



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 Family Apartments

2400 Meadowbrook Lane, Riverside, CA 92503

Inspected	September 15, 2026
Units inspected	25
Units at property	96

PREPARED BY

Inspector	Dr. George Rapciewicz Jr.
Certification	InterNACHI Certified Master Inspector
License	REAC Inspector ID AD0301
REAC inspector ID	AD0301
Address	Temecula, CA 92592
Phone	650-489-2592
Email	support@semperfiservicesolutions.com
Website	californiabuildinginspections.com

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 Units at property 96

52.6

projected score out of 100

PROJECTED FAIL

passing threshold 60
 61 deficiencies recorded

Projected score 52.6 is below the passing threshold of 60.

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.

Starting score	100.0
Total deductions	-1185.5
Units inspected	/ 25
Deduction per unit	-47.4
Projected score	52.6

Points deducted by area

Outside	153.4
Inside	324.3
Unit	707.8

Unit-level deficiencies deduct 28.3 points from the score (707.8 points recorded across 25 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.

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

Below 60, the owner must survey the ENTIRE project - every unit, inside area and outside area, for any deficiency - and submit the results to HUD.

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

HUD's rule on repeated defects is scoped to one inspectable item and the Protocol Guide does not say whether the same defect in two different rooms of one unit is one entry or two. Findings that differ by room are left alone here rather than guessed at.

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	96
Program	Multifamily
HUD sample size	25
Assisted units vacant	4
Vacancy rate	4.17%

Multifamily at 4.17% vacancy: below 15%, 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 1984. Built in or after 1978, so Lead-Based Paint documentation does not apply.

Certificates

Elevator	Not applicable
No elevators on the property.	
Boiler	Present
Valid until 2027-02-11.	
Central boiler, Building B.	
Sprinkler system	Present - expiring
Expires in 17 days (2026-10-02) - renew before a REAC inspection.	
Community building only. Annual test due before the HUD date.	
Fire alarm system	Present
Valid until 2027-01-20.	
Community building panel.	
Other certificate	Present
Valid until 2027-05-06.	
Backflow preventer certification.	

Lead-Based Paint

Evidence of exemption

Present

Certificate of occupancy dated 1984 - after the 1978 cut-off. LBP requirements do not apply.

Requested documents

Rent roll or all-inclusive list

Present

Rent roll dated 09/12/2026 - 96 units, 4 vacant, all marked.

Site map

Present

Lead-Based Paint report and disclosure forms

Not applicable

Built 1984.

Certificates

Present

Copy of the resident notification letter

Not provided

Management could not produce a copy of the resident notification letter. Must be sent and kept on file before the HUD date.

Original construction date

Present

1984 per certificate of occupancy.

Carbon monoxide sources and locations

Present

Gas ranges, gas wall furnaces in Buildings A and C, gas water heaters in B, central boiler B.

Scattered site details

Not applicable

Before a REAC inspection

Not provided on the day: Copy of the resident notification letter

Expiring within 60 days: Sprinkler system

What to correct first

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

- +2.4** SMOKE ALARM - Smoke alarm does not produce an audio or visual alarm when tested.
Life-Threatening · Unit · correct within 24 hours
- +2.4** CARBON MONOXIDE ALARM - Carbon monoxide alarm is missing, not installed, or not installed in affirmative habitability requirement a proper location.
Life-Threatening · Unit · correct within 24 hours
- +2.4** EGRESS - Obstructed means of egress.
Life-Threatening · Unit · correct within 24 hours
- +2.4** ELECTRICAL – CONDUCTOR, OUTLET, AND SWITCH - Outlet or switch is damaged.
Life-Threatening · Unit · correct within 24 hours
- +2.4** SMOKE ALARM - Smoke alarm is obstructed.
Life-Threatening · Unit · correct within 24 hours
- +2.4** CLOTHES DRYER EXHAUST VENTILATION - Electric dryer transition duct is detached or missing.
Life-Threatening · Unit · correct within 24 hours
- +2.4** GUARDRAIL - Guardrail is not functionally adequate.
Life-Threatening · Unit · correct within 24 hours
- +2.4** ELECTRICAL – CONDUCTOR, OUTLET, AND SWITCH - Exposed electrical conductor.
Life-Threatening · Unit · correct within 24 hours
- +2.4** CALL-FOR-AID SYSTEM - System is blocked, or pull cord is higher than 6 inches off the floor.
Life-Threatening · Unit · correct within 24 hours

- +2.2** EXIT SIGN - Exit sign is damaged, missing, obstructed, or not adequately illuminated.
Life-Threatening · Inside · correct within 24 hours
- +2.2** FIRE EXTINGUISHER - Fire extinguisher pressure gauge reads over or under-charged.
Life-Threatening · Inside · correct within 24 hours
- +2.2** 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
- +2.2** SMOKE ALARM - Smoke alarm does not produce an audio or visual alarm when tested.
Life-Threatening · Inside · correct within 24 hours
- +2.2** SPRINKLER ASSEMBLY - Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
Life-Threatening · Inside · correct within 24 hours
- +2.0** GUARDRAIL - Guardrail is not functionally adequate.
Life-Threatening · Outside · correct within 24 hours
- +2.0** FIRE EXTINGUISHER - Fire extinguisher service tag is missing, illegible, or expired.
Life-Threatening · Outside · correct within 24 hours
- +0.6** ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER - An unprotected outlet is present within six feet of a water source. Affirmative habitability requirement
Severe · Unit · correct within 24 hours
- +0.6** DOOR – ENTRY - Entry door cannot be secured.
Severe · Unit · correct within 24 hours
- +0.6** SHARP EDGES - A sharp edge that can result in a cut or puncture hazard is present.
Severe · Unit · correct within 24 hours
- +0.5** 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

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.

