

# HUMAN RIGHTS IN HOUSING

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HEARING  
BEFORE THE  
SUBCOMMITTEE ON HUMAN RIGHTS  
AND THE LAW  
OF THE  
COMMITTEE ON THE JUDICIARY  
UNITED STATES SENATE  
ONE HUNDRED EIGHTEENTH CONGRESS  
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## HUMAN RIGHTS IN HOUSING

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MONDAY, MARCH 4, 2024

UNITED STATES SENATE,  
SUBCOMMITTEE ON HUMAN RIGHTS AND THE LAW,  
COMMITTEE ON THE JUDICIARY,  
*Washington, DC.*

The Subcommittee met, pursuant to notice, at 11:13 a.m., in Roswell City Hall, Roswell, Georgia, Hon. Jon Ossoff, Chair of the Subcommittee, presiding.

Present: Senator Ossoff [presiding].

### OPENING STATEMENT OF HON. JON OSSOFF, A U.S. SENATOR FROM THE STATE OF GEORGIA

Chair OSSOFF. The Subcommittee on Human Rights and the Law will come to order. Before we begin this hearing, I'd like to take a moment to acknowledge and express appreciation on behalf of the U.S. Senate and on behalf of the people of Georgia for our witnesses today, for the courage and determination that you demonstrate by speaking out in public on this important issue. Thank you so much for being here, and thank you for lending your voice to the effort to stand up for families across Georgia and across the country.

I'd also like to take a moment to thank Mayor Kurt Wilson and the City Council, the extraordinary staff here in Roswell City Hall for their hospitality, for opening up this extraordinary civic space to the U.S. Senate today to hear directly from people impacted by the issues that we're discussing today. Thank you, mayor, for your hospitality.

I would ask that all who are present at this U.S. Senate Subcommittee hearing remain respectful throughout our hearing so that witnesses have the opportunity to make their voices heard and to contribute to the record. I would also note for those of you who may be here in order to express or pursue your personal concerns regarding your housing situation or any other matter, that while today's hearing testimony will be limited to those witnesses who are at the witness stand today, a member of my staff named Alexia Johnson is here.

Alexia, would you please stand up so that everybody can identify you? Alexia? Alexia's coming back and we will make sure that she's identified in just a moment, but a member of my team is here to meet with you, make sure we have your contact information, and followup with you directly should you have concerns that we can pursue on your behalf.

Now here's the background. Five months ago as Chair of the Human Rights Subcommittee, I launched an investigation into the mistreatment of families by landlords in Georgia and across the country, and in particular on threats to the safety of children who dwell in dangerous living conditions. And what we found thus far is that too often landlords and large property owners and managers are securing and receiving massive Federal subsidies, while subjecting vulnerable families and children to dangerously unsafe and unsanitary living conditions.

The Subcommittee has conducted site visits and interviewed nearly 100 tenants, landlords, maintenance staff, housing attorneys, and policy experts across Georgia and the Nation. The staff has reviewed court records, resident complaints, housing inspection reports and work orders, photo and video evidence, and extensive correspondence between tenants, landlords, and federal housing officials.

We've heard from families who live in apartments plagued by severe mold and pest infestations who lack basic plumbing, or whose floors were so rotten that they collapsed. We heard from a tenant whose child fell through a collapsed floor, and another whose child was bitten by a rat.

We've interviewed tenants who described balconies falling off their buildings, fires, violent assaults and shootings, inadequate safety and security infrastructure, elevator outages that left elderly Americans trapped in their homes without access to food or medication, and children who became sick from mold and sewage exposure. Yet the Subcommittee heard time and time again that when many of these tenants asked their landlords for help, that help never came and worse, they sometimes reported facing retaliation or eviction.

The Universal Declaration of Human Rights includes a human right to an adequate standard of living, including housing. A home is more of than a place to sleep. It must be a place of safety and of security, but for too many Georgians and for too many children in Georgia, home is instead a place of peril.

We are here today because the mistreatment of Georgia families and children by landlords must stop. We're talking about families living in dangerous apartments, many of whom are paying rent to live in the apartments that are to be the sanctuary for themselves and for their kids, and yet they face the risk of black mold and rats, of sewage floods and stray bullets. And meanwhile, the property owners and property managers who run these properties are collecting taxpayer dollars while failing to provide a decent standard of living.

The Department of Housing and Urban Development has obligations and enforcement tools to hold accountable the thousands of landlords and private property owners and managers who receive many millions in taxpayer dollars every year across the country. Yet we've found that some properties pass their HUD inspections even while residents are experiencing dangerous and unhealthy conditions, and it takes far too long to identify bad actors and to hold them accountable.

So today we'll hear from current and former residents at three different properties here in Georgia. The Subcommittee was able to

confirm that two of these properties passed multiple HUD inspections in the past 4 years, despite severe issues reported to the Subcommittee. We will also hear from two expert attorneys who represent tenants facing alleged retaliation for reporting maintenance and security concerns.

I want to emphasize that this is an active and ongoing inquiry of the U.S. Senate Subcommittee on Human Rights. Our Subcommittee will continue to investigate human rights violations in housing and elsewhere to protect families in Georgia and nationwide.

I'll now introduce our witnesses with gratitude again for your appearance and testimony today. We will hear today from Ms. Miracle Fletcher, a mother, cancer survivor, and tenants' rights advocate who formerly lived at Trestletree Village in Atlanta, Georgia. We'll hear from Ms. Latysha Odom. Ms. Odom is the mother of four children and lives at Heritage Apartments in Griffin, Georgia. We'll hear from Ms. DeAnna Hines. Ms. Hines is a mother who lives at Southwood Apartments in Morrow, Georgia.

We'll hear from Ms. Esther Graff-Radford, a tenants' rights attorney representing clients here in Georgia, and Ms. Ayanna Jones, a senior litigation counsel at the Atlanta Volunteer Lawyers Foundation with extensive experience representing tenants living in dangerous and unhealthy conditions.

Before we hear your opening statements, we will swear in the witnesses. So I would ask that you all please rise and raise your right hand.

[Witnesses are sworn in.]

Chair OSSOFF. Let the record reflect that all witnesses answer in the affirmative. You may take your seats, and we will now begin with opening statements from our witnesses, beginning when you are ready with Ms. Fletcher. Thank you, Ms. Fletcher. You may begin.

**STATEMENT OF MIRACLE FLETCHER,  
FORMER TENANT, ATLANTA, GEORGIA**

Ms. FLETCHER. Chairman Ossoff and Members of the Subcommittee on Human Rights. My name is Miracle Fletcher. I'm a 40-year-old mother, a rare cancer survivor, and a housing advocate. I am here today to share my experiences as a former tenant living in the Trestletree Village Apartments.

In late 2018, I moved into Trestletree Village to ensure I was able to afford to pay my monthly bills without assistance from family members, due to complications from my previous cancer diagnosis. I moved into unit 777A with a feeling of security and ease, thinking this was a safe, secure environment for myself and my children. Shortly after moving into my unit, I started to hear loud bubbling noises erupting from my pipes, centering from my bathtub drain.

The sounds mimic the sound your stomach makes as if the room is silent, and the person hasn't eaten in a while. Little did I know the rumbles would grow into a massive plumbing issue. My unit at 777A flooded constantly with an upload of raw sewage consistent with my neighbors flushing their toilets and heavy rainfalls. Floating pieces of fecal matter, even eaten food, toilet paper, and debris

filled my bathtub overflowing unto my floors throughout my apartment.

The everyday smell of a foul odor of feces that would normally cause someone to cringe upon smelling it, became the dreadful smell we endured daily. Our reality was not a Folgers cup wake up. Instead, our mornings consisted of walking through, contaminated sewer water to reach the restroom to brush our teeth and wash our faces while inhaling the vile smelling odor, fumes of bowel movements drifting in the bathtub.

Thoughts about the quality and sanitation of our water remained a constant and consistent thought in our minds. Four months, four months of daily exposure to raw sewage, floating, discarded food particles, fecal matter, and blood was extremely hurtful and inhumane.

Despite reports to management, my daughter was taking a shower while my upstairs neighbor flushed her toilet. The content of her bowel movements covered my daughter's feet while she attempted to take a shower to clean her body, instead found her feet covered in feces. This was a horrifying experience for my daughter and myself as a mother. At that moment, I felt the pain of being unheard all over my body, leaving me empty without recourse or support.

My children and I lived in uninhabitable conditions after consistent attempts to get management to address the severe plumbing issues related in a merry-go-round of emails to management, phone calls to the National Housing Compliance, leading to a dead end of hopelessness. After repeated attempts to seek assistance, my unit in 777A erupted with a nonstop flow of raw sewage that flowed over into my neighbor's unit underneath the floor and baseboards.

As my neighbors assisted in attempting to salvage our things, the things in my unit discarded during previous months of exposure to sewage due to the consistency of the water flow in my unit daily, I utilized all the towels covers and any other material we could use to stop the water flow. Constant exposure to fecal matter and raw sewage contributed to my exposure to a bacteria and stomach infection.

Finally, intense flooding led to our relocation from the downstairs unit 777A into the upstairs unit 777D. After moving into unit D, I along with other tenants, came together and addressed concerns that we mutually shared. After partnering with other organizations to assist us in organizing, the pathway for us to get assistance for our concerns was still not clear. I started to research our HUD tenants' rights uncovering HUD CFR part 245, the rights for tenants to organize without interference from management.

The tenants' association canvased passing out flyers for meetings, rallies, and community resources. Due to our organizing during the COVID-19 pandemic, we experienced fines, retaliation, lease violations, threats of eviction, and the placement of any suspected community organizer, churches, or organizations suspended of offering support to us placed on the criminal trespassing list.

Throughout all our efforts, we still felt unheard. Our rights were violated daily, yet the constant threats of losing our homes weighed heavier than the support we received from HUD. Our posted meeting signs removed, and the oppressive treatment received for our

unwavering commitment to upholding our HUD rights to organize, living in one of the nicest neighborhoods in Atlanta, surrounded by \$250,000 homes, yet isolated from the exposure to the nature preserve.

Our children were climbing kudzu to reach the BeltLine or the blatant disregard for electrical issues, plumbing concerns on massive water flood streaming from a utility hole, sewer cover in our parking lot causing massive flooding. A shared feeling of insignificance resonated amongst us all. My question as well as the tenants at that time and still is today, where is HUD? How, how are we allowed to live like this?

Continually organizing and educating ourselves prompted the tenant's association to send more invites for meetings between management and HUD. This led to missed scheduled meetings from management and the police enforcement officers requesting tenants and organizers to leave the property. The constant fight for our association's acknowledgement overshadowed our main concern, the habitability of our living conditions.

In late October 2021, I experienced issues concerning my water heater previously being reported, the water heater was left unfixed or replaced and declared unsafe by the gas company. From October until January 31st, 2022, when I moved out of unit 777D, my children and I was without access to hot water.

Today, I leave challenging HUD to implement a task force created of tenants with lived experiences of housing insecurities, in partnership with HUD and the National Housing Compliance. The HUD Tenants Taskforce will serve to ensure tenants concerns for the habitability of their living, will be efficiently addressed urgently by HUD, placing the accountability on landlords, property owners to provide safe and healthy housing for us all. Thank you.

[The prepared statement of Ms. Fletcher appears as a submission for the record.]

Chair OSSOFF. Thank you, Ms. Fletcher, for your testimony. Ms. Odom, we will turn now to you. I might respectfully request if you can move that microphone so it's fairly close that way everyone in the room will be able to hear your opening statement.

#### **STATEMENT OF LATYSHA ODOM, TENANT, GRIFFIN, GEORGIA**

Ms. ODOM. Hello, my name is Latysha Odom. I'm a 39-year-old—

Chair OSSOFF. Ms. Odom, forgive me. If you could move that microphone just a little bit closer, I'd be grateful to you. Thank you, ma'am.

Ms. ODOM. Okay. I'm a 39-year-old single mother of four. I'm so very grateful and thankful to be here and to be heard. I'm here to testify on my experience living in Heritage Heights in Griffin, Georgia. My kids and I moved to Heritage December 2019. As happy as we were to have our own place, it quickly turned into a nightmare, a constant nightmare.

It all started in January 2020. From 2020–2023, my bathroom ceiling leaked every few days. I did as I was supposed to, which was to call the office to put in work orders. Each time the management company told me it wasn't a leak. They blamed my upstairs neighbor saying she was letting the toilet overflow or didn't have

a shower curtain or the shower mat, and the kids were splashing water on the floor. None of those excuses made sense to me because of how much water was leaking and how much damage it caused.

After constant leaks, my bathroom ceiling actually collapsed. This happened over and over, sometimes repeatedly in the same week. If it collapsed on a Friday and I called the emergency hotline, no one would show up until that Monday. So that leaves me and my children having to find somewhere to stay, since that was our only bathroom.

The only thing the management company ever did was replace the ceiling panels, but that didn't actually fix the problem. When the ceiling would collapse, the debris would fall into the toilet and clog it. It would cover the tub, and get all over the floor. One time, my 6-year-old daughter had no choice but to relieve herself in the sink because the toilet was full of the ceiling debris.

This has caused unbelievable trauma for me and my kids. To hear your child cry because they're scared to go in the bathroom by themselves, that makes me feel less of a mom because my kids live in this environment. After making a complaint with the housing authority and nothing changed, I almost gave up. In 2021, I contacted HUD because I was told by the manager that they weren't going to continue to change the ceiling tiles.

I was shocked, angry, and hurt. So I emailed customer service and told them, and they came and changed the tile. However, it still wasn't fixed. I continue to deal with this even today. It's my new normal. No one actually came and fixed my ceiling until 2023. After I found my angel, a local advocate named Sharon King, she helped me push for change.

During this time, we dealt with intimidation, being lied to, and different men from the management companies coming in and out of my apartment, and sometimes without me knowing, because a key to my apartment was being circulated amongst staff like a hot plate of food. Along with this issue comes the biggest problem, a roach infestation.

My apartment has been infested for about two going on three years now. It's so bad that my kids and I never eat at the table in the kitchen due to the roaches being everywhere. I can't leave any food out even to fix our plates because if I do, there'll be roaches in our food. If I fix anything to drink, we have to cover our cups and cans with a book or something heavy, otherwise, bugs will get into our drinks.

My youngest 2-year-old does not want to go to the bathroom alone because of the roaches. It's been several times that I or my girls have been in the tub or the shower and a roach would fall into the water. When we are ready for bed, we all climb into my bed because my 6-year-old is afraid to sleep alone. Even being in my room, it's still scary. There have been times that roaches crawl onto the pillows we were using, under the sheets, side of the bed, the headboard, the walls, the dresser, and the TV.

And because of this, I don't sleep. I'm afraid to move my mattress because I worry that the roaches may have a colony underneath it. My 6-year-old falls asleep with her hands covering her ears. I have asked several times for some type of extermination,

and all I've gotten is pest control spraying around the kitchen and the bathroom. Whatever the spray is, it's not killing the roaches. I'm still killing all of the roaches myself.

It is to the point that the building now totally ignores me. They have not responded to me since December 2023 when I asked for a plan to kill the roaches. So instead, I do my own pest control. In the 4-years that I've lived in Heritage, what I've been shown is a lack of human compassion and abuse of power. When will they be held accountable? When will it end? We deserve better.

[The prepared statement of Ms. Odom appears as a submission for the record.]

Chair OSSOFF. Thank you, Ms. Odom, for your testimony. Ms. Hines, please will you now offer your opening statement, and I'd ask as well, thank you, that you should use the microphone. Thank you.

#### **STATEMENT OF DEANNA HINES, TENANT, MORROW, GEORGIA**

Ms. HINES. All right. Hi everyone. My name is DeAnna Hines. My two children, one 4 and one 16, and I, have been in my residence at Southwood Apartment Complex in Morrow, Georgia since 2016. Ever since I moved in, I have had little issues that are now starting to be major issues. Since my time in Southwood, my ceiling has repeatedly fell, collapsed four or five times in 2023 alone, and for several months, I have visited the rent office or manager's office daily to report the needs for repairs.

Each time the building only temporarily repaired my patches in my ceiling and everything, such as cutting a hole in the ceiling and replacing the ceiling panel that fell rather than repairing the ongoing leak that's inside of the ceiling. Sometimes maintenance just cuts a hole in the ceiling and does not return for weeks or months.

I have taped trash bags to the gapping hole in my bathroom to cover up the hole because my children are scared to bathe in the bathroom. They stopped coming to fix it. My kids are afraid. When I told maintenance staff that I believe it was a pipe leak inside of the building that's causing all the leakage, the staff told me that—I'm sorry—that they could not afford the renovations in the building to prevent this from happening again and again. The whole building is slanting and caving in, and they say they don't have money to fix it.

After about some time—well after about 3 years, maintenance supposedly fixed the pipes, but my ceilings continued to collapse from water damage and leaking. Once the ceiling collapsed while my 11-year-old then, who's now 16, was in the shower, he was bathing and yelled for me. When I ran in there to him to see what was going on, he said the water was coming out of the ceiling. When I grabbed him to pull him out of the tub, the ceiling fell exactly where he was bathing at.

I felt very hopeless and terrified that I couldn't protect my child from a ceiling. On November 15, 2022, which I called the day of everything collapsing in our household, my son, who was three then, who is now four, was walking through the living room and the ceiling began to leak and it fell. As soon as he walked past my couches, it fell on him. Well, not on him. It could have been, I'm

sorry. It fell literally right behind him. And even then, I felt hopeless.

So I called the emergency line, which is maintenance, to contact him, to let them know that what had happened, this was at 3 a.m. in the morning. They came at 10 a.m. that morning. It took the building several months to repair my kitchen, which had also fell.

In the spring of 2023, my kitchen and bathroom floors started to collapse. You can feel the vinyl sinking between the beams when you stand on it, and you can see the beams poking through the floor. My sons and I have to jump from beam to beam because we're scared they could—I'm mostly scared that they could fall through the floor at any given time while they're using the bathroom.

It is caving in and I feel at the moment I will be—or my kids will be in the basement of the floor. Sorry.

Chair OSSOFF. You take your time.

Ms. HINES. I'm like picturing this up.

Chair OSSOFF. Take your time Ms. Hines. There's no rush at all.

Ms. HINES. Thank you. Okay. I have told the rent office repeatedly of my floor, and they just come and look at it. My floor is caving in and they say—or that the maintenance man says that in order to fix the floor, they would have to tear down the whole complex just to fix the floor. So they can't do anything about that. So they don't really care that our life is in danger.

My front door is also not closed all the way. You could see outside and in the house through the opening of the door. You can fit your fingers through and pull it open if you want it to. The rent office told me that someone had to kick my door in, but no one has ever kicked my door in the whole time I have been living in my apartment since 2016. I told them no one has kicked it in. They tell me that they're going to have someone come fix it, but no one still hasn't showed.

Although I have reported these issues frequently to the building management, as of January 2024, no one has come to fix my floors, or my door. But they came to look at the floors and the door, and I have not seen anyone since February 7th, 2024. These things and so much more are falling apart around me and my family. I don't have the means to move right now, and I feel trapped somewhere I no longer want to have my family living, nor do I feel we are living in a safe environment.

The rent office seems to think that we are people in the lowest society because we receive based on income, apartments that we don't deserve to live in a healthy environment, and my kids don't deserve to grow up in a healthy environment. My 4-year-old who is about to be five tomorrow, has developed asthma and cannot be in our apartment all the time because of the mold that's building in our apartment.

