



Semper Fi Home Inspections

HUD REAC PRE-INSPECTION

An independent pre-inspection prepared for the property owner. Not a HUD inspection. Not affiliated with HUD, REAC, or any HUD contractor.

Cedar Ridge Apartments (Sample Property)

2150 Cedar Ridge Drive, Temecula, CA 92592

Inspected	September 22, 2026
Units inspected	37
Units at property	120

PREPARED BY

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Cedar Ridge Apartments (Sample Property)

2150 Cedar Ridge Drive, Temecula, CA 92592

Inspected September 22, 2026
 Units inspected 37
 Units at property 120

71

projected score out of 100

PROJECTED PASS

passing threshold 60
 67 deficiencies recorded

This is a projected NSPIRE score based on the areas and units inspected during this visit. HUD scores from a statistical sample of units that HUD selects, so an official inspection may examine different units and reach a different score.

How this score was calculated

Every property begins at 100 points. Each deficiency deducts points according to its severity and the area it was found in. The total is divided by the number of units inspected. HUD reports the result as a whole number, so the unrounded figure is shown here too - otherwise the column does not appear to add up.

Starting score	100
Total deductions	-1076.0
Units inspected	/ 37
Deduction per unit	-29.08
Unrounded score	70.92
Projected score (HUD rounds to a whole number)	71

Points deducted by area

Outside	52.2
Inside	417.8
Unit	606.0

Unit-level deficiencies deduct 16.4 points from the score (606.0 points recorded across 37 units inspected). HUD fails a property outright when this deduction reaches 30, whatever the overall score.

What this score means for your inspection cycle

These are the cycles 24 CFR Part 5 Subpart G sets for a scored REAC inspection. This is a projected score from a pre-REAC walk, not a HUD result, so it indicates where the property stands rather than what HUD has determined.

Standard 3 performing property

24 CFR 5.705(c)(2)(iii)

A score below 80. HUD inspects annually.

9 more points would reach Standard 2 performing property - inspected every 2 years instead of annually.

At 60 or above, the owner's own post-report survey may be limited to the deficiencies the inspection cited.

24 CFR 5.711(c)(2)

FHA-insured section 232 facilities may be exempted from physical inspection where HUD accepts a State or local inspection regime (24 CFR 5.705(c)(7)).

Housing Choice Voucher, Project-Based Voucher and Moderate Rehabilitation units are not scored and ranked under 24 CFR 5.711, so the performing-standard cycle does not apply to them. Their inspection frequency is set by 24 CFR 982.405, 983.103 and 882.516.

How the deficiencies were recorded

These are HUD's own rules for how an inspector records what they find, from the Protocol Guide its inspectors work to. They govern the RECORD, not whether something is a deficiency - a clean check here does not mean a clean inspection.

Source: HUD NSPIRE Inspection Protocol & Guidance, August 2024 Version 1.0, Section 5.3 (pages 12-13)

Checked 67 recorded deficiencies against HUD's recording rules. Nothing to correct.

Repeated defects are CITED for every instance and DEDUCTED once per inspectable area instance - once per inspected unit, once per inspected building for Inside, and once for the Outside area. Final NSPIRE Scoring Notice, 7 July 2023, "Duplicate Defects". Inside deductions are grouped by the building recorded on the area; an Inside area with no building is grouped by the area itself, which charges a repeat across two common areas of one building twice rather than risk charging a multi-building property once.

Sampling and vacancy

What HUD's own sample would look like at this property. These figures come from the counts the inspector was given and do not affect the projected score above.

HUD-assisted units	120
Program	Multifamily
HUD sample size	26
Assisted units vacant	7
Occupancy	94%
Vacancy rate	5.83%

Multifamily at 94% occupancy (5.83% vacancy): 86% or above, so every vacant unit in the sample is REPLACED with an alternate.

Sample size follows HUD's NSPIRE Sample Size Chart. HUD selects the actual sample for a REAC inspection; this is the size and the selection rules HUD would apply, used here to plan a pre-REAC walk.

Documents and certificates

Documents and certificates are not scored deficiencies. They are listed because a REAC inspector will ask for them, and a property that cannot produce one on the day loses time it does not have.

Original construction 1974. Built before 1978, so Lead-Based Paint documentation applies.

Certificates

Elevator	Not applicable
Garden-style walk-ups; no elevators.	
Boiler	Present - expiring
Expires in 42 days (2026-11-03) - renew before a REAC inspection.	
Building A central boiler.	

Photograph



Sprinkler system

Expires in 18 days (2026-10-10) - renew before a REAC inspection.
Annual inspection due - schedule before REAC.

Present - expiring

Photograph



Fire alarm system

Valid until 2027-02-14.

Present

Photograph



Other certificate

Expired 52 days ago (2026-08-01).
Backflow preventer test.

Present - EXPIRED

Photograph



Lead-Based Paint

LBP Inspection Report

Present

Risk assessment on file in the leasing office.

Photograph



LBP Disclosure Forms

Present

Evidence of exemption

Not applicable

Requested documents

Rent roll or all-inclusive list

Present

Site map

Present

Lead-Based Paint report and disclosure forms

Present

Certificates

Present

Copy of the resident notification letter

Present

Original construction date

Present

Carbon monoxide sources and locations

Not provided

Management could not list which units have gas appliances.

Scattered site details

Not applicable

Before a REAC inspection

Not provided on the day: Carbon monoxide sources and locations

Expired: Other certificate

What to correct first

Ordered by the points each correction returns to the score, then by how quickly HUD requires it done.

- +1.6** SMOKE ALARM - Smoke alarm does not produce an audio or visual alarm when tested. (A-104)
Life-Threatening · Unit · correct within 24 hours · due 23 Sep 2026
- +1.6** CARBON MONOXIDE ALARM - Carbon monoxide alarm is missing, not installed, or not installed in affirmative habitability requirement a proper location. (A-206)
Life-Threatening · Unit · correct within 24 hours · due 23 Sep 2026
- +1.6** ELECTRICAL – CONDUCTOR, OUTLET, AND SWITCH - Outlet or switch is damaged. (B-103)
Life-Threatening · Unit · correct within 24 hours · due 23 Sep 2026
- +1.6** SMOKE ALARM - Smoke alarm is not installed where required. Affirmative habitability requirement (B-209)
Life-Threatening · Unit · correct within 24 hours · due 23 Sep 2026
- +1.6** CLOTHES DRYER EXHAUST VENTILATION - Electric dryer transition duct is detached or missing. (C-202)
Life-Threatening · Unit · correct within 24 hours · due 23 Sep 2026
- +1.6** FLAMMABLE AND COMBUSTIBLE ITEM - Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. Or improperly stored chemicals. (D-203)
Life-Threatening · Unit · correct within 24 hours · due 23 Sep 2026
- +1.6** SMOKE ALARM - Smoke alarm is obstructed. (E-209)
Life-Threatening · Unit · correct within 24 hours · due 23 Sep 2026
- +1.5** ELECTRICAL – CONDUCTOR, OUTLET, AND SWITCH - Exposed electrical conductor.
Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026
- +1.5** FLAMMABLE AND COMBUSTIBLE ITEM - Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. Or improperly stored chemicals.
Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026
- +1.5** FIRE EXTINGUISHER - Fire extinguisher service tag is missing, illegible, or expired.
Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026
- +1.5** SPRINKLER ASSEMBLY - Sprinkler assembly has evidence of corrosion.
Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026
- +1.5** EXIT SIGN - Exit sign is damaged, missing, obstructed, or not adequately illuminated.
Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026
- +1.5** CLOTHES DRYER EXHAUST VENTILATION - Dryer transition duct is constructed of unsuitable material.
Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026
- +0.4** ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER - GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable. (B-105)
Severe · Unit · correct within 24 hours · due 23 Sep 2026
- +0.4** WATER HEATER - Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material. (B-201)
Severe · Unit · correct within 24 hours · due 23 Sep 2026
- +0.4** DOOR – ENTRY - Entry door cannot be secured. (C-207)
Severe · Unit · correct within 24 hours · due 23 Sep 2026

- +0.4** DOOR – FIRE LABELED - An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.
Severe · Inside · correct within 24 hours · due 23 Sep 2026
- +0.4** ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER - GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.
Severe · Inside · correct within 24 hours · due 23 Sep 2026
- +0.4** LIGHTING – AUXILIARY - Auxiliary lighting is damaged, missing, or fails to illuminate when tested.
Severe · Inside · correct within 24 hours · due 23 Sep 2026
- +0.4** DOOR – FIRE LABELED - Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.
Severe · Inside · correct within 24 hours · due 23 Sep 2026

Findings by place

The deficiency, the criteria that establishes it, the severity and the correction window below are HUD's own text, from the NSPIRE Standards with the page noted. The corrective measure is this inspector's recommendation - HUD's standards define what is deficient and do not prescribe repairs.

Everything found in one place is printed together, so each block below is one work order. The units come first, then the common areas inside the building, then outside.

Building A

Units

Building A / A-102

Building A / A-102 / Kitchen

1. COOKING APPLIANCE - A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.

Moderate · Unit · A-102 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.64

Inspector's observation

Left rear burner does not ignite; igniter clicks, no flame. Other three burners operate.

Why it is deficient

A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.

Corrective measure

Repair or replace the burner so that it operates as intended.

