 13941 Austin, Texas 78711

IT IS FURTHER ORDERED that Respondent shall repair all NSPIRE violations as indicated in the exhibits and submit work orders in the correct format, and including all necessary parts, to document the corrections to TDHCA within twenty calendar days of receiving the Notice of Violation.

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Agreed Final Order, correcting all violations as required, the satisfactory performance under this order will be accepted in lieu of the full assessed administrative penalty and the full amount of the administrative penalty will be deferred and forgiven. The Department may, at its discretion, reinspect to confirm full resolution, but this shall not substitute for the requirement to submit complete corrective documentation as directed in this Order.

IT IS FURTHER ORDERED that if Respondent fails to satisfy any conditions or otherwise violates any provision of this order, or the property is sold before the terms and conditions of this Agreed Final Order have been fully satisfied, then the full administrative penalty in the amount of \$497,475.00 shall be immediately due and payable to the Department. Such payment shall be made by cashier's check payable to the Texas Department of Housing and Community Affairs upon the earlier of (1) within thirty days of the date the Department sends written notice to Respondent that it has violated a provision of this Order, or (2) the property closing date if sold before the terms and conditions of this Agreed Final Order have been fully satisfied.

IT IS FURTHER ORDERED that corrective documentation must be uploaded to the Compliance Monitoring and Tracking System (CMTS) by following the instructions at this link: <https://www.tdhca.texas.gov/sites/default/files/pmcdocs/CMTSUserGuide-AttachingDocs.pdf>. After the upload is complete, an email must be sent to Ysella Kaseman at ysella.kaseman@tdhca.texas.gov to inform her that the documentation is ready for review. If it comes due and payable, the penalty payment must be submitted to the following address:

If via overnight mail (FedEx, UPS):	If via USPS:
TDHCA Attn: Ysella Kaseman 221 E 11 th St Austin, Texas 78701	TDHCA Attn: Ysella Kaseman P.O. Box 13941 Austin, Texas 78711

IT IS FURTHER ORDERED that Respondent shall follow the requirements of [10 TAC §10.406](#), and obtain approval from the Department prior to consummating a sale of the property, if contemplated.

IT IS FURTHER ORDERED that the terms of this Agreed Final Order shall be published on the TDHCA website.

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Approved by the Governing Board of TDHCA on October 9, 2025.

By: _____

Name: Leo Vasquez

Title: Chair of the Board of TDHCA

By: _____

Name: James "Beau" Eccles

Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 9th day of October, 2025, personally appeared Leo Vasquez, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 9th day of October, 2025, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

[illegible]

BEFORE ME, _____ (*notary name*), a notary public in and for the State of _____ on this day personally appeared _____, known to me or proven to me through circle one: personally known / driver's license / passport to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, who being by me duly sworn, deposed as follows:

1. "My name is _____, I am of sound mind, capable of making this statement, and personally acquainted with the facts herein stated.
2. I hold the office of general partner for Respondent. I am the authorized representative of Respondent, owner of the Property, which is subject to a Land Use Restriction Agreement monitored by the TDHCA in the State of Texas, and I am duly authorized by Respondent to execute this document.
3. The Taxpayer ID for Respondent is _____.
4. The mailing address for Respondent is _____.
5. Respondent knowingly and voluntarily enters into this Agreed Final Order, and agrees with and consents to the issuance and service of the foregoing Agreed Order by the Governing Board of the Texas Department of Housing and Community Affairs."

RESPONDENT:

CALVERT ARMS, LTD., a Texas limited partnership

By: _____

Name: _____

Title: General Partner

Given under my hand and seal of office this _____ day of _____, 2025.