Units

A-101

A-101 / Hallway

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

Life-Threatening · Unit · correct within 24 hours · NSPIRE Standards p.389

Why it is deficient

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

Corrective measure

LIFE-THREATENING. Replace with a sealed 10-year alarm and test.

Photographs



A-101 hallway - smoke alarm fails test

A-101 / Kitchen

2. ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER - An unprotected outlet is present within six feet of a water source. Affirmative habitability requirement

Severe · Unit · correct within 24 hours · NSPIRE Standards p.144

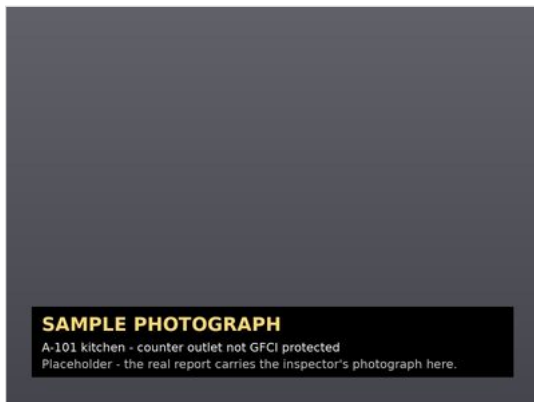
Why it is deficient

Outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room. AND Outlet is not GFCI protected.

Corrective measure

Replace with a GFCI receptacle or protect the circuit with a GFCI breaker.

Photographs



A-101 kitchen - counter outlet not GFCI protected

A-101 / Bathroom

3. SINK - Sink is not draining.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.371

Why it is deficient

Water is not draining from the basin of the sink.

Corrective measure

Clear the trap and pop-up assembly; snake the branch line if the trap is clean.

Photographs



A-101 bathroom - lavatory not draining

A-104

A-104 / Hallway

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

Life-Threatening · Unit · correct within 24 hours · NSPIRE Standards p.25

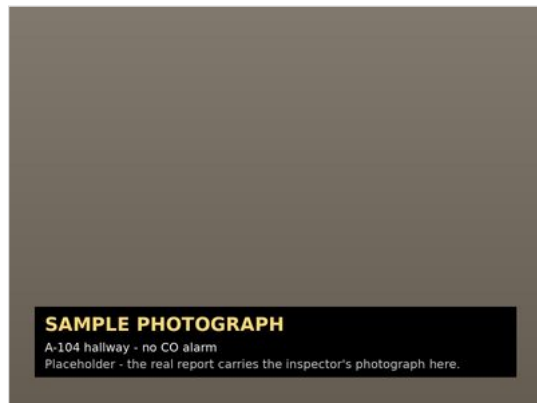
Why it is deficient

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

LIFE-THREATENING. Install a CO alarm (or combination smoke/CO) outside the sleeping area today.

Photographs



A-104 hallway - no CO alarm

A-104 / Bathroom

5. 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 · correct within 30 days · NSPIRE Standards p.10

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

Replace the tub spout/diverter.

Photographs



A-104 bathroom - diverter not working

A-107

A-107 / Entry

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

Severe · Unit · correct within 24 hours · NSPIRE Standards p.74

Why it is deficient

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

Corrective measure

Repair the jamb, install a strike plate with 3-inch screws, and verify the deadbolt throws fully. Resident cannot secure the unit until fixed.

Photographs



A-107 entry - deadbolt strike missing

A-107 / Bedroom 1

7. WINDOW - Window cannot be secured.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.478

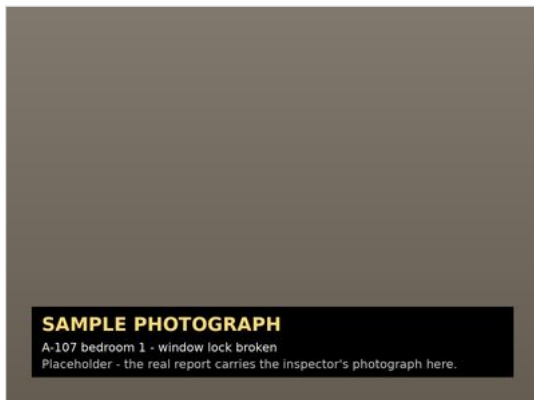
Why it is deficient

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

Corrective measure

Replace the sash lock.

Photographs



A-107 bedroom 1 - window lock broken

A-112

A-112 / Bedroom 2

8. EGRESS - Obstructed means of egress.

Life-Threatening · Unit · correct within 24 hours · NSPIRE Standards p.117

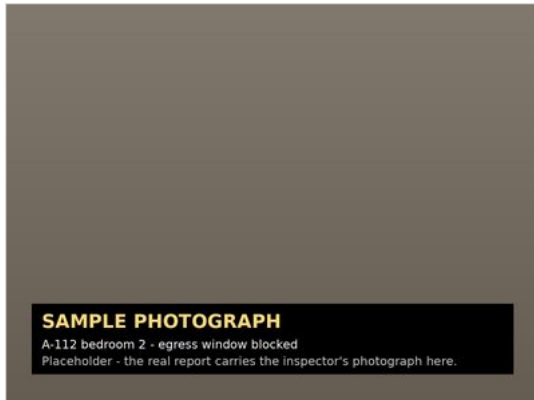
Why it is deficient

The exit access or exit is obstructed.

Corrective measure

LIFE-THREATENING. Relocate the AC unit to another window or remove it, move the furniture, and confirm the window opens fully.