Photographs



Left rear burner - no flame when tested

Building A / A-102 / Bathroom

2. TOILET - Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.

Low · Unit · A-102 · correct within 60 days · due 21 Nov 2026 · NSPIRE Standards p.429

Inspector's observation

Toilet seat hinge broken on one side. Toilet flushes and discharges normally.

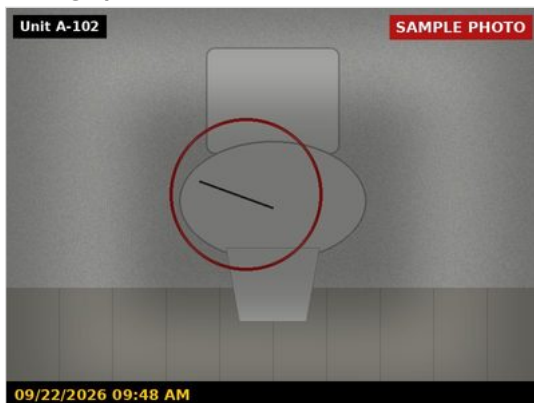
Why it is deficient

Toilet component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to safely discharge human waste. OR Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and it does not limit the resident's ability to safely discharge human waste. OR Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) and it does not limit the resident's ability to safely discharge human waste.

Corrective measure

Repair or replace the toilet component so that it is fully operable.

Photographs



Seat hinge broken

Building A / A-104

Building A / A-104 / Bedroom 1

3. SMOKE ALARM - Smoke alarm does not produce an audio or visual alarm when tested.

Life-Threatening · Unit · A-104 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.389

Inspector's observation

Hard-wired smoke alarm did not sound when the test button was pressed. No indicator light.

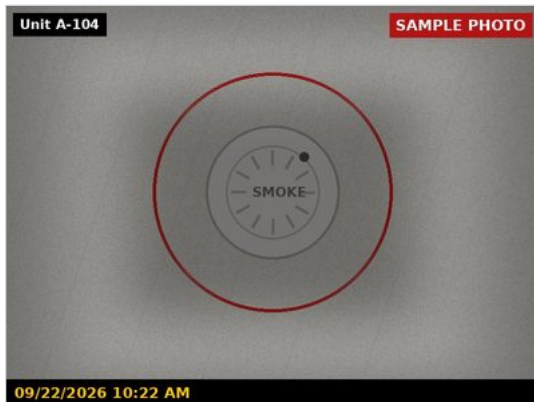
Why it is deficient

Smoke alarm does not produce an audio or visual alarm when tested.

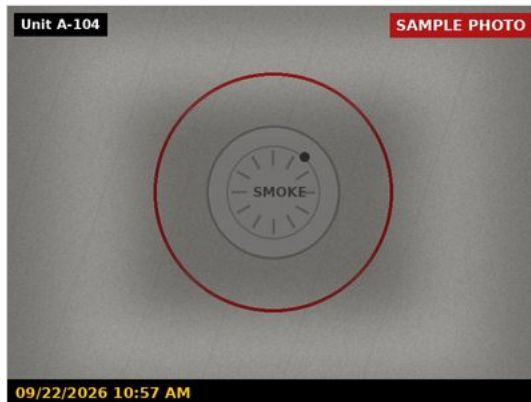
Corrective measure

Test the smoke alarm; replace the unit or its power source so that it alarms when tested.

Photographs



No alarm on test



Close-up - no power indicator

Building A / A-104 / Kitchen

4. CABINET AND STORAGE - Storage component is damaged, inoperable, or missing.

Moderate · Unit · A-104 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.17

Inspector's observation

Base cabinet door off its hinges, left of range.

Why it is deficient

50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are damaged (i.e., visibly defective; impacts functionality). OR 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage). OR 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are missing (i.e., evidence of prior installation, but now not present or is incomplete).

Corrective measure

Repair or replace the storage component so that it is fully operable.

Photographs



Cabinet door detached

Building A / A-107

Building A / A-107 / Bathroom

5. VENTILATION - Exhaust system does not respond to the control switch.

Moderate · Unit · A-107 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.441

Inspector's observation

Exhaust fan does not run when switched on. Bathroom has no operable window.

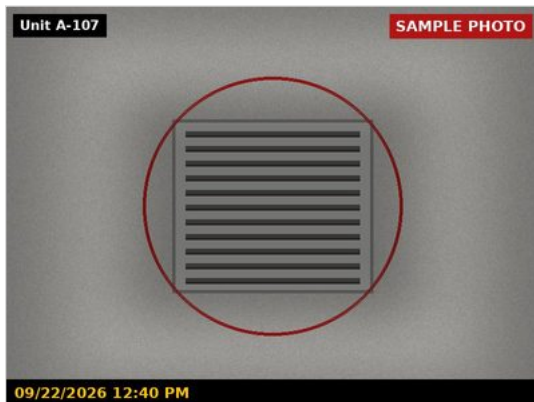
Why it is deficient

Exhaust system does not respond to the control switch.

Corrective measure

Repair or replace the control and its wiring so that the exhaust system responds to it.

Photographs



Exhaust fan - no response to switch

6. MOLD-LIKE SUBSTANCE - Presence of mold-like substance at moderate levels is observed visually.

Moderate · Unit · A-107 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.322

Inspector's observation

Mold-like substance on ceiling above tub, approximately 6 sq ft. Likely related to the inoperable exhaust fan.

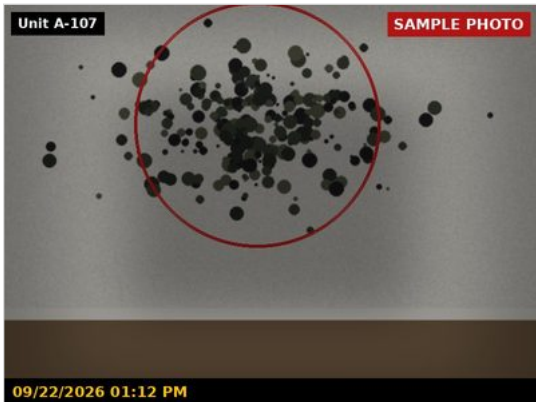
Why it is deficient

Cumulative area of patches is more than 4 square inches and less than 1 square foot in a room.

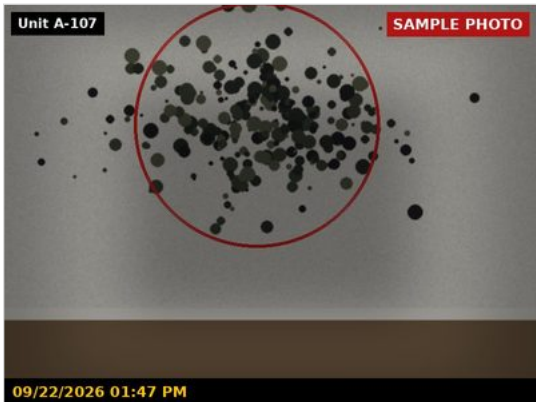
Corrective measure

Identify and correct the moisture source, then remove the affected material following safe-handling practice.

Photographs



Ceiling above tub



Wider view

Building A / A-110

Building A / A-110 / Living Room

7. WALL – INTERIOR - Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.

Moderate · Unit · A-110 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.458

Inspector's observation

Hole approximately 5 in. diameter behind entry door - no door stop installed.

Why it is deficient

A hole is greater than 2 inches in diameter. OR An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.

Corrective measure

Patch or replace the affected area so the surface is continuous and sound.

Photographs



Hole behind entry door

8. DOOR – ENTRY - Entry door seal, gasket, or stripping is damaged, inoperable, or missing.

Moderate · Unit · A-110 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.84

Inspector's observation

Weatherstripping missing along the latch side of the entry door; daylight visible.

Why it is deficient

The entry door seal, gasket, or stripping is: - damaged (i.e., visibly defective; impacts functionality); - inoperable (i.e., overall system or component thereof is not meeting function/purpose, with or without visible damage); or - missing (i.e., evidence of prior installation, but now not present or is incomplete). AND ONE OF THE FOLLOWING CONDITIONS:
Condition 1: - General door type: Results in a gap of ¼ inch wide or greater between the door slab and the stop molding on the jamb or the jamb itself, or between the bottom of the door and the threshold or floor AND permits light around the closed door. - Special door type: Results in a gap of ¼ inch wide or greater around or under the door or where the doors meet AND permits light around the closed door or where the doors meet. Condition 2: - General door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door. - Special door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door or where the doors meet.

Corrective measure

Repair or replace the entry door seal, gasket, or stripping so that it is fully operable.

Photographs



Weatherstripping missing

Building A / A-203

Building A / A-203 / Kitchen

9. LEAK – WATER - Plumbing leak.

Moderate · Unit · A-203 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.298

Inspector's observation

Active drip at the P-trap slip joint under the kitchen sink. Cabinet floor is water-stained and soft.

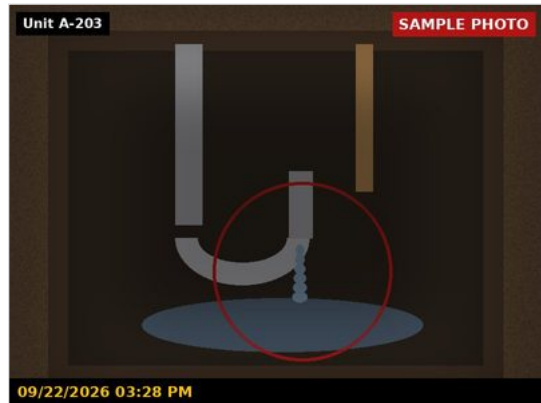
Why it is deficient

Failure of a plumbing system that allows for water intrusion in unintended areas.

