



Demby and Canterbury(MI27 Project3)

Pre- REAC Deficiency Report

AREA LOCATION **BldgExt**

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
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BldgExt	5-8 A Canterbury	N/A	Electrical Hazards	Exposed Wires/Open Panels	Rear of 5 B	3-NLT	< 0.05	Outlet busted
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BldgExt	4448 Spruce Ave	N/A	Roofs	Damaged Soffits/Fascia	Rear of building	3-NHS	.1	Sections of the soffit is missing
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BldgExt	27637-49 Lehigh Ave	N/A	Windows	Damaged Sills/Frames/Lintels/T rim	Rear of building	2-NHS	< 0.05	Window trim is damaged
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BldgExt	9-12 B Canterbury	N/A	Walls	Missing Pieces/Holes/Spalling	Vent stack	2-NHS	< 0.05	Spalling noted to brick
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BldgExt	27637-49 Lehigh Ave	N/A	Walls	Missing Pieces/Holes/Spalling	Right side of building	2-NHS	< 0.05	Hole noted in place of dryer vent
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BldgExt	1-4 A Canterbury	N/A	Walls	Missing Pieces/Holes/Spalling	Left side of building 1	2-NHS	< 0.05	Hole noted in siding
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BldgExt	4367 Spruce Ave	N/A	Roofs	Damaged Soffits/Fascia	Left side of building	1-NHS	< 0.05	Sections of the soffit is missing
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BldgExt	4319-23 Spruce Ave	N/A	Roofs	Damaged Soffits/Fascia	Left side of building	1-NHS	< 0.05	Soffit is damaged
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BldgExt	27622-26 Annapolis Rd	N/A	Roofs	Damaged Soffits/Fascia	Rear of building	1-NHS	< 0.05	Soffit is damaged
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BldgExt	27617 Moore Ct.	N/A	Roofs	Missing/Damaged Components from Downspout/Gutter	Front of building	1-NHS	< 0.05	Misaligned downspouts
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.....Areas.....	Severity Codes.....	Severity Levels.....
BldExt-Building Exterior	CA-Common Areas	HS-Health and Safety	NHS-Not Health and Safet	1-Minor
BldSys-Building Systems	Unit-Dwelling Units	LT-Life Threatening	NLT-Not Life Threatening	2-Major 3- Server

AREA LOCATION BldgSys

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
BldgSys	4385-89 Spruce Ave	N/A	Sanitary System	Missing Drain/Cleanout/Manhole Covers	Rear of building	3-NHS	< 0.05	The drain cover is missing

AREA LOCATION CA

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
CA	Senior Building	N/A	Closet/Utility/Mechanical	Electrical - Missing Covers	Basement outlet box	3-LT	< 0.05	Knockout missing near waterheater
CA	Senior Building	N/A	Closet/Utility/Mechanical	Electrical - Missing Covers	Craft room Outlet box rightside	3-LT	< 0.05	Knockout missing around box

AREA LOCATION DU

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	4342 Spruce Ave	4342	Smoke Detector	Missing/Inoperable	Hall	3-SD	< 0.05	Smoke detector is missing
DU	4417-21 Spruce Ave	4421	Smoke Detector	Missing/Inoperable	Upstairs hallway	3-SD	< 0.05	Smoke detector is missing
DU	4417-21 Spruce Ave	4421	Smoke Detector	Missing/Inoperable	Bedroom 3	3-SD	< 0.05	Smoke detector is inoperable
DU	4321-25 Hickory	4321	Smoke Detector	Missing/Inoperable	Hall	3-SD	< 0.05	Smoke detector is missing
DU	4344-48 Henry Ave	4344	Smoke Detector	Missing/Inoperable	Hall	3-SD	< 0.05	Smoke detector is inoperable
DU	5-8 B Canterbury	5B	Smoke Detector	Missing/Inoperable	Bedroom 2	3-SD	< 0.05	Smoke detector is missing