Signature of Notary Public

Printed Name of Notary Public

NOTARY PUBLIC IN AND FOR THE STATE OF _____
My Commission Expires: _____

Exhibit 1

NSPIRE Report and Instructions to Address NSPIRE Violations

Respondent must repair every violation listed in the attached inspection report, and then submit the following evidence of each repair via CMTS upload² within twenty calendar days of receiving the Notice of Violation:

1. For repairs completed by in-house staff: Respondent may either (A) generate work orders by Building or Unit for all deficiencies found in that area, or (B) generate a separate work order for each deficiency. In both cases, work orders must include all of the following:
 - a. The location of the deficiency, i.e. Bldg. 5 Unit 502 or Site- near outside gate, etc;
 - b. Description of the deficiency, i.e. Damaged Doors, Hardware, locks – Bedroom door won't latch properly. Site-Hazards Other- Broken Glass;
 - c. How the deficiency was repaired. Just a few quick words are sufficient, i.e. replaced bedroom door latch or adjusted bedroom door latch. Removed broken glass. Sheetrock repair, taped, floated, and painted. Conversely, words such as fixed done, complete are inadequate and are NOT acceptable;
 - d. The date the deficiency was corrected; and
 - e. The signature of the person who either performed the repair or acknowledges that the repair was performed satisfactorily. This is very important. Someone must certify that the correction was acceptably completed.
2. For repairs completed by outside vendors, such as concrete repairs, roofing, etc.: Submit the scope of work and a dated invoice by the vendor.
3. For pest control violations: Submit a pest control invoice by a licensed contractor that includes the treatment date, contractor signature, units treated, and the type of pest treated. The Structural Pest Control Act (Chapter 1951 of the Occupations Code) requires licensing of businesses and individuals that perform structural pest control for hire. Additionally, persons performing pest control at an apartment building must be licensed.
4. Organization of corrections: All work orders and invoices must be organized in the same order that they are listed in the attached inspection report.
5. Photographs: Not required. If you do submit photographs, please ensure that they are labeled and that they support submitted work orders and or invoices. Photographs, by themselves, are not acceptable documentation of correction.

² Submit via CMTS upload (see <https://www.tdhca.texas.gov/sites/default/files/pmcdocs/CMTSUserGuide-AttachingDocs.pdf>) to the attention of Ysella Kaseman, and then mail Ysella Kaseman at ysella.kaseman@tdhca.texas.gov upon completion to notify TDHCA that the submission is ready for review.

(560374)

Calvert Arms Apartments: (Multiple Units)

Results by Area

NSPIRE: Annual

Scheduled: 10/10/2024

Closed: Oct 10 2024

ID: 560374

Score: 53.8

Scoring Summary - NSPIRE

Units Inspected: 15 HUD Samp. Size: 11	Outside		Inside		Unit		Totals	
	#	Pts	#	Pts	#	Pts (Adj)	#	Pts
Life Threatening	0	0.00	0	0.00	5	20.00	5	20.00
Severe	0	0.00	0	0.00	8	7.89	8	7.89
Moderate	1	0.41	2	0.91	40	14.67	43	15.99
Low	2	0.36	1	0.20	11	1.76	14	2.32
Totals	3	0.77	3	1.11	64	44.32	70	46.20

Score	53.8*	Note: The unit points are adjusted based on the count of units inspected and not the HUD-defined unit sample size. Outside and Inside points are based on the HUD Sample Size.
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Message	Non-scoring findings excluded from score: (Smoke Detectors), Temporary non-scoring findings excluded from score, Repeated HUD Standard findings within an area are counted only once
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Inspection Results

Outside										
1	Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj) Fix By
	Main Entry	Light Fixtures (Exterior)	A permanently installed light fixture is inoperable	Exterior light inop @ primary entry door; Unit 4	<u>1</u>	10/10/24 11:47 JM		Mod	0.41 ^s	30D
	Main Entry	Light Fixtures (Exterior)	A permanently installed light fixture is inoperable	Inop outside primary entry to Unit 7	<u>2</u>	10/10/24 12:02 JM		Mod	0.41 ^s	30D
1 Outside NSPIRE Totals										
Life Threatening: 0/0			Severe: 0/0		Moderate: 2/0.82				Low: 0/0	
3	Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj) Fix By
	Side of Building	Site Drainage	Drainage is blocked, and water is unable to drain properly	Exterior of Unit 18	<u>3</u>	10/10/24 13:43 JM		Low	0.18	60D
	Side of Building	Site Drainage	Erosion is present, and the footer is exposed.	Exterior of Unit 18	<u>4</u>	10/10/24 13:44 JM		Low	0.18	60D
3 Outside NSPIRE Totals										
Life Threatening: 0/0			Severe: 0/0		Moderate: 0/0				Low: 2/0.36	

