

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	<a href="#">1</a>	10/10/24 11:47 JM		Mod	0.41 <sup>3</sup>	30D
	Main Entry	Light Fixtures (Exterior)	A permanently installed light fixture is inoperable	Inop outside primary entry to Unit 7	<a href="#">2</a>	10/10/24 12:02 JM		Mod	0.41 <sup>3</sup>	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	<a href="#">3</a>	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	<a href="#">4</a>	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
(YK Note: Occupied as of 7/10/2024 USR)										
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
(YK Note: Vacant as of 7/10/2024 USR)										
Entire Unit	No Issues/Violations	Not Inspected - Key Does Not Work			10/10/24 15:52			0.00 <sup>1</sup>	0.00 <sup>1</sup>	

### 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
(YK Note: Occupied as of 7/10/2024 USR)										
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 <sup>1</sup>	0.00 <sup>1</sup>	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
(YK Note: Occupied as of 7/10/2024 USR)										
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

<sup>1</sup>Non-Scoring <sup>2</sup>Temporary Non-Scoring <sup>3</sup>Repeat finding within the area (only 1-scored) \*Note: 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
(YK Note: Occupied as of 7/10/2024 USR)										
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom wall	<a href="#">18</a>	10/10/24 11:23 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Behind hutch outside of bathroom door	<a href="#">19</a>	10/10/24 11:22 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Kitchen	Refrigerator	Refrigerator door seal is damaged	Refrigerator door seal damaged @ bottom	<a href="#">20</a>	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		<a href="#">21</a>	10/10/24 11:12 JM		Severe	0.00 <sup>2</sup>	0.00 <sup>2</sup>	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
(YK Note: Occupied as of 7/10/2024 USR)										
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	<a href="#">22</a>	10/10/24 11:42 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	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	<a href="#">23</a>	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	<a href="#">24</a>	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	<a href="#">25</a>	10/10/24 11:42 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	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	<a href="#">26</a>	10/10/24 11:42 JM		Mod	0.50 <sup>3</sup>	0.37 <sup>3</sup>	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.	<a href="#">27</a>	10/10/24 11:42 JM		Mod	0.50 <sup>3</sup>	0.37 <sup>3</sup>	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
(YK Note: Occupied as of 7/10/2024 USR)										
Bathroom 1	Bathtub/Shower	Bath/Shower component is damaged, missing, or inoperable not limiting personal hygiene	Tub faucet loose / detached	<a href="#">28</a>	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	<a href="#">30</a>	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	<a href="#">29</a>	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		<a href="#">31</a>	10/10/24 11:56 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Hall outside bedroom	<a href="#">32</a>	10/10/24 11:57 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	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
(YK Note: Occupied as of 7/10/2024 USR - this tenant was relocated in Oct due to water/mold damage)										
Alternate Location - See Notes for Details	Mold-Like Substances	Elevated moisture level in a unit	Throughout entire unit	<a href="#">33</a>	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	<a href="#">34</a>	10/10/24 12:15 JM		Low	0.22	0.16	60D

<sup>1</sup>Non-Scoring <sup>2</sup>Temporary Non-Scoring <sup>3</sup>Repeat 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
(YK Note: Occupied as of 7/10/2024 USR - this tenant was relocated in Oct due to water/mold damage)										
Bathroom 1	Door – General	A passage door component is damaged/missing/inoperable	Bathroom door will not close	<a href="#">35</a>	10/10/24 12:19 JM		Low	0.22 <sup>3</sup>	0.16 <sup>3</sup>	60D
Bathroom 1	Mold-Like Substances	Moisture damage on a surface from 4 Sq. In. to 1 S.F.(Units)	Bathroom next to toilet	<a href="#">37</a>	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	<a href="#">36</a>	10/10/24 12:16 JM		Severe	1.35 <sup>3</sup>	0.99 <sup>3</sup>	24H
Bathroom 1	Toilet	Toilet is damaged or inoperable (only toilet in unit)	Toilet inop	<a href="#">38</a>	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	<a href="#">39</a>	10/10/24 12:05 JM		Low	0.22 <sup>3</sup>	0.16 <sup>3</sup>	60D
Bedroom 1	Floor Covering and Finishes	General Comment	Bedroom flooded with water from bathroom toilet; carpet & flooring soaked	<a href="#">40</a>	10/10/24 12:09 JM			0.00 <sup>1</sup>	0.00 <sup>1</sup>	
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	More than 12" from ceiling, bedroom	<a href="#">41</a>	10/10/24 12:11 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	<a href="#">42</a>	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	<a href="#">43</a>	10/10/24 12:20 JM		Severe	1.35 <sup>3</sup>	0.99 <sup>3</sup>	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	<a href="#">44</a>	10/10/24 12:10 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	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
(YK Note: Occupied as of 7/10/2024 USR)										
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	<a href="#">45</a>	10/10/24 12:33 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Bedroom 2	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 2	<a href="#">46</a>	10/10/24 12:36 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Hallways & Corridors	Light Fixtures (Interior)	A permanently installed light fixture is inoperable	Lamp outside of bedroom 2 inop	<a href="#">47</a>	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	<a href="#">48</a>	10/10/24 12:34 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Kitchen	Cooking Appliance	A Stove Burner is Inoperable (with at least one operable burner)	Front right burner inop	<a href="#">49</a>	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	<a href="#">51</a>	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	<a href="#">50</a>	10/10/24 12:25 JM		Severe	0.00 <sup>2</sup>	0.00 <sup>2</sup>	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
(YK Note: Occupied as of 7/10/2024 USR)										
Bathroom 1	Wall Covering and Finish – Interior	Wall has a loose or detached surface covering	Edge of surround near shower head	<a href="#">52</a>	10/10/24 13:03 JM		Mod	0.50 <sup>3</sup>	0.37 <sup>3</sup>	30D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	<a href="#">53</a>	10/10/24 13:07 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	<a href="#">54</a>	10/10/24 13:01 JM		Mod	0.50	0.37	30D