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DU	4319-23 Spruce Ave	4319	Kitchen	Plumbing-Leaking Faucets/Pipes	Kitchen	1-NHS	< 0.05	Sink faucet is leaking
DU	4526-38 Inkster Rd	4526	Kitchen	Range/Stove-Missing/Damaged/Inoperable	Kitchen	1-NHS	< 0.05	Oven door is damaged
DU	4448 Spruce Ave	4448	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	< 0.05	Refrigerator gasket is damaged
DU	27467-79 Moore Cr	27471	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	< 0.05	Refrigerator gasket is damaged
DU	4534-46 Moore Ave.	4538	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	< 0.05	Refrigerator gasket is damaged
DU	4379-83 Hickory	4383	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	< 0.05	Refrigerator gasket is damaged
DU	27467-79 Moore Cr	27467	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	< 0.05	Refrigerator gasket is damaged
DU	27427-39 Moore Cr	27427	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	< 0.05	Refrigerator gasket is damaged
DU	5-8 B Canterbury	7B	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	< 0.05	Refrigerator gasket is damaged
DU	4424-28 Spruce Ave	4424	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	< 0.05	Refrigerator gasket is damaged

AREA LOCATION Site

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
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Site	N/A	N/A	Hazards	Tripping	Side of building 27622-26 Annapolis Rd	3-NLT	5	Uneven walks cause tripping hazards
Site	N/A	N/A	Hazards	Tripping	Side of unit #4538 Inkster Rd	3-NLT	5	Uneven walks cause tripping hazards

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BldSys-Building Systems	Unit-Dwelling Units	LT-Life Threatening	NLT-Not Life Threatening	2-Major 3- Server	

Site	N/A	N/A	Hazards	Tripping	Front of unit #4527 Moore Ct.	3-NLT	5	Uneven walks cause tripping hazards
Site	N/A	N/A	Hazards	Tripping	Front of unit #27448 Moore Cr	3-NLT	5	Uneven walks cause tripping hazards
Site	N/A	N/A	Hazards	Tripping	Front of unit #4528 Moore Ct.	3-NLT	5	Uneven walks cause tripping hazards
Site	N/A	N/A	Hazards	Tripping	Side of unit #4321, 4333,4344, Henry	3-NLT	5	Uneven walks cause tripping hazards
Site	N/A	N/A	Hazards	Tripping	Side of unit #1-4 A Canterbury	3-NLT	5	Cable across walkway causing tripping hazard

Site	N/A	N/A	Grounds	Erosion/Rutting Areas	Front of building#4385-89 Spruce Ave	3-NHS	6.7	Erosion noted Hole dug
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Site	N/A	N/A	Walkways/Steps	Cracks/Settlement/Heaving	Front of building #4520-32 Moore Ct.	2-NHS	2.5	Settlement noted in walkways
Site	N/A	N/A	Walkways/Steps	Cracks/Settlement/Heaving	Front of unit #27471 Moore Cr	2-NHS	2.5	Crack noted
Site	N/A	N/A	Walkways/Steps	Cracks/Settlement/Heaving	Front of building #9-12 A Canterbury 10	2-NHS	2.5	Cracks in walkway
Site	N/A	N/A	Walkways/Steps	Cracks/Settlement/Heaving	Rear of building #27626 Annapolis Rd	2-NHS	2.5	hole in walkway
Site	N/A	N/A	Walkways/Steps	Cracks/Settlement/Heaving	Front of unit #4500- Moore Ct.	2-NHS	2.5	Settleing noted in walkways
Site	N/A	N/A	Walkways/Steps	Cracks/Settlement/Heaving	Front of building #4408- Moore Ave.	2-NHS	2.5	Heaving noted in walkways
Site	N/A	N/A	Walkways/Steps	Cracks/Settlement/Heaving	Front of building #27629 Lehigh Ave	2-NHS	2.5	Settlement noted in walkways

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Site	N/A	N/A	Walkways/Steps	Cracks/Settlement/Heaving	Near unit #27747,27911,27919, Pine	2-NHS	2.5	Heaving noted in walkways
Site	N/A	N/A	Market Appeal	Litter	Rear of building #4355-59 Spruce Ave	2-NHS	2.1	Litter noted
Site	N/A	N/A	Walkways/Steps	Spalling	Front of building #4355-59 Spruce Ave	2-NHS	2.5	Loose material noted

Site	N/A	N/A	Market Appeal	Graffiti	Near unit #27931 Pine	1-NHS	1.1	Graffiti noted on building
Site	N/A	N/A	Market Appeal	Graffiti	Front of unit #4348 Henry	1-NHS	1.1	Graffiti noted on building

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