



**Professional Property Management Services
Request for Proposals (RFP #19-R001)
Issue Date: January 4, 2019**

**ADDENDUM #1
Issued: January 17, 2019**

NOTICE TO PROPOSERS:

- A. This Addendum shall be considered part of the Contract Documents for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence.
- B. Offerors are hereby notified that they shall make any necessary adjustment in their estimates on account of this Addendum. It will be construed that each Bidder's documentation is submitted with full knowledge of all modifications and supplemental data specified herein.

Addendum #1

- 1. Attached are the P&L statements for Parqwood, Collingwood Green I and Collingwood Green II from 2017.
- 2. The REAC information for Collingwood Green Phase 1 and 2 is attached.
- 3. One of the approvals that LMHA must receive when changing Property Management firms is an approval from OHFA. Therefore, your firm must be OHFA approved.

(End of Addendum #1)

#####

Solicitation Inquiries: Kattie Bond

E-Mail:

kbond@lucasmha.org

Section 3 Inquiries to: Martice Bishop

Mbishop@lucasmha.org



This Addendum shall be considered part of the above referenced RFP as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence.

(1) GAUGE LEVEL OF INTEREST: So that we can gauge the level of interest in this RFP, if you have not previously done so, please advise us as to whether or not you anticipate delivering to us a quotation submittal in response to this solicitation (e.g. "Will Submit" or "No Bid").

Will Submit _____ No Bid _____

Thank you for your interest in doing business with LMHA and we look forward to receiving a submission from your firm.

Sherry Tobin, Manager, Procurement & Contracts

You must acknowledge this Addendum electronically via the NAHRO eProcurement system, by fax to (419)254-3495, email (stobin@lucasmha.org), or upload no later than January 23, 2019 at 12:00 PM EST. It is the responsibility of all offerors to acknowledge addendums. Failure on the part of any offeror to acknowledge this addendum by the deadline may, at the LMHA’s discretion, deem that offeror as non-responsive and may eliminate such offer from consideration for award.

ACKNOWLEDGED BY:

Signature Date Printed Name Company

E-mail address

Demetria M. Simpson, President and Chief Executive Officer
Board of Commissioners

William J. Brennan, Chairman, Alisha Gant, Vice Chairman, Hugh W. Grefe, Barbara J. Fuqua, James A. Peppers

Collingwood Green Phase I, L.P.
 Statements of Operations
 Years Ended December 31, 2017 and 2016

| | <u>2017</u> | <u>2016</u> |
|--------------------------------|---------------------|---------------------|
| Operating Revenue | | |
| Tenant rent | \$ 273,773 | \$ 223,212 |
| Operating subsidy income | 81,526 | 87,700 |
| | <u>355,299</u> | <u>310,912</u> |
| Interest income | 1 | 61 |
| Other income | 4,465 | 11,384 |
| Total Operating Revenue | <u>359,765</u> | <u>322,357</u> |
| | | |
| Operating Expense | | |
| Insurance | 6,861 | 25,814 |
| Administration and personnel | 67,373 | 88,735 |
| Utilities | 27,841 | 26,121 |
| Water and sewer | 17,149 | 25,926 |
| Maintenance and decorating | 78,364 | 88,866 |
| Management fee | 21,637 | 20,507 |
| Audit and tax return | 6,205 | 7,630 |
| Real estate taxes | 6,629 | 2,501 |
| Asset management fees | 5,333 | 16,000 |
| Bad debts | 5,494 | 8,836 |
| Interest expense | 8,052 | 8,044 |
| Amortization | 5,860 | 5,860 |
| Depreciation | 348,370 | 348,068 |
| Total Operating Expense | <u>605,168</u> | <u>672,908</u> |
| | | |
| Net Loss | <u>\$ (245,403)</u> | <u>\$ (350,551)</u> |

See accompanying notes to the financial statements.

Collingswood Green Phase II, LP

Years Ended December 31, 2017 and 2016

| | <u>2017</u> | <u>2016</u> |
|--------------------------------|-------------------------|-------------------------|
| Operating Revenue | | |
| Tenant rent | \$ 265,494 | \$ 262,076 |
| Operating subsidy income | <u>210,596</u> | <u>174,181</u> |
| | 476,090 | 436,257 |
| Interest income | 30 | 12 |
| Other income | <u>3,496</u> | <u>4,083</u> |
| Total Operating Revenue | <u>479,616</u> | <u>440,352</u> |
| Operating Expense | | |
| Insurance | 21,811 | 18,668 |
| Administration and personnel | 61,325 | 214,948 |
| Utilities | 18,297 | 12,495 |
| Water and sewer | 41,386 | 30,403 |
| Maintenance and decorating | 59,845 | 47,417 |
| Management fee | 24,667 | 16,880 |
| Audit and tax return | 10,693 | 7,535 |
| Real estate taxes | 12,397 | 8,309 |
| Partnership management fee | 15,000 | 15,000 |
| Asset management fees | 5,334 | 5,333 |
| Bad debts | 19,736 | 20,034 |
| Interest expense | 28,054 | 11,787 |
| Amortization | 21,853 | 21,853 |
| Depreciation | <u>638,020</u> | <u>641,468</u> |
| Total Operating Expense | <u>978,418</u> | <u>1,072,130</u> |
| Net Loss | <u>\$ (498,802)</u> | <u>\$ (631,778)</u> |

See accompanying notes to the financial statements.

Parqwood Apartments, LP
Statements of Operations
Years ended December 31, 2017 and 2016

| | <u>2017</u> | <u>2016</u> |
|---------------------------------|---------------------|---------------------|
| Revenue | | |
| Net rental | \$ 816,851 | \$ 723,269 |
| Interest | 100 | - |
| Other | <u>2,958</u> | <u>3,102</u> |
| Total Revenue | <u>819,909</u> | <u>726,371</u> |
| | | |
| Operating Expenses | | |
| Administrative | 342,339 | 210,901 |
| Utilities | 76,956 | 62,720 |
| Operating and maintenance | 143,178 | 168,192 |
| Tax and insurance | 61,951 | 60,857 |
| Financial | 162,326 | 180,205 |
| Depreciation and amortization | 329,359 | 339,423 |
| Asset management fees | <u>5,333</u> | <u>5,333</u> |
| Total Operating Expenses | <u>1,121,442</u> | <u>1,027,631</u> |
| | | |
| Net Loss | <u>\$ (301,533)</u> | <u>\$ (301,260)</u> |

The accompanying notes are an integral part of these financial statements.