Corrective measure

Have the failed pipe, fitting, or fixture connection repaired or replaced, then dry and make good the damaged materials.

Photographs



Active leak at P-trap



Cabinet floor damage

Building A / A-203 / Bathroom

10. SINK - Sink component is damaged or missing and the sink is functionally adequate.

Low · Unit · A-203 · correct within 60 days · due 21 Nov 2026 · NSPIRE Standards p.375

Inspector's observation

Drain stopper missing from lavatory. Sink drains normally.

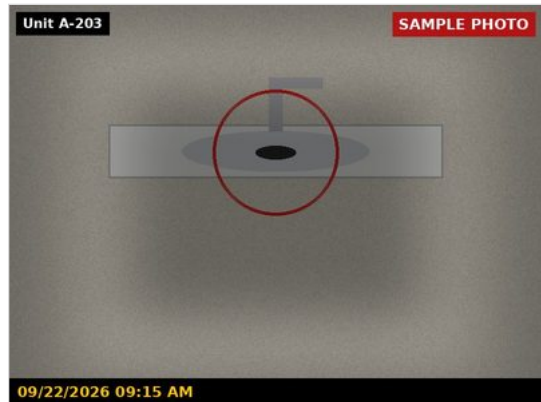
Why it is deficient

Sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is functionally adequate.

Corrective measure

Repair or replace the damaged sink component.

Photographs



Stopper missing

Building A / A-206

Building A / A-206 / Hallway

11. CARBON MONOXIDE ALARM - Carbon monoxide alarm is missing, not installed, or not installed in affirmative habitability requirement a proper location.

Life-Threatening · Unit · A-206 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.25

Inspector's observation

Unit has a gas range and gas furnace. No CO alarm installed outside the sleeping area.

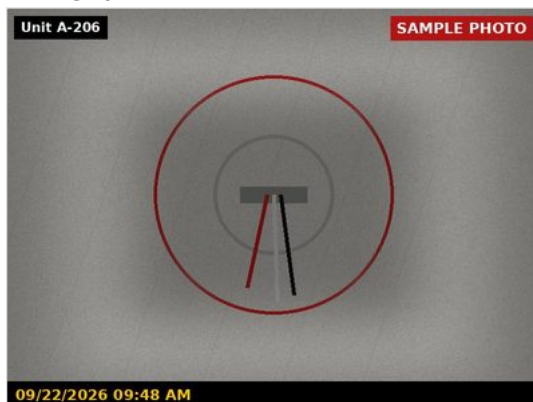
Why it is deficient

One (1) or more of the following scenarios exists: 1. Unit contains a fuel-burning appliance or fuel-burning fireplace, and a carbon monoxide alarm is not installed: a. in the immediate vicinity of each bedroom. OR b. within each bedroom. 2. Bedroom or bathroom attached to bedroom: a. contains a fuel-burning appliance or fuel-burning fireplace. OR b. has adjacent spaces from which byproducts of combustion gases can flow. AND c. Carbon monoxide alarm is not installed in each bedroom. 3. Unit or bedroom is served by a forced-air furnace that is located elsewhere and a carbon monoxide alarm is not installed: a. in the immediate vicinity of each bedroom. OR b. within each bedroom. OR c. within the room or area with the first duct register and the carbon monoxide alarm signals are automatically transmitted to an approved location. 4. Unit or bedroom is located in a building that contains a fuel-burning appliance or fuel-burning fireplace and: a. a carbon monoxide alarm is not installed in an approved location between the fuel-burning appliance or fuel-burning fireplace and the Unit or bedroom. OR b. a carbon monoxide alarm is not installed on the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace. OR c. the Unit or bedroom has communicated openings to the fuel-burning appliance or fuel-burning fireplace and a carbon monoxide alarm is not installed: i. in the immediate vicinity of each bedroom. OR ii. within each bedroom. 5. Unit or bedroom is located one (1) story or less above or below an attached private garage that: a. does not have natural ventilation. OR b. is enclosed and does not have a ventilation system for vehicle exhaust. AND c. Carbon monoxide alarm is not installed: i. in the immediate vicinity of each bedroom. OR ii. within each bedroom.

Corrective measure

Install a working carbon monoxide alarm in each location the standard requires, sited and mounted to the manufacturer's instructions.

Photographs



No CO alarm - hallway outside bedrooms



Gas range in unit (CO source)

Building A / A-211

No deficiencies recorded here.

Building A / A-212

No deficiencies recorded here.

Inside — common areas

Building A / Mechanical Room

12. ELECTRICAL – CONDUCTOR, OUTLET, AND SWITCH - Exposed electrical conductor.

Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.133

Inspector's observation

Junction box cover missing above the boiler; energized conductors exposed.

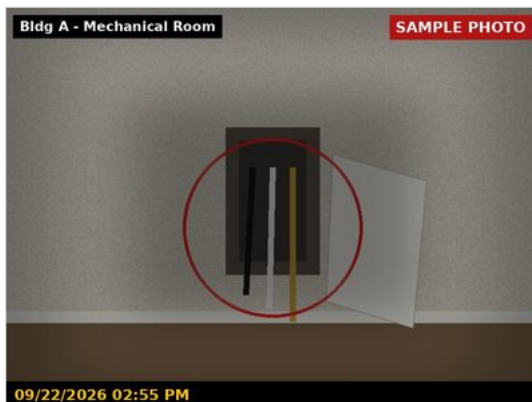
Why it is deficient

Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open port, missing knockout, missing outlet or switch cover, or missing breaker or fuse). OR An opening or gap is present and measures greater than ½ inch.

Corrective measure

Fit the missing outlet or switch cover, knockout seal, blanking plate, or a breaker or fuse of the correct rating, so that no opening or gap over half an inch is left. Where sheathing is damaged or missing, or a conductor is otherwise exposed, have a licensed electrician de-energize the circuit and terminate the conductor in an approved enclosure or remove it.

Photographs



Open junction box - exposed conductors

13. FLAMMABLE AND COMBUSTIBLE ITEM - Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. Or improperly stored chemicals.

Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.183

Inspector's observation

Paint cans and cardboard stored within 3 ft of the boiler.

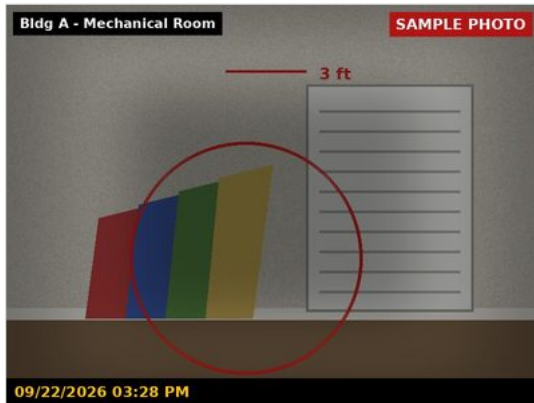
Why it is deficient

Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.

Corrective measure

Remove the flammable or combustible item and keep the space within three feet of the appliance clear of anything that can ignite. Return improperly stored chemicals to their proper closed containers and store them away from heat and ignition sources.

Photographs



Combustibles within 3 ft of boiler

14. WATER HEATER - The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

Moderate · Inside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.467

Inspector's observation

Common water heater TPR discharge pipe ends 14 in. above the floor.

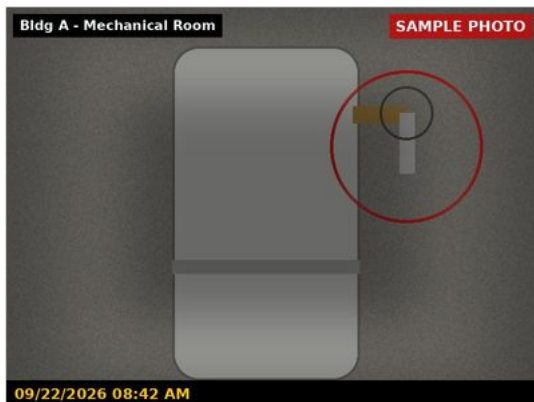
Why it is deficient

The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

Corrective measure

Install or re-route the relief valve discharge piping so that it terminates where HUD's criteria requires.

Photographs



Discharge pipe too short

Building A / Laundry Room

15. FIRE EXTINGUISHER - Fire extinguisher service tag is missing, illegible, or expired.

Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.176

Inspector's observation

Service tag last punched 08/2024. Expired.

Why it is deficient

The date on the service tag of any fire extinguisher has exceeded one year. OR The fire extinguisher tag is missing or illegible. OR A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

Corrective measure

Have the extinguisher serviced by a licensed fire equipment servicer and a current, legible service tag fitted. A nonchargeable or disposable extinguisher more than twelve years old by its manufacture date cannot be serviced and must be replaced.

Photographs



09/22/2026 09:15 AM

Expired service tag

Building A / Stairwell 1

16. HANDRAIL - Handrail is not secure.

Moderate · Inside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.229

Inspector's observation

Handrail loose at the lower bracket; moves more than 1 in.