It started to become a health issue, and the rent office just doesn't care or wants to put the money—or doesn't want to put the money into repairs to fix it rather than patch the problem. I am just disgusted with the way the apartment is right now and the management. My hope is to have a better service and the future that we all deserve, no income or not. Thank you.



[The prepared statement of Ms. Hines appears as a submission for the record.]

Chair OSSOFF. Thank you, Ms. Hines. Ms. Graff-Radford, please.

**STATEMENT OF ESTHER GRAFF-RADFORD,  
TENANTS RIGHTS ATTORNEY,  
FOUNDER OF GRAFF-RADFORD LAW, CHAMBLEE, GEORGIA**

Ms. GRAFF-RADFORD. Good morning. I'm Esther Graff-Radford, and I run a private law practice that represents tenants in housing across metro Atlanta. I work closely with Legal Aid and the Atlanta Volunteer Lawyers Foundation and local housing nonprofits, and I do a lot of work educating the community and tenants and other lawyers about tenants' rights.

Cases that I work on deal with landlords not repairing properties, landlords retaliating against tenants who ask for repairs, housing discrimination and unfair and deceptive business practices by landlords and management companies. I personally have lived in subsidized housing as a small child. Some of my earliest memories are being a kid in the East Side Hills, Section 8 Project in Farmerville, Louisiana.

What our kids are going through in subsidized housing is personal to me. My tenant clients are mostly working and disabled women with children. Some of their landlords get money from the Georgia Department of Community Affairs or from a County Housing Authority in the form of Section 8 vouchers. Some landlords are getting money directly from HUD in the form of project based rental assistance. Some landlords are getting millions of dollars from the government to buy and renovate their properties in the form of low-income housing tax credits.

Usually, the same landlords are benefiting from multiple subsidies in a combination of subsidies at the same time. In exchange for these millions of dollars of subsidies, these landlords are supposed to be providing housing that is kept up to a basic repair standard.

The lights, and the water, and the heat are supposed to work. The toilets are supposed to flush. People are supposed to be able to cook meals, take showers, get a full night's sleep, have their friends over, do homework, hang up their clothes in the closet, put cereal in the kitchen cabinet, and milk in the fridge. All of the basic things that we do at home.

The sad truth as we're hearing this morning is that subsidized landlords in Georgia who are getting government rent money, often are not providing the basic housing that we the taxpayers are paying for. I frequently see that landlords are neglecting maintenance to the point that they are endangering their tenants. Most of my clients are in metro Atlanta, but I get calls from people across the state.

I frequently see situations where sewage is backing up in people's apartments because of old and broken-down plumbing, not once, not twice, but chronically to the point that families are expected to live in homes that are continually soaked in raw sewage and have no working bathrooms.

Some of my clients have to use the bathroom at a neighboring business or in buckets lined with plastic bags. I see extreme rat

and cockroach infestations. A lot of my clients in subsidized properties can't store food in their kitchen cabinets because the rats will just tear into it and eat it and urinate all over it. They can't put food in their fridge or cook because the appliances don't work.

I see horrific mold because of unmitigated water leaks and sewage backups. I see lead in drinking water. I see situations where families have no heat or air conditioning for months at a time. I see collapsing ceilings and floors full of asbestos, rotting structures where you can see right down to the dirt below, and families are putting boards down on the floor so that they can walk to the bathroom without endangering their lives.

I see vacant units piled with garbage that share walls with occupied apartments, and there seems to be very little meaningful enforcement when tenants report these repair issues. We often see that local Code Enforcement will issue citations and take a landlord to court. The landlord will simply pay a fine and continue the same behavior. When HUD or the Department of Community Affairs inspect, they either are missing the worst issues in occupied units or they simply take the landlord's word for it, that issues have been repaired.

There is often not meaningful reinspection, especially since COVID. For housing choice voucher tenants, the end result is often that they simply lose their housing and are displaced. There's no real consequence for the landlord. We often see that landlords retaliate against tenants who ask for repairs. People outside metro Atlanta are often just out of luck for finding legal representation or alternative housing.

This is leaving the most vulnerable Georgians without a safe home base. Kids cannot thrive in school when they were woken up by rats running across their bed, and they can't take a shower because the tub is full of feces. Parents cannot work when they sleep crowded in one mattress with their children because the other bedrooms are covered in mold and sewage. This is an issue that impacts every aspect of Georgia family's lives, and I thank you for listening and paying attention.

[The prepared statement of Ms. Graff-Radford appears as a submission for the record.]

Chair OSSOFF. Thank you, Ms. Graff-Radford. Ms. Jones, please.

**STATEMENT OF AYANNA JONES,  
SENIOR LITIGATION COUNSEL,  
ATLANTA VOLUNTEER LAWYERS FOUNDATION,  
ATLANTA, GEORGIA**

Ms. JONES. Good morning. My name is Ayanna Jones, and I have been an attorney for nearly two decades.

Throughout my career, I have made it my mission to serve low-income tenants and underserved populations in the State of Georgia. In my first 7 years of practice, I worked with Georgia Legal Services Program to support communities beyond and outside the metro Atlanta area. And for the last 7 years, I have represented low-income tenants within the city of Atlanta, the Atlanta Volunteer Lawyers Foundation.

During the entirety of my career, I have been able to connect with advocates across the country, and we all have witnessed simi-

lar challenges in the affordable housing sphere. Thank you for allowing me and us this opportunity to reflect upon our experiences, our journeys, and share the challenges that we have all witnessed in the affordable housing landscape.

Today, I come before you, not only as an advocate for affordable housing, but as a voice for those who are too often overlooked and neglected; low-income tenants living in substandard conditions within apartments that have been subsidized by HUD. On a daily basis, this marginalized group faces poor housing conditions, mismanagement, while project owners continue to benefit from large financial subsidies intended to be used to prevent these problems.

Here are just a few examples of what my clients have had to endure for months and sometimes years on end. One mother came to me because her preschool age child fell out of a second-floor window twice, on two separate occasions as a result of rotted window casing. Improper repairs left gaps that led to water intrusion and clear disintegration of the wood. And once we brought the issue to property management, they just boarded up the whole window rather than make the necessary repairs.

Another client, an elderly grandmother living in housing with her daughter and her granddaughter, had an entryway closet that was literally full of black mold. The grandmother was undergoing chemotherapy and had to walk with a cane, and the floor structure, the apartment was so rotted away in some areas, that it was dangerously uneven and soft in many places, making it difficult for the grandmother to even get around safely in her own home.

A woman called me literally from the top floor of her town home desperate because there were rats in her kitchen downstairs, and she was terrified to go downstairs to get any of her food. She had already stored what food she had in large plastic bins, but the rats had previously chewed through them, and she just didn't know what else to do.

Due to mold and rot and moisture, my clients have shown me literal dangerous growth of mushrooms and fungus coming off of their walls, the ceiling, and even out of their furniture. These growths pose serious health risks to their young children, and they either have to throw out furniture or resort to donated furniture.

One of our clients was actually trapped in her home because the sewer had overflowed outside and there was raw sewage surrounding her home. Management promised to come and pump the water, and she ended up having to wait for hours upon hours for the waters to recede so she could at least walk out of her back door to pick up her children for school.

These aren't just mere inconveniences. These are flagrant violations of human dignity and the right to live in safe and decent condition. And these violations are in direct conflict with HUD's purposes and mandates. By not acting quickly and with the full force of law behind it, HUD has allowed these property owners to place their profit over the health and safety of children and their families, the populations that overwhelmingly rely on affordable housing.

Although HUD has an inspection and reinspection process, tenants are not included enough in the process. Once a property is flagged for poor conditions, HUD relies on the certifications of the

property managers that these health and safety violations are remedied, but the tenants are not contacted to verify that the issues have actually been fixed.

Even when the property continues to fall short of its obligations, HUD is slow to issue abatements and defaults in order to force the property managers to comply with basic health and safety guidelines. My clients often come to me when they are at the end of their rope. On more than one occasion, they have reached out to property managers in person, via text, email, and rental portals, to request repairs.

And often their only point of contact is with the front office staff because they were never provided the numbers for supervisors or even HUD local offices that could oversee the management. And even when the compliance line is contacted, there is no guarantee that anything will be done to remedy the situation.

I assisted several clients at a complex where the managers failed to make sure that the trash in the dumpsters was being picked up. The property had several vacant units and tenants were forced to put their overflowing trash into these units, which are adjacent to units where people were living in. Despite urgent calls to management and the HUD compliance line from tenants and advocates, the trash continued to pile up.

I saw rats running rampant through the piles and the smell was horrible. Eventually, a local philanthropic organization offered to donate funds to pay an independent contractor, 1-800-GOT-JUNK I'm sure you've heard, to haul the debris from some of the more deteriorated buildings, and I was able to schedule the work.

But this is not, not something that an outsider should have to do. This was indisputably a failing of management to which they were never held accountable. In these and other situations, the tenant is left with no opportunity for rebuttal to management's assertions to HUD and the tenants face retaliation. Getting evicted is not an option tenants can consider when many of them are living paycheck to paycheck or just coming out of homelessness with their children. And so, they will suffer in silence for as long as they can.

We must ensure that HUD has the resources to conduct thorough investigations of subsidized properties, promptly address any violations, and enforce penalties for violations and non-compliance. Sometimes we forget how vulnerable we all are. We aren't like turtles with the ability to carry our homes on our back. We aren't like other species on this planet. We don't have fur or scales to protect us from the environment.

Humans must have shelter. We cannot survive, let alone thrive without good homes. Without a stable home, we have small chance of having stable and supportive neighborhoods and families. They provide the foundation for everything else that we could ever do or hope to achieve. Thank you.

[The prepared statement of Ms. Jones appears as a submission for the record.]

Chair OSSOFF. Thank you, Ms. Jones, for that powerful statement, and thank you all for your testimony.

Ms. Jones, you made a couple points that struck me. I was reminded of a prior investigation that I led when I'd shared the permanent Subcommittee on Investigations into the mistreatment of

military families in privatized housing on post, at then Fort Gordon, now Fort Moore. And we heard testimony in one of those hearings from a young Army officer named Captain Cho. He had been stationed at Fort Moore. I happened to then later see him a few months later. He was deployed overseas in Korea.

He'd been living in some of this privatized housing on post at Fort Moore and he testified that because of the mold running rampant in his housing unit, that his young daughter, his young girl, had broken out with a skin condition, was scratching herself to the point of bleeding at night. And I was reflecting on Captain Cho's powerful testimony of that hearing and what we've heard from our extraordinarily courageous witnesses today and your expertise.

And of course, one of the great similarities here, we're talking about tenants who lack power. In the case of these military families, they don't have a choice about where they're stationed, and they don't have much of a choice about where they live. And there's no competitive market for these privatized home at defense installations. And we're talking about tenants here with few choices, and little power, because as you just pointed out, Ms. Jones, eviction is not a mere inconvenience.

Ms. Jones, can you just talk us through what eviction means for a family in financial precarity and particularly for children?

Ms. JONES. Yes, it has several consequences that are collateral damage. First, eviction in Georgia happens most quickly than one of the other regions. You could be pre-Covid, you could be served with an eviction notice and out of your home within 4 weeks. Even a voluntary move is difficult. Imagine involuntary displacement. You have to find new schools, you have to find new medical homes, you have to commute to work, all of these different issues.

In addition, once you have an eviction in Georgia, it's public. The records from magistrate court are public, anyone can search your name, which means that landlords, potential landlords could look, find your name, see that an eviction was just filed against you and deny you housing.

What that does is, it forces tenants who have faced eviction into a smaller and smaller market. And a lot of times that market is in substandard housing and their conditions get worse and worse and worse, until they have no recourse. It feels like they have no option, and they're living in substandard housing in neighborhoods that they are unfamiliar with, trying to commute back and forth to work when they were familiar with their route before, in addition to facing health and safety.

Chair OSSOFF. And one recourse is supposed to be HUD. I mean, I think one thing that's worth us all pointing out is, we're talking about billions of dollars in public funds, taxpayer dollars, billions per year that flow to these project managers and project donors. And with the receipt of those taxpayer dollars comes obligations, duties of care to tenants.

Now, Ms. Fletcher, did I hear you correctly, you testified that you endured sewage, floods of feces, food, blood, and urine in your apartment every day for four straight months?

Ms. FLETCHER. Yes, that's correct, Senator. For four straight months consistently, my apartment flooded from the bathtub drain,

which was kind of, you know, confusing at the time, which I referred to earlier about the bubbling noises from the bathtub drain. So my drain would fill up with the sewer water from the drain and just fill the whole entire tub, and then my actual toilet would fill and overflow onto the floor.

So if someone say it rained and someone may have cooked noodles or something and flushed it in the toilet, sometime you would actually be able to see like the noodle pieces like floating amongst the debris and the fecal matter in my bathtub. And this would be like all over our floor consistently.

Chair OSSOFF. And Ms. Fletcher, you testified that your daughter was coated in raw sewage while taking a shower.

Ms. FLETCHER. Yes, she was. She was actually taking a shower and my upstairs neighbor actually used her restroom and we were pretty close at the time. So she flushed her toilet in the contents of her toilet, actually came up in the restroom, in the bathtub while my daughter was showering, and it was actually fecal matter and blood in the shower with my daughter.

Chair OSSOFF. How did it feel seeing your daughter endure that?

Ms. FLETCHER. It was humiliating. I felt very, very hopeless. I felt degraded. I felt as if my quality of life or my daughter's life and who we are, it didn't matter. And the standard in which we were treated it was very, very, very, very hurtful. And it actually caused me to like, feel extremely sad, disheartened and as a mother, you know, it is your job to actually protect your kids.

So in that moment, I felt helpless and powerless because despite me actually, you know, actually identifying these maintenance issues in my apartment, I still had no way to prevent this from happening consistently to myself and my children.

Chair OSSOFF. You described to Subcommittee staff, I understand that you contacted management, you reached out to the emergency line. Did you get a response?

Ms. FLETCHER. Actually, several times, I actually didn't get a response. There were days that I actually sat and I waited with no one actually coming. But understanding like the process and procedure that we had to take in order to get recourse or the procedures put in place for us as tenants, we, I actually emailed National Housing Compliance, which was to my knowledge at this time, the way that we as public based rental assistant tenants, you know, get recourse for our maintenance concerns. But still nothing was done to help us.

Chair OSSOFF. So you reported this to National Housing Compliance. What happened then?

Ms. FLETCHER. Basically, nothing really happened as far as anything being done for my maintenance concerns. Nothing happened until actually, the unit flooded to the point of just no return, to where the water actually, you know, made it over into my neighbor's neighboring unit where we actually needed like wet vacs in order to, you know, get the water up. That's how consistent the sewer and raw sewer was throughout the apartment.

But even with me, you know, emailing my maintenance, emailing the landlord leasing team and also actually sending emails to National Housing Compliance, I still got no help until October to

maybe November when they actually moved us. But the flooding had been consistently going on for 4 months.

Chair OSSOFF. How was the new unit?

Ms. FLETCHER. The new unit was similar in how it's actually made, but I didn't have the flooding inside the new unit, but I also received issues with my water heater the entire time that I was there. The same process and procedure, emailing the leasing team, letting them know about the water heater.

Chair OSSOFF. What were the issues with your water heater?

Ms. FLETCHER. So basically, the water heater sometimes would just shut off. So originally when I first started to notify maintenance and notify the leasing team about it, they would send maintenance in and what I would think would be them maybe relighting the heater or something. But that happened for a few months, and then up until, I think it was like October or November after I was inside the new unit, the gas company had to come out.

And when the gas company came out to actually check the water heater, the gas man that was there actually told me that the safety had been bypassed on the water heater and that it was inoperable and it was unsafe not only to myself, but to the other residents in my building and community in order for them to actually light the water heater.

So I still, even after that was there, and the gas man actually left the notification in writing about this, no one still came to actually replace my water heater or even just address the issues at all. So I just lived there without hot water.

Chair OSSOFF. So no safe access to hot water?

Ms. FLETCHER. No safe access to hot water.

Chair OSSOFF. I think, you know, and it, Ms. Jones, I think it was you, I wrote it down. You said, "These are not mere inconveniences." I mean, anybody in this room with young children recognizes that lack of hot water is not a mere inconvenience. I mean, for a family, that's a full-blown emergency.

Ms. FLETCHER. Yes, it is.

Chair OSSOFF. The inability to bathe your child in hot water is pretty fundamental. So you were in one unit where you had constant sewage leaks, and you described those in vivid detail to us. You were moved to another unit where you didn't have safe, reliable access to hot water. So you told us about forming the Trestle Tree Tenants Association to advocate for the rights of tenants in the apartment complex.

And you described what you called retaliation. Can you please tell us what the property managers did after you formed the Trestle Tree Tenants' Association?

Ms. FLETCHER. After we came together and reorganized, we received numerous lease violations. The process of us actually being acknowledged as a tenants' association was very stressful for us all because the concern from management was the validation of who we were and our identities as tenants. So we requested that our identities not be revealed because we all were very afraid of losing our housing.

So we received lease violations. Management created a criminal trespassing list, which violated numerous organizations from Housing Justice League from Parkside Equity Coalition. Teachers that

were actually working at the elementary school where our kids attended, were placed on the criminal trespassing list, and banned the church that actually was providing food during the pandemic.

And when a lot of our tenants out there, you know, were not receiving snaps and food assistance, the church that were bringing food every day, feeding our children, were put on a criminally trespassing list. So anyone that management felt as if they were supporting us or helping us to organize was put on a list and banned from the property.

But us as tenants, we continued to organize. We didn't stop. We started having our meetings—once we couldn't have our guests on property, we started meeting outside the gate on the sidewalk so that our guests could come. We ended up partnering with food pantries within our neighborhood. Myself and other tenants used our cars to go and pick up food. So we basically created our own community resources. We organized a Trestle Tree giveaway, where we wanted to give back to our community, and we passed out toiletry items to our families and our children there.

We did a 1-year anniversary where community partners came in and we cleaned up the field near our apartment complex. So any time that we wanted to create or go into this partnership with management, it wasn't about us fostering an environment where it was hostile. We presented this in a way to our management team for us to partner and be proactive about even the trash and litter for us, teach our children, you know, to protect their environment.

We put trash bins on our porch and still receive lease violations for trash in even having the trash bins when maintenance and management complain.

Chair OSSOFF. And Ms. Graff-Radford, you represented Ms. Fletcher in a case against the landlord, correct?

Ms. GRAFF-RADFORD. I was honored to do that, yes.

Chair OSSOFF. And you won a settlement?

Ms. GRAFF-RADFORD. Yes, that case did settle.

Chair OSSOFF. I should note for everybody that we've received reports from tenants at HUD subsidized properties across Georgia of eviction threats, when complaints are made, of what are described to us as spurious fines, even threats of arrest for reporting dangerous conditions, whether to the landlords, to code enforcement, or to HUD.

Is Ms. Fletcher's experience an isolated one? Help us understand the issue of retaliation in this context.

Ms. GRAFF-RADFORD. No, everything that Ms. Fletcher said is absolutely true. And these are widespread tactics, to the point that when someone calls my office, I can almost give them the checklist of what's happening to them because I see it so often. So what we see very frequently are, you can't evict someone from a subsidized property without good cause.

So if you want to retaliate against a tenant who is organizing other tenants to ask for repairs, or who is being a squeaky wheel about health issues, you've got to manufacture a reason. So a lot of times what we see, is that tenants are hit with lease violations that are completely made up, and these lease violations come with the threat of eviction, and they come with fines.



Sometimes these fines are not monetarily large, but when you are already struggling to feed your kids, getting a \$10 to \$25 fine can be terrible. We see, I have seen that as Miracle said, a lot of times, organizers, community organizers who have the right to be invited onto the property under Federal law, are threatened with criminal prosecution if they come onto the property.