Inspection Summary Report (POA) for Inspection #565757

Inspection Snapshot

| | | | |
|-------------------------------|----------------------------|-----------------------------|---------------------|
| Inspection ID: | 565757 | Inspection Time: | 01:23 PM - 04:05 PM |
| Inspection Start Date: | 01/25/2016 | Inspection End Date: | 01/25/2016 |
| Property ID: | OH006000134 | Property Type: | Public Housing |
| Property Name: | COLLINGWOOD GREEN, Phase 1 | | |
| Inspection State: | Successful | Score: | 99b* |

Inspection Summary Report (POA) for Inspection #565757

Property Profile

Property Name: COLLINGWOOD GREEN, Phase 1
Scattered Site? No **Multiple Site?** No
Address Line 1: 800 DIVISION ST
Address Line 2:
City: TOLEDO **State:** OH
ZIP: 43604 **Extension:** 0477
Phone: (419) 243-8358 **Extension:**
Fax: (419) 243-8341 **Email:** jennifer.kerstetter@mvg.com

| Type | Building | | | Units | | |
|-------------|----------|--------|---------|----------|--------|---------|
| | Expected | Actual | Sampled | Expected | Actual | Sampled |
| Residential | 1 | 1 | 1 | 33 | 33 | 15 |
| Common | 0 | | | - | - | - |
| Total | 1 | 1 | 1 | 33 | 33 | 15 |

Occupancy Information

| No. of Occupied Units | Occupancy Rate | Inspect Vacant Units |
|-----------------------|----------------|----------------------|
| 29 | 88% | No |

Comments BBR B1 U 101,116,301 reported to TAC by email TAC#pending Senior building

Inspection Summary Report (POA) for Inspection #565757

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): Aaron Cooper
Organization: Lucas Metropolitan Housing Authority
Address Line 1: 435 Nebraska
Address Line 2:
City: Toledo **State:** OH
ZIP: 43604 **Extension:**
Phone: (419) 259-9520 **Extension:**
Fax: (419) 259-9460 **Email:** acooper@lucasmha.org

Executive Director [Not Present During Inspection]

Name (F, MI, L): Linnie B Willis
Organization: Lucas Metropolitan Housing Authority
Address Line 1: 435 Nebraska Ave
Address Line 2:
City: Toledo **State:** OH
ZIP: 43604 **Extension:**
Phone: (419) 259-9437 **Extension:**
Fax: (419) 259-9434 **Email:** willis@LucasMHA.org

Site Manager [Present During Inspection]

Name (F, MI, L): Jennifer Kerstetter
Organization: Miller Valentine
Address Line 1: 800 Division
Address Line 2:
City: Toledo **State:** OH
ZIP: 43604 **Extension:**
Phone: (419) 243-8358 **Extension:**
Fax: (419) 243-8341 **Email:** jennifer.kersterr@mvg.com

Inspection Summary Report (POA) for Inspection #565757

Score Summary

| Area | Possible Points | Deductions(Excluding H&S) | Pre H&S Points | H&S Deductions | Final Points |
|-------------------|-----------------|---------------------------|----------------|----------------|--------------|
| Site | 13.15 | 0.00 | 13.15 | 0.00 | 13.15 |
| Building Exterior | 16.97 | 0.00 | 16.97 | 0.00 | 16.97 |
| Building Systems | 19.12 | 0.00 | 19.12 | 0.00 | 19.12 |
| Common Area | 12.73 | 0.00 | 12.73 | 0.00 | 12.73 |
| Unit | 38.02 | 0.14 | 37.88 | 0.12 | 37.76 |
| Total | 100.00 | 0.14 | 99.86 | 0.12 | 99.74 |

Score Version: 1

Score Date: 01/25/2016

Final Score: 99b*

Inspection Summary Report (POA) for Inspection #565757

Health & Safety Summary

| | Site | Buildings | Units | Total | |
|-----------------------------------|------|-----------|-------|-------|--|
| Non-Life Threatening (NLT) | | | | | Health and Safety Narrative |
| Actual | 0 | 0 | 1 | 1 | 1 site, 1 buildings and 15 units were inspected. |
| Projected | 0 | 0 | 2 | 2 | 3 health and safety deficiencies(HSD) were observed. |
| Life Threatening (LT) | | | | | Percentage Inspected: |
| Actual | 0 | 0 | 0 | 0 | Site (PIS): 100% |
| Projected | 0 | 0 | 0 | 0 | Building (PIB): 100% |
| Smoke Detectors (SD) | | | | | Unit (PIU): 45% |
| Actual | 0 | 0 | 2 | 2 | Projected HSD: |
| Projected | 0 | 0 | 4 | 4 | Site = (Actual HSDS) / PIS |
| Overall | | | | | Building = (Actual HSDB) / PIB |
| Actual | 0 | 0 | 3 | 3 | Unit = (Actual HSDU) / PIU |
| Projected | 0 | 0 | 7 | 7 | If all buildings and units were inspected, it is projected that a total of 7 health and safety deficiencies would apply to the property. |

Inspection Summary Report (POA) for Inspection #565757

Building/Unit Summary

| Entity | Expected | Actual | # Inspected | # Reported Uninspectable |
|----------|----------|--------|-------------|--------------------------|
| Building | 1 | 1 | 1 | 0 |
| Unit | 33 | 33 | 15 | 3 |

Building 134001 - Collingwood Green Phase I [Sample , Inspected]

Address Line 1: 800 DIVISION ST

Address Line 2:

City: TOLEDO State: OH
 Zip: 43604 Extension: 0477

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|--------------------|----------------|--------|---------------------|-------------------|
| Elevator Structure | 2011 | 4 | 33 | 33 |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|--------|------------|-----------|---------------------|
| 100 | 2 Bedrooms | Yes | |
| 101 | 2 Bedrooms | Yes | Other Hazard |
| 104 | 1 Bedroom | Yes | |
| 111 | 1 Bedroom | Yes | |
| 115 | 1 Bedroom | Yes | |
| 117 | 2 Bedrooms | Yes | |
| 203 | 1 Bedroom | Yes | |
| 205 | 1 Bedroom | No | Vacant |
| 212 | 1 Bedroom | Yes | |
| 218 | 2 Bedrooms | Yes | |
| 305 | 1 Bedroom | Yes | |
| 315 | 1 Bedroom | Yes | |
| 316 | 1 Bedroom | Yes | |
| 317 | 2 Bedrooms | Yes | |
| 402 | 1 Bedroom | No | Vacant |
| 410 | 1 Bedroom | Yes | |
| 412 | 1 Bedroom | Yes | |
| 414 | 1 Bedroom | Yes | |