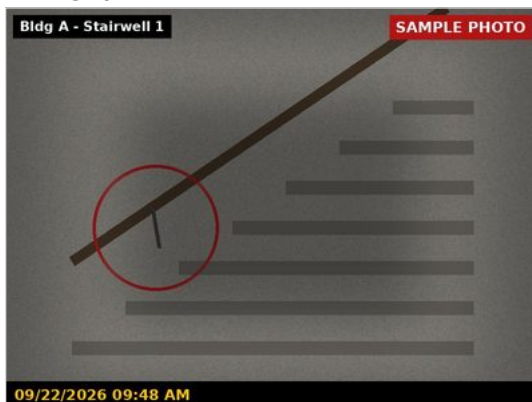
Why it is deficient

There is movement in the anchors of the handrail.

Corrective measure

Re-secure the handrail to solid backing so that no movement is present.

Photographs



09/22/2026 09:48 AM

Handrail loose at bracket

Building A / Community Room

17. DOOR – FIRE LABELED - An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

Severe · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.100

Inspector's observation

Fire-labeled corridor door held open with a wooden wedge.

Why it is deficient

An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching. OR An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.

Corrective measure

Remove the object holding the fire door open or blocking its swing - wedges, props, stored items, furniture - and confirm the door seats in its frame and latches on its own.

Photographs



Fire door wedged open

Building B

Units

Building B / B-101

Building B / B-101 / Kitchen

18. REFRIGERATOR - Refrigerator component is damaged such that it impacts functionality.

Moderate · Unit · B-101 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.346

Inspector's observation

Door gasket torn along the hinge side; door does not seal. Interior temperature 46 F.

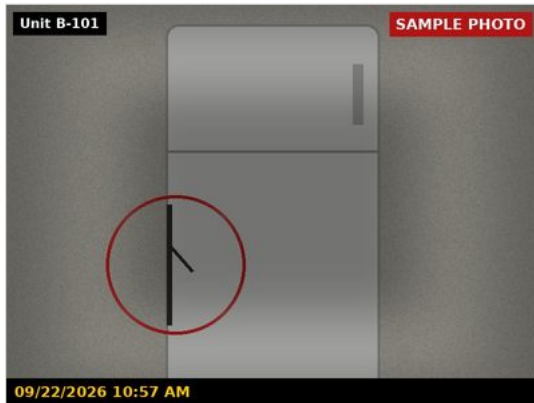
Why it is deficient

Refrigerator component is damaged (i.e., visibly defective) such that it impacts functionality.

Corrective measure

Repair or replace the damaged refrigerator component.

Photographs



Torn door gasket

19. INFESTATION - Evidence of cockroaches.

Moderate · Unit · B-101 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.259

Inspector's observation

Live cockroaches and droppings in base cabinets and behind range.

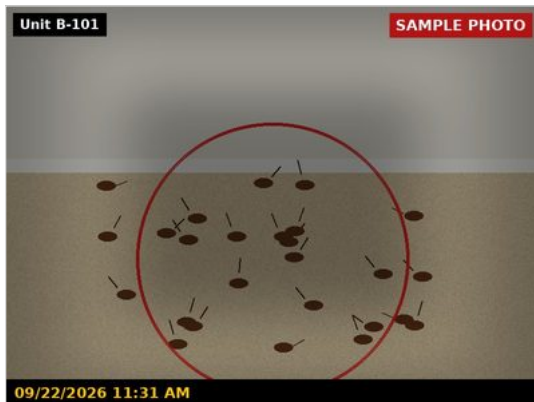
Why it is deficient

Evidence of cockroaches is found (i.e., a live or dead cockroach, shed skins, droppings, or egg cases).

Corrective measure

Engage licensed pest control to treat the infestation and seal the points of entry.

Photographs



Cockroach activity - base cabinet

Building B / B-103

Building B / B-103 / Bedroom 1

20. WINDOW - Window will not open or stay open.

Moderate · Unit · B-103 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.476

Inspector's observation

Bedroom window will not stay open; balance spring broken.

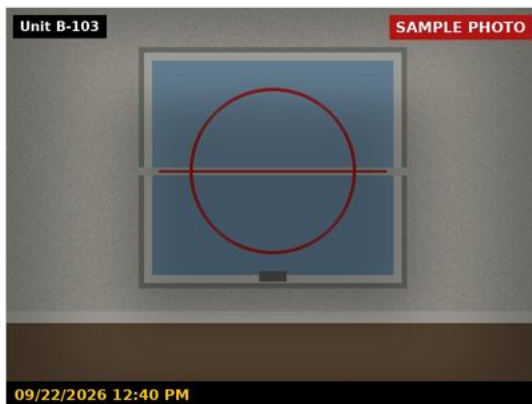
Why it is deficient

Window will not open. OR Once opened, window will not stay open without the use of a tool or item.

Corrective measure

Free or replace the hardware so that the window opens and closes fully.

Photographs



Sash will not stay open

21. ELECTRICAL – CONDUCTOR, OUTLET, AND SWITCH - Outlet or switch is damaged.

Life-Threatening · Unit · B-103 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.123

Inspector's observation

Receptacle face cracked with a piece missing; contacts visible. Bed pushed against it.

Why it is deficient

Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.

Corrective measure

Have a licensed electrician de-energize the circuit and repair or replace the damaged outlet or switch before the circuit is restored.

Photographs



Cracked receptacle



Close-up

Building B / B-105

Building B / B-105 / Bathroom

22. ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER - GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.

Severe · Unit · B-105 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.138

Inspector's observation

GFCI receptacle at vanity does not trip when tested with the tester or the TEST button.

Why it is deficient

GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).

Corrective measure

Repair or replace the GFCI outlet or GFCI breaker so that it is fully operable.

Photographs



GFCI fails to trip

23. TOILET - Toilet is not secured at the base.

Moderate · Unit · B-105 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.427

Inspector's observation

Toilet rocks at the base; wax seal may be compromised.

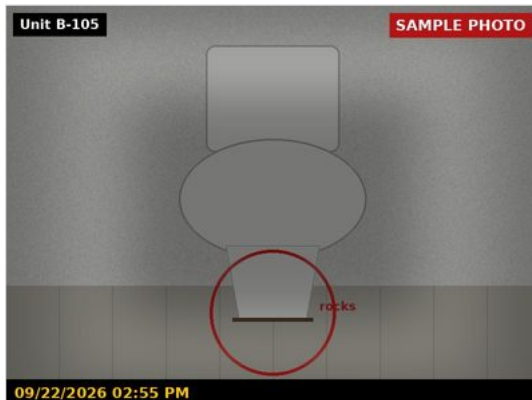
Why it is deficient

Toilet is not secured at the base.

Corrective measure

Anchor the toilet securely at its base.

Photographs



Toilet loose at base

Building B / B-108

No deficiencies recorded here.

Building B / B-201

Building B / B-201 / Utility Closet

24. WATER HEATER - Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.

Severe · Unit · B-201 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.461

Inspector's observation

TPR valve weeping; discharge pipe capped with a plastic cap.

Why it is deficient

TPR valve has an active leak. OR TPR valve is obstructed such that the TPR valve is unable to be fully actuated. OR Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.

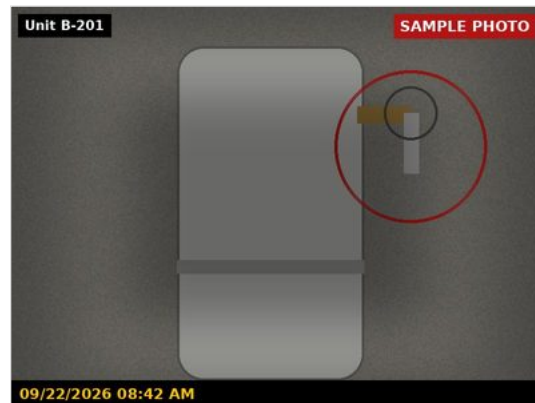
Corrective measure

Have a licensed plumber replace the temperature pressure relief (TPR) valve. A TPR valve is not repaired, and it is never plugged, capped, or blocked - it is the water heater's only protection against rupture.

Photographs



TPR discharge capped



Close-up of TPR valve

Building B / B-204

Not inspected — Resident refused entry; locked bedroom. Alternate B-206 selected.

Building B / B-206

Walked as the alternate in place of B-204

No deficiencies recorded here.

Building B / B-209

Building B / B-209 / Bedroom 2

25. SMOKE ALARM - Smoke alarm is not installed where required. Affirmative habitability requirement

Life-Threatening · Unit · B-209 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.385

Inspector's observation

No smoke alarm in Bedroom 2. Mounting bracket and wires present; device removed.

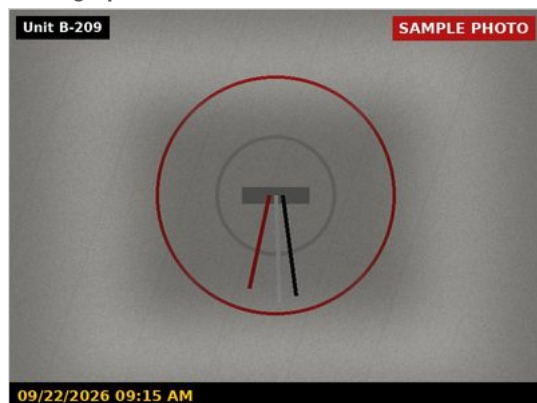
Why it is deficient

Smoke alarm is not installed inside each bedroom. AND Smoke alarm is not installed outside the bedroom(s). AND Smoke alarm is not installed on each level.