<sup>1</sup>Non-Scoring <sup>2</sup>Temporary Non-Scoring <sup>3</sup>Repeat 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
(YK Note: Occupied as of 7/10/2024 USR)										
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	No 12" between bathroom and bedroom	<a href="#">55</a>	10/10/24 13:06 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Kitchen	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Roaches observed at pantry	<a href="#">56</a>	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	<a href="#">57</a>	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	<a href="#">58</a>	10/10/24 12:58 JM		Mod	0.50 <sup>3</sup>	0.37 <sup>3</sup>	30D
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Living room	<a href="#">59</a>	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	<a href="#">60</a>	10/10/24 12:53 JM		Severe	0.00 <sup>2</sup>	0.00 <sup>2</sup>	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
(YK Note: Occupied as of 7/10/2024 USR)										
Alternate Location - See Notes for Details	HVAC Equipment	Air conditioning system is not operational	No heating or AC	<a href="#">61</a>	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	<a href="#">62</a>	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	<a href="#">63</a>	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	<a href="#">64</a>	10/10/24 13:28 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Bedroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Behind door, below panel box	<a href="#">65</a>	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	<a href="#">66</a>	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	<a href="#">67</a>	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	<a href="#">68</a>	10/10/24 13:26 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Kitchen	Conductors, Outlets, Switches	Gap of 1/2"+ in any high-voltage electrical apparatus	End of kitchen counter	<a href="#">69</a>	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	<a href="#">70</a>	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	<a href="#">71</a>	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	<a href="#">72</a>	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	<a href="#">73</a>	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	<a href="#">74</a>	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
(YK Note: Occupied as of 7/10/2024 USR)										
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Stopper missing	<a href="#">75</a>	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	<a href="#">76</a>	10/10/24 13:49 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H