Inspection Summary Report (POA) for Inspection #565757

Certificates

| Certificate Item | Certificate State |
|-------------------------------------|---|
| Boilers | NA - This certificate is not applicable for this property |
| Elevators | Yes - This certificate is provided or is not expired |
| Fire Alarms | Yes - This certificate is provided or is not expired |
| Lead-Based Paint Disclosure Forms | NA - This certificate is not applicable for this property |
| Lead-Based Paint Inspection Reports | NA - This certificate is not applicable for this property |
| Sprinkler Systems | Yes - This certificate is provided or is not expired |

Inspection Summary Report (POA) for Inspection #565757

Score Details

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

| Item | Deficiency | Severity | Points Deducted | Points Received |
|------|------------|----------|-----------------|-----------------|
|------|------------|----------|-----------------|-----------------|

Building 134001 - Collingwood Green Phase I - Unit 111 [Possible Points : 2.53]

Non-Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|---------|--|----------|-----------------|-----------------|
| Windows | Unit - Inoperable/Not Lockable (Windows) | Level 1 | 0.07 | |
| | | | 0.07 | 2.47 |

Building 134001 - Collingwood Green Phase I - Unit 117 [Possible Points : 2.53]

Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|----------------|--|----------|-----------------|-----------------|
| Smoke Detector | Unit - Missing/Inoperable (Smoke Detector) (SD) | Level 3 | 0.00 | |
| | | | 0.00 | 2.53 |

Building 134001 - Collingwood Green Phase I - Unit 218 [Possible Points : 2.53]

Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|--------------|---|----------|-----------------|-----------------|
| Call-for-Aid | Unit - Inoperable (Call-for-Aid) (NLT) | Level 3 | 0.12 | |
| | | | 0.12 | 2.42 |

Building 134001 - Collingwood Green Phase I - Unit 305 [Possible Points : 2.53]

Non-Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|-------|------------------------------------|----------|-----------------|-----------------|
| Walls | Unit - Peeling/Needs Paint (Walls) | Level 1 | 0.01 | |
| | | | 0.01 | 2.52 |

Building 134001 - Collingwood Green Phase I - Unit 317 [Possible Points : 2.53]

Non-Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|-------|------------------------|----------|-----------------|-----------------|
| Walls | Unit - Damaged (Walls) | Level 1 | 0.06 | |
| | | | 0.06 | 2.48 |

Building 134001 - Collingwood Green Phase I - Unit 410 [Possible Points : 2.53]

Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|----------------|--|----------|-----------------|-----------------|
| Smoke Detector | Unit - Missing/Inoperable (Smoke Detector) (SD) | Level 3 | 0.00 | |
| | | | 0.00 | 2.53 |

Inspection Summary Report (POA) for Inspection #565757

| Deficiency Details | | | |
|--|---|--|--|
| Item | Location/Comments | Deficiency/Severity | Decisions |
| Site - COLLINGWOOD GREEN, Phase 1 - Site(0) | | | |
| None | | | |
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Building Exterior | | | |
| None | | | |
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Building Systems | | | |
| None | | | |
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Common Areas | | | |
| None | | | |
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 100 | | | |
| None | | | |
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 104 | | | |
| None | | | |
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 111 | | | |
| Non-Health And Safety Deficiencies | | | |
| Windows | Living Area left window balance springs | Unit - Inoperable/Not Lockable (Windows) - L1 | <ul style="list-style-type: none"> - Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern. |
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 115 | | | |
| None | | | |

Inspection Summary Report (POA) for Inspection #565757

| Item | Location/Comments | Deficiency/Severity | Decisions |
|---|------------------------------------|---|--|
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 117 | | | |
| Non-Health And Safety Deficiencies | | | |
| Health And Safety Deficiencies | | | |
| Smoke Detector | Bedroom b2 not receiving signal | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | - Inoperable - There is NOT another functioning smoke detector on same level. |

| | | | |
|---|--|--|--|
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 203 | | | |
| None | | | |

| | | | |
|---|--|--|--|
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 212 | | | |
| None | | | |

| | | | |
|---|---|--|--|
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 218 | | | |
| Non-Health And Safety Deficiencies | | | |
| Health And Safety Deficiencies | | | |
| Call-for-Aid | Bedroom b1 blocked by resident items | Unit - Inoperable (Call-for-Aid) (NLT) - L3 | - Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function |

| | | | |
|---|--------------------------|--|---|
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 305 | | | |
| Non-Health And Safety Deficiencies | | | |
| Walls | Living Area at window | Unit - Peeling/Needs Paint (Walls) - L1 | - Peeling Paint or Needs Paint - 1 to 4 square feet of wall area |

| | | | |
|---|--|--|--|
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 315 | | | |
| None | | | |

| | | | |
|---|--|--|--|
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 316 | | | |
| None | | | |

| | | | |
|---|--------------------------|-----------------------------|--|
| Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 317 | | | |
| Non-Health And Safety Deficiencies | | | |
| Walls | Kitchen right of sink | Unit - Damaged (Walls) - L1 | - Crack(s) - Greater than 1/8" wide AND |

Inspection Summary Report (POA) for Inspection #565757

| Item | Location/Comments | Deficiency/Severity | Decisions |
|------|-------------------|---------------------|---|
| | | | greater than 11" long, but you cannot see through the crack |

Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 410

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

| | | | |
|----------------|-----------------------------------|---|--|
| Smoke Detector | Living Area not sending signal | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | - Inoperable - There is NOT another functioning smoke detector on same level. |
|----------------|-----------------------------------|---|--|

Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 412

None

Building 134001 - Collingwood Green Phase I[Sample,Inspected] - Unit 414

None

Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0). PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at <http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm>