I see that management companies will form competing management-controlled tenant associations to try to muddy the waters. That is also illegal under Federal regulations. You know, I see that landlords have preemptively written letters to the Department of Community Affairs or the HUD blaming "troublemaker tenants," meaning tenants who are asking for repairs and telling other tenants to ask for repairs.

Landlords will preemptively, falsely accuse them of causing damage to the property. I see a general atmosphere of rudeness and surveillance and when I subpoena text messages and emails, I see management companies and management staff gloating about the ability to bully and intimidate tenants in day-to-day interactions who asked for repairs.

Chair OSSOFF. Thank you, Ms. Graff-Radford. Ms. Odom, I'm looking here—and I regret that I can't make this available to the whole room—but I'm looking here at a photograph, and I think you have a folder in front of you, Ms. Odom, Exhibit A.

Can you confirm, I'm looking here at a photograph of your bathroom ceiling collapsed in large part into your toilet, correct?

Ms. ODOM. Yes.

Chair OSSOFF. Now, I'll ask that this be entered into the record. [The information appears as a submission for the record.]

Chair OSSOFF. You testified that for 3 years, your bathroom ceiling repeatedly collapsed due to water leaks and that when you reported these issues to maintenance staff, they told you it wasn't a leak. They blamed your upstairs neighbors rather than inspect and repair the pipes. How did that make you feel?

Ms. ODOM. It was actually pretty frustrating, and it angered me a lot, because this picture actually is—I know it looks bad, but it's actually a decent picture compared to a lot of other times that it happened. You know, sometimes it'll be like one or two panels, sometimes it'll be the entire bathroom.

So it was very frustrating because we only have one bathroom, and when you don't know when it starts to leak and you don't know if it's going to fall in on your head or your kids' head or—I mean, it's scary. It is very scary. And so many times when it happened, you know, I would tell them, "Hey, I got a leak." "It's not a leak." And I'm like, "Okay, well, whatever it is, it's a problem because it's causing damage."

And, you know, I've had to replace a lot of things in my bathroom, shoes, you know, when your kid taking the bath, they take the shoes. And so I've had to replace a lot of things, and I've never had help replacing the stuff.

Chair OSSOFF. How, how has this been for your kids, Ms. Odom?

Ms. ODOM. Oh it's bad. When the ceiling first started collapsing, my 6-year-old would always come get me and say, "I got to use the bathroom." She would never go in there by herself. Sometimes now she may, but just recently after they claimed that it was fixed, it

just started that leaking again. So she sees the small stain and the small leak, now it's back to, "Come in the bathroom with me." You know, she will not use the bathroom by herself.

And when they're in the tub, it's like anxiety, like she has a panic attack sometimes because if she hears—it is so thin you can hear every single thing. Like you can hear when they're bathing, you can hear when they use the bathroom. So if she hears water running, it is like, it's time to get out, you know. And my 2-year-old, she just, same difference, you know.

It is bad because you know, to know that this is, this is where you live, this is your home, but your kids are constantly afraid to use the bathroom or go in the kitchen or sleep in their own bed or just walk in the hallway without something terrifying them.

Chair OSSOFF. And I'm looking at Exhibit B here. I think you have it in front of you, Ms. Odom. I'll also enter that into the record.

[The information appears as a submission for the record.]

Chair OSSOFF. This appears to be dozens, and I mean dozens, of roaches on a trap under your fridge. What's it like for your kids living with a roach infestation like that day in and day out?

Ms. ODOM. It's very traumatic. It is very traumatic. Like, no judging nobody, but, you know, I didn't grow up, you know, living like that. So when I first moved there, I didn't have the issue. But then when I started to see it, and that picture is up under my refrigerator, so I had bugs in my refrigerator. I put that trap down myself because no one was helping us, you know. So I'm like, I noticed—now, at the time too, I was dealing with rats. So I decided to put the traps down to see if I could catch all the bugs, you know, just whatever.

And I didn't realize how bad it was until I actually seen the trap myself. So my kids are very traumatized, like one bug, they can see one bug, and I can tell the difference between playing screaming and terrified because Oh, she seen a bug. Because she's screaming, like, I know she's terrified. Like, you know, sometimes people think you get used to certain things, but I just—something I just haven't been able to get used to or my kids, you know.

Chair OSSOFF. And you've reported the ceiling collapsing, the infestation, repeatedly to the landlord?

Ms. ODOM. Repeatedly to the point where even after I reporting it to them, and I noticed that they didn't care, I went to housing authority and housing authority didn't care, they didn't help me any. Then after that, you know, only help I got is when I found Sharon King. Like, other than that, I reported it to the point where I started to just email so I could have a paper trail, because they started to say, "If you say you called up there, well, I don't remember that. You didn't call up here. Well, I didn't know that was happening."

And I'm like, but this is the same person I've been talking to for years about this same situation. But she doesn't know anything about it. Oh, she doesn't know. You know, "I don't remember that." So when Sharon started holding them responsible and accountable for it, and we started to email, it seemed to me like things started to change a little bit, but it took a lot.

Chair OSSOFF. Yes. You know, Ms. Odom, I mentioned earlier the situation at formerly Fort Gordon now Fort Eisenhower, I think I may have inadvertently said now Fort Moore, still getting accustomed to the renamed bases. But at formerly Fort Gordon now Fort Eisenhower, we saw the same thing for the military families there with work orders, with maintenance requests going ignored for weeks or months when they were urgent.

And I thank you for sharing your testimony with the Subcommittee today. Ms. Hines, you live at Southwood Apartments in Morrow, correct?

Ms. HINES. Yes.

Chair OSSOFF. And you testified that your ceiling has also collapsed multiple times since you moved in one time it almost injured your son, correct?

Ms. HINES. Yes.

Chair OSSOFF. Now I've got Exhibit C here in front of you, and here again, everyone we're looking at a photo of trash bags taped across Ms. Hines' ceiling to prevent the collapsing ceiling from coming down on your kids. Is that what we're looking at here, Ms. Hines?

[The information appears as a submission for the record.]

Ms. HINES. No. Right here, the ceiling has already collapsed. I'm keeping—I put the bag up because they cut a hole into the ceiling. All the hole, yes, basically really most of it, and it is really over where the water comes out from the bath with—from the shower head and water is not—when my children is bathing or I'm bathing, water would come straight out of the ceiling while we're bathing.

So to prevent us from getting wet or at least try to take some type of shower, we put a bag up because they wouldn't come fix anything.

Chair OSSOFF. And you testified that you're also concerned about your floors collapsing, correct?

Ms. HINES. Yes.

Chair OSSOFF. Can you tell us a little more about that?

Ms. HINES. The floors, like my kitchen, if I can demonstrate, my kitchen, I have my sink area and my refrigerator area. And in between that we have a dryer and a washing machine and my microwave. If you go into my kitchen, the kitchen going this way, so all of my appliances and everything is starting to lean over to where my washing machine is starting to tear up and shake around.

And you could slide across the floor, it's uneven, but the worst part of the floors is the one that's inside of my bathroom, where it's literally, once you step in the bathroom, you feel like you going to fall through the floor. It is like a floor and then it is beams from what I guess would hold the floor up. And then it's the concrete and it feels like the concrete parts are just seeping down and we have to jump from the floor to the beam, to the beam to the toilet.

Chair OSSOFF. So your roof collapsed, and now your floors are caving in?

Ms. HINES. Yes.

Chair OSSOFF. So your kids are skipping from beam to beam. I have it in my notes here that you reported this around June 2023. Is that correct?

Ms. HINES. Yes.

Chair OSSOFF. And when did a maintenance crew come and give it a proper inspection?

Ms. HINES. Around October or November. It was a long time before they even came. And then they just recently came again in February just to look at it again. But back in October, November, they told me that they can't do anything about it because they had to tear the whole building up just to fix the floor, so they can't fix my floor because they would have to tear the whole building down.

And my floor is not the only one because my neighbor upstairs is also collapsing to where she's going to be downstairs with me if her floor falls. And if her floor falls down onto me, we're going to be definitely in the basement. And it's not just the bathroom, it's also my living room, my hallways, my room.

It is certain parts of the floor where it's just collapsing, but the restroom is the worst because you can actually feel it. And even at night, like when you go to the restroom and you get up, you go to the restroom and you get ready to come out of the bathroom or you're going into the bathroom, you forget because you're half asleep, and you always, always forget to jump the beams, and I feel like I'm about to fall through the floor and all I am doing is just sliding across the bathroom because it goes like a hill in my house, so I have to jump.

Chair OSSOFF. It's still not fixed.

Ms. HINES. Still not fixed.

Chair OSSOFF. Thank you, Ms. Hines.

Ms. HINES. Yes. And I wanted to say one thing.

Chair OSSOFF. Yes ma'am.

Ms. HINES. If you don't mind.

Chair OSSOFF. Of course.

Ms. HINES. What they're explaining as far as their apartments, which is so sad, I know it's all off subject, but mines is the same thing. I have a roach infestation. I have toilet coming up. I have where they use a wet vac to vacuum the outside of my apartments. So the Housing or anyone that comes to look at the apartment knows or won't think that it's a whole sewage leak under my building. My bathroom smells like diapers, which makes my whole house smell like baby diapers, and I mean, like a baby that is sick type of diaper. It stinks. And how your apartment is and how yours is, that's how mines is like, and it's sad that all of us is having the same issue.

Chair OSSOFF. Thank you, Ms. Hines. Ms. Graff-Radford you have a folder in front of you, I think Exhibits D, E and F. Do you have that, ma'am?

[The information appears as a submission for the record.]

Ms. GRAFF-RADFORD. I do.

Chair OSSOFF. And you testified that landlords in Georgia who are receiving Federal Government subsidies are not providing decent, safe, or sanitary housing. Can you tell us about these Exhibits D, E and F? Can you describe those please to the folks who are tuned in across the country and our audience here?

Ms. GRAFF-RADFORD. Absolutely. Exhibit D is a photograph that a family that I represent has given me permission to share with the Subcommittee. This is in a metro Atlanta property that re-

ceives both low-income housing tax credits and a large number of Section 8 housing choice vouchers. So this landlord got help to buy this property, and they're getting help every month in the form of rent subsidies as well.

What we're looking at in these photographs is the black congealed sludge of months-worth of an entire building of feces and sewage backing up into every bathroom. So what you're looking at here is the congealed result of months of sewage backups in Exhibit D. This was never repaired, obviously, and as you can see from these photographs it was never cleaned and sanitized.

Chair OSSOFF. I'm looking at what looks like a bath. This is a bathtub.

Ms. GRAFF-RADFORD. On the top photograph is a bathtub.

Chair OSSOFF. This is a bathtub full of contaminated sludge.

Ms. GRAFF-RADFORD. Of feces and sewage sludge.

Chair OSSOFF. And what do we have here in Exhibit E? A lot of garbage I'm seeing.

Ms. GRAFF-RADFORD. The bottom photo is one of the showers in the unit. And that is the sewage sludge that has coated the bottom of this shower after months of consistent sewage backups in this building. I mean, you can imagine, obviously no one can use this bathroom. You can see in the corner of the top photo that the toilet seat is on the ground.

And what you can't see is that next to that above the toilet in the wall, there's been a huge hole cut out in the wall. There's open exposed leaking plumbing. The entire bathroom is covered in a mixture of feces, sludge, and construction debris. This family could not use either bathroom in their unit. They had no functional bathroom in their unit.

Chair OSSOFF. So let's talk about HUD and the inspection regime at HUD. We heard about appalling conditions from multiple witnesses today at different properties that receive Federal taxpayer dollars. According to documents reviewed by the Subcommittee, Southwood Apartments where Ms. Hines testified, she lives and has faced what she described as repeatedly collapsing ceilings and floors caving in.

What we found is that it passed its HUD inspections in both 2021 and 2023. And I have both those reports here. I'm entering those into the record.

[The information appears as a submission for the record.]

Chair OSSOFF. Does this surprise you, Ms. Graff Radford? What does it say about HUD's oversight and inspections process?

Ms. GRAFF-RADFORD. Not surprise me. As a taxpayer, I have been shocked and deeply, profoundly disappointed at the way that HUD's physical inspections fail taxpayers and tenants alike in Georgia. HUD does these inspections, first of all, to be clear, they're not inspecting every occupied unit. I'm not completely certain how HUD chooses the units that they inspect on these properties, but they're not inspecting every unit.

What I have seen across multiple properties is that since the pandemic, HUD's inspections have dropped off in frequency and in thoroughness, and even when HUD identifies housing health and safety issues on these properties, they're relying on the landlord's word of honor that they've been fixed. Often re-inspections are not

happening, especially since COVID. And I have specific examples of that in mind, if you're interested to hear them.

Chair OSSOFF. What I would suggest is that you submit those in detail to the Subcommittee. We'll make sure they're part of the record and we'll have our team go through them in detail to make sure we're getting all those facts into the inquiry.

Ms. GRAFF-RADFORD. Absolutely.

Chair OSSOFF. And Ms. Jones, you testified that your clients have faced unimaginable scenarios. We're talking about a child falling out of a second story window due to a rotted window casing, someone trapped inside their unit due to rising sewage. No one should have to live like that. And that's really the bottom line, isn't it? No one should have to live like that.

Ms. JONES. No one. You wouldn't sentence your worst enemy to live in some of these apartments. You wouldn't let your dog live in some of these apartments because there's no lighting, HVAC hasn't been cleaned in years, the children are living, as you noted, with rashes, with sleep deprivation, with asthma conditions, with respiratory disorders.

I don't know how they're going to school. I don't know how they're getting up and going to school because you can't—it's not even a question of thriving. It's a question of living. Your home is sacred. It's your safe haven from the world. And we have too many tenants who don't have a safe haven anywhere. They can't go home because it's not home.

Chair OSSOFF. And we could hold, you know, months of hearings on just the connection between these living conditions and the rest of life. I mean, we're talking about kids who, as we've heard today, can't even eat in their own kitchen because of infestation. Can't safely bathe, are afraid to use the toilet alone. I mean, how are these kids expected to do homework? How are these kids expected to get up in the morning ready for school?

You know, we are putting these kids—by allowing these property managers to pocket across the country billions of dollars of taxpayer dollars, while not just failing to maintain the basic standard, but in some cases, we've heard today, and we've heard from multiple members of the panel today, retaliating against targeting intimidating tenants who report unsafe conditions.

We're failing children across the country by allowing this to continue. Can you talk about the impact, Ms. Jones, on young children of living in conditions like this?

Ms. JONES. Yes. So my AVL F has a pilot program called Standing with Our Neighbor. And the object of that program is to place teachers and community advocates in specific neighborhoods, in schools where we know there's a high degree of transiency, where we know there's a high level of eviction. And the reason that we do that is because if you have a school that has 40 percent turnover, meaning almost half the kids that start the year are not going to end the year there, then you have a problem because the children cannot learn.

I used to be a former educator, and on average, getting acclimated, the teachers, getting to know the students, the students, getting to know the kids is a hard process on a good day. On a bad day, when you have constant interruptions and disruptions, there's

not a lot of learning that can happen. And then those children, inevitably, if they aren't learning, then they're falling behind and then they're getting blamed for that as well.

So there's this feeling of guilt because, "I can't seem to succeed." No child, no person wakes up saying that they want to fail. "I'm going to go into class and fail this test today." That does not happen. Children are naturally resilient, but we're asking too much of them. We ask them to have to live in these circumstances and succeed. We're asking too much of them. We're asking too much of the teachers, we're asking too much of the parents to require them to have to live in these conditions and still show up.

Chair OSSOFF. Ms. Jones, what are HUD's obligations and what enforcement tools does it have at its disposal?

Ms. JONES. So ultimately, we talk about the safe, decent, and sanitary housing. HUD has to perform physical inspections of the property. If the property fails, especially if the property fails along health and safety exigencies, things that are emergencies, the property owner sends an oath that they sign in front of a notary.

A lot of times what I've seen is they'll send the work orders from their own maintenance staff to try to demonstrate that they fix these issues. If after that certification, there's generally no reinspection, they just take the owner's word for it. If the property has fallen below a certain score, then HUD may come out a year later.

But again, with COVID that didn't happen, or they were doing these visual inspections where the property owner was taking the video and sending it in. They're requiring the bad actor to justify themselves and they're not asking the victim. So HUD along the lines of that reinspection, let's say they find that there's still poor conditions, HUD has several tools. It can issue a notice of default, letting the property owners know that they are in default of their contract with HUD.

Based on that default, if they're still not remedied, the conditions are still not remedied, then HUD can do an abatement. That abatement is, "We're going to terminate this contract, we're going to withhold money." Once they supposedly withhold that money, that can lead to a termination of the contract. That process can take years while nothing happens for the tenant, nothing remedies those conditions. And it definitely can happen more promptly than it has been happening.

Chair OSSOFF. I mean, we even saw—my understanding is that, for example, in the infamous Forest Cove case, that HUD did not even issue a notice of default to Millennia the property manager until 2022, a full year after the city of Atlanta condemned the property, and 4 years after the property had received its last failing inspection score. Is that correct?

Ms. JONES. Yes. And the property had received several failing scores.

Chair OSSOFF. As we've heard today, some properties are receiving passing scores without, it seems, due diligence having been undertaken to determine the truth about living conditions within. When you contact your client's landlords about maintenance and safety concerns, Ms. Jones, what do they typically say to you?

Ms. JONES. That it's the client's fault. So some of these issues that we're seeing with the sewage, what I'll hear is, "They're just

nasty. They're poor housekeepers. They need to take better care of their homes." Well, sewage, the plumbing, is not an issue for the tenant to resolve. Infestations typically cover whole building. That is not an issue that the tenant can resolve on their own. You can put as many roach traps as you want, the roaches will just go to another apartment and come back. And so all of these issues continue to occur.

Chair OSSOFF. I want to close by asking each of our witnesses one more question. So for Ms. Hines, Ms. Odom and Ms. Fletcher, and again, I want to express gratitude on behalf of the U.S. Senate for your courage in coming forward today and testifying on the record and under oath about what you've been through.

I want you to know that it makes a difference, that you're speaking out. It makes a difference that this Subcommittee and therefore the Senate of the United States, hears your words, has this in the record, is informed by your experiences.

If you could just describe to us here why it is you've decided to make your voice heard and to tell your story in public today, beginning with you, Ms. Hines, please.

Ms. HINES. I decided to come and basically speak because I wanted to be heard. It's like no one's hasn't been listening to me. It's no matter how much I yell, cry, scream, or fuss, no one's listening to me. So I came here to be heard.

And I, like you thank me, I thank you for listening to me. It's like I did not have anyone listening to me, and I wanted someone to listen to me on my issues in my apartment.

Chair OSSOFF. Thank you, Ms. Hines. Ms. Odom.

Ms. ODOM. Same with me. I just wanted to be heard. I felt like a lot of the issues I was having was falling on deaf ears. I also felt like it is unfair, not only for me and my children, but other people who are afraid to speak up. And some are going through worse than I am. I just feel like I can in some kind of way, give them a voice too.

So I'm also thankful to be heard because going through different channels trying to get help and you getting shut down every single time, it's easy to just give up. So I'm just thankful to be heard.

Chair OSSOFF. Thank you, Ms. Odom. Ms. Fletcher.

Ms. FLETCHER. For me, it is a lot of different reasons. It is me understanding the power in our voice, understanding that when we come together collectively, like we can make a difference. And I didn't want my pain or all of the negative stereotypes that society put on us as low-income moms, low-income renters, you know, as marginalized families in Georgia, I didn't want that stigma to be the only thing that we're known for.