Inspection Results (Continued)

Office / Clubhouse										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Community Room	Cooking Appliance (BLDG)	A Stove Burner is Inoperable (with at least one operable burner)	Front right burner missing	<u>5</u>	10/10/24 15:17 JM		Mod	0.45		30D
Restrooms	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Stopper missing men's room sink	<u>6</u>	10/10/24 15:21 JM		Low	0.20		60D
Restrooms	Toilet (BLDG)	Toilet is damaged or inoperable (common area)	Women's room toilet no flush	<u>7</u>	10/10/24 15:20 JM		Mod	0.45		30D
Office / Clubhouse Inside NSPIRE Totals										
Life Threatening: 0/0		Severe: 0/0		Moderate: 2/0.91				Low: 1/0.2		
Unit										
1: Unit 01										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		<u>8</u>	10/10/24 10:49 JM		Low	0.22	0.16	60D
Bathroom 1	Toilet	Toilet is not secured at base/loose	Toilet detachment @ base	<u>10</u>	10/10/24 10:44 JM		Mod	0.50	0.37	30D
Bathroom 1	Toilet	Toilet components are damaged but overall functional	Extensive water leakage observed @ base of toilet.	<u>9</u>	10/10/24 10:47 JM		Low	0.22	0.16	60D
1: Unit 01 Unit NSPIRE Totals										
Life Threatening: 0/0		Severe: 0/0		Moderate: 1/0.37				Low: 2/0.32		
1: Unit 02										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Entire Unit	No Issues/Violations	Not Inspected - Key Does Not Work			10/10/24 15:52			0.00 ¹	0.00 ¹	
1: Unit 02 Unit NSPIRE Totals										
Life Threatening: 0/0		Severe: 0/0		Moderate: 0/0				Low: 0/0		
1: Unit 03										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Toilet	Toilet components are damaged but overall functional	Leakage observed @ base	<u>11</u>	10/10/24 11:02 JM		Low	0.22	0.16	60D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	More than 12" from ceiling	<u>12</u>	10/10/24 11:00 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing		<u>13</u>	10/10/24 11:03 JM		Mod	0.50	0.37	30D
Kitchen	Conductors, Outlets, Switches	Improperly wired or grounded outlet	Right side outlet has hot / neutral reversed @ kitchen countertop	<u>14</u>	10/10/24 11:09 JM		Severe	1.35	0.99	24H
1: Unit 03 Unit NSPIRE Totals										
Life Threatening: 1/0		Severe: 1/0.99		Moderate: 1/0.37				Low: 1/0.16		
1: Unit 04										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Roaches observed in bathroom	<u>15</u>	10/10/24 11:21 JM		Mod	0.50	0.37	30D
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Missing @ bathroom sink	<u>16</u>	10/10/24 11:20 JM		Low	0.22	0.16	60D
Bedroom 1	Door – General	A passage door component is damaged/missing/inoperable	Bedroom door lock will not secure	<u>17</u>	10/10/24 11:24 JM		Low	0.22	0.16	60D

^Non-Scoring

^Temporary Non-Scoring

^Repeat finding within the area (only 1-scored)

*Note: Unit points adjusted to reflect the actual unit count

¹Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) ⁴Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

1: Unit 04 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom wall	18	10/10/24 11:23 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Behind hutch outside of bathroom door	19	10/10/24 11:22 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Refrigerator	Refrigerator door seal is damaged	Refrigerator door seal damaged @ bottom	20	10/10/24 11:17 JM		Mod	0.50	0.37	30D
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing		21	10/10/24 11:12 JM		Severe	0.00 ²	0.00 ²	24H