Inspection Summary Report (POA) for Inspection #587672

Inspection Snapshot

| | | | |
|-------------------------------|-----------------------------|-----------------------------|---------------------|
| Inspection ID: | 587672 | Inspection Time: | 09:22 AM - 04:01 PM |
| Inspection Start Date: | 01/30/2017 | Inspection End Date: | 01/30/2017 |
| Property ID: | OH006000135 | Property Type: | Public Housing |
| Property Name: | Collingwood Green, Phase II | | |
| Inspection State: | Successful | Score: | 87c* |

Inspection Summary Report (POA) for Inspection #587672

Property Profile

Property Name: Collingwood Green, Phase II
Scattered Site? No **Multiple Site?** No
Address Line 1: 820 Rogan Way
Address Line 2:
City: Toledo **State:** OH
ZIP: 43604 **Extension:** _____
Phone: (419) 243-8358 **Extension:**
Fax: **Email:** constantino.morelli@mccormackbaron.com

| Type | Building | | | Units | | |
|-------------|----------|--------|---------|----------|--------|---------|
| | Expected | Actual | Sampled | Expected | Actual | Sampled |
| Residential | 11 | 11 | 11 | 34 | 34 | 15 |
| Common | 0 | | | - | - | - |
| Total | 11 | 11 | 11 | 34 | 34 | 15 |

| Occupancy Information | | |
|-----------------------|----------------|----------------------|
| No. of Occupied Units | Occupancy Rate | Inspect Vacant Units |
| 34 | 100% | No |

Comments No bed bugs. First time insepction. New construction. Snow covered property

Inspection Summary Report (POA) for Inspection #587672

Participant Profile

Executive Director [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Martin LaMar
Organization: Lucas Metropolitan Housing Authority
Address Line 1: 435 Nabraska Ave
Address Line 2:
City: Toledo **State:** OH
ZIP: 43617 **Extension:**
Phone: (419) 259-9457 **Extension:**
Fax: **Email:** mlamar@lucasmha.org

Management Agent [Present During Inspection]

Name (F, MI, L): Sam Gbadamoski
Organization: Lucas Metropolitan Housing Authority
Address Line 1: 820 Rogan Way
Address Line 2:
City: Toledo **State:** DC
ZIP: 43617 **Extension:**
Phone: (419) 242-8858 **Extension:**
Fax: **Email:**

Site Manager [Present During Inspection]

Name (F, MI, L): Constantino Morelli
Organization: Lucas Metropolitan Housing Authority
Address Line 1: 820 Rogan Way
Address Line 2:
City: Toledo **State:** OH
ZIP: 43617 **Extension:**
Phone: (419) 242-8357 **Extension:**
Fax: **Email:**

Other [Present During Inspection]

Name (F, MI, L): Mike Eais
Organization: Lucas Metropolitan Housint Authority
Address Line 1: 435 Nabraska Ave
Address Line 2:
City: Toledo **State:** OH
ZIP: 43617 **Extension:**
Phone: (419) 392-2975 **Extension:**
Fax: **Email:** meais@lucasmha.org

Other [Present During Inspection]

Name (F, MI, L): Carrie Morgan
Organization: Lucas Metropolitan Housing Authority

Inspection Summary Report (POA) for Inspection #587672

Participant Profile

Address Line 1: 435 Nabraska Ave

Address Line 2:

City: Toledo

State: OH

ZIP: 43617

Extension:

Phone: (419) 259-9413

Extension:

Fax:

Email: Cmorgan@lucasmha.org

Inspection Summary Report (POA) for Inspection #587672

Score Summary

| Area | Possible Points | Deductions(Excluding H&S) | Pre H&S Points | H&S Deductions | Final Points |
|-------------------|-----------------|---------------------------|----------------|----------------|--------------|
| Site | 17.54 | 0.00 | 17.54 | 6.36 | 11.17 |
| Building Exterior | 15.98 | 0.00 | 15.98 | 0.00 | 15.98 |
| Building Systems | 14.03 | 0.00 | 14.03 | 0.00 | 14.03 |
| Common Area | 1.13 | 0.00 | 1.13 | 0.00 | 1.13 |
| Unit | 51.32 | 1.87 | 49.44 | 4.62 | 44.82 |
| Total | 100.00 | 1.87 | 98.12 | 10.98 | 87.14 |

Score Version: 1

Score Date: 01/30/2017

Final Score: 87c*

Inspection Summary Report (POA) for Inspection #587672

Health & Safety Summary

| | Site | Buildings | Units | Total | |
|-----------------------------------|------|-----------|-------|-------|---|
| Non-Life Threatening (NLT) | | | | | Health and Safety Narrative |
| Actual | 1 | 0 | 20 | 21 | 1 site, 11 buildings and 15 units were inspected. |
| Projected | 1 | 0 | 45 | 46 | 24 health and safety deficiencies(HSD) were observed. |
| Life Threatening (LT) | | | | | Percentage Inspected: |
| Actual | 0 | 0 | 1 | 1 | Site (PIS): 100% |
| Projected | 0 | 0 | 2 | 2 | Building (PIB): 100% |
| Smoke Detectors (SD) | | | | | Unit (PIU): 44% |
| Actual | 0 | 0 | 2 | 2 | Projected HSD: |
| Projected | 0 | 0 | 5 | 5 | Site = (Actual HSDS) / PIS |
| Overall | | | | | Building = (Actual HSDB) / PIB |
| Actual | 1 | 0 | 23 | 24 | Unit = (Actual HSDU) / PIU |
| Projected | 1 | 0 | 52 | 53 | If all buildings and units were inspected, it is projected that a total of 53 health and safety deficiencies would apply to the property. |

Inspection Summary Report (POA) for Inspection #587672

Systemic Deficiencies

| Type | Area | Item | Deficiency | B/U with defects | Total B/U | % |
|----------|------|---------|--|------------------|-----------|-----|
| Capital | Unit | Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) | 10 | 15 | 67 |
| Ordinary | Site | Hazards | HS - Tripping (Hazards) | 1 | 1 | 100 |

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances)

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)

Inspection Summary Report (POA) for Inspection #587672

Building/Unit Summary

| Entity | Expected | Actual | # Inspected | # Reported Uninspectable |
|----------|----------|--------|-------------|--------------------------|
| Building | 11 | 11 | 11 | 0 |
| Unit | 34 | 34 | 15 | 0 |

Building 135001 - 820 - 830 Rogan Way [Sample , Inspected]