Corrective measure

Install a working smoke alarm in each location the standard requires, sited and mounted to the manufacturer's instructions.

Photographs



Smoke alarm removed - wires exposed at bracket

Building B / B-210

No deficiencies recorded here.

Inside — common areas

Building B / Laundry Room

26. ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER - GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.

Severe · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.139

Inspector's observation

GFCI receptacle at the laundry sink does not trip.

Why it is deficient

GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).

Corrective measure

Repair or replace the GFCI outlet or GFCI breaker so that it is fully operable.

Photographs



GFCI fails to trip

27. LEAK – WATER - Plumbing leak.

Moderate · Inside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.299

Inspector's observation

Supply hose on washer #2 leaking at the valve.

Why it is deficient

Failure of a plumbing system that allows for water intrusion in unintended areas.

Corrective measure

Have the failed pipe, fitting, or fixture connection repaired or replaced, then dry and make good the damaged materials.

Photographs



Leak at washer supply

28. INFESTATION - Evidence of cockroaches.

Moderate · Inside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.260

Inspector's observation

Cockroach activity behind washers and in floor drain area.

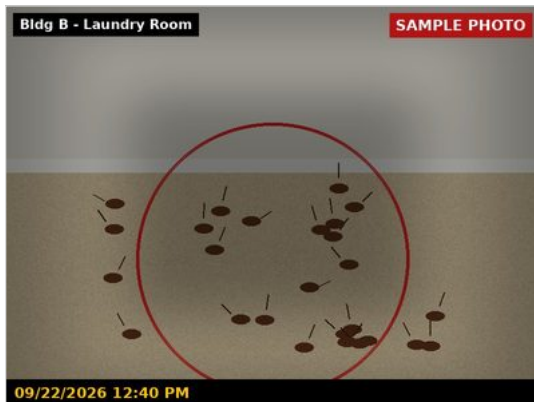
Why it is deficient

Evidence of cockroaches is found (i.e., a live or dead cockroach, shed skins, droppings, or egg cases).

Corrective measure

Engage licensed pest control to treat the infestation and seal the points of entry.

Photographs



Cockroach activity

Building B / Stairwell

29. LIGHTING – AUXILIARY - Auxiliary lighting is damaged, missing, or fails to illuminate when tested.

Severe · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.305

Inspector's observation

Emergency light did not illuminate when tested.

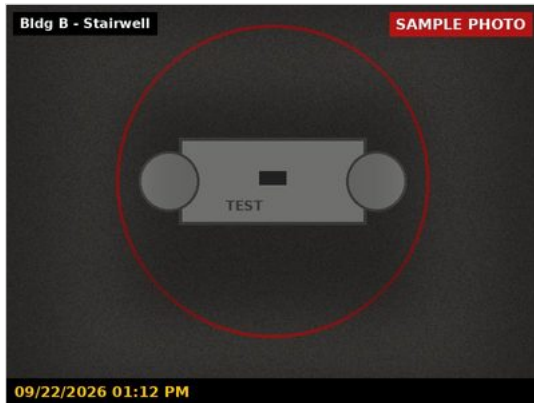
Why it is deficient

Auxiliary lighting is damaged (i.e., visibly defective; impacts functionality), missing (i.e., evidence of prior installation, but is now not present or is incomplete), or fails to illuminate when tested.

Corrective measure

Repair, replace, or install the auxiliary lighting and confirm it illuminates the egress route when normal power is lost.

Photographs



Emergency light - fails test

30. STEPS AND STAIRS - Tread is missing or damaged.

Moderate · Inside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.406

Inspector's observation

Third tread from the top has a broken nosing.

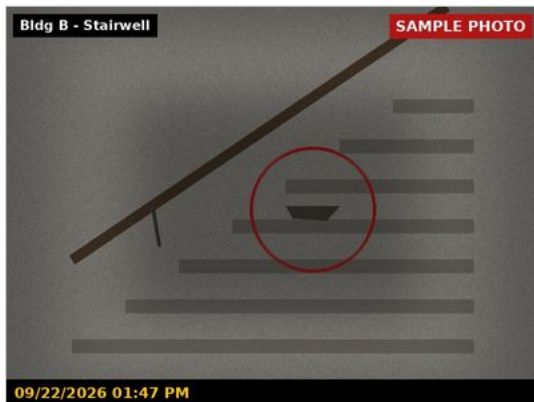
Why it is deficient

Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR Tread on a set of stairs is loose or unlevel. OR A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.

Corrective measure

Replace the missing or damaged tread so the run is continuous and sound.

Photographs



Damaged tread nosing

Building C

Units

Building C / C-102

Building C / C-102 / Living Room

31. LIGHTING – INTERIOR - A permanently installed light fixture is inoperable.

Moderate · Unit · C-102 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.310

Inspector's observation

Ceiling fixture inoperable; new lamp tried, no power at fixture.

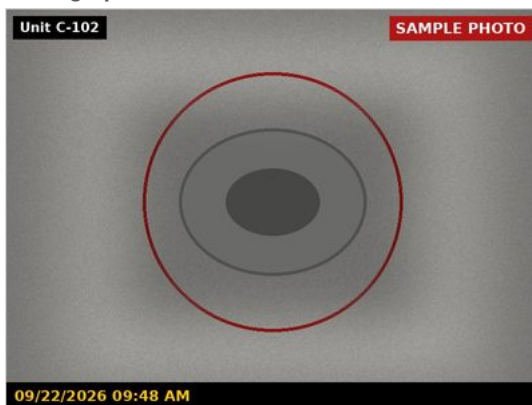
Why it is deficient

A permanently installed light fixture is inoperable (i.e., the overall system or component thereof is not meeting function or purpose; with or without visible damage).

Corrective measure

Repair or replace the permanently installed light fixture so that it is fully operable.

Photographs



Fixture inoperable

Building C / C-102 / Hallway

32. DOOR – GENERAL - A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.

Low · Unit · C-102 · correct within 60 days · due 21 Nov 2026 · NSPIRE Standards p.108

Inspector's observation

Hall closet door off its track; will not close.

Why it is deficient

A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate. OR A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate. OR A passage door component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the door is not functionally adequate.

Corrective measure

Repair or replace the passage door component so that it is fully operable.

Photographs



Closet door off track

Building C / C-105

Building C / C-105 / Kitchen

33. FOOD PREPARATION AREA - Food preparation area is damaged or is not functionally adequate.

Moderate · Unit · C-105 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.192

Inspector's observation

Countertop laminate delaminated and broken at the sink edge; substrate exposed and swelling.

Why it is deficient

Exposed substrate surface comprises at least 10% or more of the total food preparation area. OR The food preparation area is not functionally adequate (i.e., does not reasonably allow for adequate preparation of food).

Corrective measure

Repair or replace the damaged food preparation area.

Photographs



Countertop damaged at sink

Building C / C-108

Building C / C-108 / Bathroom

34. BATHTUB AND SHOWER - Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.

Low · Unit · C-108 · correct within 60 days · due 21 Nov 2026 · NSPIRE Standards p.12

Inspector's observation

Tub spout diverter broken; shower works with the diverter held up.

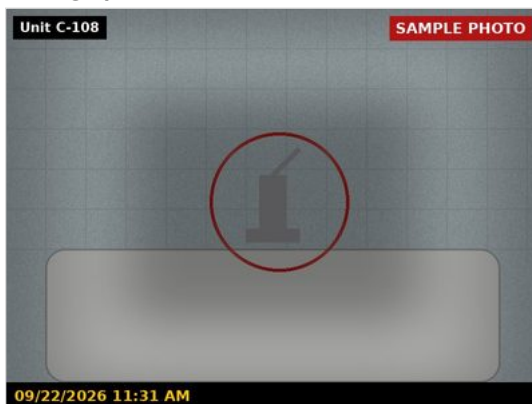
Why it is deficient

Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is inoperable (i.e., component is not meeting function or purpose, with or without visible damage) and it does not limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and it does not limit the resident's ability to maintain personal hygiene.

Corrective measure

Repair or replace the bathtub component or shower component so that it is fully operable.

Photographs



Diverter broken

35. GRAB BAR - Grab bar is not secure.

Moderate · Unit · C-108 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.215

Inspector's observation

Grab bar loose at left flange; moves when pulled.

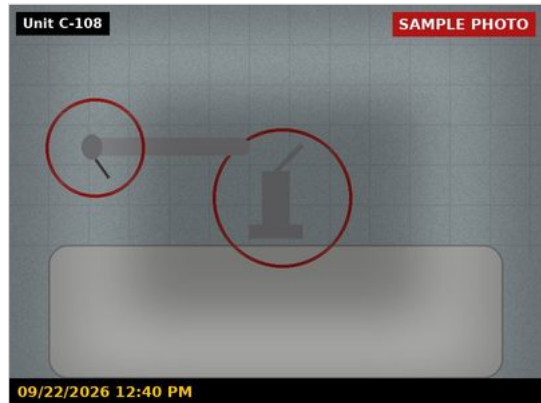
Why it is deficient

Any movement whatsoever is detected in the grab bar.

Corrective measure

Re-secure the grab bar to solid backing so that no movement is present.

Photographs



Grab bar not secure

Building C / C-111

No deficiencies recorded here.