1: Unit 04 Unit NSPIRE Totals

Life Threatening: 2/0

Severe: 1/0

Moderate: 2/0.73

Low: 2/0.32

1: Unit 05

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	22	10/10/24 11:42 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Flammables or Combustibles	Combustible/Flammables material is on or within 3 feet of a fuel burning Water Heater	Flammable materials stored on top of water heater	23	10/10/24 11:41 JM		LT	5.45	4.00	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing; bathroom closet	24	10/10/24 11:42 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Outside of bathroom	25	10/10/24 11:42 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Ceiling Covering and Finishes	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Kitchen ceiling; with 1 inch penetrating hole	26	10/10/24 11:42 JM		Mod	0.50 ³	0.37 ³	30D
Living Room	Ceiling Covering and Finishes	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Living room ceiling has surface deterioration and suspected water damage.	27	10/10/24 11:42 JM		Mod	0.50 ³	0.37 ³	30D

1: Unit 05 Unit NSPIRE Totals

Life Threatening: 3/4

Severe: 0/0

Moderate: 3/1.1

Low: 0/0

1: Unit 06

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Bathtub/Shower	Bath/Shower component is damaged, missing, or inoperable not limiting personal hygiene	Tub faucet loose / detached	28	10/10/24 11:54 JM		Low	0.22	0.16	60D
Bathroom 1	Toilet	Toilet is not secured at base/loose	Toilet not secure to floor	30	10/10/24 11:52 JM		Mod	0.50	0.37	30D
Bathroom 1	Toilet	Toilet is damaged or inoperable (only toilet in unit)	Toilet inoperable	29	10/10/24 11:54 JM		Severe	1.35	0.99	24H
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling		31	10/10/24 11:56 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Hall outside bedroom	32	10/10/24 11:57 JM		LT	0.00 ¹	0.00 ¹	24H

1: Unit 06 Unit NSPIRE Totals

Life Threatening: 2/0

Severe: 1/0.99

Moderate: 1/0.37

Low: 1/0.16

1: Unit 07

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Alternate Location - See Notes for Details	Mold-Like Substances	Elevated moisture level in a unit	Throughout entire unit	33	10/10/24 12:17 JM		Mod	0.50	0.37	30D
Bathroom 1	Bathtub/Shower	Bath/Shower component is damaged, missing, or inoperable not limiting personal hygiene	Tub faucet leaking	34	10/10/24 12:15 JM		Low	0.22	0.16	60D

¹Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

1: Unit 07 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Door – General	A passage door component is damaged/missing/inoperable	Bathroom door will not close	35	10/10/24 12:19 JM		Low	0.22 ^a	0.16 ^a	60D
Bathroom 1	Mold-Like Substances	Moisture damage on a surface from 4 Sq. In. to 1 S.F.(Units)	Bathroom next to toilet	37	10/10/24 12:13 JM		Mod	0.50	0.37	30D
Bathroom 1	Mold-Like Substances	Moisture damage on a surface from 1 to 9 S.F. (Units)	Bathroom wall between toilet and tub	36	10/10/24 12:16 JM		Severe	1.35 ^a	0.99 ^a	24H
Bathroom 1	Toilet	Toilet is damaged or inoperable (only toilet in unit)	Toilet inop	38	10/10/24 12:12 JM		Severe	1.35	0.99	24H
Bedroom 1	Door – General	A passage door component is damaged/missing/inoperable	Door lock inop @ bedroom 1	39	10/10/24 12:05 JM		Low	0.22 ^a	0.16 ^a	60D
Bedroom 1	Floor Covering and Finishes	General Comment	Bedroom flooded with water from bathroom toilet; carpet & flooring soaked	40	10/10/24 12:09 JM			0.00 ¹	0.00 ¹	
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	More than 12" from ceiling, bedroom	41	10/10/24 12:11 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	42	10/10/24 12:18 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Mold-Like Substances	Moisture damage on a surface from 1 to 9 S.F. (Units)	Mold like substance observed outside bedroom 1; above baseboard	43	10/10/24 12:20 JM		Severe	1.35 ^a	0.99 ^a	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Detector more than 12" from ceiling; between bedroom and bathroom	44	10/10/24 12:10 JM		LT	0.00 ¹	0.00 ¹	24H