<sup>1</sup>Non-Scoring <sup>2</sup>Temporary Non-Scoring <sup>3</sup>Repeat 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
(YK Note: Occupied as of 7/10/2024 USR)										
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	<a href="#">77</a>	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	<a href="#">78</a>	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	<a href="#">79</a>	10/10/24 13:50 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Kitchen	Refrigerator	Refrigerator door handle is damaged	Missing	<a href="#">80</a>	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	<a href="#">81</a>	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	<a href="#">82</a>	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
(YK Note: Vacant as of 7/10/2024 USR)										
Bathroom 1	Cabinets/Vanity	General Comment	Extensive water damage and wood rot at bathroom cabinet near toilet	<a href="#">83</a>	10/10/24 14:13 JM			0.00 <sup>1</sup>	0.00 <sup>1</sup>	
Bathroom 1	Ceiling Covering and Finishes	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Surface peeling / deterioration above toilet	<a href="#">84</a>	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	<a href="#">85</a>	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	<a href="#">86</a>	10/10/24 14:16 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	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"	<a href="#">87</a>	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	<a href="#">88</a>	10/10/24 14:08 JM		LT	5.45 <sup>3</sup>	4.00 <sup>3</sup>	24H
Hallways & Corridors	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Switch plate cover missing; between bedroom and bathroom	<a href="#">89</a>	10/10/24 14:09 JM		LT	5.45 <sup>3</sup>	4.00 <sup>3</sup>	24H
Hallways & Corridors	Smoke Alarms	Smoke alarm not installed outside a sleeping room	Between bathroom and bedroom	<a href="#">90</a>	10/10/24 14:16 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Kitchen	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet cover missing; near pantry	<a href="#">91</a>	10/10/24 14:07 JM		LT	5.45 <sup>3</sup>	4.00 <sup>3</sup>	24H
Kitchen	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	No switch plate cover observed; kitchen near pantry	<a href="#">92</a>	10/10/24 14:08 JM		LT	5.45 <sup>3</sup>	4.00 <sup>3</sup>	24H
Kitchen	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Kitchen sink	<a href="#">93</a>	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	<a href="#">94</a>	10/10/24 14:00 JM		LT	5.45 <sup>3</sup>	4.00 <sup>3</sup>	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet near front entry; missing cover plate	<a href="#">95</a>	10/10/24 14:01 JM		LT	5.45 <sup>3</sup>	4.00 <sup>3</sup>	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet no cover plate	<a href="#">96</a>	10/10/24 14:02 JM		LT	5.45 <sup>3</sup>	4.00 <sup>3</sup>	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet no cover plate; near kitchen	<a href="#">97</a>	10/10/24 14:03 JM		LT	5.45 <sup>3</sup>	4.00 <sup>3</sup>	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	No outlet cover plate; next to closet	<a href="#">98</a>	10/10/24 14:04 JM		LT	5.45 <sup>3</sup>	4.00 <sup>3</sup>	24H
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing	Primary entry	<a href="#">99</a>	10/10/24 13:59 JM		Severe	0.00 <sup>2</sup>	0.00 <sup>2</sup>	24H

### 3: Unit 20 Unit NSPIRE Totals

Life Threatening: 11/36

Severe: 1/0

Moderate: 4/1.47

Low: 0/0

<sup>1</sup>Non-Scoring <sup>2</sup>Temporary Non-Scoring <sup>3</sup>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
(YK Note: Vacant as of 7/10/2024 USR)										
Alternate Location - See Notes for Details	Infestation	Evidence of bedbugs in 2+ Locations (Extensive)	Bedbugs throughout unit	<a href="#">100</a>	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
(YK Note: Occupied as of 7/10/2024 USR)										
Alternate Location - See Notes for Details	Infestation	Evidence of bedbugs	Throughout unit	<a href="#">101</a>	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	<a href="#">102</a>	10/10/24 14:31 JM		Mod	0.50 <sup>3</sup>	0.37 <sup>3</sup>	30D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	<a href="#">103</a>	10/10/24 14:28 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Bedroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Near bedroom door	<a href="#">104</a>	10/10/24 14:28 JM		Mod	0.50 <sup>3</sup>	0.37 <sup>3</sup>	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	<a href="#">105</a>	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	<a href="#">106</a>	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	<a href="#">107</a>	10/10/24 14:29 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Hallways & Corridors	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Next to primary entry door	<a href="#">108</a>	10/10/24 14:23 JM		Mod	0.50 <sup>3</sup>	0.37 <sup>3</sup>	30D
Living Room	Wall Covering and Finish – Interior	Wall has a loose or detached surface covering	Living entry to bathroom	<a href="#">109</a>	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	<a href="#">110</a>	10/10/24 14:21 JM		Severe	0.00 <sup>2</sup>	0.00 <sup>2</sup>	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
(YK Note: Occupied as of 7/10/2024 USR)										
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Stopper missing	<a href="#">111</a>	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	<a href="#">112</a>	10/10/24 14:40 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	<a href="#">113</a>	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	<a href="#">114</a>	10/10/24 14:41 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Between bedroom and bathroom	<a href="#">115</a>	10/10/24 14:42 JM		LT	0.00 <sup>1</sup>	0.00 <sup>1</sup>	24H
Kitchen	Refrigerator	Refrigerator door handle is damaged	Missing; top portion of refrigerator	<a href="#">116</a>	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	<a href="#">117</a>	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

<sup>1</sup>Non-Scoring <sup>2</sup>Temporary Non-Scoring <sup>3</sup>Repeat 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
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(YK Note: Occupied as of 7/10/2024 USR)

Entire Unit	No Issues/Violations	Not Inspected - Key Does Not Work			10/10/24 19:55			0.00 <sup>1</sup>	0.00 <sup>1</sup>	
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3: Unit 24 Unit NSPIRE Totals

Life Threatening: 0/0	Severe: 0/0	Moderate: 0/0	Low: 0/0
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<sup>1</sup>Non-Scoring <sup>2</sup>Temporary Non-Scoring <sup>3</sup>Repeat finding within the area (only 1-scored) <sup>4</sup>Note: Unit points adjusted to reflect the actual unit count