Photographs



A-112 bedroom 2 - egress window blocked

A-118

A-118 / Bedroom 1

9. MINIMUM ELECTRICAL AND LIGHTING - At least two (2) working outlets are not present within each affirmative habitability requirement habitable room. Or at least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.320

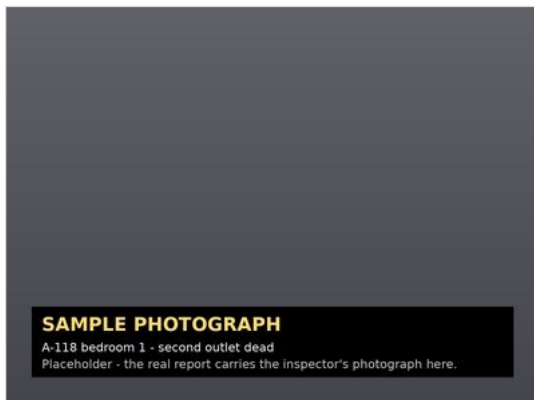
Why it is deficient

At least two (2) working outlets are not present within each habitable room. OR At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.

Corrective measure

Trace and repair the dead outlet so the room has two working outlets.

Photographs



A-118 bedroom 1 - second outlet dead

A-203

A-203 / Living Room

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

Life-Threatening · Unit · correct within 24 hours · NSPIRE Standards p.123

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

LIFE-THREATENING. De-energize and replace the receptacle and cover today.

Photographs



A-203 living room - damaged receptacle

A-203 / Kitchen

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

Moderate · Unit · correct within 30 days · NSPIRE Standards p.346

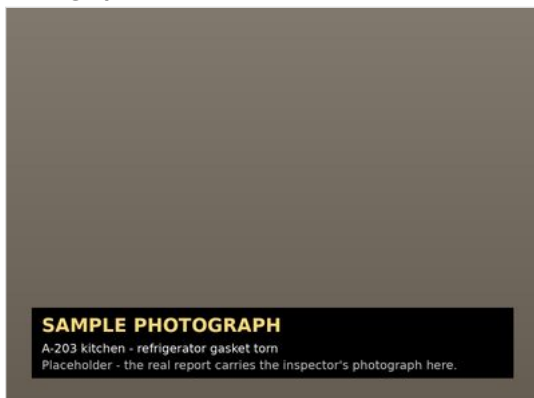
Why it is deficient

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

Corrective measure

Replace the door gasket; check the door alignment.

Photographs



A-203 kitchen - refrigerator gasket torn

A-206

A-206 / Bathroom

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

Moderate · Unit · correct within 30 days · NSPIRE Standards p.322

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

Clean and treat the ceiling, prime with a stain-blocking primer and repaint; correct the ventilation item below so it does not return.

Photographs



A-206 bathroom - mold-like substance on ceiling

13. VENTILATION - Exhaust system has restricted airflow.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.443

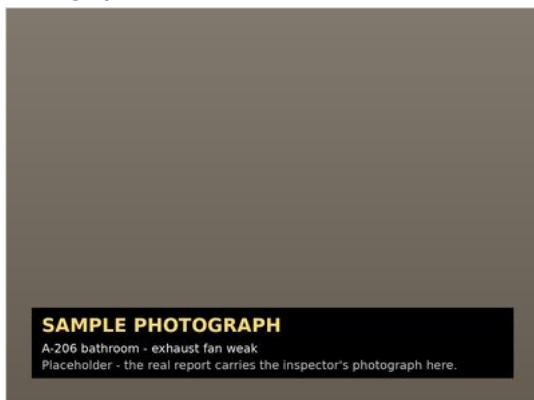
Why it is deficient

Exhaust system is blocked such that airflow may be restricted.

Corrective measure

Clean or replace the fan and verify the duct terminates outdoors.

Photographs



A-206 bathroom - exhaust fan weak

A-210

A-210 / Kitchen

14. 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 · correct within 30 days · NSPIRE Standards p.64

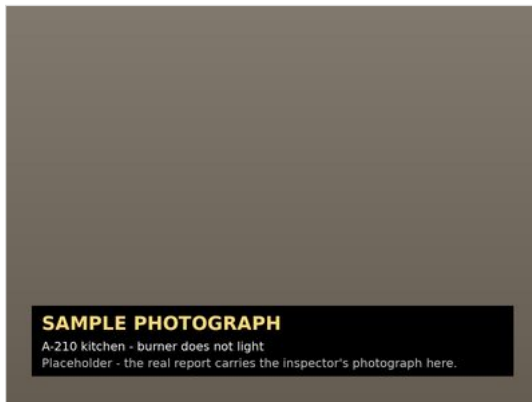
Why it is deficient

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

Clean or replace the burner igniter/orifice; test all burners.

Photographs



A-210 kitchen - burner does not light

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

Moderate · Unit · correct within 30 days · NSPIRE Standards p.17

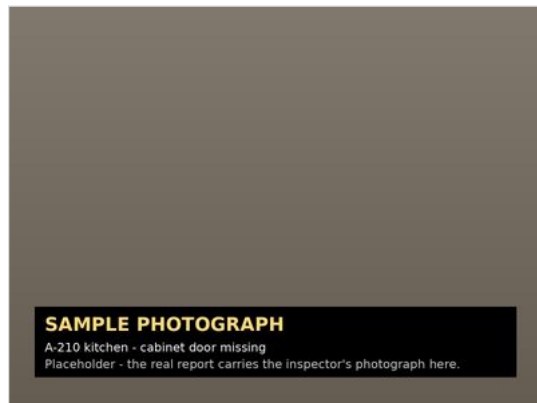
Why it is deficient

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

Replace the cabinet door and hinges.

Photographs



A-210 kitchen - cabinet door missing

B-101

B-101 / Water Heater Closet

16. 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 · Unit · correct within 30 days · NSPIRE Standards p.466

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

Re-pipe the TPR discharge in 3/4-inch to within 6 inches of the floor, no reduction, no threads at the end.