1: Unit 07 Unit NSPIRE Totals

Life Threatening: 2/0

Severe: 3/2.96

Moderate: 3/1.1

Low: 3/0.48

1: Unit 08

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	45	10/10/24 12:33 JM		LT	0.00 ¹	0.00 ¹	24H
Bedroom 2	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 2	46	10/10/24 12:36 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Light Fixtures (Interior)	A permanently installed light fixture is inoperable	Lamp outside of bedroom 2 inop	47	10/10/24 12:34 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Between bedrooms 1 and 2	48	10/10/24 12:34 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Cooking Appliance	A Stove Burner is Inoperable (with at least one operable burner)	Front right burner inop	49	10/10/24 12:30 JM		Mod	0.50	0.37	30D
Main Entry	Door Surface - Entry (non-fire)	Gap of 1/4" around door seal/gasket & light penetration	Light showing @ bottom of door sweep	51	10/10/24 12:28 JM		Mod	0.50	0.37	30D
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing	Primary entry	50	10/10/24 12:25 JM		Severe	0.00 ²	0.00 ²	24H

1: Unit 08 Unit NSPIRE Totals

Life Threatening: 3/0

Severe: 1/0

Moderate: 3/1.1

Low: 0/0

3: Unit 17

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Wall Covering and Finish – Interior	Wall has a loose or detached surface covering	Edge of surround near shower head	52	10/10/24 13:03 JM		Mod	0.50 ^a	0.37 ^a	30D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	53	10/10/24 13:07 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	54	10/10/24 13:01 JM		Mod	0.50	0.37	30D

^aNon-Scoring ¹Temporary Non-Scoring ²Repeat finding within the area (only 1-scored) ^{*}Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

3: Unit 17 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	No 12" between bathroom and bedroom	55	10/10/24 13:06 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Roaches observed at pantry	56	10/10/24 13:00 JM		Mod	0.50	0.37	30D
Kitchen	Refrigerator	Refrigerator door handle is damaged	Handle missing on top portion of refrigerator	57	10/10/24 12:59 JM		Mod	0.50	0.37	30D
Kitchen	Wall Covering and Finish – Interior	Wall has a loose or detached surface covering	Kitchen; above range	58	10/10/24 12:58 JM		Mod	0.50 ³	0.37 ³	30D
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Living room	59	10/10/24 12:56 JM		LT	5.45	4.00	24H
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing	Primary entry	60	10/10/24 12:53 JM		Severe	0.00 ²	0.00 ²	24H

3: Unit 17 Unit NSPIRE Totals

Life Threatening: 3/4 Severe: 1/0 Moderate: 5/1.83 Low: 0/0

3: Unit 18

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Alternate Location - See Notes for Details	HVAC Equipment	Air conditioning system is not operational	No heating or AC	61	10/10/24 13:37 JM		Mod	0.50	0.37	30D
Bathroom 1	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Roaches observed; bathroom	62	10/10/24 13:33 JM		Mod	0.50	0.37	30D
Bathroom 1	Toilet	Toilet is damaged or inoperable (only toilet in unit)	No flush	63	10/10/24 13:37 JM		Severe	1.35	0.99	24H
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	64	10/10/24 13:28 JM		LT	0.00 ¹	0.00 ¹	24H
Bedroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Behind door, below panel box	65	10/10/24 13:28 JM		Mod	0.50	0.37	30D
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	66	10/10/24 13:31 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Light Fixtures (Interior)	A permanently installed light fixture is inoperable	Between bedroom and bathroom	67	10/10/24 13:30 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	At hutch between bedroom and bathroom	68	10/10/24 13:26 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Conductors, Outlets, Switches	Gap of 1/2"+ in any high-voltage electrical apparatus	End of kitchen counter	69	10/10/24 13:22 JM		LT	5.45	4.00	24H
Kitchen	Cooking Appliance	A Stove Burner is Inoperable (with at least one operable burner)	Right front burner inop	70	10/10/24 13:24 JM		Mod	0.50	0.37	30D
Kitchen	Refrigerator	Refrigerator door seal is damaged	Bottom portion of door seal damaged	71	10/10/24 13:25 JM		Mod	0.50	0.37	30D
Kitchen	Tripping Hazard	Tripping hazard - 2in. horizontal separation	Transition strip from living room to kitchen	72	10/10/24 13:19 JM		Mod	0.50	0.37	30D
Living Room	Ceiling Covering and Finishes	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Kitchen and living room ceiling, water stains	73	10/10/24 13:16 JM		Mod	0.50	0.37	30D
Living Room	Wall Covering and Finish – Interior	Interior wall component(s) is not functionally adequate	Trim missing at left side of entry door	74	10/10/24 13:12 JM		Mod	0.50	0.37	30D