And I wanted us to make sure—I wanted to be impactful and use my pain in order to make a change and make something happen for us. So holding HUD accountable for our habitability is the number one reason. Thank you for just listening and taking the time to even do this, because we feel like no one care, but thank you so much for listening.

Chair OSSOFF. Thank you, Ms. Fletcher. And, and for our two experts, time is short. We've got about 3 minutes of runtime here, but if you could in a nutshell—and we'll followup with you obviously



in great detail, just describe the most important recommendation you would make to Congress on this issue. Ms. Graff-Radford.

Ms. GRAFF-RADFORD. Listen to tenants seriously, who are trying to keep their families safe in housing communities. Trust them. Know what their families need, trust their critiques of the way that money flows through the system, and consider that they should be the first and primary voices consulted in making changes to how that happened.

Chair OSSOFF. Ms. Jones.

Ms. JONES. First thing I'll say is fund the mechanisms that are already there. Fund them, not just on a minimum level. Fund them like your lives depended on, because it does. I would say not just listen to the tenants because they speak, they speak all the time. Include them in the process. They are stakeholders, just like HUD, just like the Senators, just like taxpayers. They are stakeholders and they, with their lived experiences have the best knowledge about how to remedy the situation.

And last, enforcement. Nobody's going to change their behavior if there are no consequences. There has to be meat and teeth behind those consequences.

Chair OSSOFF. Well, thank you, Ms. Jones. Thank you, Ms. Graff-Radford. Thank you all and thank you as well to the audience here for joining us. Thank you again, Mayor Wilson in the city of Roswell for hosting us. I'll just close very briefly with the following.

I mentioned earlier I've got a 2-year-old little girl at home. I got so used to calling her a baby, but, I guess, I can't really do that anymore now she's 2. But for all of the families across Georgia who feel what you, Ms. Hines, Ms. Odom, Ms. Fletcher have described to us today, that you can't care for your children because of the situation that you've been put on and that no one is listening, and that you're being ignored, and that you face retaliation when you do speak out, and that your child's at risk and you are at risk.

The purpose of this hearing is to elevate your voices and to ensure that the U.S. Senate is listening. There are not easy answers and easy solutions, but I'm going to continue to fight for and work on behalf of families facing mistreatment by landlords here in Georgia and across the country.

I want to again mention Alexia Johnson is on my team. Alexia, would you please stand up and raise your hand? If you are here with a particular concern that you would like addressed by my office, please introduce yourself to Alexia and she will take down your information and followup with you.

The hearing record will remain open for one week for statements to be submitted into the record. Questions for the record may be submitted by Senators by 5 p.m. on Monday, March 11, and the hearing is adjourned.

[Whereupon, at 12:39 p.m., the hearing was adjourned.]

[Additional material submitted for the record follows.]



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Senate Judiciary Committee Subcommittee  
on Human Rights and the Law

*Hearing on Human Rights of HUD Tenants*

March 04, 2024

*Written Testimony of Miracle Fletcher*

Chairman Ossoff, and members of the Subcommittee on Human Rights.

My name is Miracle Fletcher. I am a 40-year-old mother, a rare cancer survivor, and a housing advocate. I am here today to share my experiences as a former Tenant living in Trestletree Villages Apartments.

In late 2018 I moved into Trestletree Villages to ensure I was able to afford to pay my monthly bills without assistance from family members due to complications from my previous cancer diagnosis. I moved into unit 777A with a feeling of security and ease, thinking this was a safe, secure environment for myself and my children. Shortly after moving into my unit, I started to hear loud bubbling noises erupting from my pipes centering from my bathtub drain. The sounds mimic the sound your stomach makes if the room is silent, and a person has not eaten for a while. Little did I know the rumbles would grow into a massive plumbing issue. My unit at 777A constantly flooded with an up-flow of raw sewage consistent with my neighbors flushing their toilets and heavy rainfalls. Floating pieces of fecal matter, eaten food, toilet paper, and derbies filled my bathtub overflowing onto my floors throughout my apartment. The everyday smell of a foul odor of feces that would normally cause someone to cringe upon smelling it became the dreadful smell we endured daily. Our reality was not a Folgers cup wake up. Instead, our mornings consisted of walking through contaminated sewer water to reach the restroom to brush our teeth and wash our faces while inhaling the vile-smelling odor fumes of bowel movements-drifting-in bathtub. Thoughts about the quality and sanitation of our water remained a consistent thought in our minds. Four months of daily exposure to raw sewage floating discarded food

particles, fecal matter, and blood was extremely hurtful and inhumane. Despite reports to management, my daughter was taking a shower while my upstairs neighbor flushed her toilet. The content of her bowel movement covered my daughter's feet. While she attempted to take a shower to clean her body instead found her feet covered in feces. This was a horrifying experience for my daughter and myself as a mother. At that moment I felt the pain of being unheard all over my body leaving me empty without recourse or support.

My children and I lived in uninhabitable conditions after consistent attempts to get management to address the severe plumbing issues resulted in a merry-go-round of emails to management and phone calls to the National Housing Compliance leading to a dead end of hopelessness. After repeated attempts to seek assistance, my unit 777A erupted with a nonstop flow of raw sewage that flowed over into my neighbor's unit underneath the floor and baseboards. As my neighbors assisted in attempting to salvage our things, the things in my unit discarded during previous months of exposure to sewage. Due to the consistency of water in my unit daily I utilized all the towels, covers, and any other materials we could use to stop the water flow. Constant exposure to fecal matter and raw sewage contributed to exposure to my exposure to bacteria and stomach infection.

Finally intense flooding led to our relocation from the downstairs unit 777A into the upstairs unit 777D. After moving into unit D I, along with other tenants came together to address concerns that were mutually shared. After partnering with other organizations to assist us in organizing the pathway for us to get assistance for our concerns was not clear.

I started to research our HUD tenant's rights uncovering HUD CFR part 245 - the right for tenants to organize without interference from management. The tenants' association canvassed passing out flyers for meetings, rallies, and community resources. Due to our organizing during the COVID-19 pandemic, we experienced fines, retaliation, lease violations, threats of eviction, and the placement of any suspected community organizer, churches, or organization suspected of offering support to the tenants' association, placed on a criminal trespassing list.

Throughout all our efforts we still feel like we felt unheard. Our rights are violated daily yet, the constant threats of losing our homes weighed heavier than the support we received from HUD.

Our posted meeting signs removed, and oppressive treatment received for our unwavering commitment to upholding our HUD rights to organize. Living in one of the nicest neighborhoods in Atlanta surrounded by \$250,000 homes yet isolated from exposure to the nature preserve right next door to us. Our children were climbing kudzu to reach the Beltline or the blatant disregard for electrical issues, plumbing concerns, or a massive water flood steaming from a utility hole sewer cover in our parking lot causing massive flooding. A shared feeling of insignificance resonated amongst all of us. My question as well as all the tenants at that time and still is today. Where is HUD? How are they allowing us to live like this?

Continually organizing and educating ourselves prompted the tenant's association to send more invites for meetings between management and HUD. This led to missed scheduled meetings from management and police enforcement officials requesting tenants and organizers to leave the property. The constant fight for our association's acknowledgement overshadowed our main concern, the habitability of our living conditions. In late October 2021, I experienced issues concerning my water heater, previously reported the water heater left unfixed or replaced and declared unsafe by the gas company. From October until January 31, 2022, when I moved out of unit 777D my children and I lived without access to hot water.

Today I leave challenging HUD to implement a task force created of tenants with lived experiences of housing insecurities in partnership with HUD and The National Housing Compliance. The HUD Tenants Task Force will serve to ensure tenants concerns for the habitability of their living will be efficiently and urgently addressed by HUD placing the accountability on land lords and property owners to provide safe and healthy housing for us all. Thank you.

**OPENING STATEMENT**  
**TESTIMONY BEFORE SENATE SUBCOMMITTEE ON HUMAN RIGHTS**  
**MARCH 4, 2024**  
**ATLANTA, GA**

Good morning. I'm Esther Graff-Radford and I run a private law firm that represents tenants in housing issues across metro Atlanta. I work closely with Legal Aid and the Atlanta Volunteer Lawyers Foundation and local housing nonprofits and I do a lot of work educating lawyers and the community about tenant rights. The cases that I work on deal with landlords not repairing their properties, landlords retaliating against tenants who ask for repairs, housing discrimination, and unfair and deceptive business practices by landlords and management companies.

I personally have lived in subsidized housing as a small child. Some of my earliest memories are of being a kid in the Eastside Hills Section 8 project in Farmerville, Louisiana. What our kids are going through in subsidized housing is personal to me.

My tenant clients are mostly working and disabled women with children. Some of their landlords get money from the Georgia Department of Community Affairs or from a county housing authority in the form of Section 8 vouchers. Some landlords get money directly from HUD in the form of project based rental assistance. And some landlords got millions of dollars from the government to buy and renovate their properties in the form of Low Income Housing Tax Credits. Usually, the same landlord benefits from a combination of multiple forms of subsidies. In exchange for these millions of dollars of subsidies, these landlords are supposed to provide housing that is kept up to a basic repair standard. The lights and the water and the heat are supposed to work, the toilets are supposed to flush, people are supposed to be able to cook meals and take showers and get a full night's sleep, have their friends over, do homework, hang up their clothes in the closets and put cereal and bread in the kitchen cabinet and milk in the fridge - all the basic things that everyone does at home.

The sad truth is subsidized landlords in Georgia who are getting this government money often are not providing the basic housing that we the taxpayers are paying for. I frequently see that landlords are neglecting maintenance to the point that they are endangering tenants. While most of my clients are in metro Atlanta, I get calls from people across the state. I frequently see situations where sewage is backing up in people's apartments because of old and broken down plumbing, not once or twice but chronically, to the point that families are expected to live in homes that are continually soaked in raw sewage and have no working bathrooms. Some of my clients have to use the bathroom at a neighboring business or in buckets lined with plastic bags. I see extreme rat and cockroach infestations. A lot of my clients in subsidized properties can't store food in the kitchen cabinets because the rats will just tear into it and eat it and urinate all over it. They can't put food in their fridge or cook because the appliances don't work. I see horrific mold because of unmitigated water leaks and sewage backups. I see lead in drinking water. I see situations where families have no heat or air conditioning for months at a time. I see collapsing ceilings full of asbestos and rotting floors where you can see right to the dirt below and the families are putting boards down to try to keep from falling through the floors. I see vacant units piled with garbage that share walls with occupied apartments.

There seems to be very little meaningful enforcement when tenants report these repair issues. We often see that local Code Enforcement will issue citations and take a landlord to code court but the landlord

will simply pay a fine and continue the same behavior. When HUD or the Department of Community Affairs inspect, they either miss the worst issues in occupied units, or they take the landlord's word for it that the issues have been repaired. There is often not meaningful reinspection, especially since COVID. For housing choice voucher tenants, the end result is often that they simply lose their housing and have to move abruptly. There's no real consequence for the landlord. We often see that landlords retaliate against tenants who ask for repairs. People outside metro Atlanta are often just out of luck for finding representation or alternative housing.

This is leaving the most vulnerable Georgians without a safe home base. Kids can't thrive in school when they were woken up by rats running across their bed and they can't take a shower because the tub is full of feces. Parents can't work when they sleep crowded on one mattress with their kids because the other bedrooms are all covered in mold and sewage. This is an issue that impacts every aspect of Georgia families' lives. Thank you for listening and paying attention.



### My Life at Southwood Apartment Complex in Morrow, GA

Hi. My name is DeAnna Hines. My two children 4 and 16 and I have been residents of the Southwood Apartment Complex in Morrow, GA since 2016. Ever since I moved in, I have had little issues that are starting to turn into major issues. Since my time at Southwood, my ceiling has repeatedly collapsed, and it has collapsed 4-5 times in 2023, alone. For several months, I have visited the building manager's office (Rent Office) daily to report needing repairs. Each time, the building performed only temporary repairs, such as cutting a hole in the ceiling and replacing the ceiling panel that fell rather than repairing the ongoing leak.

Sometimes, maintenance just cuts a hole in the ceiling and does not return for weeks or months. I have taped trash bags to a gaping hole in my bathroom ceiling after maintenance stopped coming to fix it. My kids are afraid to shower alone. When I told maintenance staff that I believed there was a pipe problem causing my ceiling to collapse, the staff told me that they could not afford to renovate the building to prevent this from happening again. The whole building is slanting and caving in and they say they don't have the money to fix it. After about three years, maintenance supposedly fixed the pipes, but my ceiling continued to collapse from water damage and leaks. Once, the ceiling collapsed while my son eleven years old at the time, was showering. He yelled to me that water was coming out of the ceiling. When I came to see him and pulled him out of the tub, a piece of ceiling fell and shattered where he was bathing. I was terrified and hopeless.

On November 15, 2022, which I call The Day that Everything Collapsed, My son then 3 years of age, walked past the couch in her living room and, as soon as he did, the living room ceiling collapsed where he had just walked. As soon as I rushed to his side, the water damaged the ceiling in my kitchen and then it collapsed. I called the emergency line to contact maintenance, but nobody answered until 10:00 am that morning. It took the building several months to repair the kitchen ceiling which is to this day damaged. In the spring of last year 2023, My kitchen and bathroom floors started to collapse. You can feel the vinyl sinking between the beams when you stand on it, and you can see the beams poking through the floor. My sons and I must jump from beam to beam because they are scared, they could fall through the floor. It is caving in and I feel at any moment I will be in the basement or my kids if they walk into my bathroom. I have told the rent office repeatedly of my floor, and they just come and look at it. My front door is not closed all the way. You could see outside and in my house through the door opening you could fit your fingers through the cracks and just open it up. The rent office keeps telling me that it's someone kicked in my door, which no one has ever kicked in my door as long as I have lived here. And I have always had this door, and I have always been told that they will replace it and I have not gotten it replaced yet.

Although I have reported this issue frequently to building management, as of January 2024, no one has come to fix my floor. But has come to look at my floors and front door and I have not seen anyone since February 7th, 2024. These things and so much more are falling apart around me and my family. I don't have the means to move right now and feel trapped somewhere I no longer want to have my family living nor do I feel we live in a safe environment. The rent office seems to think that we are people in the lowest of society. because we receive based on income apartments that we don't deserve to live in a healthy environment. And my kids don't deserve to grow up in a healthy environment. My 4-year-old, who is about to be 5 this month, Has developed asthma, and cannot be in my apartment all the

time, breathing in the mole. It's started to become a health issue and the rent office just doesn't care or want to put money into the repairs to fix not patch the problems.

MARCH 4, 2024

SENATE TESTIMONY FOR OSSOFF HEARING ON AFFORDABLE HOUSING

I. INTRO

Hello, my name is Ayanna Jones and I have been an attorney for nearly two decades. Throughout my career, I have made it my mission to serve low income tenants and underserved populations in the state of Georgia. In my first seven years of practice, I worked with the Georgia Legal Services Program to support communities in beyond the metro Atlanta area. For the last seven years, I represented low-income tenants' within the city of Atlanta through the Atlanta Volunteer Lawyers Foundation. During the entirety of my career I have connected with advocates across the country and have witnessed similar challenges in the affordable housing sphere. Thank you for allowing me to reflect upon my advocacy journey and share the complexities and challenges of the affordable housing landscape that I have experienced first hand as an advocate for tenants.

II. PBRA HARM

a. POOR CONDITIONS

Today I come to you before you not only as an advocate for affordable housing but as a voice for those who are too often overlooked and neglected – the low income tenants living in substandard conditions within apartments subsidized by HUD. On a daily basis this marginalized group faces poor housing conditions, and mismanagement while project owners continue to benefit from large financial subsidies intended to be used to prevent these problems.

Here are just a few examples of what my clients have had to endure for months and sometimes years on end.

- 1) A mother came to us because her pre school aged child fell out of a second floor window on two separate occasions as a result of rotted window casing. Improper repairs left gaps that led to water intrusion and disintegration of the wood. Once the issue was brought to property management they simply boarded it up rather than make repairs.
- 2) An Elderly grandmother in housing with her daughter and granddaughter had an entryway closet full of black mold. The grandmother was undergoing chemotherapy and had to walk with a cane. The floor structure of the apartment was so rotted away in some areas that the floor was dangerously uneven and soft in many places, making it difficult for the grandmother to even get around safely in her own home.
- 3) A woman called me from the top floor of her townhome desperate because there were rats in her kitchen downstairs and she was afraid to go down to get any of her food. She had already stored her

what food she had in large plastic bins but the rats had previously chewed through them and she didn't know what else she could do.

- 4) Due to mold and rot and moisture my clients have shown me dangerous growth of mushrooms and fungus coming out of their walls, ceiling, floors and even their furniture. These growths pose serious safety risks to their young children. They have to throw out furniture or resort to donations furniture.
- 5) One of our clients was actually trapped in her home because the sewers overflowed and there was raw sewage water surrounding her home. Management promised to come and pump the water and my client ended up waiting for the waters to recede so she could at least leave out of her back door.

These are not just mere inconveniences, these are flagrant violations of human dignity and the right to live in safe and decent conditions. These violations are in direct conflict with HUD's purposes and mandates.

By not acting quickly and with the full force of law behind it, HUD has allowed these property owners to place profit over the health and safety of children and their families, the populations that overwhelmingly rely on affordable housing. Although HUD has an inspection and reinspection process, tenants are not included enough in the process. Once a property is flagged for poor conditions, HUD relies on the certifications of the property manager that these health and safety violations are remedied, but the tenants are not contacted to verify that the issues have actually been fixed. Even when the property continues to fall short of its obligations, HUD is slow to issue abatements and defaults in order to force the property managers to comply with basic health and safety requirements.

My clients often come to me when they are at the end of their rope. On more than one occasion, they reached out to property managers in person, via text, email and rental portals to request repairs. Often their only point of contact is with the front office staff because they were never provided the numbers for supervisors or even HUD local offices that could oversee the management. And even when the compliance line is contacted there is no guarantee that anything will be done to remedy the situation.

I assisted several tenants at a complex where the managers failed to make sure that the trash in the dumpsters was being picked up. The property had several vacant units and tenants were forced to put their overflowing trash into these units. Despite urgent calls to management and the HUD compliance line from tenants and advocates the trash continued to pile up. Rats ran rampant through the piles and the smell was horrible. Eventually a local philanthropic organization offered to donate funds to pay an independent contractor (1-800 GOT JUNK) to haul the debris from some of the more deteriorated buildings and I was able to schedule the work. But this is not something that an outsider should have to do. This was indisputably a failing of management to which they were never held accountable.

In these and other similar situations, the tenant is left with no opportunity for rebuttal to management's assertions to HUD and tenants face retaliation. Getting evicted is not an option tenants can consider when many of them are living paycheck to paycheck, or just coming out of homelessness with their children. And so they will suffer in silence for as long as they can.

### III. IDEALS AND ASPIRATIONS AS LOW-INCOME TENANTS ATTORNEY

We must ensure that HUD has the resources to conduct thorough inspections of subsidized properties, promptly address any violations and enforce penalties for violations and non-compliance.

We must also ensure that HUD has the resources to rehabilitate and maintain affordable housing.

Sometimes we can forget how vulnerable we all are. We are not like turtles, with the ability to carry our homes on our backs. We are not like other species on this planet, we don't have fur or scales or other natural protections against the elements. Humans must have shelter from the elements and other conditions of the world. We cannot survive, let alone thrive without good homes. Without a stable home, we have small chance of having stable and supportive neighborhoods and families. They provide the foundation for everything else that we could ever do or hope to achieve.