Building C / C-202

Building C / C-202 / Laundry Closet

36. CLOTHES DRYER EXHAUST VENTILATION - Electric dryer transition duct is detached or missing.

Life-Threatening · Unit · C-202 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.44

Inspector's observation

Electric dryer transition duct disconnected from the wall thimble; lint on the floor behind dryer.

Why it is deficient

Electric dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).

Corrective measure

Reconnect the electric dryer to its exhaust with listed metal transition duct and confirm the run discharges outdoors.

Photographs



Transition duct detached

Building C / C-207

Building C / C-207 / Entry

37. DOOR – ENTRY - Entry door cannot be secured.

Severe · Unit · C-207 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.74

Inspector's observation

Deadbolt does not extend into strike - strike plate misaligned. Door cannot be locked.

Why it is deficient

Entry door cannot be secured (i.e., access controlled) by at least 1 installed lock.

Corrective measure

Repair or replace the hardware so that the entry door can be secured.

Photographs



Deadbolt does not engage strike

Building C / C-212

No deficiencies recorded here.

Inside — common areas

Building C / Mechanical Room

38. DOOR – FIRE LABELED - Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.

Severe · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.94

Inspector's observation

Closer arm disconnected; fire door does not self-close and latch.

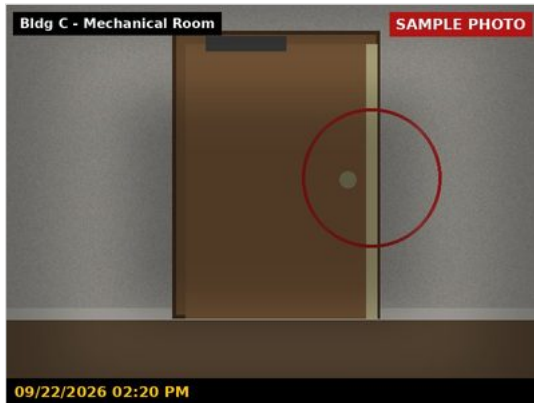
Why it is deficient

Fire labeled door does not close (i.e., door seats in frame) and latch. OR Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.

Corrective measure

Adjust or replace the hardware so that the fire labeled door closes and latches properly on its own.

Photographs



Door does not latch



Closer arm disconnected

39. SPRINKLER ASSEMBLY - Sprinkler assembly has evidence of corrosion.

Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.399

Inspector's observation

Corrosion on the sprinkler head nearest the boiler flue.

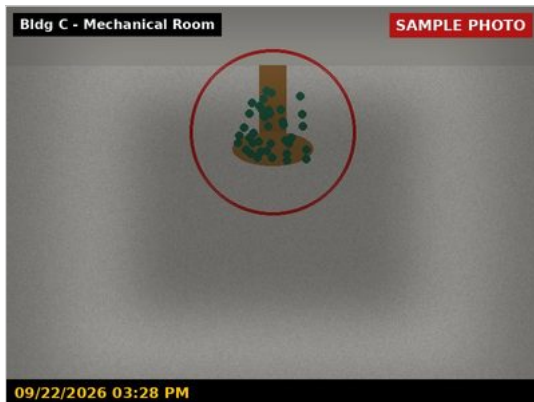
Why it is deficient

Sprinkler assembly has evidence of corrosion.

Corrective measure

Have a licensed fire sprinkler contractor inspect the assembly and replace the corroded components.

Photographs



Corroded sprinkler head

Building D

Units

Building D / D-101

Building D / D-101 / Bedroom 1

40. INFESTATION - Evidence of bedbugs.

Moderate · Unit · D-101 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.263

Inspector's observation

Evidence of bedbugs: fecal spotting on mattress seams and headboard. Resident reports bites.

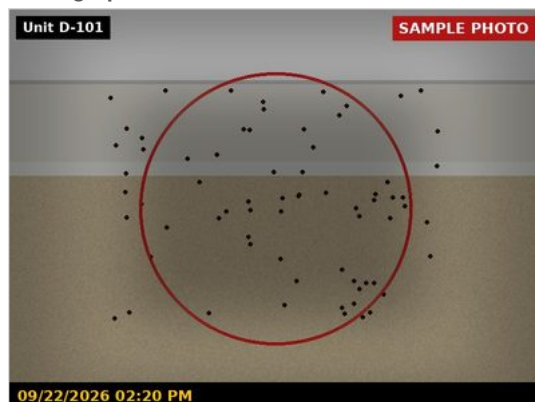
Why it is deficient

Evidence of bedbugs is found (i.e., live or dead bedbugs, feces, eggs, or blood trails).

Corrective measure

Engage licensed pest control for bedbug treatment, including the follow-up treatments and inspection of adjoining units that the treatment plan calls for.

Photographs



Bedbug evidence - mattress seam

Building D / D-104

Building D / D-104 / Kitchen

41. POTENTIAL LEAD-BASED PAINT HAZARDS – VISUAL ASSESSMENT - Paint in a unit or inside the target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.

Moderate · Unit · D-104 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.334

Inspector's observation

Building constructed 1974. Deteriorated paint on window trim and sill, approximately 1 sq ft.

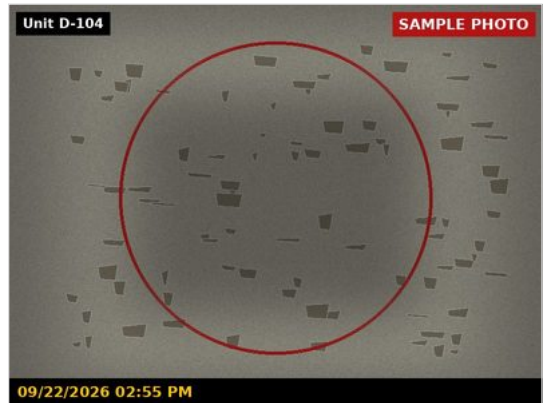
Why it is deficient

Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is less than or equal to 2 square feet per room; for small surface areas, less than or equal to 10% per component ("de minimis").

Corrective measure

Stabilize the deteriorated paint using lead-safe work practices - contain the area, avoid dry scraping or sanding, and clean up to a lead-safe standard - then repaint.

Photographs



Deteriorated paint - window trim

Building D / D-106

No deficiencies recorded here.

Building D / D-109

Building D / D-109 / Bathroom

42. SINK - Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.

Moderate · Unit · D-109 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.373

Inspector's observation

Wall-hung lavatory pulling away from the wall; 1/2 in. gap at the top.

Why it is deficient

Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.

Corrective measure

Re-secure the sink to the wall or cabinet, re-level it, and re-seal the joint so it is solid and watertight.

Photographs



Sink pulling from wall

43. CEILING - Ceiling has an unstable surface.

Moderate · Unit · D-109 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.32

Inspector's observation

Ceiling paint and joint tape bubbling and loose over the shower, about 3 sq ft.

Why it is deficient

Ceiling has an unstable surface. OR There is cracking or small circles or blisters (e.g., nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).

Corrective measure

Make the surface stable, repairing or replacing the affected material.

Photographs



Unstable ceiling surface over shower

Building D / D-203

Building D / D-203 / Living Room

44. FLAMMABLE AND COMBUSTIBLE ITEM - Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. Or improperly stored chemicals.

Life-Threatening · Unit · D-203 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.182

Inspector's observation

Clothing and cardboard stored against the gas wall furnace.

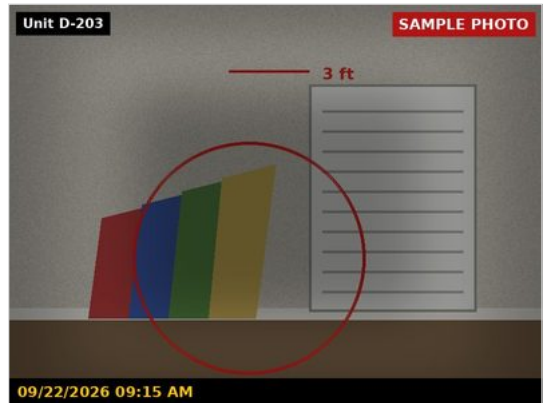
Why it is deficient

Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.

Corrective measure

Remove the flammable or combustible item and keep the space within three feet of the appliance clear of anything that can ignite. Return improperly stored chemicals to their proper closed containers and store them away from heat and ignition sources.

Photographs



Combustibles within 3 ft of wall furnace

Building D / D-208

No deficiencies recorded here.

Building D / D-211

Building D / D-211 / Kitchen

45. FLOOR - Floor substrate is exposed.

Moderate · Unit · D-211 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.186

Inspector's observation

Vinyl flooring torn at the dishwasher; subfloor exposed, about 2 sq ft.

Why it is deficient

10% or more of the floor substrate area is exposed in any room.

Corrective measure

Enclose or cover the floor substrate so that it is no longer exposed.

Photographs



Floor substrate exposed

Inside — common areas

Building D / Corridor

46. EXIT SIGN - Exit sign is damaged, missing, obstructed, or not adequately illuminated.

Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.163

Inspector's observation

Exit sign at the east stair not illuminated; battery backup does not respond to test.

Why it is deficient

Exit sign is damaged (i.e., visibly defective; impacts functionality). OR Exit sign is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Exit sign is obstructed such that the word "EXIT" is not clearly visible. OR Exit sign is not adequately illuminated.

Corrective measure

Replace the exit sign if it is damaged or missing, clear anything obstructing it, and restore its illumination, including the battery back-up where one is fitted.