3: Unit 18 Unit NSPIRE Totals

Life Threatening: 3/4 Severe: 1/0.99 Moderate: 10/3.67 Low: 0/0

3: Unit 19

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Stopper missing	75	10/10/24 13:51 JM		Low	0.22	0.16	60D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	76	10/10/24 13:49 JM		LT	0.00 ¹	0.00 ¹	24H

¹Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

3: Unit 19 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Closet/Storage Area	Flammables or Combustibles	Combustible/Flammables material is on or within 3 feet of a fuel burning Water Heater	Improperly stored materials on top of water heater	77	10/10/24 13:53 JM		LT	5.45	4.00	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	No piping observed	78	10/10/24 13:52 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Between bedroom and bathroom	79	10/10/24 13:50 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Refrigerator	Refrigerator door handle is damaged	Missing	80	10/10/24 13:54 JM		Mod	0.50	0.37	30D
Living Room	Ceiling Covering and Finishes	Ceiling has sagging or dropping materials	Peeling at living room ceiling	81	10/10/24 13:47 JM		Severe	1.35	0.99	24H
Living Room	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Roaches observed, living room	82	10/10/24 13:48 JM		Mod	0.50	0.37	30D

3: Unit 19 Unit NSPIRE Totals

Life Threatening: 3/4 Severe: 1/0.99 Moderate: 3/1.1 Low: 1/0.16

3: Unit 20

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Cabinets/Vanity	General Comment	Extensive water damage and wood rot at bathroom cabinet near toilet	83	10/10/24 14:13 JM			0.00 ¹	0.00 ¹	
Bathroom 1	Ceiling Covering and Finishes	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Surface peeling / deterioration above toilet	84	10/10/24 14:15 JM		Mod	0.50	0.37	30D
Bathroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Behind bathroom door	85	10/10/24 14:11 JM		Mod	0.50	0.37	30D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	86	10/10/24 14:16 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Water Heater	Pressure relief valve terminates higher than 6in. or less than 2in. from the waste receptor flood level	Higher than 6"	87	10/10/24 14:10 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Between bedroom and bathroom	88	10/10/24 14:08 JM		LT	5.45 ³	4.00 ³	24H
Hallways & Corridors	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Switch plate cover missing; between bedroom and bathroom	89	10/10/24 14:09 JM		LT	5.45 ³	4.00 ³	24H
Hallways & Corridors	Smoke Alarms	Smoke alarm not installed outside a sleeping room	Between bathroom and bedroom	90	10/10/24 14:16 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet cover missing; near pantry	91	10/10/24 14:07 JM		LT	5.45 ³	4.00 ³	24H
Kitchen	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	No switch plate cover observed; kitchen near pantry	92	10/10/24 14:08 JM		LT	5.45 ³	4.00 ³	24H
Kitchen	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Kitchen sink	93	10/10/24 14:05 JM		Mod	0.50	0.37	30D
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Switch plate missing at entry	94	10/10/24 14:00 JM		LT	5.45 ³	4.00 ³	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet near front entry; missing cover plate	95	10/10/24 14:01 JM		LT	5.45 ³	4.00 ³	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet no cover plate	96	10/10/24 14:02 JM		LT	5.45 ³	4.00 ³	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet no cover plate; near kitchen	97	10/10/24 14:03 JM		LT	5.45 ³	4.00 ³	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	No outlet cover plate; next to closet	98	10/10/24 14:04 JM		LT	5.45 ³	4.00 ³	24H
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing	Primary entry	99	10/10/24 13:59 JM		Severe	0.00 ²	0.00 ²	24H