**LATYSHA ODOM**

Hello, my name is Latysha Odom. I am a 39-year-old single mother of four. I am so very grateful and thankful to be here and to be heard.

I am here to testify on my experience living in Heritage Heights in Griffin, Georgia. My kids and I moved to Heritage December 2019. As happy as we were to have our own place, it quickly turned into a nightmare, a constant nightmare.

It all started in January 2020. From 2020 to 2023, my bathroom ceiling leaked every few days. I did as I was supposed to, which was to call the office to put in a work order. Each time, the management company told me it wasn't a leak. They'd blame my upstairs neighbor, saying she was letting the toilet overflow or didn't have a shower curtain or shower mat and the kids were splashing water on the floor. None of those excuses made sense to me, because of how much water was leaking and how much damage it caused.

After constant leaks, my bathroom ceiling actually collapsed. This happened over and over, sometimes repeatedly in the same week. If it collapsed on a Friday and I called the emergency hotline, no one would show up until that Monday, so that leaves me and my children having to find somewhere to stay, since that was our only bathroom. The only thing the management company ever did was replace the ceiling panels, but that didn't actually fix the problem. When the ceiling would collapse, the debris would fall into the toilet and clog it. It would cover the tub and get all over the floor. One time my 6-year-old daughter had no choice but to relieve herself in the sink because the toilet was full of ceiling debris.

This has caused unbelievable trauma for me and my kids. To hear your child cry because they're scared to go to the bathroom by themselves—that makes me feel like less of a mom because my kids live in this environment. After making a complaint with the housing authority and nothing changed, I almost gave up.

In 2021, I contacted HUD, because I was told by the manager that they weren't going to continue to come change the ceiling tile. I was shocked, angry and hurt. So, I emailed customer service and told them, and they changed the tile, however it still wasn't fixed. I continue to deal with this even today. It's my new normal.

No one actually came and fixed my ceiling until 2023. After I found my angel, a local advocate named Sharon King, she helped me push for change. During this time, we dealt with intimidation, being lied to, and different men from the management company coming in and out of my apartment, and sometimes without my knowing because a key to my apartment was being circulated among staff like a hot plate of food.

Along with this issue comes the biggest problem, a roach infestation. My apartment has been infested for about 2, going on 3, years now. It's so bad that my kids and I never eat at the table in the kitchen due to roaches being everywhere. I can't leave any food out, even to fix our plates, because if I do, there will be roaches in our food. If I fix anything to drink, we have to cover our

cups and cans with a book or something heavy—otherwise bugs will get into our drinks. My youngest, two years old, does not want to go to the bathroom alone because of the roaches. It's been several times that I or my girls have been in the tub or shower and a roach would fall into the water.

When we are ready for bed, we all climb into my bed because my 6-year-old is afraid to sleep alone. Even being in my room is still scary, there have been times that roaches crawl onto the pillow we were using, under the sheets, the sides of the bed, the headboard, the walls, my dresser, and the TV. And because of this, I don't sleep. I'm afraid to move my mattress because I worry the roaches may have a colony underneath it. My 6-year-old falls asleep with her hands covering her ears.

I have asked several times for some type of extermination and all I've gotten is Pest Control spraying around the kitchen and bathroom. Whatever that spray is, it is not killing the roaches. I'm still killing all the roaches myself. It is to the point that the building now totally ignores me. They have not responded to me since December 2023 when I asked for a plan to kill the roaches. So instead, I do my own pest control. In the 4 years that I've lived in Heritage, what I've been shown is a lack of human compassion, and abuse of power. When will they be held accountable. When will it end. We deserve better.

**EXHIBIT A:** Latysha Odom





**EXHIBIT B:** Latysa Odom



**EXHIBIT C:** DeAnna Hines



**EXHIBIT D:** Esther Graff-Radford



**EXHIBIT E:** Esther Graff-Radford



**EXHIBIT F:** Esther Graff-Radford



U.S. Department of Housing and Urban Development  
Washington, DC 20410-0100

10/13/2021

## REAL ESTATE ASSESSMENT CENTER

695535 / 800004998

SOUTHWOOD APTS  
6001 TRAMMELL RD  
MORROW, GA 30260 -1331

Dear Owner:

Enclosed with this letter/electronic file is the latest Physical Inspection Summary Report for your property. An inspector, certified by HUD in the use of the inspection protocol, performed the inspection. The report includes property and ownership profile information and shows each deficiency observed during the inspection. Also enclosed is a short description of the elements of the report to assist you in interpretation.

The physical inspection was completed pursuant to HUD regulations at 24 CFR Part 5 and Part 200. You may review the regulations at any time from the Real Estate Assessment Center (REAC) web site at <http://www.hud.gov/offices/reac>. This site provides information about REAC and the physical inspection process and allows you to download a free copy of the inspection software and view deficiency definitions.

If the inspector noted any exigent health and safety (EH&S) deficiencies at the time of the inspection, you or your representative received a report listing those deficiencies. HUD requires you to immediately correct or mitigate all such deficiencies and report your actions within three (3) business days of receipt of the report. If you have not already done so, please provide the local HUD Office of Housing with a certification, on your letterhead, that these exigent items have been corrected. You must use the language in the enclosed certification to report completion of the EH&S deficiencies. If your property is assigned to a Performance Based Contract Administrator (PB-CA), your certification should be sent to the PB-CA and not to the local HUD office. If the loan is under the 232 program, your certification should be sent to the Account Executive with the Office of Healthcare Programs (OHP). Do not send your report to REAC.

Because your property received a score of 60 or above, HUD requires that you note and correct all deficiencies as part of your ongoing maintenance program. If there are any special requirements for your property, the local Office of Housing or PB-CA having jurisdiction will contact you. If, you are still working to complete approved work under an earlier PC or formal Plan of Action (PA), or you have not yet certified completion of a PC or PA, the Office of Housing requires that you contact the local HUD Office of Housing to discuss this inspection and its relationship to work in progress, or, if a 232 loan, the local OHP. If the mortgage on your property is insured by HUD/FHA, please provide copies of all correspondence regarding this inspection to your mortgagee.

If your property had any EH&S deficiencies, and you fail to correct all of these deficiencies within the required timeframe, or falsely certify to repairs made, these noncompliance issues may adversely affect your eligibility for participation in HUD programs. Under HUD's Previous Participation Review and Clearance procedure, these non-compliance issues constitute a standard for disapproval pursuant to 24 CFR Section 200.230(c)(3) and HUD Handbook 4065.1 REV-1, paragraph 2-1(D)(1)(b). Under these circumstances, a flag (disqualifying entry) will be

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placed in the Active Partner Performance Systems (APPS) in accordance with the textual "NOTE" at the conclusion of paragraph 2-1(D)(1) of the above referenced handbook. This letter is the only notice that you will receive of the placing of a flag in the APPS for noncompliance.

We appreciate your cooperation during the inspection, and remind you of your ongoing responsibility to maintain this property in a manner that is decent, safe, sanitary and in good repair.

Thank you for your cooperation.

Sincerely,

**SAMUEL TUFFOUR**  
PROGRAM MANAGER, PHYSICAL ASSESSMENT  
SUBSYSTEM  
Real Estate Assessment Center

Enclosures

**Inspection Summary Report (POA) for Inspection #695535****Inspection Snapshot**

<b>Inspection ID:</b>	695535	<b>Inspection Time:</b>	08:53 AM - 06:35 PM
<b>Inspection Start Date:</b>	10/12/2021	<b>Inspection End Date:</b>	10/13/2021
<b>Property ID:</b>	800004998	<b>Property Type:</b>	Multifamily
<b>Property Name:</b>	SOUTHWOOD APTS		
<b>Inspection State:</b>	Successful	<b>Score:</b>	66c*



**Inspection Summary Report (POA) for Inspection #695535**
**Property Profile**

**Property Name:** SOUTHWOOD APTS  
**Scattered Site?** No **Multiple Site?** No  
**Address Line 1:** 6001 TRAMMELL RD  
**Address Line 2:**  
**City:** MORROW **State:** GA  
**ZIP:** 30260 **Extension:** 1331  
**Phone:** (404) 363-3577 **Extension:**  
**Fax:** (404) 361-2129 **Email:**

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	22	22	22	196	163	23
Common	0	1	1	-	-	-
Total	22	23	23	196	163	23

**Occupancy Information**

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
158	97	No

**Bed Bugs Information**

Bed Bugs Reported	# of Buildings with Bed Bugs	# of Units with Bed Bugs	Bed Bug Comments
No	0	0	N/A

**Comments** NEW ROOFS , BATHROOM AND KITCHEN REHAB SINCE LAST INSPECTION.

## Inspection Summary Report (POA) for Inspection #695535

## Participant Profile

## Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): LATONYA ROGERS  
Organization: PK MANAGEMENT  
Address Line 1: 1700 ICEMORLEE ST  
Address Line 2:  
City: MONROE State: NC  
ZIP: 28110 Extension:  
Phone: (704) 728-1083 Extension:  
Fax: (704) 296-9651 Email: lrogers@pkmanagement.com

## Owner [Not Present During Inspection]

Name (F, MI, L): Gregory Perlman  
Organization: GHC  
Address Line 1: 15301 Ventura Boulevard, B-570  
Address Line 2:  
City: Sherman Oaks State: CA  
ZIP: 91403 Extension:  
Phone: (818) 808-0600 Extension:  
Fax: Email: greg@ghchousing.com

## Site Manager [Not Present During Inspection]

Name (F, MI, L): SARAH SWAYZE - THOMAS  
Organization: SOUTHWOODS APARTMENTS  
Address Line 1: 6001 Trammel Road  
Address Line 2:  
City: Morrow State: GA  
ZIP: 30260 Extension:  
Phone: (404) 363-3577 Extension:  
Fax: (404) 361-2129 Email: sswayzethomas@pkmanagement.com

**Inspection Summary Report (POA) for Inspection #695535**

Score Summary					
Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	19.25	5.42	13.84	0.00	13.84
Building Exterior	18.41	6.52	11.89	0.00	11.89
Building Systems	15.92	0.00	15.92	2.37	13.54
Common Area	3.68	0.84	2.84	0.64	2.20
Unit	42.74	10.56	32.18	7.53	24.65
Total	100.00	23.33	76.67	10.55	66.12
Score Version: 1      Score Date: 10/13/2021      Final Score: 66c*					

## Inspection Summary Report (POA) for Inspection #695535

Health & Safety Summary				
	Site	Buildings	Units	Total
<b>Non-Life Threatening (NLT)</b>				
Actual	0	7	22	29
Projected	0	7	156	163
<b>Life Threatening (LT)</b>				
Actual	0	3	5	8
Projected	0	3	35	38
<b>Smoke Detectors (SD)</b>				
Actual	0	0	12	12
Projected	0	0	85	85
<b>Overall</b>				
Actual	0	10	39	49
Projected	0	10	276	286

**Health and Safety Narrative**  
 1 site, 23 buildings and 23 units were inspected.  
 49 health and safety deficiencies(HSD) were observed.

**Percentage Inspected:**  
 Site (PIS): 100%  
 Building (PIB): 100%  
 Unit (PIU): 14%

**Projected HSD:**  
 Site = (Actual HSDS) / PIS  
 Building = (Actual HSDB) / PIB  
 Unit = (Actual HSDU) / PIU

If all buildings and units were inspected, it is projected that a total of 286 health and safety deficiencies would apply to the property.

## Inspection Summary Report (POA) for Inspection #695535

## Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	1	1	100
Ordinary	Site	Hazards	HS - Lead Hazard Report	1	1	100
Ordinary	BE	Walls	BE- Missing Pieces/Holes/Spalling (Walls)	16	23	70
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	17	23	74
Ordinary	CA	Walls	CA - Peeling/Needs Paint (Walls)	10	23	43
Ordinary	CA	Windows	CA - Damaged/Missing Screens (Windows)	14	23	61
Ordinary	Unit	Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	9	23	39
Ordinary	Unit	Doors	Unit - Damaged Hardware/Locks (Doors)	12	23	52
Ordinary	Unit	Doors	Unit - Missing Door (Doors)	8	23	35
Ordinary	Unit	Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	8	23	35
Ordinary	Unit	Smoke Detector	Unit - Missing/Inoperable (Smoke Detector)	8	23	35

## Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

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

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

## Inspection Summary Report (POA) for Inspection #695535

## Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	22	23	23	0
Unit	196	163	23	5

## Building 1 - 1/3 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: 1-2-3

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	12	11

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
1	2 Bedrooms	Yes	No Access	Yes	
6	2 Bedrooms	Yes	No Access		
9	2 Bedrooms	Yes		Yes	Missing
11	2 Bedrooms	Yes		Yes	Working

## Building 2 - 4/5 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 4-5

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	8

Flat Roof	Roof Access	Building has Carbon
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		<b>Monoxide source</b>			
No		Yes			
<b>Comments:</b>					
<b>Unit #</b>	<b># Bedrooms</b>	<b>Occupied?</b>	<b>Uninspected Reason?</b>	<b>CO Detector Present</b>	<b>CO Detector Status</b>
15	1 Bedroom	Yes		Yes	Working

  

<b>Building 3 - 6/8 [ Sample , Inspected ]</b>					
<b>Address Line 1:</b> 6001 TRAMMELL RD					
<b>Address Line 2:</b> BLDG. 6-7-8					
<b>City:</b> MORROW		<b>State:</b> GA			
<b>Zip:</b> 30260		<b>Extension:</b> _____			
<b>Type</b>	<b>Constructed In</b>	<b>Floors</b>	<b>Expected Unit Count</b>	<b>Actual Unit Count</b>	
Walkup/Multifamily Apts	1973	2	12	10	
<b>Flat Roof</b>		<b>Roof Access</b>		<b>Building has Carbon Monoxide source</b>	
No				Yes	
<b>Comments:</b>					
<b>Unit #</b>	<b># Bedrooms</b>	<b>Occupied?</b>	<b>Uninspected Reason?</b>	<b>CO Detector Present</b>	<b>CO Detector Status</b>
22	3 Bedrooms	Yes		Yes	Working
30	2 Bedrooms	Yes		Yes	Working
31	3 Bedrooms	Yes	Other Hazard	Yes	

  

<b>Building 4 - 9 [ Sample , Inspected ]</b>					
<b>Address Line 1:</b> 6001 TRAMMELL RD					
<b>Address Line 2:</b> BLDG. 9					
<b>City:</b> MORROW		<b>State:</b> GA			
<b>Zip:</b> 30260		<b>Extension:</b> _____			
<b>Type</b>	<b>Constructed In</b>	<b>Floors</b>	<b>Expected Unit Count</b>	<b>Actual Unit Count</b>	
Walkup/Multifamily	1973	2	4	4	

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Apts					
Flat Roof		Roof Access		Building has Carbon Monoxide source	
No				Yes	
Comments:					
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
35	3 Bedrooms	Yes		Yes	Working

  

<b>Building 5 - 10/12 [ Sample , Inspected ]</b>					
Address Line 1: 6001 TRAMMELL RD					
Address Line 2: BLDG. 10-11-12					
City: MORROW		State: GA			
Zip: 30260		Extension: _____			
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count	
Walkup/Multifamily Apts	1973	2	12	10	
Flat Roof		Roof Access		Building has Carbon Monoxide source	
No				Yes	
Comments:					
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
42	2 Bedrooms	Yes		Yes	Working

  

<b>Building 6 - 13 [ Sample , Inspected ]</b>					
Address Line 1: 6001 TRAMMELL RD					
Address Line 2: BLDG. 13					
City: MORROW		State: GA			
Zip: 30260		Extension: _____			
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count	

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Walkup/Multifamily Apts	1973	2	4	3
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Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

## Building 7 - 14/16 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 14-15-16

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	12	10

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
54	2 Bedrooms	Yes		Yes	Working
63	2 Bedrooms	Yes		Yes	Working

## Building 8 - 17/18 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 17-18

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	6

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Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

**Building 9 - 19/20 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLDG. 19-20  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	7

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
73	3 Bedrooms	Yes		Yes	Working

**Building 10 - 21/23 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLDG. 21-22-23  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	12	9

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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## Inspection Summary Report (POA) for Inspection #695535

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
82	2 Bedrooms	Yes		Yes	Missing

## Building 11 - 24 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 24

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
95	2 Bedrooms	Yes		Yes	Working

## Building 12 - 25/26 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 25-26

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	7

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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## Inspection Summary Report (POA) for Inspection #695535

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
102	3 Bedrooms	Yes		Yes	Working

## Building 13 - 27/28 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLDG 27-28  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	7

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
105	2 Bedrooms	Yes		Yes	Working

## Building 14 - 29/30 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLDG. 29-30  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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## Inspection Summary Report (POA) for Inspection #695535

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
113	2 Bedrooms	Yes		Yes	Working
120	2 Bedrooms	Yes		Yes	Missing

## Building 15 - 31 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 31

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

## Building 16 - 32/33 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 32-33

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	7

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected	CO	CO Detector
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			Reason?	Detector Present	Status
128	2 Bedrooms	Yes		Yes	Working
130	3 Bedrooms	Yes	Other Hazard	Yes	

**Building 17 - 34/35 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 34-35

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
134	2 Bedrooms	Yes		Yes	Missing

**Building 18 - 36/38 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 36-37-38

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	12	10

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

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## Inspection Summary Report (POA) for Inspection #695535

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
147	2 Bedrooms	Yes		Yes	Working

**Building 19 - 39/41 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 39-40-41

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	12	7

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
153	2 Bedrooms	Yes		Yes	Missing

**Building 20 - 42/45 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 42-43-44-45

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	14	10

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

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Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
170	1 Bedroom	Yes	No Access	Yes	
173	1 Bedroom	Yes		Yes	Working

**Building 21 - 46/47 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLFG. 46-47  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
186	2 Bedrooms	Yes		Yes	Working

**Building 22 - 48/49 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLDG. 48-49  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	5

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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## Inspection Summary Report (POA) for Inspection #695535

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
190	3 Bedrooms	Yes		Yes	Working

## Building 23 - OFFICE / SHOP [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2:

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2019	1	0	0

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

## Inspection Summary Report (POA) for Inspection #695535

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

**Inspection Summary Report (POA) for Inspection #695535**
**Score Details**

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

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Site - SOUTHWOOD APTS - Site(0) [Possible Points : 19.25]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 3	5.42	
Hazards	HS - Lead Hazard Report	Level 3	0.00	
			<b>5.42</b>	<b>13.84</b>

<b>Building 1 - 1/3 - Building Exterior [Possible Points : 1.26]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.70	
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.70</b>	<b>0.57</b>

<b>Building 1 - 1/3 - Common Areas [Possible Points : 0.08]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	CA - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
			<b>0.04</b>	<b>0.05</b>

<b>Building 1 - 1/3 - Unit 9 [Possible Points : 1.84]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.16	
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
<b>Health And Safety Deficiencies</b>				
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.66	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
			<b>0.93</b>	<b>0.90</b>

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Item	Deficiency	Severity	Points Deducted	Points Received
<b>Building 1 - 1/3 - Unit 11 [Possible Points : 1.84]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.22	
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
<b>Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT )	Level 3	0.11	
			<b>0.44</b>	<b>1.40</b>
<b>Building 2 - 4/5 - Building Exterior [Possible Points : 0.92]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.51	
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.51</b>	<b>0.41</b>
<b>Building 3 - 6/8 - Building Exterior [Possible Points : 1.15]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.63	
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE - Missing Pieces/Holes/Spalling (Walls)	Level 2	0.26	
			<b>0.89</b>	<b>0.26</b>
<b>Building 3 - 6/8 - Common Areas [Possible Points : 0.17]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	CA - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
			<b>0.04</b>	<b>0.13</b>
<b>Building 3 - 6/8 - Unit 22* [Possible Points : 1.84]</b>				
<b>Non-Health And Safety Deficiencies</b>				