Address Line 1: 820 - 830 Rogan Way

Address Line 2:

City: Toledo State: OH

Zip: 43604 Extension: _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 4 | 4 |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|-----------|------------|-----------|---------------------|
| 828 Rogan | 3 Bedrooms | Yes | |

Building 135002 - 821 - 833 Clemente Trace #2 [Sample , Inspected]

Address Line 1: 821 - 833 Clemente Trace

Address Line 2:

City: Toledo State: OH

Zip: 43604 Extension: _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 6 | 6 |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|------------|------------|-----------|---------------------|
| 823 Clemen | 2 Bedrooms | Yes | |
| 827 Clemen | 2 Bedrooms | Yes | |
| 833 Clemen | 2 Bedrooms | Yes | |

Building 135003 - 801--813 Clemente Tr:340-342 Belmont [Sample , Inspected]

Inspection Summary Report (POA) for Inspection #587672

Address Line 1: 801--813 Clemente Tr:340-342 Belmont

Address Line 2:

City: Toledo State: OH

Zip: 43604 Extension: _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 4 | 4 |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|------------|------------|-----------|---------------------|
| 340 Belmon | 3 Bedrooms | Yes | |
| 805 Clemen | 2 Bedrooms | Yes | |

Building 135004 - 354-358 Belmont : 804-814 Rogan Way [Sample , Inspected]

Address Line 1: 354-356 Belmont : 802-814 Rogan

Address Line 2:

City: Toledo State: OH

Zip: 43604 Extension: _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 6 | 6 |

Comments: Building on a corner w/2 addresses

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|------------|------------|-----------|---------------------|
| 356 Belmon | 2 Bedrooms | Yes | |
| 806 Rogan | 2 Bedrooms | Yes | |
| 814 Rogan | 2 Bedrooms | Yes | |

Building 135005 - 361-369 Belmont:746 Rogan Way [Sample , Inspected]

Address Line 1: 361-369 Belmont:742-746 Rogan Way

Address Line 2:

City: Toledo State: OH

Zip: 43604 Extension: _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 3 | 3 |

Inspection Summary Report (POA) for Inspection #587672

Comments: Bulding on a corner w/2 street addresses

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|-----------|------------|-----------|---------------------|
| 746 Rogan | 3 Bedrooms | Yes | |

Building 135006 - 385 Belmont: 741-745 Rogan Way [Sample , Inspected]

Address Line 1: 385 Belmont: 741-745 Rogan

Address Line 2:

City: Toledo **State:** OH

Zip: 43604 **Extension:** _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 1 | 1 |

Comments: Building in a corner w/2 street addresses

Building 135007 - 396 Addie Way:732-736 Division [Sample , Inspected]

Address Line 1: 396 Addie Way:732-736 Division

Address Line 2:

City: Toledo **State:** OH

Zip: 43604 **Extension:** _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 2 | 2 |

Comments: Building on a corner w/2 street addresses

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|------------|------------|-----------|---------------------|
| 736 Divisi | 2 Bedrooms | Yes | |

Building 135008 - 386 Addie Way:731-735 Rogan [Sample , Inspected]

Address Line 1: 386 Addie Way:731-735 Rogan

Address Line 2:

City: Toledo **State:** OH

Zip: 43604 **Extension:** _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 1 | 1 |

Inspection Summary Report (POA) for Inspection #587672

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|-----------|------------|-----------|---------------------|
| 735 Rogan | 2 Bedrooms | Yes | |

Building 135009 - 395 Belmont:742-746 Division [Sample , Inspected]

Address Line 1: 395 Belmont:742-746 Division

Address Line 2:

City: Toledo State: OH

Zip: 43604 Extension: _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 3 | 3 |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|------------|------------|-----------|---------------------|
| 746 Divisi | 3 Bedrooms | Yes | |

Building 135010 - Collingwood Green Phase II [Sample , Inspected]

Address Line 1: 353-359 Belmont Avenue

Address Line 2:

City: Toledo State: OH

Zip: 43604 Extension: _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 2 | 2 |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|------------|------------|-----------|---------------------|
| 359 Belmon | 2 Bedrooms | Yes | |

Building 135011 - 343 Belmont;753-755 Clemente Terrace [Sample , Inspected]

Address Line 1: 341 - 343 Belmont;753-755 Clemente Terrace

Address Line 2:

City: Toledo State: OH

Inspection Summary Report (POA) for Inspection #587672

Zip: 43604

Extension: _____

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 2016 | 2 | 2 | 2 |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? |
|------------|------------|-----------|---------------------|
| 343 Belmon | 3 Bedrooms | Yes | |

Inspection Summary Report (POA) for Inspection #587672

Certificates

| Certificate Item | Certificate State |
|-------------------------------------|---|
| Boilers | NA - This certificate is not applicable for this property |
| Elevators | NA - This certificate is not applicable for this property |
| Fire Alarms | NA - This certificate is not applicable for this property |
| Lead-Based Paint Disclosure Forms | NA - This certificate is not applicable for this property |
| Lead-Based Paint Inspection Reports | NA - This certificate is not applicable for this property |
| Sprinkler Systems | NA - This certificate is not applicable for this property |

Inspection Summary Report (POA) for Inspection #587672

Score Details

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

| Item | Deficiency | Severity | Points Deducted | Points Received |
|------|------------|----------|-----------------|-----------------|
|------|------------|----------|-----------------|-----------------|

Site - Collingwood Green, Phase II - Site(0) [Possible Points : 17.54]

Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|---------|--------------------------------|----------|-----------------|-----------------|
| Hazards | HS - Tripping (Hazards) (NLT) | Level 3 | 6.36 | |
| | | | 6.36 | 11.17 |

Building 135001 - 820 - 830 Rogan Way - Unit 828 Rogan [Possible Points : 3.45]

Non-Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|---------------------------------------|--|----------|-----------------|-----------------|
| Dryer Vent | Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room)) | Level 3 | 0.16 | |
| Health And Safety Deficiencies | | | | |
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (2) (NLT) | Level 3 | 0.20 | |
| | | | 0.36 | 3.09 |

Building 135002 - 821 - 833 Clemente Trace #2 - Building Exterior [Possible Points : 2.80]

Non-Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|---|---|----------|-----------------|-----------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00 | |
| | | | 0.00 | 2.80 |