Photographs



Exit sign not illuminated

47. WALL – INTERIOR - Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.

Moderate · Inside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.459

Inspector's observation

Hole approximately 8 in. across in drywall near unit D-205.

Why it is deficient

A hole is greater than 2 inches in diameter. OR An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.

Corrective measure

Patch or replace the affected area so the surface is continuous and sound.

Photographs



Hole in corridor wall

48. CEILING - Ceiling has a hole.

Moderate · Inside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.35

Inspector's observation

Ceiling tile missing with a hole in the drywall above, near the elevator lobby.

Why it is deficient

A hole is present that opens directly to the outside environment. OR A hole is present that is 2 inches or greater in diameter.

Corrective measure

Patch or replace the affected area so the surface is continuous and sound.

Photographs



Hole in ceiling

Building E

Units

Building E / E-102

Building E / E-102 / Kitchen

49. SINK - Cannot activate or deactivate hot and cold water. Affirmative habitability requirement

Moderate · Unit · E-102 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.377

Inspector's observation

Hot water handle spins freely; cannot turn hot water on.

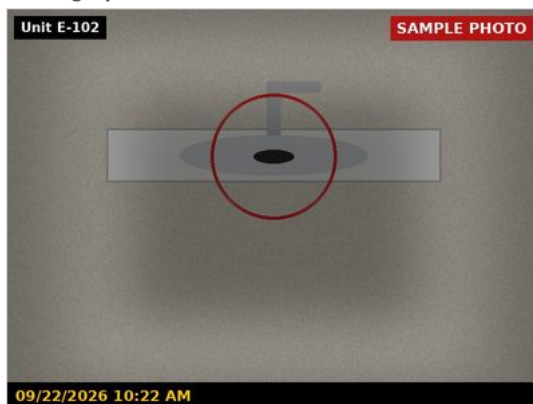
Why it is deficient

Control knobs do not activate or deactivate hot and cold water.

Corrective measure

Repair or replace the controls so that they can be operated as intended.

Photographs



Hot water handle stripped

Building E / E-104

No deficiencies recorded here.

Building E / E-107

Building E / E-107 / Bathroom

50. BATHTUB AND SHOWER - Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.

Moderate · Unit · E-107 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.10

Inspector's observation

Shower valve cartridge leaking and handle will not reach full hot; resident cannot bathe normally.

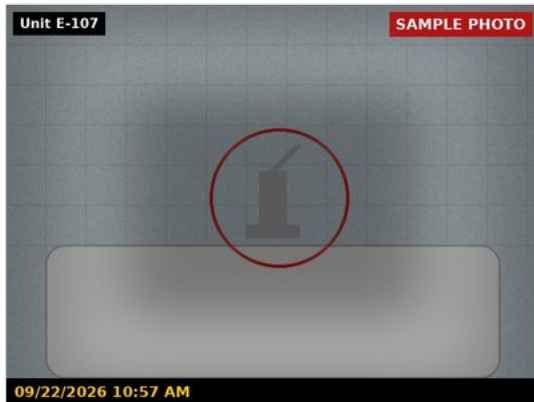
Why it is deficient

Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is inoperable (i.e., component is not meeting function or purpose, with or without visible damage) such that it may limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that it may limit the resident's ability to maintain personal hygiene.

Corrective measure

Repair or replace the bathtub component or shower component so that it is fully operable.

Photographs



Shower valve failure

51. VENTILATION - Exhaust system has restricted airflow.

Moderate · Unit · E-107 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.443

Inspector's observation

Exhaust fan runs but airflow is blocked by a lint- and dust-covered grille.

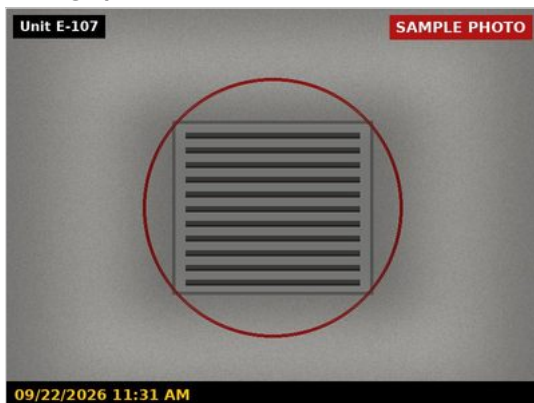
Why it is deficient

Exhaust system is blocked such that airflow may be restricted.

Corrective measure

Remove the obstruction so that the exhaust system is clear and usable.

Photographs



Restricted airflow at grille

Building E / E-110

Building E / E-110 / Bedroom 1

52. WINDOW - Window component is damaged or missing and the window is not functionally adequate.

Moderate · Unit · E-110 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.482

Inspector's observation

Lower sash glass cracked corner to corner; lock broken.

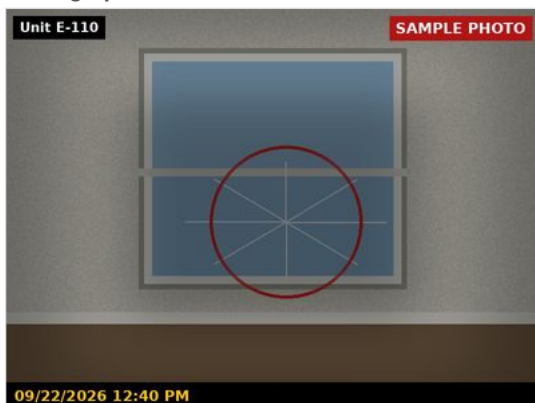
Why it is deficient

Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces). OR Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces). OR A visually accessible (i.e., can be reasonably accessed and observed) window screen has a hole, tear, or cut that is 1 inch or greater.

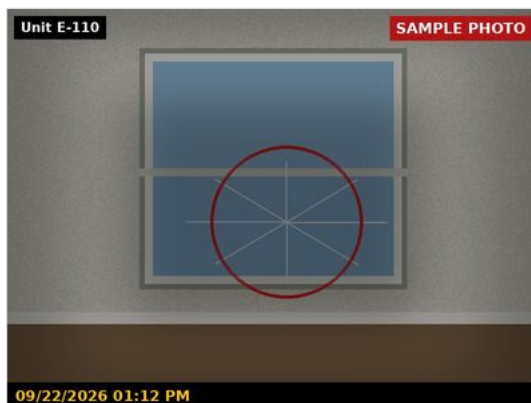
Corrective measure

Repair or replace the damaged window component.

Photographs



Cracked glass



Wider view

Building E / E-201

No deficiencies recorded here.

Building E / E-205

Building E / E-205 / Living Room

53. HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) - Air conditioning system or device is not operational.

Moderate · Unit · E-205 · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.241

Inspector's observation

Wall AC unit does not start; no power at unit with breaker on.

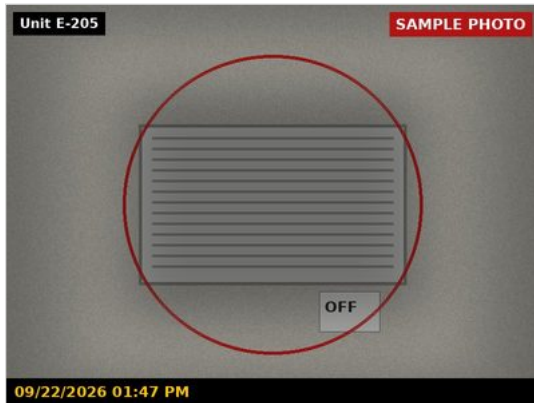
Why it is deficient

System or device does not turn on. OR System or device only produces hot or room temperature air.

Corrective measure

Repair or replace the air conditioning system or device so that it is fully operational.

Photographs



AC unit not operational

Building E / E-209

Building E / E-209 / Bedroom 1

54. SMOKE ALARM - Smoke alarm is obstructed.

Life-Threatening · Unit · E-209 · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.387

Inspector's observation

Smoke alarm covered with a plastic bag and tape. Resident says it goes off when cooking.

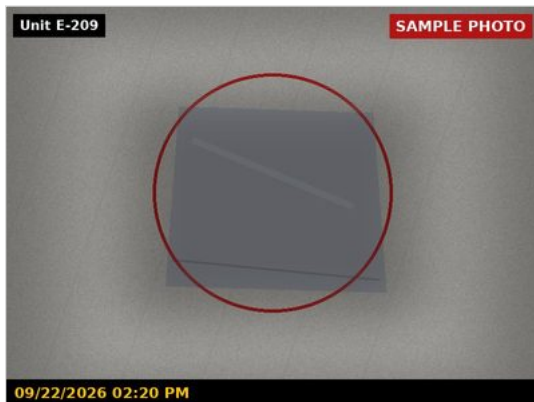
Why it is deficient

Smoke alarm is obstructed.

Corrective measure

Remove the obstruction so that the smoke alarm is clear and usable.

Photographs



Smoke alarm covered

Inside — common areas

Building E / Laundry Room

55. CLOTHES DRYER EXHAUST VENTILATION - Dryer transition duct is constructed of unsuitable material.

Life-Threatening · Inside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.53

Inspector's observation

Dryer #1 transition duct is foil, not UL 2158A listed.

Why it is deficient

Dryer transition duct is not constructed of metal or an approved material.

Corrective measure

Replace the transition duct with metal duct, or with another material approved and listed for dryer exhaust. Unlisted plastic or foil ducting must be removed entirely, not repaired.