Photographs



B-101 water heater - TPR discharge terminates high

B-105

B-105 / Bathroom

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

Moderate · Unit · correct within 30 days · NSPIRE Standards p.427

Why it is deficient

Toilet is not secured at the base.

Corrective measure

Reset the toilet on a new wax ring, secure the flange bolts, and check the subfloor.

Photographs



B-105 bathroom - toilet loose at base

B-105 / Kitchen

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

Moderate · Unit · correct within 30 days · NSPIRE Standards p.310

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

Diagnose the fixture/circuit and replace the fixture.

Photographs



B-105 kitchen - ceiling fixture inoperable

B-109

B-109 / Kitchen

19. LEAK – WATER - Plumbing leak.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.298

Why it is deficient

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

Corrective measure

Replace the trap assembly, dry the cabinet and replace the swollen base panel.

Photographs



B-109 kitchen - P-trap leak under sink

B-114

B-114 / Kitchen

20. INFESTATION - Evidence of cockroaches.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.259

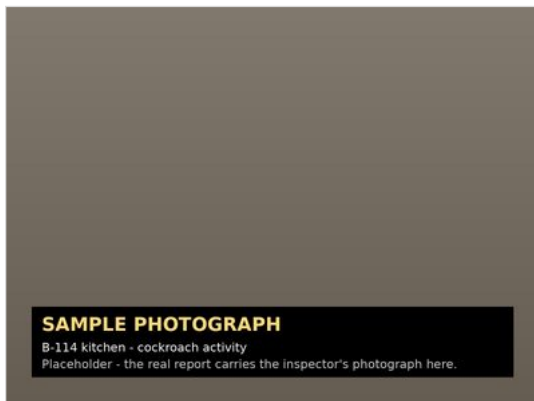
Why it is deficient

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

Corrective measure

Treat the unit and neighbours on the same stack; seal plumbing penetrations under the sink.

Photographs



B-114 kitchen - cockroach activity

B-114 / Bedroom 1

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

Low · Unit · correct within 60 days · NSPIRE Standards p.108

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

Install a passage latch set.

Photographs



B-114 bedroom 1 - passage latch missing

B-120

B-120 / Hallway

22. SMOKE ALARM - Smoke alarm is obstructed.

Life-Threatening · Unit · correct within 24 hours · NSPIRE Standards p.387

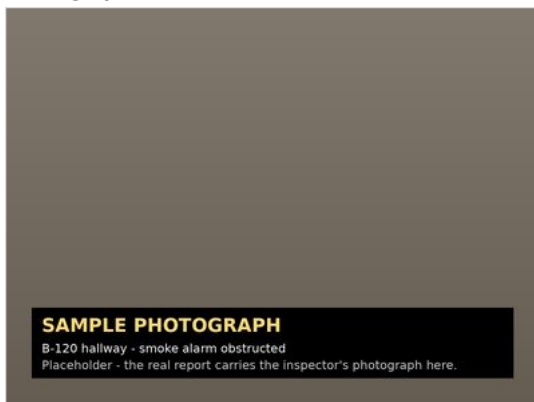
Why it is deficient

Smoke alarm is obstructed.

Corrective measure

LIFE-THREATENING. Remove the cover; document the resident conversation; consider a photoelectric alarm to reduce nuisance alarms.

Photographs



B-120 hallway - smoke alarm obstructed

B-203

B-203 / Living Room

23. FLOOR - Floor component(s) is not functionally adequate.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.188

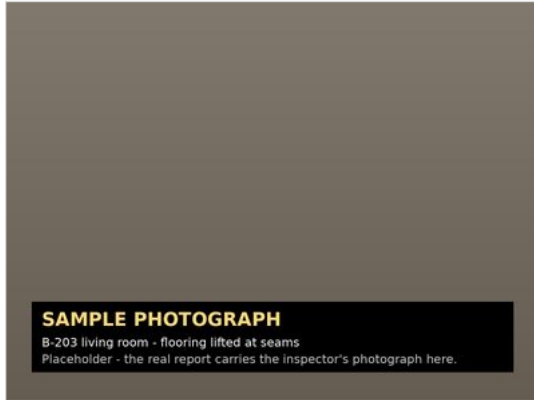
Why it is deficient

Floor component(s) is not functionally adequate (i.e., does not allow floor to separate levels or to be walked on).

Corrective measure

Re-lay or replace the affected planks and check for moisture at the slider threshold.

Photographs



B-203 living room - flooring lifted at seams

B-207

B-207 / Laundry Closet

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

Life-Threatening · Unit · correct within 24 hours · NSPIRE Standards p.44

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

LIFE-THREATENING under NSPIRE. Reconnect with a rigid or semi-rigid metal duct and clamps; clean the lint from the closet and duct.

Photographs



B-207 laundry closet - dryer duct detached

B-214

Not inspected — An area of the unit is not accessible during the inspection (e.g. a locked bedroom) - select an alternate. Resident present but the second bedroom was locked and the key was not available. Alternate B-216 walked instead. No deficiencies recorded here.

B-216

Walked as the alternate in place of B-214
Alternate for B-214, selected per protocol.

B-216 / Entry

25. HANDRAIL - Handrail is not functionally adequate.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.231

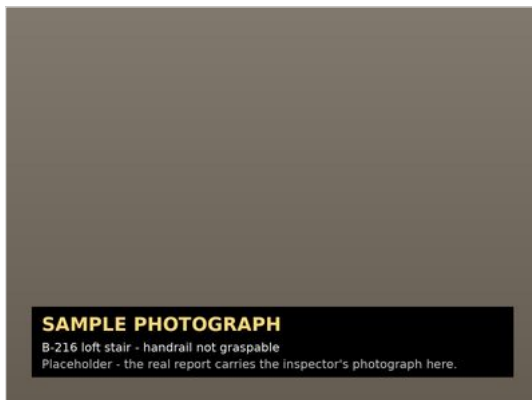
Why it is deficient

Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways). OR Handrail is not continuous for the full length of each stair flight. OR Handrail is not between 28 inches and 42 inches in height.