Building 135002 - 821 - 833 Clemente Trace #2 - Unit 823 Clemen [Possible Points : 3.45]

Non-Health And Safety Deficiencies

| Item | Deficiency | Severity | Points Deducted | Points Received |
|---------------------------------------|---|----------|-----------------|-----------------|
| Doors | Unit - Damaged Hardware/Locks (Doors) | Level 1 | 0.09 | |
| Doors | Unit - Missing Door (Doors) | Level 1 | 0.20 | |
| Kitchen Items | Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) | Level 2 | 0.33 | |
| Walls | Unit - Damaged (Walls) | Level 1 | 0.08 | |
| Windows | Unit - Damaged/Missing Screens (Windows) | Level 1 | 0.05 | |
| Health And Safety Deficiencies | | | | |

Inspection Summary Report (POA) for Inspection #587672

| Item | Deficiency | Severity | Points Deducted | Points Received |
|-------|---|----------|-----------------|-----------------|
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (3) (NLT) | Level 3 | 0.20 | |
| | | | 0.94 | 2.51 |

Building 135002 - 821 - 833 Clemente Trace #2 - Unit 827 Clemen [Possible Points : 3.45]

| Non-Health And Safety Deficiencies | | | | |
|------------------------------------|---|---------|-------------|-------------|
| Kitchen Items | Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) | Level 1 | 0.30 | |
| Health And Safety Deficiencies | | | | |
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT) | Level 3 | 0.20 | |
| | | | 0.50 | 2.95 |

Building 135003 - 801--813 Clemente Tr:340-342 Belmont - Building Exterior [Possible Points : 1.87]

| Non-Health And Safety Deficiencies | | | | |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00 | |
| | | | 0.00 | 1.87 |

Building 135003 - 801--813 Clemente Tr:340-342 Belmont - Unit 340 Belmon [Possible Points : 3.45]

| Health And Safety Deficiencies | | | | |
|--------------------------------|---|---------|-------------|-------------|
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT) | Level 3 | 0.20 | |
| Hazards | HS - Tripping (Hazards) (3) (NLT) | Level 3 | 0.00 | |
| | | | 0.20 | 3.25 |

Building 135003 - 801--813 Clemente Tr:340-342 Belmont - Unit 805 Clemen [Possible Points : 3.38]

| Non-Health And Safety Deficiencies | | | | |
|------------------------------------|---|---------|------|--|
| Walls | Unit - Damaged (Walls) | Level 2 | 0.16 | |
| Health And Safety Deficiencies | | | | |
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (2) (NLT) | Level 3 | 0.20 | |
| Emergency/Fire Exits | HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) | Level 3 | 2.64 | |
| Smoke Detector | Unit - Missing/Inoperable (Smoke Detector) (2) (SD) | Level 3 | 0.00 | |

Inspection Summary Report (POA) for Inspection #587672

| Item | Deficiency | Severity | Points Deducted | Points Received |
|------|------------|----------|-----------------|-----------------|
| | | | 3.00 | 0.38 |

Building 135004 - 354-358 Belmont : 804-814 Rogan Way - Building Exterior [Possible Points : 2.80]

| Non-Health And Safety Deficiencies | | | | |
|---|--|---------|------|------|
| FHEO - Accessibility to Main Floor Entrance | BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00 | |
| | | | 0.00 | 2.80 |

Building 135004 - 354-358 Belmont : 804-814 Rogan Way - Unit 356 Belmon [Possible Points : 3.45]

| Non-Health And Safety Deficiencies | | | | |
|------------------------------------|--|---------|------|------|
| Dryer Vent | Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room)) | Level 3 | 0.16 | |
| | | | 0.16 | 3.29 |

Building 135004 - 354-358 Belmont : 804-814 Rogan Way - Unit 806 Rogan [Possible Points : 3.38]

| Non-Health And Safety Deficiencies | | | | |
|------------------------------------|---|---------|------|------|
| Doors | Unit - Missing Door (Doors) | Level 1 | 0.20 | |
| Health And Safety Deficiencies | | | | |
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (4) (NLT) | Level 3 | 0.20 | |
| | | | 0.40 | 2.98 |

Building 135005 - 361-369 Belmont:746 Rogan Way - Unit 746 Rogan [Possible Points : 3.45]

| Non-Health And Safety Deficiencies | | | | |
|------------------------------------|---|---------|------|------|
| Walls | Unit - Damaged (Walls) | Level 1 | 0.08 | |
| Health And Safety Deficiencies | | | | |
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (2) (NLT) | Level 3 | 0.20 | |
| | | | 0.28 | 3.17 |

Building 135007 - 396 Addie Way:732-736 Division - Unit 736 Divisi [Possible Points : 3.45]

| Non-Health And Safety Deficiencies | | | | |
|------------------------------------|--------------------------------|---------|------|--|
| Walls | Unit - Damaged (Walls) | Level 1 | 0.08 | |
| Health And Safety Deficiencies | | | | |
| Hazards | HS - Tripping (Hazards) (NLT) | Level 3 | 0.00 | |

Inspection Summary Report (POA) for Inspection #587672

| Item | Deficiency | Severity | Points Deducted | Points Received |
|------|------------|----------|-----------------|-----------------|
| | | | 0.08 | 3.37 |

Building 135008 - 386 Addie Way:731-735 Rogan - Unit 735 Rogan [Possible Points : 3.45]

| Health And Safety Deficiencies | | | | |
|--------------------------------|---|---------|------|------|
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT) | Level 3 | 0.20 | |
| | | | 0.20 | 3.25 |

Building 135009 - 395 Belmont:742-746 Division - Unit 746 Divisi [Possible Points : 3.38]

| Health And Safety Deficiencies | | | | |
|--------------------------------|---|---------|------|------|
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (7) (NLT) | Level 3 | 0.20 | |
| | | | 0.20 | 3.18 |

Building 135010 - Collingwood Green Phase II - Unit 359 Belmon [Possible Points : 3.45]

| Health And Safety Deficiencies | | | | |
|--------------------------------|---|---------|------|------|
| Doors | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (2) (NLT) | Level 3 | 0.20 | |
| | | | 0.20 | 3.25 |