3: Unit 20 Unit NSPIRE Totals

Life Threatening: 11/36 Severe: 1/0 Moderate: 4/1.47 Low: 0/0

¹Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

3: Unit 21

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Alternate Location - See Notes for Details	Infestation	Evidence of bedbugs in 2+ Locations (Extensive)	Bedbugs throughout unit	100	10/10/24 14:20 JM		Severe	1.35	0.99	24H
3: Unit 21 Unit NSPIRE Totals										
Life Threatening: 0/0		Severe: 1/0.99		Moderate: 0/0		Low: 0/0				

3: Unit 22

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Alternate Location - See Notes for Details	Infestation	Evidence of bedbugs	Throughout unit	101	10/10/24 14:37 JM		Mod	0.50	0.37	30D
Bathroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Bathroom; outside of water heater closet	102	10/10/24 14:31 JM		Mod	0.50 ^a	0.37 ^a	30D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	103	10/10/24 14:28 JM		LT	0.00 ¹	0.00 ¹	24H
Bedroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Near bedroom door	104	10/10/24 14:28 JM		Mod	0.50 ^a	0.37 ^a	30D
Closet/Storage Area	Door – General	Closet door component is missing, damaged or inoperable	Storage closet at primary entry door; extensive damage to frame; will not open	105	10/10/24 14:25 JM		Low	0.22	0.16	60D
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material	Pipes upward	106	10/10/24 14:32 JM		Severe	1.35	0.99	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Between bedroom and bathroom	107	10/10/24 14:29 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Next to primary entry door	108	10/10/24 14:23 JM		Mod	0.50 ^a	0.37 ^a	30D
Living Room	Wall Covering and Finish – Interior	Wall has a loose or detached surface covering	Living entry to bathroom	109	10/10/24 14:35 JM		Mod	0.50	0.37	30D
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing	Gasket damaged main entry	110	10/10/24 14:21 JM		Severe	0.00 ²	0.00 ²	24H
3: Unit 22 Unit NSPIRE Totals										
Life Threatening: 2/0		Severe: 2/0.99		Moderate: 5/1.83		Low: 1/0.16				

3: Unit 23

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Stopper missing	111	10/10/24 14:45 JM		Low	0.22	0.16	60D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	112	10/10/24 14:40 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	113	10/10/24 14:46 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Smoke alarm does not produce an audio or visual alarm when tested	Between bedroom and bathroom	114	10/10/24 14:41 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Between bedroom and bathroom	115	10/10/24 14:42 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Refrigerator	Refrigerator door handle is damaged	Missing; top portion of refrigerator	116	10/10/24 14:47 JM		Mod	0.50	0.37	30D
Living Room	Ceiling Covering and Finishes	Ceiling has a hole 2in. or more in diameter	Living room	117	10/10/24 14:39 JM		Mod	0.50	0.37	30D
3: Unit 23 Unit NSPIRE Totals										
Life Threatening: 3/0		Severe: 0/0		Moderate: 3/1.1		Low: 1/0.16				

¹Non-Scoring ²Temporary Non-Scoring ^aRepeat finding within the area (only 1-scored) ^{*}Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

3: Unit 24											
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By	
Entire Unit	No Issues/Violations	Not Inspected - Key Does Not Work			10/10/24 19:55			0.00¹	0.00¹		
3: Unit 24 Unit NSPIRE Totals											
Life Threatening: 0/0		Severe: 0/0		Moderate: 0/0				Low: 0/0			

¹Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count