Corrective measure

Replace with a graspable rail (1-1/4 to 2-inch round or equivalent) with returns at both ends.

Photographs



B-216 loft stair - handrail not graspable

B-219

B-219 / Living Room

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

Moderate · Unit · correct within 30 days · NSPIRE Standards p.482

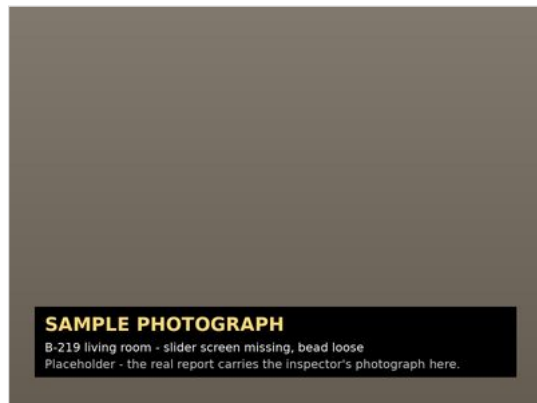
Why it is deficient

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

Re-secure the glazing bead and install a screen.

Photographs



B-219 living room - slider screen missing, bead loose

B-222

B-222 / Bedroom 2

27. 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 · correct within 30 days · NSPIRE Standards p.458

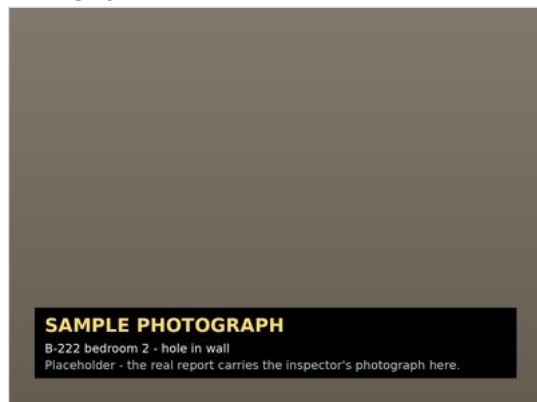
Why it is deficient

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 and paint.

Photographs



B-222 bedroom 2 - hole in wall

C-102

C-102 / Kitchen

28. SHARP EDGES - A sharp edge that can result in a cut or puncture hazard is present.

Severe · Unit · correct within 24 hours · NSPIRE Standards p.360

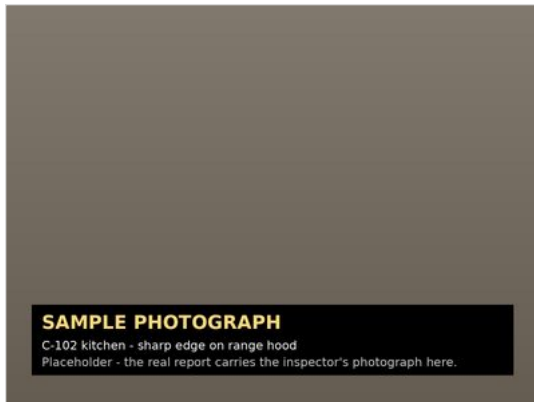
Why it is deficient

A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present within the built environment (i.e., human-made structures, features, and facilities).

Corrective measure

Replace or re-form the hood; verify no sharp edges remain.

Photographs



C-102 kitchen - sharp edge on range hood

C-106

C-106 / Bathroom

29. CEILING - Ceiling has a hole.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.34

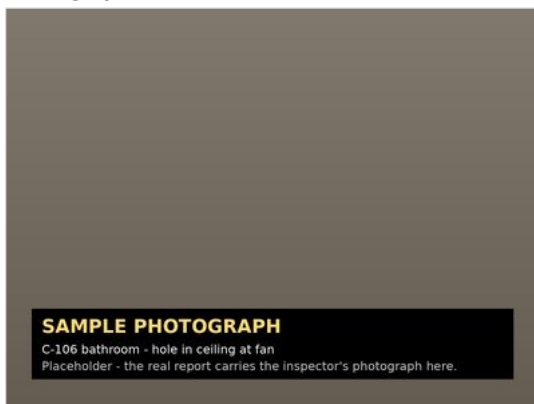
Why it is deficient

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 the ceiling and seal around the fan housing.

Photographs



C-106 bathroom - hole in ceiling at fan

C-111

C-111 / Balcony

30. GUARDRAIL - Guardrail is not functionally adequate.

Life-Threatening · Unit · correct within 24 hours · NSPIRE Standards p.221

Why it is deficient

Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards). OR Guardrail is damaged (i.e., visibly defective; impacts functionality). OR Guardrail is less than 30 inches in height. OR Guardrail is not securely attached and cannot reasonably protect from fall hazards.

Corrective measure

LIFE-THREATENING. Restrict balcony use; re-anchor the bracket into framing and load-test the rail.

Photographs



C-111 balcony - guardrail loose at wall

C-205

C-205 / Living Room

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

Moderate · Unit · correct within 30 days · NSPIRE Standards p.241

Why it is deficient

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

Corrective measure

Service or replace the through-wall AC unit.

Photographs



C-205 living room - AC inoperable

C-208

C-208 / Bathroom

32. DRAIN - Drain is fully blocked.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.113

Why it is deficient

Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.

Corrective measure

Clear the drain; check the overflow and trap.