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Item	Deficiency	Severity	Points Deducted	Points Received
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.10	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.20	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Walls	Unit - Damaged (Walls) (2)	Level 3	0.18	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.66	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT )	Level 3	0.88	
Hazards	HS - Sharp Edges (Hazards) (NLT )	Level 3	0.66	
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.66	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			3.60	0.00

<b>Building 3 - 6/8 - Unit 30 [Possible Points : 1.84]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.16	
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 1	0.05	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Floors	Unit - Rot/Deteriorated Subfloor (Floors)	Level 2	0.12	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.10	
Windows	Unit - Peeling/Needs Paint (Windows)	Level 1	0.01	
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.66	
			1.15	0.69

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Item	Deficiency	Severity	Points Deducted	Points Received
<b>Building 4 - 9 - Building Exterior [Possible Points : 0.46]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.10	
			<b>0.10</b>	<b>0.36</b>
<b>Building 4 - 9 - Common Areas [Possible Points : 0.08]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
			<b>0.04</b>	<b>0.06</b>
<b>Building 4 - 9 - Unit 35* [Possible Points : 1.84]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.16	
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.06	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Doors	Unit - Missing Door (Doors)	Level 2	0.22	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	0.98	
Hazards	HS - Sharp Edges (Hazards) (NLT )	Level 3	0.66	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT )	Level 3	0.18	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
Windows	Unit- Cracked/Broken/Missing Panes (Windows) (NLT )	Level 3	0.20	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>2.68</b>	<b>0.00</b>
<b>Building 5 - 10/12 - Building Exterior [Possible Points : 1.15]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	BE - Damaged Hardware/Locks (Doors)	Level 3	0.48	

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Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.26	
			0.73	0.42
<b>Building 5 - 10/12 - Common Areas [Possible Points : 0.13]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.03	0.10
<b>Building 5 - 10/12 - Unit 42 [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.16	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
			0.21	1.67
<b>Building 6 - 13 - Building Exterior [Possible Points : 0.28]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.08	
			0.08	0.20
<b>Building 7 - 14/16 - Building Exterior [Possible Points : 0.94]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.26	
			0.26	0.68
<b>Building 7 - 14/16 - Common Areas* [Possible Points : 0.17]</b>				
<b>Health And Safety Deficiencies</b>				
Garbage/Debris	HS - Indoors (Garbage and Debris) (NLT )	Level 3	0.19	
Hazards	HS - Sharp Edges (Hazards) (NLT )	Level 3	0.19	
Windows	CA - Cracked/Broken/Missing Panes (Windows) (NLT )	Level 3	0.19	

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Item	Deficiency	Severity	Points Deducted	Points Received
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.57	0.00
<b>Building 7 - 14/16 - Unit 54 [Possible Points : 1.84]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Lighting	Unit - Missing/Inoperable Fixture (Lighting)	Level 1	0.03	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Sharp Edges (Hazards) (NLT )	Level 3	0.66	
Windows	Unit- Cracked/Broken/Missing Panes (Windows) (NLT )	Level 3	0.20	
			1.11	0.72
<b>Building 7 - 14/16 - Unit 63 [Possible Points : 1.84]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Doors	Unit - Missing Door (Doors) (2)	Level 2	0.22	
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.09	
			0.51	1.33
<b>Building 8 - 17/18 - Building Exterior [Possible Points : 0.69]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.15	
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Other (Hazards) (NLT )	Level 3	0.00	
			0.15	0.54
<b>Building 9 - 19/20 - Building Exterior [Possible Points : 0.66]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.18	
			0.18	0.48

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Building 9 - 19/20 - Common Areas* [Possible Points : 0.17]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				
Windows	CA - Cracked/Broken/Missing Panes (Windows) (NLT )	Level 3	0.19	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>0.22</b>	<b>0.00</b>
<b>Building 9 - 19/20 - Unit 73* [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.22	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.10	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.09	
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen)	Level 3	0.37	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 3	0.66	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.04	
Walls	Unit - Damaged (Walls) (2)	Level 1	0.04	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 2	0.02	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.66	
Hazards	HS - Sharp Edges (Hazards) (NLT )	Level 3	0.66	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
Windows	Unit - Cracked/Broken/Missing Panes (Windows) (NLT )	Level 3	0.20	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			3.65	0.00

**Building 10 - 21/23 - Building Exterior [Possible Points : 0.84]**

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE - Missing Pieces/Holes/Spalling (Walls)	Level 2	0.23	
			0.23	0.61

**Building 10 - 21/23 - Common Areas\* [Possible Points : 0.13]**

Non-Health And Safety Deficiencies				
Walls	CA - Peeling/Needs Paint (Walls) (2)	Level 1	0.01	
Health And Safety Deficiencies				
Windows	CA - Inoperable/Not Lockable (Windows) (NLT )	Level 3	0.19	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.20	0.00

**Building 10 - 21/23 - Unit 62\* [Possible Points : 1.88]**

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors) (3)	Level 3	0.20	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.10	

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
Walls	Unit - Peeling/Needs Paint (Walls) (2)	Level 1	0.01	
<b>Health And Safety Deficiencies</b>				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT )	Level 3	0.66	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT )	Level 3	0.88	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (2) (LT )	Level 3	0.18	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (3) (SD )	Level 3	0.00	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>2.48</b>	<b>0.00</b>

**Building 11 - 24 - Building Exterior [Possible Points : 0.37]**

<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.37</b>

**Building 11 - 24 - Unit 95 [Possible Points : 1.88]**

<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.20	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
			<b>0.25</b>	<b>1.63</b>

**Building 12 - 25/26 - Building Exterior [Possible Points : 0.66]**

<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE - Missing Pieces/Holes/Spalling (Walls) (2)	Level 2	0.18	
			<b>0.18</b>	<b>0.48</b>

**Building 12 - 25/26 - Building Systems\* [Possible Points : 0.66]**

<b>Health And Safety Deficiencies</b>				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire	Level 3	0.83	

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
	Protection) (LT )			
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.83	0.00

**Building 12 - 25/26 - Common Areas [Possible Points : 0.13]****Non-Health And Safety Deficiencies**

Walls	CA - Damaged (Walls)	Level 1	0.05	
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	CA - Cracked/Broken/Missing Panes (Windows)	Level 1	0.05	
Windows	CA - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
			0.13	0.00

**Building 12 - 25/26 - Unit 102 [Possible Points : 1.84]****Non-Health And Safety Deficiencies**

Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 3	0.20	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.26	1.58

**Building 13 - 27/28 - Building Exterior [Possible Points : 0.80]****Non-Health And Safety Deficiencies**

Doors	BE - Missing Door (Doors)	Level 3	0.74	
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.74	0.06

**Building 13 - 27/28 - Common Areas\* [Possible Points : 0.17]****Non-Health And Safety Deficiencies**

Office	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
Windows	CA - Damaged/Missing Screens (Windows) (2)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				
Windows	CA - Inoperable/Not Lockable (Windows) (NLT )	Level 3	0.19	

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.21	0.00
<b>Building 13 - 27/28 - Unit 105 [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.16	
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.09	
Lighting	Unit - Missing/Inoperable Fixture (Lighting)	Level 1	0.03	
			0.39	1.48
<b>Building 14 - 29/30 - Building Exterior [Possible Points : 0.92]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 2	0.19	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.21	
			0.40	0.52
<b>Building 14 - 29/30 - Common Areas [Possible Points : 0.13]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.03	0.10
<b>Building 14 - 29/30 - Unit 113 [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.06	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Walls	Unit - Damaged (Walls)	Level 1	0.04	

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
			0.40	1.48
<b>Building 14 - 29/30 - Unit 120 [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
Floors	Unit - Rot/Deteriorated Subfloor (Floors)	Level 2	0.12	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
<b>Health And Safety Deficiencies</b>				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
Windows	Unit- Cracked/Broken/Missing Panes (Windows) (NLT )	Level 3	0.20	
			0.85	1.03
<b>Building 15 - 31 - Building Exterior [Possible Points : 0.46]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	BE - Damaged Hardware/Locks (Doors)	Level 3	0.19	
Walls	BE- Missing Pieces/Holes/Spalling (Walls) (2)	Level 2	0.10	
			0.29	0.17
<b>Building 15 - 31 - Common Areas [Possible Points : 0.13]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.04	0.09
<b>Building 16 - 32/33 - Building Exterior [Possible Points : 0.80]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.18	
			<b>0.18</b>	<b>0.62</b>

**Building 16 - 32/33 - Common Areas [Possible Points : 0.17]**

Non-Health And Safety Deficiencies				
Walls	CA - Damaged (Walls)	Level 1	0.02	
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
			<b>0.06</b>	<b>0.11</b>

**Building 16 - 32/33 - Unit 128 [Possible Points : 1.88]**

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom)	Level 1	0.37	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Doors	Unit - Missing Door (Doors)	Level 1	0.11	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			<b>0.87</b>	<b>1.01</b>

**Building 17 - 34/35 - Building Exterior [Possible Points : 0.92]**

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.21	
			<b>0.21</b>	<b>0.71</b>

**Building 17 - 34/35 - Common Areas [Possible Points : 0.17]**

Non-Health And Safety Deficiencies				
Other Community Spaces	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
Walls	CA - Damaged (Walls)	Level 1	0.05	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.05	0.12
<b>Building 17 - 34/35 - Unit 134* [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Floors	Unit - Soft Floor Covering Missing/Damaged (Floors)	Level 3	0.23	
<b>Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT )	Level 3	0.88	
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT )	Level 3	0.11	
Electrical System	Unit - Missing Breakers/Fuses (Electrical System) (LT )	Level 3	0.98	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			2.45	0.00
<b>Building 18 - 36/38 - Building Exterior [Possible Points : 1.15]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.26	
			0.26	0.89
<b>Building 18 - 36/38 - Building Systems* [Possible Points : 0.95]</b>				
<b>Health And Safety Deficiencies</b>				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT )	Level 3	1.19	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			1.19	0.00
<b>Building 18 - 36/38 - Common Areas* [Possible Points : 0.17]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
Windows	CA - Inoperable/Not Lockable (Windows)	Level 3	0.19	

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.21	0.00
<b>Building 18 - 36/38 - Unit 147 [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.16	
Walls	Unit - Damaged (Walls) (2)	Level 2	0.09	
<b>Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (2) (NLT )	Level 3	0.11	
			0.41	1.46
<b>Building 19 - 39/41 - Building Exterior [Possible Points : 0.80]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.18	
			0.18	0.62
<b>Building 19 - 39/41 - Common Areas [Possible Points : 0.13]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.03	0.10
<b>Building 19 - 39/41 - Unit 153 [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (3) (SD )	Level 3	0.00	
			0.05	1.83
<b>Building 20 - 42/45 - Building Exterior [Possible Points : 1.15]</b>				
<b>Non-Health And Safety Deficiencies</b>				

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.26	
			0.26	0.39
<b>Building 20 - 42/45 - Common Areas [Possible Points : 0.17]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	CA - Peeling/Needs Paint (Walls) (2)	Level 2	0.02	
			0.02	0.15
<b>Building 20 - 42/45 - Unit 173 [Possible Points : 1.84]</b>				
<b>Health And Safety Deficiencies</b>				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT )	Level 3	0.18	
			0.18	1.66
<b>Building 21 - 46/47 - Building Systems* [Possible Points : 0.76]</b>				
<b>Health And Safety Deficiencies</b>				
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT )	Level 3	0.95	
			0.95	0.00
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.				
<b>Building 21 - 46/47 - Common Areas [Possible Points : 0.17]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.03	0.14
<b>Building 21 - 46/47 - Unit 186 [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Floors	Unit - Rot/Deteriorated Subfloor (Floors) (2)	Level 2	0.12	
			0.12	1.76
<b>Building 22 - 48/49 - Building Exterior [Possible Points : 0.57]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.57

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## Inspection Summary Report (POA) for Inspection #695535

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Building 22 - 48/49 - Common Areas* [Possible Points : 0.17]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.02	
Walls	CA - Damaged (Walls)	Level 1	0.02	
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				
Stairs	CA - Broken/Missing Hand Railing (Stairs) (NLT )	Level 3	0.19	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.27	0.00
<b>Building 22 - 48/49 - Unit 190 [Possible Points : 1.88]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 2	0.44	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.20	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
			0.68	1.19
<b>Building 23 - OFFICE / SHOP - Building Exterior [Possible Points : 0.53]</b>				
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Other (Hazards) (2) (NLT )	Level 3	0.00	
			0.00	0.53
<b>Building 23 - OFFICE / SHOP - Common Areas [Possible Points : 0.54]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.01	
			0.01	0.53

## Inspection Summary Report (POA) for Inspection #695535

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
<b>Site - SOUTHWOOD APTS - Site(0)</b>			
<b>Non-Health And Safety Deficiencies</b>			
Grounds	1/3 growing thru fence, rear of 1-3	Site - Overgrown/ Penetrating Vegetation (Grounds) - L3	<ul style="list-style-type: none"> <li>- Overgrown vegetation</li> <li>- Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)</li> <li>- A component, area, or system of the property are visibly damaged or have been made unusable/ impassable.</li> </ul>
Hazards	LEAD BASED PAINT REPORT CAPTURED	HS - Lead Hazard Report - L3	- Lead Hazard Report
<b>Building 1 - 1/3[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	water for 3	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Exterior Doors</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- Greater than 1 inch</li> </ul>
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
<b>Building 1 - 1/3[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 1 - 1/3[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 near 12	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
			- 1 to 4 square feet of two or more wall areas
Halls/Corridors/Stairs	Floor 2 hole , near 12	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 1 hole, near 8	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars

<b>Building 1 - 1/3[Sample,Inspected] - Unit 11</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Bedroom bdrm 2 closet	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
<b>Health And Safety Deficiencies</b>			
Doors	Bathroom bdrm 1	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern.

<b>Building 1 - 1/3[Sample,Inspected] - Unit 9</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom inop mech stopper	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Bedroom closet bdrm 1	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
<b>Health And Safety Deficiencies</b>			
Infestation	Bathroom bthrm	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed
Smoke Detector	Hallway missing	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.

<b>Building 2 - 4/5[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	rear , mech door , siwngs out	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Exterior Doors - Surface is damaged - Door has holes. - Greater than 1 inch
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

<b>Building 2 - 4/5[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 2 - 4/5[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 2 - 4/5[Sample,Inspected] - Unit 15</b>			
None			

<b>Building 3 - 6/8[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	rear of 7, hole	BE - Damaged Surface (Holes/Paint/Rust/Glass)	- Entry Door (leads to the outside of the building)

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
		(Doors) - L3	<ul style="list-style-type: none"> <li>- Surface is damaged</li> <li>- Entry Door has holes.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul>
Walls	hole rear of 8	BE- Missing Pieces/Holes/Spalling (Walls) - L2	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Greater than 1/2" in diameter, but smaller than a sheet of paper</li> </ul>

**Building 3 - 6/8[Sample,Inspected] - Building Systems**

None

**Building 3 - 6/8[Sample,Inspected] - Common Areas**
**Non-Health And Safety Deficiencies**

Halls/Corridors/Stairs	Floor 1 near 28	CA - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- 1 to 4 square feet of two or more wall areas</li> </ul>
Halls/Corridors/Stairs	Floor 2	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- A second means of window egress exists</li> <li>- Window bars are actually child safety bars</li> </ul>
Halls/Corridors/Stairs	Floor 2 near 31, missing	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- A second means of window egress exists</li> <li>- Window bars are actually child safety bars</li> </ul>

**Building 3 - 6/8[Sample,Inspected] - Unit 22**
**Non-Health And Safety Deficiencies**

Ceiling	Bathroom over tub	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example</li> </ul>
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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
			evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Doors	Living Area missing strike plate	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Bedroom bdm2, hole	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Hallway hole and delaminating, hall	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Living Area pAtio, damaged	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Walls	Bedroom can see through to other bdm, bdrm 1 and 2	Unit - Damaged (Walls) - L3	- Hole(s) - Regardless of size, you can see through the hole into the adjoining room - This condition DOES NOT

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern.
Walls	Bedroom hole behind door, bdrm 1	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Windows	Bedroom bdrm2, hole	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
<b>Health And Safety Deficiencies</b>			
Air Quality	Bathroom over tub	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
Bathroom Items	Bathroom missing diverter knob, inop	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	- Shower or Tub (Unit) - The hardware is missing or is not functioning
Hazards	Kitchen broken table with sharp edges	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Infestation	Kitchen unable to capture in photo	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed
Smoke Detector	Bedroom bdrm1, missing	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.
<b>Building 3 - 6/8[Sample,Inspected] - Unit 30</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom nop mech stopper	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Living Area hole , patio	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Doors	Hallway missing strike plate, hall closet	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Doors	Living Area doesn't latch, loose hinge	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Floors	Bathroom near tub , hall bthrm	Unit - Rot/Deteriorated Sub/floor (Floors) - L2	- Rotted/Deteriorated subfloor - Greater than 1 and less than 4 square feet
Walls	Bathroom mstr bthrm	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (wall surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Windows	Bedroom bdm1, peeling	Unit - Peeling/Needs Paint (Windows) - L1	- Sill - Peeling paint or needs paint
<b>Health And Safety Deficiencies</b>			
Air Quality	mstr bthrm	HS - Mold and/or Mildew	- Evidence of water infiltration

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
		Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> <li>- or other moisture producing condition that causes mold, or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul>

**Building 4 - 9[Sample,Inspected] - Building Exterior**
**Non-Health And Safety Deficiencies**

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul>
Walls	rear of 35	BE- Missing Pieces/Holes/Spalling (Walls) - L2	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Greater than 1/2" in diameter, but smaller than a sheet of paper</li> </ul>

**Building 4 - 9[Sample,Inspected] - Building Systems**

None

**Building 4 - 9[Sample,Inspected] - Common Areas**
**Non-Health And Safety Deficiencies**

Halls/Corridors/Stairs	Floor 2 needs paint near 36	CA - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- 1 to 4 square feet of two or more wall areas</li> </ul>
Halls/Corridors/Stairs	Floor 2 damaged	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- A second means of window egress exists</li> <li>- Window bars are actually child safety bars</li> </ul>

**Building 4 - 9[Sample,Inspected] - Unit 35**
**Non-Health And Safety Deficiencies**

Bathroom Items	Bathroom inop mech stopper mstr	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> <li>- Bathroom Sink</li> <li>- A stopper is missing (only if there is no stopper in the visible area)</li> </ul>
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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
Ceiling	Bedroom bdm2 hole	Unit - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Hole(s) - Smaller than a sheet of paper
Doors	Bedroom door hole repaired with tape and paint	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bathroom bdm 2 2 different closets missing doors	Unit - Missing Door (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Door is missing - Two doors (or up to 50%) are missing
Windows	Bedroom missing bdm2	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
<b>Health And Safety Deficiencies</b>			
Electrical System	Basement inop, mstr bthrm	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Hazards	Bedroom sharp edge on broken window , bdm3	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Outlets/Switches	Bedroom bdm2, missing outlet cover	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.
Smoke Detector	Bedroom bdm2 , missing	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There IS another functioning smoke detector on same level. - It CAN be separated from other areas of the level by a