Inspection Summary Report (POA) for Inspection #587672

| Deficiency Details | | | |
|--|--|---|--|
| Item | Location/Comments | Deficiency/Severity | Decisions |
| Site - Collingwood Green, Phase II - Site(0) | | | |
| Non-Health And Safety Deficiencies | | | |
| Health And Safety Deficiencies | | | |
| Hazards | drain w/o cap end of siewalk near unit 385 Belmont | HS - Tripping (Hazards) (NLT) - L3 | - Tripping (not related to elevators) - poses a tripping risk |
| Building 135001 - 820 - 830 Rogan Way[Sample,Inspected] - Building Exterior | | | |
| None | | | |
| Building 135001 - 820 - 830 Rogan Way[Sample,Inspected] - Building Systems | | | |
| None | | | |
| Building 135001 - 820 - 830 Rogan Way[Sample,Inspected] - Common Areas | | | |
| None | | | |
| Building 135001 - 820 - 830 Rogan Way[Sample,Inspected] - Unit 828 Rogan | | | |
| Non-Health And Safety Deficiencies | | | |
| Dryer Vent | Living Area no hose | Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3 | |
| Health And Safety Deficiencies | | | |
| Doors | Kitchen air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |
| Doors | Bathroom bath 2 - hinges loose - | Unit - Damaged Frames/ Threshold/Lintels/Trim | - Bathroom Door - Frame is damaged causing |

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|------|-------------------|---------------------|--|
| | will not close | (Doors) (NLT) - L3 | the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern. |

Building 135002 - 821 - 833 Clemente Trace #2[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

| | | | |
|---|--|--|---|
| FHEO - Accessibility to Main Floor Entrance | | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|--|--|---|

Building 135002 - 821 - 833 Clemente Trace #2[Sample,Inspected] - Building Systems

None

Building 135002 - 821 - 833 Clemente Trace #2[Sample,Inspected] - Common Areas

None

Building 135002 - 821 - 833 Clemente Trace #2[Sample,Inspected] - Unit 823 Clemen

Non-Health And Safety Deficiencies

| | | | |
|-------|-----------------------------|--|--|
| Doors | Laundry Area will not latch | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2 | - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) |
| Doors | Storage will not latch | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2 | - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) |

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|---------------------------------------|---------------------------------------|--|---|
| Doors | Bedroom bdrm1 - door off frame | Unit - Missing Door (Doors) - L1 | <ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing |
| Doors | Storage door handle missing | Unit - Damaged Hardware/ Locks (Doors) - L1 | <ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked. |
| Kitchen Items | Kitchen | Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2 | <ul style="list-style-type: none"> - Dishwasher or Garbage Disposal - Dishwasher does not function |
| Walls | Bedroom bdrm 2 - near light switch | Unit - Damaged (Walls) - L1 | <ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole |
| Windows | Living Area | Unit - Damaged/Missing Screens (Windows) - L1 | <ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing |
| Health And Safety Deficiencies | | | |
| Doors | Living Area air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|--|---------------------------|--|---|
| Building 135002 - 821 - 833 Clemente Trace #2[Sample,Inspected] - Unit 827 Clemen | | | |
| Non-Health And Safety Deficiencies | | | |
| Kitchen Items | Kitchen lower compartment | Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1 | - Refrigerator - Door seals are deteriorated |
| Health And Safety Deficiencies | | | |
| Doors | Kitchen | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |

Building 135002 - 821 - 833 Clemente Trace #2[Sample,Inspected] - Unit 833 Clemen

None

Building 135003 - 801--813 Clemente Tr:340-342 Belmont[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

| | | | |
|---|--|--|---|
| FHEO - Accessibility to Main Floor Entrance | | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|--|--|---|

Building 135003 - 801--813 Clemente Tr:340-342 Belmont[Sample,Inspected] - Building Systems

None

Building 135003 - 801--813 Clemente Tr:340-342 Belmont[Sample,Inspected] - Common Areas

None

Building 135003 - 801--813 Clemente Tr:340-342 Belmont[Sample,Inspected] - Unit 340 Belmon

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|---------|---|--|---|
| Doors | Hallway | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |
| Hazards | Bedroom tv cable across egress | HS - Tripping (Hazards) (NLT) - L3 | - Tripping (not related to elevators) - poses a tripping risk |
| Hazards | Living Area tv cable across egress route | HS - Tripping (Hazards) (NLT) - L3 | - Tripping (not related to elevators) - poses a tripping risk |
| Hazards | Bedroom bdm 2 - tv cable across egress route | HS - Tripping (Hazards) (NLT) - L3 | - Tripping (not related to elevators) - poses a tripping risk |

Building 135003 - 801--813 Clemente Tr:340-342 Belmont[Sample,Inspected] - Unit 805 Clemen

Non-Health And Safety Deficiencies

| | | | |
|-------|---|-----------------------------|---|
| Walls | Kitchen wall recently damaged due to vehicle accident - repairs in process | Unit - Damaged (Walls) - L2 | <ul style="list-style-type: none"> - Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected. |
|-------|---|-----------------------------|---|

Health And Safety Deficiencies

| | | | |
|-------|-------------------------|--|---|
| Doors | Kitchen trim missing | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and |
|-------|-------------------------|--|---|

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|----------------------|---|--|--|
| | | | Safety concern. |
| Doors | Bathroom bath 1 - hinges loose - doorwill not close | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | - Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern. |
| Emergency/Fire Exits | Kitchen handset inoperable - dor recently damaged due to vhicle accident - repairs in process | HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3 | - Emergency/Fire Exits (applies only on third or lower floors) - Unusable |
| Smoke Detector | Living Area | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | - Inoperable - There is NOT another functioning smoke detector on same level. |
| Smoke Detector | Hallway hall up | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | - Inoperable - There is NOT another functioning smoke detector on same level. |

Building 135004 - 354-358 Belmont : 804-814 Rogan Way[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

| | | | |
|--|--|---|--|
| FHEO - Accessibility to Main Floor Entrance | | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|--|--|---|--|

Building 135004 - 354-358 Belmont : 804-814 Rogan Way[Sample,Inspected] - Building Systems

None

Building 135004 - 354-358 Belmont : 804-814 Rogan Way[Sample,Inspected] - Common Areas

None

Building 135004 - 354-358 Belmont : 804-814 Rogan Way[Sample,Inspected] - Unit 356 Belmon