Photographs



C-208 bathroom - tub drain blocked

C-213

C-213 / Kitchen

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

Life-Threatening · Unit · correct within 24 hours · NSPIRE Standards p.132

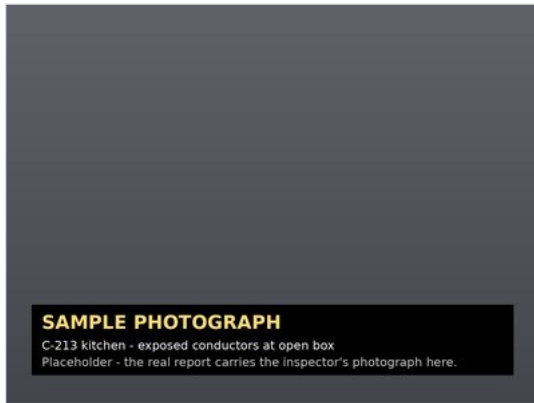
Why it is deficient

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

LIFE-THREATENING. Make up the splices with wire nuts and install a cover plate today.

Photographs



C-213 kitchen - exposed conductors at open box

C-216

C-216 / Bathroom

34. CALL-FOR-AID SYSTEM - System is blocked, or pull cord is higher than 6 inches off the floor.

Life-Threatening · Unit · correct within 24 hours · NSPIRE Standards p.20

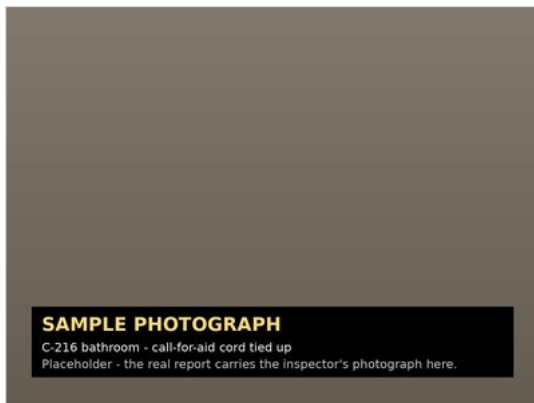
Why it is deficient

System is blocked. OR Pull cord end is higher than 6 inches off the floor.

Corrective measure

LIFE-THREATENING. Untie the cord so it reaches within 6 inches of the floor; test the annunciator.

Photographs



C-216 bathroom - call-for-aid cord tied up

35. TOILET - Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.

Moderate · Unit · correct within 30 days · NSPIRE Standards p.425

Why it is deficient

Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may 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) such that it may 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) such that it may limit the resident's ability to safely discharge human waste.

Corrective measure

Replace the fill valve and flapper.

Photographs



C-216 bathroom - toilet runs continuously

Inside — common areas

Community Building

Leasing office, community room, restrooms

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

Life-Threatening · Inside · correct within 24 hours · NSPIRE Standards p.163

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

LIFE-THREATENING. Replace the sign or its lamp/battery pack today and test on the battery.

Photographs



Community room east door - exit sign dark

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

Life-Threatening · Inside · correct within 24 hours · NSPIRE Standards p.390

Why it is deficient

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

Corrective measure

LIFE-THREATENING. Replace the alarm (10-year sealed unit) today and test the remaining common-area alarms.

Photographs



Community building corridor - smoke alarm fails test

38. SPRINKLER ASSEMBLY - Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.

Life-Threatening · Inside · correct within 24 hours · NSPIRE Standards p.393

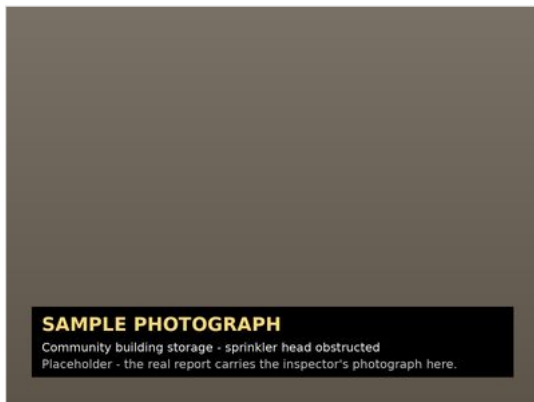
Why it is deficient

Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.

Corrective measure

Lower the storage so an 18-inch clearance is kept below every head; post the closet.

Photographs



Community building storage - sprinkler head obstructed

Central Laundry

Building B ground floor

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

Severe · Inside · correct within 24 hours · NSPIRE Standards p.305

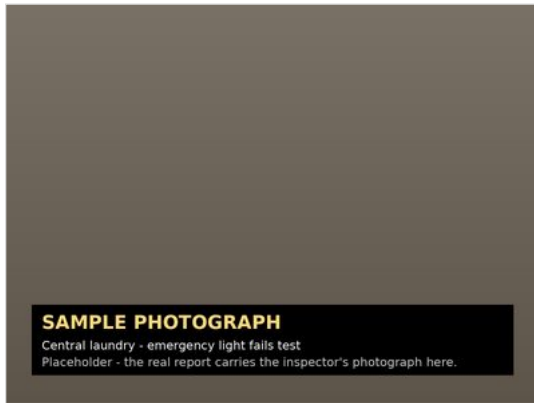
Why it is deficient

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

Replace the battery or the unit; test monthly and log it.

Photographs



Central laundry - emergency light fails test

40. FIRE EXTINGUISHER - Fire extinguisher pressure gauge reads over or under-charged.

Life-Threatening · Inside · correct within 24 hours · NSPIRE Standards p.173

Why it is deficient

Pressure gauge indicates that the fire extinguisher is over or under-charged.

Corrective measure

LIFE-THREATENING under NSPIRE. Replace or recharge and re-tag immediately.

Photographs



Central laundry - extinguisher undercharged

41. LEAK – WATER - Plumbing leak.

Moderate · Inside · correct within 30 days · NSPIRE Standards p.299

Why it is deficient

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

Corrective measure

Replace the supply hoses and washers on #3; check the remaining machines' hoses.