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Bedroom bdrm3	Unit- Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	door. - Pane/Glass - Glass broken or missing

**Building 5 - 10/12[Sample,Inspected] - Building Exterior****Non-Health And Safety Deficiencies**

Doors	disconnected door closure, near 37	BE - Damaged Hardware/ Locks (Doors) - L3	- Entry Door (leads to the outside of the building) - Hardware is damaged or missing - Door does not function as it should (it does not latch), cannot be locked (only if designed to lock) - This condition DOES NOT RESULT in a Health and Safety concern.
FHEO - Accessibility to Main Floor Entrance		BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	end wall, hole in siding	BE - Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

**Building 5 - 10/12[Sample,Inspected] - Building Systems**

None

**Building 5 - 10/12[Sample,Inspected] - Common Areas****Non-Health And Safety Deficiencies**

Halls/Corridors/Stairs	Floor 2 missing near 48	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
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**Building 5 - 10/12[Sample,Inspected] - Unit 42**Report generation date/time: 10/13/2021 08:58 PM  
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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom inop mech stopper	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Walls	Bathroom hole behind toilet cover with tape, nis	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

**Building 6 - 13[Sample,Inspected] - Building Exterior**

<b>Non-Health And Safety Deficiencies</b>			
Walls	missing piece of brick , north wall	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

**Building 6 - 13[Sample,Inspected] - Building Systems**

None

**Building 6 - 13[Sample,Inspected] - Common Areas**

None

**Building 7 - 14/16[Sample,Inspected] - Building Exterior**

<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	hole in siding rear and side of 63	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

**Building 7 - 14/16[Sample,Inspected] - Building Systems**

None

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 7 - 14/16[Sample Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Garbage/Debris	Floor 2 garbage with bad smell	HS - Indoors (Garbage and Debris) (NLT) - L3	- Garbage has gathered in area not sanctioned for storing garbage - The garbage area is INDOORS.
Halls/Corridors/Stairs	Floor 2 near 60	CA - Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	- Pane/Glass - Glass broken or missing
Hazards	Roof broken window with sharp edges near 60	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
<b>Building 7 - 14/16[Sample Inspected] - Unit 54</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bathroom doesnt latch	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Lighting	Patio/Porch/Balcony inop light	Unit - Missing/Inoperable Fixture (Lighting) - L1	- In 1 room in this unit, a permanent lighting fixture is missing or not functioning - There is NOT another permanent switched light source in room.
Windows	Kitchen hole, kitchen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
<b>Health And Safety Deficiencies</b>			
Hazards	Bedroom bdm2 broken window with sharp edge	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Windows	Bedroom	Unit- Cracked/Broken/	- Pane/Glass

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
	bdrm2	Missing Panes (Windows) (NLT) - L3	- Glass broken or missing

Building 7 - 14/18[Sample,Inspected] - Unit 63			
Non-Health And Safety Deficiencies			
Doors	Living Area doesn't latch	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Bedroom 3 doors missing, bdrm 1 and 2, not more than 50%	Unit - Missing Door (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Door is missing - Two doors (or up to 50%) are missing
Doors	Bedroom bdrm 1, closet	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Dryer Vent	Kitchen disconnected	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3	

Building 8 - 17/18[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	rear of 72, holes	BE - Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Health And Safety Deficiencies			
Hazards	unsecured meterbase cover, power co owned, rear of 17	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.

Building 8 - 17/18[Sample,Inspected] - Building Systems			
None			

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 8 - 17/18[Sample,Inspected] - Common Areas</b>			
None			

<b>Building 9 - 19/20[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance		BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	holes in siding , rear of 20	BE - Missing Pieces/Holes/Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

<b>Building 9 - 19/20[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 9 - 19/20[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 missing, near 75	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 2 near 75, needs paint	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of two or more wall areas
<b>Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 near 75	CA - Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	- Pane/Glass - Glass broken or missing

<b>Building 9 - 19/20[Sample,Inspected] - Unit 73</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom inop mech stopper	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
Ceiling	Bathroom mstr bthrm , mold /mildew	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	visible area) - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (ceiling surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Doors	Bathroom delaminating bthrm door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has holes - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Living Area damaged, closet	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Doors	Hallway hall closet, track present	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Doors	Living Area missing , patio	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Dryer Vent	Laundry Area disconnected	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3	

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen missing filter	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L3	- Range Hood/Exhaust Fans - Exhaust fan does not function - There is NOT an operable window.
Kitchen Items	Kitchen inop oven	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	- Range/Stove/Oven - Gas Range/Stove/Oven - Oven is not functioning - This condition DOES NOT RESULT in a Health and Safety concern.
Kitchen Items	Kitchen lower	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Outlets/Switches	Kitchen cracked kitchen	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Walls	Hallway hall needs paint	Unit - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Walls	Kitchen hole, near washer	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Bathroom tub wall cover with plastic, nis repair	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Windows	Bedroom bdm2 missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
<b>Health And Safety Deficiencies</b>			
Air Quality	mstr bthrm mold /mildew	HS - Mold and/or Mildew	- Evidence of water infiltration

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
		Observed (Air Quality) (NLT) - L3	or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
Hazards	Kitchen broken window with sharp edges	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Smoke Detector	Bedroom bdm2, missing	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There IS another functioning smoke detector on same level. - It CAN be separated from other areas of the level by a door.
Windows	Kitchen kitchen	Unit- Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	- Pane/Glass - Glass broken or missing

**Building 10 - 21/23[Sample,Inspected] - Building Exterior****Non-Health And Safety Deficiencies**

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	end wall , hole in siding	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

**Building 10 - 21/23[Sample,Inspected] - Building Systems**

None

**Building 10 - 21/23[Sample,Inspected] - Common Areas****Non-Health And Safety Deficiencies**

Halls/Corridors/Stairs	Floor 2 needs paint near 84	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint
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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
			- 1 to 4 square feet of two or more wall areas
Halls/Corridors/Stairs	Floor 2 near 84	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of two or more wall areas
<b>Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 doesnt stay up, near 84	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CAN still be secured (by a lock or stick) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area.

## Building 10 - 21/23[Sample,Inspected] - Unit 82

## Non-Health And Safety Deficiencies

Doors	Laundry Area doesnt latch	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Bathroom mstr bthrm , hole	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has holes - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Laundry Area	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Living Area missing screen door	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Doors	Hallway knob missing on outside, able to open still	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Kitchen Items	Kitchen lower gasket	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Hallway mold /mildew mech closet	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (wall surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Walls	Living Area livrm, needs paint	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Walls	Bedroom hole near door, bdrm 2	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Walls	Bathroom peeling , hall	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Health And Safety Deficiencies</b>			
Air Quality	mech closet	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> <li>- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul>
Bathroom Items	Bathroom inop diverter	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> <li>- Shower or Tub (Unit)</li> <li>- The hardware is missing or is not functioning</li> </ul>
Outlets/Switches	Living Area near front door, missing switch cover	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/ wires ARE exposed.</li> </ul>
Outlets/Switches	Bedroom bdrm1, broken switch cover	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	<ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/ wires ARE exposed.</li> </ul>
Smoke Detector	Bedroom bdrm1, missing	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> <li>- Missing</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>
Smoke Detector	Hallway missing, hall	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> <li>- Missing</li> <li>- There IS another functioning smoke detector on same level.</li> <li>- It CAN be separated from other areas of the level by a door.</li> </ul>
Smoke Detector	Bedroom bdrm3, missing	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> <li>- Missing</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>

**Building 11 - 24[Sample,Inspected] - Building Exterior****Non-Health And Safety Deficiencies**

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor)	<ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground</li> </ul>
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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
		Entrance) - L3	floor entrance (accessible route includes level surface to the door, ramps, etc.)

## Building 11 - 24[Sample,Inspected] - Building Systems

None

## Building 11 - 24[Sample,Inspected] - Common Areas

None

## Building 11 - 24[Sample,Inspected] - Unit 95

## Non-Health And Safety Deficiencies

Doors	Bathroom doesn't latch, mstr bthrm	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Living Area hole, patio	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass

## Building 12 - 25/26[Sample,Inspected] - Building Exterior

## Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	holes in siding, rear	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
Walls	loose siding front	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 12 - 25/26[Sample,Inspected] - Building Systems</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Fire Protection	Floor 1 1 of 2 missing extinguishers, near 97	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) (LT) - L3	- Fire extinguishers or fire hoses are missing, damaged, or expired - More than 10% are missing, damaged, expired or there is not an operable/ non-expired extinguisher on each floor (only if there is evidence that there used to be one)
<b>Building 12 - 25/26[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 near 97 , needs paint	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of two or more wall areas
Halls/Corridors/Stairs	Floor 1 hole, near 104	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
Halls/Corridors/Stairs	Floor 2 near 99	CA - Cracked/Broken/ Missing Panes (Windows) - L1	- Pane/Glass - Glass cracked
Halls/Corridors/Stairs	Floor 2 hole bnear 99	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 2 missing near 104	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
<b>Building 12 - 25/26[Sample,Inspected] - Unit 102</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Kitchen missing strike plate, rear	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit
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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
	door		<ul style="list-style-type: none"> <li>- Hardware is damaged or missing</li> <li>- Door does not function as it should (it does not properly latch).</li> </ul>
Doors	Living Area hole, patio	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	<ul style="list-style-type: none"> <li>- Screen Door or Storm Door</li> <li>- Screen or storm door is damaged or is missing screens or glass</li> </ul>
Doors	Hallway doesn't latch	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
Walls	Bathroom bubbling paint above shower head	Unit - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- 1 to 4 square feet of wall area</li> </ul>

**Building 13 - 27/28[Sample,Inspected] - Building Exterior**
**Non-Health And Safety Deficiencies**

Doors	NIS-PLYWOOD USED AS DOOR REPLACEMENT	BE - Missing Door (Doors) - L3	<ul style="list-style-type: none"> <li>- Entry Door (leads to the outside of the building)</li> <li>- Door is missing</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul>

**Building 13 - 27/28[Sample,Inspected] - Building Systems**

None

## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 13 - 27/28[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessible Outside Common Areas	Floor 1	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO
Halls/Corridors/Stairs	Floor 2 NEAR 108, HOLE	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 2 NEAR 112 , MISSING SCREEN	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
<b>Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 DOESNT STAY UP, NEAR 108	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CAN still be secured (by a lock or stick) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area.
<b>Building 13 - 27/28[Sample,Inspected] - Unit 105</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom INOP MECH STOPPER	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Bedroom BDRM1, MISSING CLOSET DOOR	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors)

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
			- Door is missing - One door is missing
Dryer Vent	Kitchen DISCONNECTED	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3	
Lighting	Patio/Porch/Balcony INOP	Unit - Missing/Inoperable Fixture (Lighting) - L1	- In 1 room in this unit, a permanent lighting fixture is missing or not functioning - There is NOT another permanent switched light source in room.

**Building 14 - 29/30[Sample,Inspected] - Building Exterior**
**Non-Health And Safety Deficiencies**

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Roofs	CRUSHED GUTTER, REAR OF 113	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L2	- Missing/Damaged Components from Downspout/Gutter - You see that components of the drainage system including gutters, leaders, downspouts and drain openings are missing or damaged but there is NO visible damage to surrounding surfaces
Walls	HOLE REAR OF 113	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

**Building 14 - 29/30[Sample,Inspected] - Building Systems**

None

**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 14 - 29/30[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 1 MISSING NEAR 120	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
<b>Building 14 - 29/30[Sample,Inspected] - Unit 113</b>			
<b>Non-Health And Safety Deficiencies</b>			
Ceiling	Hallway MECH CLOSET, HOLE	Unit - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Hole(s) - Smaller than a sheet of paper
Doors	Bathroom MSTR, DELAMINATING DOOR	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has holes - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom BDRM1	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Doors	Storage HOLE	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Walls	Bedroom HOLE BDRM2	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
<b>Building 14 - 29/30[Sample,Inspected] - Unit 120</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bathroom HOLE MSTR BTHRM	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	- Bathroom Door - Surface is damaged

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
	DOOR	(Doors) - L3	<ul style="list-style-type: none"> <li>- Door has holes</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Doors	Bedroom BDRM1	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>
Doors	Dining Area BDRM1	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Door is missing</li> <li>- One door is missing</li> </ul>
Floors	Bathroom SOFT SPOT NEAR TUB AND TOILET	Unit - Rot/Deteriorated Subfloor (Floors) - L2	<ul style="list-style-type: none"> <li>- Rotted/Deteriorated subfloor</li> <li>- Greater than 1 and less than 4 square feet</li> </ul>
Kitchen Items	Kitchen LOWER SEAL	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
Walls	Bathroom MSTR BTHRM, NEEDS PAINT	Unit - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- 1 to 4 square feet of wall area</li> </ul>
<b>Health And Safety Deficiencies</b>			
Smoke Detector	Hallway MISSING	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> <li>- Missing</li> <li>- There IS another functioning smoke detector on same level.</li> <li>- It CAN be separated from other areas of the level by a door.</li> </ul>
Windows	Bedroom BDRM1	Unit - Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	<ul style="list-style-type: none"> <li>- Pane/Glass</li> <li>- Glass broken or missing</li> </ul>

**Building 15 - 31[Sample,Inspected] - Building Exterior**

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
Doors	MISSING HANDLE	BE - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> <li>- Entry Door (leads to the outside of the building)</li> <li>- Hardware is damaged or missing</li> <li>- Door does not function as it should (it does not latch), cannot be locked (only if designed to lock)</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Walls	REAR OF 31, HOLE	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Greater than 1/2" in diameter, but smaller than a sheet of paper</li> </ul>
Walls	HOLE END WALL	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Greater than 1/2" in diameter, but smaller than a sheet of paper</li> </ul>

**Building 15 - 31[Sample,Inspected] - Building Systems**

None

**Building 15 - 31[Sample,Inspected] - Common Areas**

<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 MISSING NEAR 123	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- A second means of window egress exists</li> <li>- Window bars are actually child safety bars</li> </ul>
Halls/Corridors/Stairs	Floor 2 NEEDS PAINT NEAR 121	CA - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- 1 to 4 square feet of two or more wall areas</li> </ul>

**Building 16 - 32/33[Sample,Inspected] - Building Exterior**

<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor	<ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground</li> </ul>

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
		Entrance) - L3	floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	END WALL SIDING	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

**Building 16 - 32/33[Sample,Inspected] - Building Systems**

None

**Building 16 - 32/33[Sample,Inspected] - Common Areas**
**Non-Health And Safety Deficiencies**

Closet/Utility/ Mechanical	Floor 1 EXCESSIVE HOLE AROUND WALL CLEANOUT	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
Halls/Corridors/Stairs	Floor 2 NEEDS PAINT NEAR 132	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of two or more wall areas
Halls/Corridors/Stairs	Floor 2 HOLE NEAR 132	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars

**Building 16 - 32/33[Sample,Inspected] - Unit 128**
**Non-Health And Safety Deficiencies**

Bathroom Items	Bathroom MSTR BTHRM	Unit - Plumbing - Clogged Drains (Bathroom) - L1	- Shower or Tub (Unit) - There is a problem with the drainage - The basin will drain, but it is slow
Doors	Bedroom BDRM1	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern.
Doors	Bedroom BDRM 2 , TRACK PRESENT	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Kitchen Items	Kitchen LOWER	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Bedroom BDRM1, HOLE	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

## Building 17 - 34/35[Sample,Inspected] - Building Exterior

## Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	END WALL, HOLE IN SIDING	BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

## Building 17 - 34/35[Sample,Inspected] - Building Systems

None

## Building 17 - 34/35[Sample,Inspected] - Common Areas

## Non-Health And Safety Deficiencies

FHEO - Accessible Outside Common Areas	Floor 1	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route -
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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
			NO
Halls/Corridors/Stairs	Floor 1 NEAR 133	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper

## Building 17 - 34/35[Sample,Inspected] - Unit 134

## Non-Health And Safety Deficiencies

Doors	Bedroom NIS, IMPROPER DOOR SURFACE REPAIR	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom BDRM2	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Floors	Hallway	Unit - Soft Floor Covering Missing/Damaged (Floors) - L3	- Carpet is Missing/Damaged - Underlying material exposed - This condition DOES NOT RESULT in a Health and Safety concern.

## Health And Safety Deficiencies

Bathroom Items	Bathroom INOP COLD WATER KNOB, STRIPPED	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	- Shower or Tub (Unit) - The hardware is missing or is not functioning
Doors	Living Area ABLE TO SEE LIGHT AROUND DOOR WHEN CLOSED	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light

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**Inspection Summary Report (POA) for Inspection #695535**

Item	Location/Comments	Deficiency/Severity	Decisions
			can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.
Electrical System	Kitchen NIS REPAIR, SHEET METAL USED TO FILL EMPTY PORT	Unit - Missing Breakers/Fuses (Electrical System) (LT) - L3	- Breaker/fuse missing, or open port not properly blanked off
Smoke Detector	Bedroom BDRM2, MISSING	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.

**Building 18 - 36/38[Sample,Inspected] - Building Exterior**
**Non-Health And Safety Deficiencies**

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	REAR OF 152, HOLE	BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

**Building 18 - 36/38[Sample,Inspected] - Building Systems**
**Non-Health And Safety Deficiencies**
**Health And Safety Deficiencies**

Fire Protection	Floor 2 1 OF 2 DISCHARGED NEAR 151	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) (LT) - L3	- Fire extinguishers or fire hoses are missing, damaged, or expired - More than 10% are missing, damaged, expired or there is not an operable/non-expired extinguisher on each floor (only if there is evidence that there used to be one)
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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 18 - 36/38[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 MISSING LOCKS NEAR 152	CA - Inoperable/Not Lockable (Windows) - L3	<ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Lock is missing or damaged (only if the window was designed to lock)</li> <li>- Window IS accessible from outside (for example, ground level or by means of exterior stairway)</li> <li>- Window cannot be opened from outside.</li> </ul>
Halls/Corridors/Stairs	Floor 2 MISSING NEAR 144	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- A second means of window egress exists</li> <li>- Window bars are actually child safety bars</li> </ul>
<b>Building 18 - 36/38[Sample,Inspected] - Unit 147</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Living Area HOLE	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	<ul style="list-style-type: none"> <li>- Screen Door or Storm Door</li> <li>- Screen or storm door is damaged or is missing screens or glass</li> </ul>
Kitchen Items	Kitchen LOWER AND UPPER	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>
Walls	Kitchen HOLE BEHIND WASHER	Unit - Damaged (Walls) - L2	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Larger than a sheet of paper, but you cannot see through the hole</li> <li>- ONE wall is affected.</li> </ul>
Walls	Living Area HOLE NEAR FRONT DOOR	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>
<b>Health And Safety Deficiencies</b>			
Doors	Kitchen DOOR SEALS ON INSIDE TO HIDE LIGHT	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT) - L3	<ul style="list-style-type: none"> <li>- Entry Door to Unit</li> <li>- Frame is damaged causing the door not to function or</li> </ul>

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
	NIS REPAIR		lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Living Area NIS- WEATHER STRIPPING USED ON INSIDE TO BLOCK LIGHT	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.

## Building 19 - 39/41[Sample,Inspected] - Building Exterior

## Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	HOLE IN SIDING , REAR OF BLDG	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

## Building 19 - 39/41[Sample,Inspected] - Building Systems

None

## Building 19 - 39/41[Sample,Inspected] - Common Areas

## Non-Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 2	CA - Damaged/Missing	- A second means of window
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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
	MISSING NEAR 164	Screens (Windows) - L1	egress exists - Window bars are actually child safety bars

**Building 19 - 39/41[Sample,Inspected] - Unit 153****Non-Health And Safety Deficiencies**

Doors	Bedroom bdrm 1 off track	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
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**Health And Safety Deficiencies**

Smoke Detector	Bedroom bdrm1 , missing	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.
Smoke Detector	Hallway MISSING HALL	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.
Smoke Detector	Bedroom BDRM2, MISSING	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.