Photographs



Foil transition duct

56. MOLD-LIKE SUBSTANCE - Presence of mold-like substance at moderate levels is observed visually.

Low · Inside · correct within 60 days · due 21 Nov 2026 · NSPIRE Standards p.323

Inspector's observation

Mold-like substance at the base of the wall behind the utility sink.

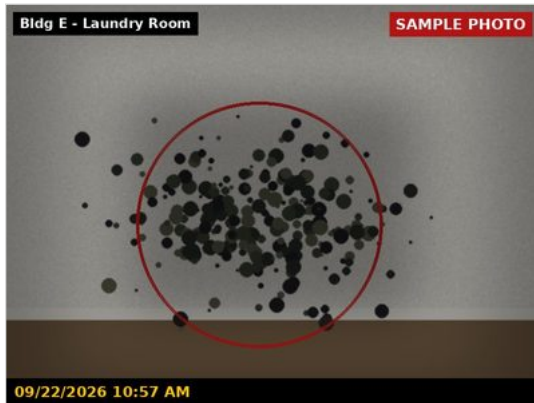
Why it is deficient

Cumulative area of patches is more than 4 square inches and less than 1 square foot in a room.

Corrective measure

Identify and correct the moisture source, then remove the affected material following safe-handling practice.

Photographs



Mold-like substance at wall base

Outside — grounds and building exterior

Grounds and parking

57. TRIP HAZARD - Trip hazard on walking surface.

Moderate · Outside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.439

Inspector's observation

Sidewalk panel between Buildings B and C lifted 1-1/4 in. by tree roots.

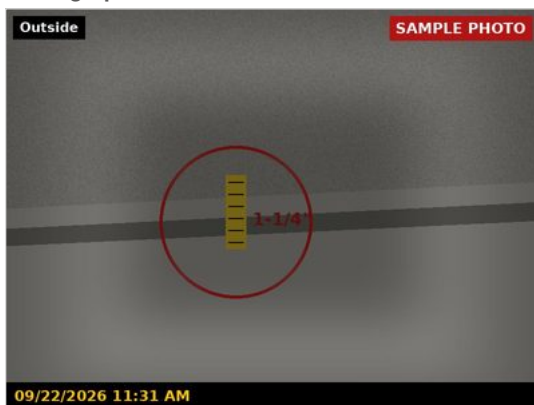
Why it is deficient

There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria: - An unintended 3/4-inch or greater vertical difference. OR - An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.

Corrective measure

Level, repair, or replace the affected surface to remove the trip hazard.

Photographs



1-1/4 in. vertical offset

58. PARKING LOT - Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater.

Moderate · Outside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.331

Inspector's observation

Pothole about 5 in. deep and 2 sq ft in the Building E parking row.

Why it is deficient

Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater.

Corrective measure

Fill and compact the pothole so the surface is continuous and level with the surrounding pavement.

Photographs



Pothole - Building E row

59. FENCE AND GATE - Gate does not open, close, latch, or lock.

Moderate · Outside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.167

Inspector's observation

Trash enclosure gate will not latch.

Why it is deficient

Gate will not open. OR Gate will open when locked or latched. OR Gate will not close.

Corrective measure

Free or replace the hardware so that the gate opens and closes fully.

Photographs



Gate will not latch

60. SITE DRAINAGE - Grate is not secure or does not cover the site drainage system's collection point.

Moderate · Outside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.383

Inspector's observation

Storm drain grate at the main entry is displaced and not covering the inlet.

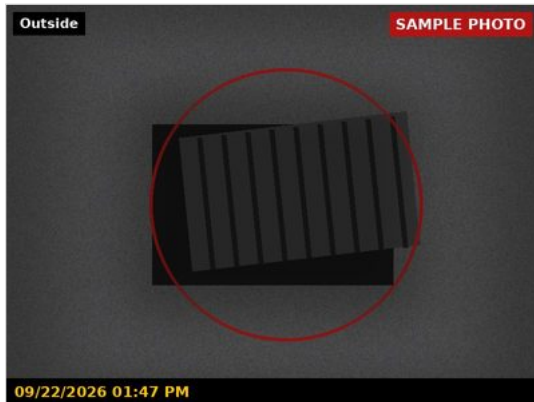
Why it is deficient

Grate is not secure or does not cover the site drainage system's collection point.

Corrective measure

Re-secure the grate to solid backing so that no movement is present.

Photographs



Grate displaced

61. LITTER - Litter is accumulated in an undesignated area.

Low · Outside · correct within 60 days · due 21 Nov 2026 · NSPIRE Standards p.318

Inspector's observation

Litter accumulated along the back fence line behind Building D.

Why it is deficient

10 or more small items of litter (e.g., food wrappers, pieces of food, newspapers) are present within a 10-foot by 10-foot area not designated for garbage. OR Any number of large items (e.g., furniture or appliances) have been clearly discarded in an area not designated for garbage.

Corrective measure

Remove the accumulated material and restore regular removal.

Photographs



Litter behind Building D

Building exteriors

62. LIGHTING – EXTERIOR - A permanently installed light fixture is damaged, inoperable, missing, or not secure.

Moderate · Outside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.308

Inspector's observation

Building C stairwell entry fixture inoperable.

Why it is deficient

A permanently installed light fixture is damaged (i.e., visibly defective; impacts functionality). OR A permanently installed light fixture is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage). OR A permanently installed light fixture is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.

Corrective measure

Repair or replace the permanently installed light fixture so that it is fully operable.

Photographs



Fixture inoperable - Bldg C entry

63. ROOF ASSEMBLY - Gutter component is damaged, missing, or unfixed.

Moderate · Outside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.354

Inspector's observation

Gutter section detached at the Building D northwest corner.

Why it is deficient

Gutter component is damaged (i.e., visibly defective; impacts functionality). OR Gutter component is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR Gutter component is unfixed.

Corrective measure

Repair or replace the damaged gutter component.

Photographs



Detached gutter - Bldg D

64. POTENTIAL LEAD-BASED PAINT HAZARDS – VISUAL ASSESSMENT - Paint outside on a target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.

Moderate · Outside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.338

Inspector's observation

Built 1974. Deteriorated paint on the Building A south elevation trim.

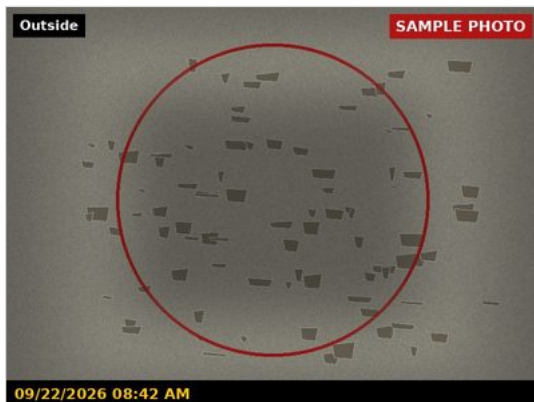
Why it is deficient

Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is less than or equal to 20 square feet ("de minimis").

Corrective measure

Stabilize the deteriorated exterior paint using lead-safe work practices - contain the ground below, avoid dry scraping or sanding, and clean up the debris - then repaint.

Photographs



Deteriorated exterior paint - Bldg A

65. CLOTHES DRYER EXHAUST VENTILATION - Exterior dryer vent cover, cap, or a component thereof is missing.

Low · Outside · correct within 60 days · due 21 Nov 2026 · NSPIRE Standards p.51

Inspector's observation

Exterior dryer vent hood flap missing at Building B.

Why it is deficient

Exterior dryer vent cover, cap, or a component thereof is missing (i.e., evidence of prior installation, but now not present)

or is incomplete).

Corrective measure

Install the exterior dryer vent cover, cap, or a component thereof.

Photographs



Vent cover missing - Bldg B

66. ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER - GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.

Severe · Outside · correct within 24 hours · due 23 Sep 2026 · NSPIRE Standards p.140

Inspector's observation

Exterior GFCI receptacle at Building E does not trip.

Why it is deficient

GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).

Corrective measure

Repair or replace the GFCI outlet or GFCI breaker so that it is fully operable.

Photographs



Exterior GFCI fails to trip

67. ADDRESS AND SIGNAGE - Address, signage, or building identification codes are broken, illegible, or not visible.

Moderate · Outside · correct within 30 days · due 22 Oct 2026 · NSPIRE Standards p.4

Inspector's observation

Building D identification letter missing from the sign.

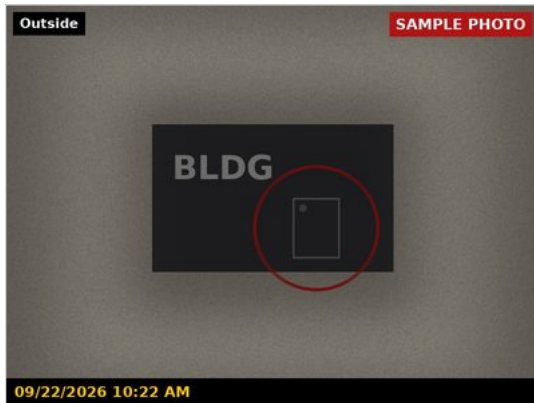
Why it is deficient

Address or building identification codes are broken, illegible, or not visible.

Corrective measure

Repair or replace the broken address, signage, or building identification codes.

Photographs



Building letter missing