Photographs



Central laundry - washer 3 supply leak

42. INFESTATION - Evidence of cockroaches.

Moderate · Inside · correct within 30 days · NSPIRE Standards p.260

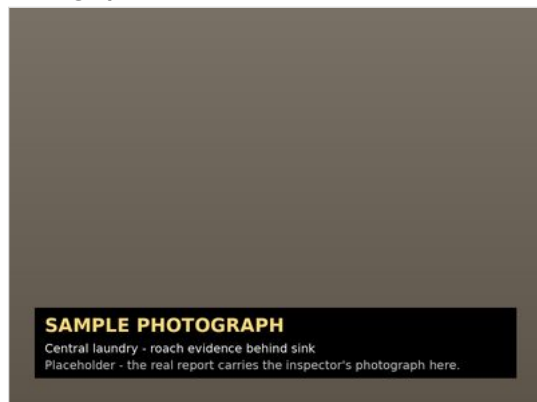
Why it is deficient

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

Corrective measure

Treat the laundry room and adjoining units on a pest-control service ticket; seal the sink penetrations.

Photographs



Central laundry - roach evidence behind sink

Maintenance Shop

Detached, behind Building C

43. 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 · NSPIRE Standards p.94

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

Reattach and adjust the door closer so the door self-closes and latches from any position; do not prop.

Photographs



Maintenance shop - fire door closer disconnected

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 · Inside · correct within 24 hours · NSPIRE Standards p.183

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

LIFE-THREATENING. Move all fuel and combustibles at least 3 feet from the water heater today; store fuel in the approved cabinet.

Photographs



Maintenance shop - fuel stored beside water heater

45. ELECTRICAL – SERVICE PANEL - Electrical service panel is not readily accessible.

Moderate · Inside · correct within 30 days · NSPIRE Standards p.149

Why it is deficient

Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).

Corrective measure

Relocate the shelving and stored material so the panel has clear access.

Photographs



Maintenance shop - panel blocked by shelving

Building B - interior stair and corridor

46. TRIP HAZARD - Trip hazard on walking surface.

Moderate · Inside · correct within 30 days · NSPIRE Standards p.438

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 $\frac{3}{4}$ -inch or greater vertical difference. OR - An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.

Corrective measure

Re-stretch and re-seam the carpet; replace the transition strip.

Photographs



Building B corridor at B-207 - lifted carpet seam

Building A - interior stair

47. HANDRAIL - Handrail is missing.

Moderate · Inside · correct within 30 days · NSPIRE Standards p.226

Why it is deficient

Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).

Corrective measure

Install a continuous graspable handrail on the wall side, 34-38 inches above the nosings, with returns.

Photographs



Building A interior stair - wall-side handrail missing

Outside — grounds and building exterior

Site - grounds, parking and play area

48. 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 · NSPIRE Standards p.331

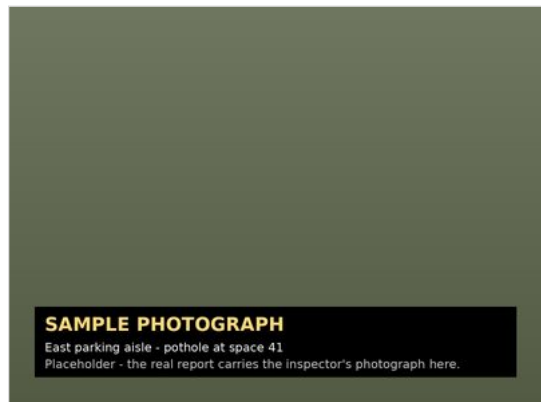
Why it is deficient

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

Corrective measure

Saw-cut, base-repair and hot-mix patch the pothole; seal-coat the east aisle. Cold patch is acceptable as a temporary measure before the HUD date.

Photographs



East parking aisle - pothole at space 41

49. SITE DRAINAGE - Erosion is present.

Low · Outside · correct within 60 days · NSPIRE Standards p.382

Why it is deficient

Erosion is present and the footer is exposed. OR Erosion is more than 2 feet away from the built environment and its depth is equal to or greater than its measured distance from the built environment, and the inspector believes it may undermine the supporting soil.

Corrective measure

Extend the downspout to a splash block or drain line, backfill and compact the channel, and re-establish ground cover.

Low severity but easy points.

Photographs



Building C north slope - erosion below downspout

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

Moderate · Outside · correct within 30 days · NSPIRE Standards p.167

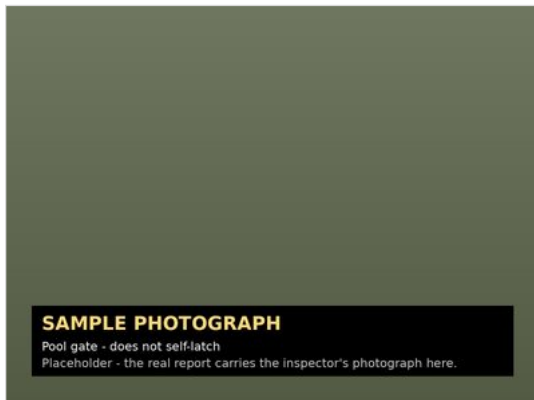
Why it is deficient

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

Corrective measure

Realign and adjust the self-closing hinge and latch so the gate latches from any open position; this is also a state pool-code item.

Photographs



Pool gate - does not self-latch

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

Low · Outside · correct within 60 days · NSPIRE Standards p.318

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 bulk items and litter; schedule a bulk pickup and post the enclosure with the haul-away number for residents.