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|---|--|---|-----------|
| Non-Health And Safety Deficiencies | | | |
| Dryer Vent | Laundry Area hose not completely attached | Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3 | |

| Building 135004 - 354-358 Belmont : 804-814 Rogan Way[Sample,Inspected] - Unit 806 Rogan | | | |
|---|--|--|---|
| Non-Health And Safety Deficiencies | | | |
| Doors | Bedroom bdrm 1 - hingh loose - will not close | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2 | <ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) |
| Doors | Bedroom bdrm 2 - door off hinges | Unit - Missing Door (Doors) - L1 | <ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing |
| Health And Safety Deficiencies | | | |
| Doors | Kitchen air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |
| Doors | Kitchen air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the |

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|---------|------------------------------|--|--|
| | | | edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |
| Doors | Bathroom will not latch | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | - Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern. |
| Hazards | Kitchen pizza box in oven | HS - Other (Hazards) (NLT) - L3 | - Any other - This DOES pose a risk of bodily injury. |

Building 135004 - 354-358 Belmont : 804-814 Rogan Way[Sample,Inspected] - Unit 814 Rogan

None

Building 135005 - 361-369 Belmont:746 Rogan Way[Sample,Inspected] - Building Exterior

None

Building 135005 - 361-369 Belmont:746 Rogan Way[Sample,Inspected] - Building Systems

None

Building 135005 - 361-369 Belmont:746 Rogan Way[Sample,Inspected] - Common Areas

None

Building 135005 - 361-369 Belmont:746 Rogan Way[Sample,Inspected] - Unit 746 Rogan

Non-Health And Safety Deficiencies

| | | | |
|-------|-------------------|--------------------------------|---|
| Walls | Bedroom bdrm 2 | Unit - Damaged (Walls) - L1 | - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole |
|-------|-------------------|--------------------------------|---|

Health And Safety Deficiencies

| | | | |
|-------|--------------------------------|--|--|
| Doors | Living Area air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | - Entry Door to Unit - Frame is damaged causing the door not to function or |
|-------|--------------------------------|--|--|

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|-------|-------------------------|--|--|
| | | | lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |
| Doors | Bathroom will not latch | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | - Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern. |

Building 135006 - 385 Belmont: 741-745 Rogan Way[Sample,Inspected] - Building Exterior

None

Building 135006 - 385 Belmont: 741-745 Rogan Way[Sample,Inspected] - Building Systems

None

Building 135006 - 385 Belmont: 741-745 Rogan Way[Sample,Inspected] - Common Areas

None

Building 135007 - 396 Addie Way:732-736 Division[Sample,Inspected] - Building Exterior

None

Building 135007 - 396 Addie Way:732-736 Division[Sample,Inspected] - Building Systems

None

Building 135007 - 396 Addie Way:732-736 Division[Sample,Inspected] - Common Areas

None

Building 135007 - 396 Addie Way:732-736 Division[Sample,Inspected] - Unit 736 Divisi

Non-Health And Safety Deficiencies

| | | | |
|-------|----------|--------------------------|-----------|
| Walls | Bathroom | Unit - Damaged (Walls) - | - Hole(s) |
|-------|----------|--------------------------|-----------|

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|---------------------------------------|--|------------------------------------|--|
| | bath 2 | L1 | - Between one square inch and up to a sheet of paper, but, you cannot see through the hole |
| Health And Safety Deficiencies | | | |
| Hazards | Living Area tnv cable across egress route | HS - Tripping (Hazards) (NLT) - L3 | - Tripping (not related to elevators) - poses a tripping risk |

Building 135008 - 386 Addie Way:731-735 Rogan[Sample,Inspected] - Building Exterior

None

Building 135008 - 386 Addie Way:731-735 Rogan[Sample,Inspected] - Building Systems

None

Building 135008 - 386 Addie Way:731-735 Rogan[Sample,Inspected] - Common Areas

None

Building 135008 - 386 Addie Way:731-735 Rogan[Sample,Inspected] - Unit 735 Rogan

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

| | | | |
|-------|----------------------------|--|---|
| Doors | Kitchen air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |
|-------|----------------------------|--|---|

Building 135009 - 395 Belmont:742-746 Division[Sample,Inspected] - Building Exterior

None

Building 135009 - 395 Belmont:742-746 Division[Sample,Inspected] - Building Systems

None

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|--|-------------------|---------------------|-----------|
| Building 135009 - 395 Belmont:742-746 Division[Sample,Inspected] - Common Areas | | | |
| None | | | |

Building 135009 - 395 Belmont:742-746 Division[Sample,Inspected] - Unit 746 Divisi

| Non-Health And Safety Deficiencies | | | |
|---|---|--|---|
| Doors | Bedroom bdrm 1 - will not latch | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2 | <ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) |
| Doors | Hallway door to deck - air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2 | <ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) |
| Doors | Bedroom bdrm 2 - will not latch | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2 | <ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) |
| Health And Safety Deficiencies | | | |
| Doors | Hallway air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and |

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|-------|--|--|---|
| | | | Safety concern. |
| Doors | Living Area air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |
| Doors | Bathroom bath 2 - will not latch | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern. |
| Doors | Bathroom bath 3 - door will not close | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern. |

Building 135010 - Collingwood Green Phase II[Sample,Inspected] - Building Exterior

None

Building 135010 - Collingwood Green Phase II[Sample,Inspected] - Building Systems

None

Building 135010 - Collingwood Green Phase II[Sample,Inspected] - Common Areas

None

Inspection Summary Report (POA) for Inspection #587672

| Item | Location/Comments | Deficiency/Severity | Decisions |
|---|------------------------------------|--|---|
| Building 135010 - Collingwood Green Phase II[Sample,Inspected] - Unit 359 Belmon | | | |
| Non-Health And Safety Deficiencies | | | |
| Doors | Bedroom bdrm 2 - will not latch | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2 | <ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) |
| Health And Safety Deficiencies | | | |
| Doors | Living Area air /light leak | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> - Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern. |

Building 135011 - 343 Belmont;753-755 Clemente Terrace[Sample,Inspected] - Building Exterior

None

Building 135011 - 343 Belmont;753-755 Clemente Terrace[Sample,Inspected] - Building Systems

None

Building 135011 - 343 Belmont;753-755 Clemente Terrace[Sample,Inspected] - Common Areas

None

Building 135011 - 343 Belmont;753-755 Clemente Terrace[Sample,Inspected] - Unit 343 Belmon

None

Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0), PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at <http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm>