



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

To: TDHCA Governing Board
From: Robert "Bobby" Wilkinson, Executive Director
Date: October 9, 2025
Subject: Report to the Board

The Enforcement Committee has recommended an administrative penalty against Calvert Arms, Ltd. for noncompliance with its Land Use Restriction Agreement and the associated requirements, and has asked the Executive Director to issue a Report to the Board in order to initiate a contested case hearing before the State Office of Administrative Hearings ("SOAH") in accordance with TEX. GOV'T. CODE §2306.043 and 10 TAC §2.302(g). I have, in my capacity as Executive Director of the Department, made the following **PRELIMINARY DETERMINATIONS**:

I. 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.



II. COMPLIANCE VIOLATIONS:

1. 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.
2. All violations listed above are considered unresolved at the time of this Notice.

III. LAW/RULE VIOLATIONS:

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.
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.

IV. RECOMMENDED ADMINISTRATIVE PENALTY:

The maximum administrative penalty is appropriate under the administrative penalty table at Figure 2 at 10 TAC §2.302(k) and the statutory factors identified at TEX. GOV'T. CODE §2306.042. As of the Board meeting date, the maximum administrative penalty is \$497,475.00, including a base amount of \$39,875.00 plus daily accrual of \$457,600.00. The daily accrual figure is composed of an additional optional \$100.00 per day for each of the 52 uncorrected life threatening or severe deficiencies that remained uncorrected six months from the corrective action deadline. That optional daily accrual began on July 13, 2025, six months after the January 13, 2025, corrective action deadline passed.

Accordingly, after consideration of the factors set out in TEX. GOV'T CODE 2306.042 and 10 TAC § 2, I recommend that Respondent correct the outstanding NSPIRE violations listed in the attachments or pay an administrative penalty in the amount of \$497,475.00 as of October 9, 2025, plus an additional daily accrual of \$5,200.00 per day if the case is not settled. The Department recognizes that there are mitigating factors for this property, and the Notice of Violation to be issued within 14 days of this Report to the Board will therefore include an offer for an Agreed Final Order to correct all noncompliance or pay \$497,475.00 within twenty days of receipt of the Notice of Violation. In the event that this matter proceeds to a contested case hearing, the Department will seek \$497,475.00 as of October 9, 2025, plus the additional daily accrual of \$5,200.00 through the date that the case is referred to the State Office of Administrative Hearings.

Exhibit 1 - NSPIRE Report

(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	1	10/10/24 11:47 JM		Mod	0.41 ³	30D
	Main Entry	Light Fixtures (Exterior)	A permanently installed light fixture is inoperable	Inop outside primary entry to Unit 7	2	10/10/24 12:02 JM		Mod	0.41 ³	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	3	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	4	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)

Inside										
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			0.00¹	0.00¹	
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	0.00¹	0.00¹	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

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) ⁴Note: 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 & carpet padding 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

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 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) ⁴Note: 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	<u>77</u>	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	<u>78</u>	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	<u>79</u>	10/10/24 13:50 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Refrigerator	Refrigerator door handle is damaged	Missing	<u>80</u>	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	<u>81</u>	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	<u>82</u>	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	<u>83</u>	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	<u>84</u>	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	<u>85</u>	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	<u>86</u>	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"	<u>87</u>	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	<u>88</u>	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	<u>89</u>	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	<u>90</u>	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	<u>91</u>	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	<u>92</u>	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	<u>93</u>	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	<u>94</u>	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	<u>95</u>	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	<u>96</u>	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	<u>97</u>	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	<u>98</u>	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	<u>99</u>	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

*Non-Scoring *Temporary Non-Scoring *Repeat 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			0.00 ¹	0.00 ¹	
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) ⁴Note: Unit points adjusted to reflect the actual unit count