Photographs



Building B dumpster enclosure - litter and bulk items

52. TRIP HAZARD - Trip hazard on walking surface.

Moderate · Outside · correct within 30 days · NSPIRE Standards p.439

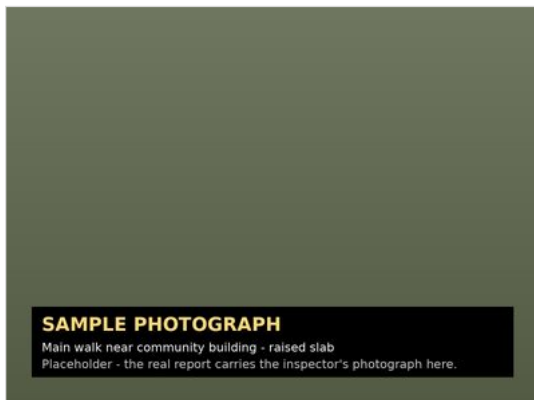
Why it is deficient

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 $\frac{3}{4}$ -inch or greater vertical difference. OR - An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.

Corrective measure

Grind the joint to under 1/4 inch or replace the slab; this is on the accessible route to the office.

Photographs



Main walk near community building - raised slab

53. 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 · NSPIRE Standards p.140

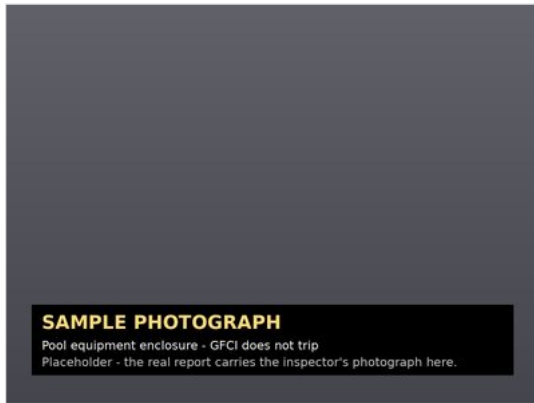
Why it is deficient

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

Replace the GFCI receptacle with a weather-resistant, in-use-cover unit and test. Check the pool equipment circuit for GFCI protection upstream.

Photographs



Pool equipment enclosure - GFCI does not trip

Building A - exterior and breezeways

24 units, two storeys

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

Moderate · Outside · correct within 30 days · NSPIRE Standards p.354

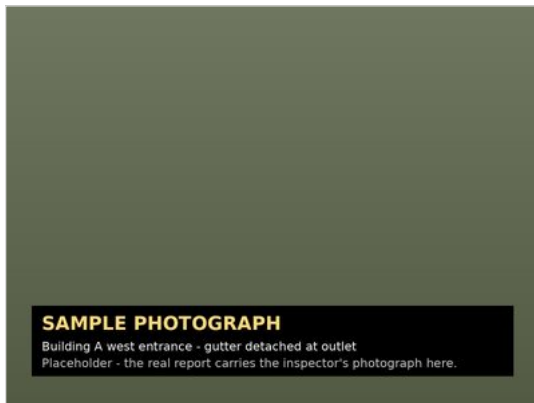
Why it is deficient

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

Rehang and fasten the gutter section, replace the downspout strap, and check the remaining hangers on that run.

Photographs



Building A west entrance - gutter detached at outlet

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

Life-Threatening · Outside · correct within 24 hours · NSPIRE Standards p.177

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

LIFE-THREATENING under NSPIRE. Have the fire-protection vendor service and re-tag every extinguisher on the property this week; keep the vendor invoice with the certificates.

Photographs



Building A east stair - extinguisher tag expired

56. WALL – EXTERIOR - Exterior wall has peeling paint of 10 square feet or more.

Moderate · Outside · correct within 30 days · NSPIRE Standards p.451

Why it is deficient

Cumulatively, there is 10 square feet or more of peeling paint on an exterior wall built after 1978.

Corrective measure

Scrape, prime and repaint the affected area; inspect the window sills above for the moisture source.

Photographs



Building A north wall - peeling paint

Building B - exterior and breezeways

40 units, two storeys

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

Moderate · Outside · correct within 30 days · NSPIRE Standards p.308

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

Replace the fixture (LED wall pack) and test at dusk. Check the photocell circuit for the north side.

Photographs



Building B north stair landing - wall pack inoperable

58. HANDRAIL - Handrail is not secure.

Moderate · Outside · correct within 30 days · NSPIRE Standards p.230

Why it is deficient

There is movement in the anchors of the handrail.

Corrective measure

Re-anchor the mid-post with new epoxy anchors after repairing the concrete pad; tighten and inspect every post on the run.

Photographs



Building B north stair - handrail loose at mid post

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

Low · Outside · correct within 60 days · NSPIRE Standards p.51

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

Replace the vent hood with a louvered or damper-type cover; clean lint from the duct while open.

Photographs



Building B east wall - dryer vent damper missing

Building C - exterior and breezeways

32 units, two storeys, pool side

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

Moderate · Outside · correct within 30 days · NSPIRE Standards p.4

Why it is deficient

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

Corrective measure

Reinstall a minimum 4-inch contrasting building letter on the south gable, visible from the drive. Confirm every building and unit number on the rent roll is posted. 30-day item.

Photographs



Building C south gable - building letter missing

61. GUARDRAIL - Guardrail is not functionally adequate.

Life-Threatening · Outside · correct within 24 hours · NSPIRE Standards p.223

Why it is deficient

Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards). OR Guardrail is damaged (i.e., visibly defective; impacts functionality). OR Guardrail is less than 30 inches in height. OR Guardrail is not securely attached and cannot reasonably protect from fall hazards.

Corrective measure

LIFE-THREATENING. Barricade the section today. Replace the missing pickets and weld or bolt the top-rail connection; opening must be under 4 inches. Correct within 24 hours.

Photographs



Building C walkway at C-205 - guardrail pickets missing



Building C walkway at C-205 - top rail deflection