**Building 20 - 42/45[Sample,Inspected] - Building Exterior****Non-Health And Safety Deficiencies**

Walls	REAR OF BLDG , HOLE IN SIDING	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper
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**Building 20 - 42/45[Sample,Inspected] - Building Systems**

None

**Building 20 - 42/45[Sample,Inspected] - Common Areas**

## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 NEAR 180, NEEDS PAINT	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Halls/Corridors/Stairs	Floor 2 NEAR 168	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of two or more wall areas

**Building 20 - 42/45[Sample,Inspected] - Unit 173**

<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Outlets/Switches	Hallway MISSING SWITCH COVER , MECH CLOSET	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.

**Building 21 - 46/47[Sample,Inspected] - Building Exterior**

None
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**Building 21 - 46/47[Sample,Inspected] - Building Systems**

<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Fire Protection	Floor 2 1 OF 2 DISCHARGED NEAR 187	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) (LT) - L3	- Fire extinguishers or fire hoses are missing, damaged, or expired - More than 10% are missing, damaged, expired or there is not an operable/ non-expired extinguisher on each floor (only if there is evidence that there used to be one)

**Building 21 - 46/47[Sample,Inspected] - Common Areas**

<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2 MISSING NEAR 184	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
			child safety bars

## Building 21 - 46/47[Sample,Inspected] - Unit 186

## Non-Health And Safety Deficiencies

Floors	Bathroom MSTR BTHRM , SOFT FLOOR	Unit - Rot/Deteriorated Subfloor (Floors) - L2	- Rotted/Deteriorated subfloor - Greater than 1 and less than 4 square feet
Floors	Bathroom HALL BTHRM, SOFT FLOOR	Unit - Rot/Deteriorated Subfloor (Floors) - L2	- Rotted/Deteriorated subfloor - Greater than 1 and less than 4 square feet

## Building 22 - 48/49[Sample,Inspected] - Building Exterior

## Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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## Building 22 - 48/49[Sample,Inspected] - Building Systems

None

## Building 22 - 48/49[Sample,Inspected] - Common Areas

## Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 1 COVERED WITH TAPE, NIS	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
Closet/Utility/ Mechanical	Basement CRACKED SWITCH COVER, SOUTH MECH CLOET	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Halls/Corridors/Stairs	Floor 2 NEAR 196 , MISSING	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 1 NEEDS PAINT NEAR	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
	193		- 1 to 4 square feet of two or more wall areas
<b>Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 1 NIS REPAIR , REAR OF BLDG. L BRACKET USED INSTEAD OF WELD, STILL LOOSE	CA - Broken/Missing Hand Railing (Stairs) (NLT) - L3	- Hand Railings - Hand rail for 4 or MORE stairs is missing, damaged, loose, or otherwise unusable

<b>Building 22 - 48/49[Sample,Inspected] - Unit 190</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom HALL TUB	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L2	- Shower or Tub (Unit) - There are cracks or discoloration in the basin - More than 50%
Doors	Bedroom BDRM2, DELAMINATING	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Walls	Hallway HALL	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

<b>Building 23 - OFFICE / SHOP[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Hazards	INOP GFI, SOUTH SIDE	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.
Hazards	INOP GFI, FRONT	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.

**Building 23 - OFFICE / SHOP[Sample,Inspected] - Building Systems**

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## Inspection Summary Report (POA) for Inspection #695535

Item	Location/Comments	Deficiency/Severity	Decisions
None			
<b>Building 23 - OFFICE / SHOP[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Office	Floor 1 HOLE MGR OFFICE	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- A second means of window egress exists</li> <li>- Window bars are actually child safety bars</li> </ul>

**Notice: Modifications to the Inspection Summary Report**

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

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

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

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

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

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

**PHYSICAL INSPECTION SUMMARY REPORT**

The Inspection Summary Report is designed to achieve two objectives:

1. Provide the Public Housing Agency or owner and/or owner agent (POA) with the background information, *i.e.* addresses, phone numbers, building names, etc., collected during the property inspection.
2. Provide the POA the results of the REAC physical inspection of a specific property.

The items below describe the information provided in the Inspection Summary Report.

Inspection Number : The inspection number is unique for each property inspection conducted by REAC. Each time a property is inspected by REAC, a new inspection number is used. These unique numbers may be used to communicate with REAC on any matter concerning a particular inspection.

Property Information : Information related to a property is provided:

- Property identification number (in parentheses) - a unique number in HUD databases
- Property name
- Status as scattered site (Yes/No)
- Relevant addresses, phone numbers, fax numbers, and e-mail addresses for the property

Each of these should be checked carefully for accuracy. *All discrepancies should be reported to the REAC Physical Inspection Operations Center at 1-877-406-9220.*

Building Unit Count : The total number of buildings and units on the property are given, along with the number of buildings and units actually inspected by REAC

Scores : An overall numerical score is given as a value from zero to 100. Separate numerical scores are also given for each of five areas:

- site
- building exterior
- building systems
- common areas
- units

The five area scores range from zero to the maximum number of points possible for each area. The possible points for a given area are determined for a specific property based on the inspectable items actually present in each area. The sum of the area points identifies what the overall score would be if there were no health & safety (H&S) deficiencies. The overall numerical score is then calculated by subtracting the sum of deductions for H&S deficiencies from the sum of the individual "area points".

Examples of overall scores are: 95c; 67b\*; 84a\*; 100b; 78a; and 43c\*. The asterisk(\*) indicates that H&S deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:

- The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.
- The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety

H&S deficiencies were observed other than for smoke detectors.

- The lower-case letter "c" is given if one or more exigent/ fire safety (calling for immediate attention or remedy) H&S deficiencies were observed.

Although all H&S deficiencies, except for smoke detector problems and "other" hazards, affect the scores with appropriate deductions, the letter grades are added to highlight the serious nature of H&S deficiencies, all of which need to be addressed by the POA.

Health and Safety Counts: In addition to the counts of actual H&S deficiencies observed in the inspected buildings and units, the *estimated* number of H&S deficiencies that would have been found had all buildings and units been inspected is also given. This projected count gives a sense of the total H&S problem for the inspected property. The projection is calculated by dividing the counts actually observed in buildings or units by the proportion of buildings or units inspected. The percent of buildings and units inspected is additionally given to show the basis for the calculations.

Systemic Deficiencies: Defects observed in at least one third ( $1/3^{\text{rd}}$ ) of the inspected units or buildings are listed by whether or not they are repairs generally requiring large cash outlays ("Capital" items) or generally requiring smaller cash outlays ("Ordinary" items).

Participants & Buildings/Units: Information provided includes:

- relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants
- name, year built, number of units and address for each building on the property. Note: All buildings on the property should be listed.

*As before, each of these should be checked carefully for accuracy and any discrepancies should be reported to the REAC Technical Assistance Center (TAC) at 1-888-245-4860.*

Inspectable Items: This portion of the report details all deficiencies found in the inspection. The main headings in the first column refer to the inspectable area -- site, building exterior, building systems, common area, unit or health & safety where the deficiency was observed. The entries are "inspectable items" within which the deficiencies were found. Some items may not be present for a given property. In such cases, appropriate adjustments are made in the points of each area. Items present, but with no deficiencies found, are not listed. Inspectable items are:

Site: fencing & gates, grounds, mail boxes/project signs market appeal, parking lots/driveways/roads, play areas and equipment, refuse disposal, retaining walls, storm drainage and walkways/stairs.

Building Exterior: doors, fire escapes, foundations, lighting, roofs, walls and windows.

Building Systems: domestic water, electrical system, elevators, emergency power, exhaust system, fire protection, heating/ ventilation/ air-conditioning and sanitary system.

Common Areas: basement/garage/carport, closet/utility/mechanical, community room, day care, halls/corridors/stairs, kitchen, laundry room, lobby, office, other community spaces, patio/porch/balcony, pools

and related structures, rest rooms/pool structures, storage and trash collection areas.

Unit: bathroom, call-for-aid, ceiling, doors, electrical system, floors, heating/ventilation/air-conditioning, hot water heater, kitchen, laundry area (room), lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls and windows.

Health & Safety: air quality, electrical hazards, elevator, emergency/ fire exits, flammable materials, garbage and debris, hazards, infestation.

Column labeled NO/OD:

NO: The inspection protocol requires the inspector to check for the existence of certificates for certain items such as lead-based paint, elevators, etc. If the inspector verifies all the required certificates, the report will not include any certificate information. If a certificate is not present, the first inspectable item listed will be "certificates" and the designation "NO" will be listed for each unavailable certificate.

OD: If the inspector records a deficiency, then an OD in this column refers to the "observed deficiency" for the given item.

Column labeled Observation: The column lists each specific deficiency observed within a given inspectable item. Each deficiency has a definition, which specifies what must be observed for that deficiency to be recorded. Also noted in this column are observations about Health & Safety items. These are:

- (LT) - Exigent/Fire Safety (calling for immediate attention or remedy)
- (NLT) - Non-Life Threatening
- (SD) - Smoke Detector

Definitions for all deficiencies are given in the physical inspection section at REAC's web site on the Internet ([www.hud.gov/reac/](http://www.hud.gov/reac/)). Click on "Products" then "Physical Inspection" and then "Physical Inspection Definitions"

Column labeled Severity: Deficiencies differ by "severity". The definitions specify what must be recorded for a given deficiency under one of three possible severity levels - level 1, level 2 and level 3. The severity level is given on the report to indicate which part of the definition actually applies for the specific deficiency observed. Severity levels are defined within a given deficiency and do not necessarily indicate which deficiencies are the worst. For more serious deficiencies, a level 2 severity may be more of a problem and may reduce the overall score more than less serious deficiencies with a severity of level 3.

Location/Comments: Comments are required for all severity level 3 deficiencies.

Column labeled Ded.: This column gives the points deducted from the overall property score for the observed deficiencies. In the shaded heading the possible points are given for that area and building or unit. Although the listed points deducted may sum to more than the possible points, the total deducted from the overall property score for that area and building or unit does not exceed its possible points. The listing of points deducted is rounded to the nearest tenth of a point, so "<0.05" is listed when the points deducted is a very small fraction, but greater than zero. Where there is a blank or zero, such as for lack of a certificate or observed smoke detector problems, it means no points are deducted from the property score.

**PROJECT OWNER'S CERTIFICATION THAT ALL EXIGENT  
HEALTH AND SAFETY ITEMS HAVE BEEN CORRECTED**  
SEND OR FAX SIGNED COPY TO LOCAL MF OFFICE

[Name of Project Owner:] \_\_\_\_\_ (the "Project Owner"), the owner of [Project Name:] \_\_\_\_\_  
[City:] \_\_\_\_\_, [State:] \_\_\_\_\_ [Project Number:] \_\_\_\_\_ (the "Project") by and through its duly authorized representative identified below, hereby certifies that:

1. All Exigent Health and Safety ("EH&S") items at the Project have been corrected. Such EH&S items include those identified in the Notification of Exigent and Fire Safety Hazards Observed, dated \_\_\_\_\_.
2. The attached Report accurately identifies the repairs that have been made to correct the EH&S items, the location of those repairs, and the date or dates the repairs were made. If repairs were not made, the dangerous condition was eliminated.

This certification is made by the Project Owner and is signed by a duly authorized representative of the Project Owner, who is so authorized by reason of his/her position as the [State Fully Relationship Between Signer of Certification and Project Owner:] \_\_\_\_\_  
\_\_\_\_\_.

All of the foregoing statements, as well as the date, signature and identifying information of the signer and the Project Owner that follows, are HEREBY CERTIFIED as true and accurate this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Project Owner: \_\_\_\_\_

By: Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

U.S. Department of Housing and Urban Development  
Washington, DC 20410-0100

01/31/2023

## REAL ESTATE ASSESSMENT CENTER

716881 / 800004998

SOUTHWOOD APTS  
6001 TRAMMELL RD  
MORROW, GA 30260 -1331

Dear Owner:

Enclosed with this letter/electronic file is the latest Physical Inspection Summary Report for your property. An inspector, certified by HUD in the use of the inspection protocol, performed the inspection. The report includes property and ownership profile information and shows each deficiency observed during the inspection. Also enclosed is a short description of the elements of the report to assist you in interpretation.

The physical inspection was completed pursuant to HUD regulations at 24 CFR Part 5 and Part 200. You may review the regulations at any time from the Real Estate Assessment Center (REAC) web site at <http://www.hud.gov/offices/reac>. This site provides information about REAC and the physical inspection process and allows you to download a free copy of the inspection software and view deficiency definitions.

If the inspector noted any exigent health and safety (EH&S) deficiencies at the time of the inspection, you or your representative received a report listing those deficiencies. HUD requires you to immediately correct or mitigate all such deficiencies and report your actions within three (3) business days of receipt of the report. If you have not already done so, please provide the local HUD Office of Housing with a certification, on your letterhead, that these exigent items have been corrected. You must use the language in the enclosed certification to report completion of the EH&S deficiencies. If your property is assigned to a Performance Based Contract Administrator (PB-CA), your certification should be sent to the PB-CA and not to the local HUD office. If the loan is under the 232 program, your certification should be sent to the Account Executive with the Office of Healthcare Programs (OHP). Do not send your report to REAC.

Because your property received a score of 60 or above, HUD requires that you note and correct all deficiencies as part of your ongoing maintenance program. If there are any special requirements for your property, the local Office of Housing or PB-CA having jurisdiction will contact you. If, you are still working to complete approved work under an earlier PC or formal Plan of Action (PA), or you have not yet certified completion of a PC or PA, the Office of Housing requires that you contact the local HUD Office of Housing to discuss this inspection and its relationship to work in progress, or, if a 232 loan, the local OHP. If the mortgage on your property is insured by HUD/FHA, please provide copies of all correspondence regarding this inspection to your mortgagee.

If your property had any EH&S deficiencies, and you fail to correct all of these deficiencies within the required timeframe, or falsely certify to repairs made, these noncompliance issues may adversely affect your eligibility for participation in HUD programs. Under HUD's Previous Participation Review and Clearance procedure, these non-compliance issues constitute a standard for disapproval pursuant to 24 CFR Section 200.230(c)(3) and HUD Handbook 4065.1 REV-1, paragraph 2-1(D)(1)(b). Under these circumstances, a flag (disqualifying entry) will be

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placed in the Active Partner Performance Systems (APPS) in accordance with the textual "NOTE" at the conclusion of paragraph 2-1(D)(1) of the above referenced handbook. This letter is the only notice that you will receive of the placing of a flag in the APPS for noncompliance.

We appreciate your cooperation during the inspection, and remind you of your ongoing responsibility to maintain this property in a manner that is decent, safe, sanitary and in good repair.

Thank you for your cooperation.

Sincerely,

**SAMUEL TUFFOUR**  
PROGRAM MANAGER, PHYSICAL ASSESSMENT  
SUBSYSTEM  
Real Estate Assessment Center

Enclosures

## Inspection Summary Report (POA) for Inspection #716881

Inspection Snapshot			
Inspection ID:	716881	Inspection Time:	08:05 AM - 04:55 PM
Inspection Start Date:	01/31/2023	Inspection End Date:	01/31/2023
Property ID:	800004998	Property Type:	Multifamily
Property Name:	SOUTHWOOD APTS		
Inspection State:	Successful	Score:	72c

## Inspection Summary Report (POA) for Inspection #716881

## Property Profile

Property Name: SOUTHWOOD APTS  
 Scattered Site? No Multiple Site? No  
 Address Line 1: 6001 TRAMMELL RD  
 Address Line 2:  
 City: MORROW State: GA  
 ZIP: 30260 Extension: 1331  
 Phone: (404) 363-3577 Extension:  
 Fax: (404) 361-2129 Email: southwood@pkmanagemet.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	22	22	22	196	163	23
Common	0	1	1	-	-	-
Total	22	23	23	196	163	23

## Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
160	98	No

## Bed Bugs Information

Bed Bugs Reported	# of Buildings with Bed Bugs	# of Units with Bed Bugs	Bed Bug Comments
No	0	0	N/A

Comments No known Covid positive units. QA= Rachel Williams

## Inspection Summary Report (POA) for Inspection #716881

Participant Profile			
<b>Management Agent [Primary Contact / Not Present During Inspection]</b>			
Name (F, MI, L):	Anitra Radcliffe		
Organization:	PK Management		
Address Line 1:	880 S Pleasantburg Drive, Suite 4D		
Address Line 2:			
City:	Greenville	State:	SC
ZIP:	29607	Extension:	
Phone:	(864) 242-9988	Extension:	
Fax:	(818) 906-2833	Email:	aradcliffe@pkmanagement.com
<b>Owner [Not Present During Inspection]</b>			
Name (F, MI, L):	Patrick Harper		
Organization:			
Address Line 1:	15301 Ventura Boulevard, B-570		
Address Line 2:			
City:	Sherman Oaks	State:	CA
ZIP:	91403	Extension:	
Phone:	(818) 808-0600	Extension:	
Fax:	(818) 808-0600	Email:	greg@ghchousing.com
<b>Site Manager [Present During Inspection]</b>			
Name (F, MI, L):	Rhonda Grayson		
Organization:	PK Management		
Address Line 1:	6001 Trammel Road		
Address Line 2:			
City:	Morrow	State:	GA
ZIP:	30260	Extension:	
Phone:	(404) 363-3577	Extension:	
Fax:	(404) 361-2129	Email:	rgrayson@pkmanagement.com
<b>Other [Present During Inspection]</b>			
Name (F, MI, L):	Benjamin Lattimore		
Organization:	PK Management		
Address Line 1:	6001 Trammell Rd		
Address Line 2:			
City:	Morrow	State:	GA
ZIP:	30260	Extension:	
Phone:	(404) 363-3577	Extension:	
Fax:	(404) 363-3577	Email:	southwood@pkmanagement.com
<b>Other [Present During Inspection]</b>			
Name (F, MI, L):	Josh Rodgers		
Organization:	PK Management		

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## Inspection Summary Report (POA) for Inspection #716881

**Participant Profile**

Address Line 1: 6001 Trammell Rd

Address Line 2:

City: Morrow

State: GA

ZIP: 30260

Extension:

Phone: (404) 363-3577

Extension:

Fax: (404) 363-3577

Email: southwood@pkmanagement.com

**Inspection Summary Report (POA) for Inspection #716881**

Score Summary					
Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	20.70	0.00	20.70	5.82	14.88
Building Exterior	20.63	2.10	18.54	0.21	18.33
Building Systems	12.57	1.39	11.19	0.00	11.19
Common Area	1.35	0.25	1.10	0.14	0.96
Unit	44.74	4.60	40.13	13.92	26.21
Total	100.00	8.34	91.66	20.09	71.57
Score Version: 1      Score Date: 01/31/2023      Final Score: 72c					

## Inspection Summary Report (POA) for Inspection #716881

## Health &amp; Safety Summary

	Site	Buildings	Units	Total	Health and Safety Narrative
<b>Non-Life Threatening (NLT)</b>					1 site, 23 buildings and 23 units were inspected.
Actual	1	2	13	16	22 health and safety deficiencies(HSD) were observed.
Projected	1	2	92	95	
<b>Life Threatening (LT)</b>					<b>Percentage Inspected:</b>
Actual	0	0	6	6	Site (PIS): 100%
Projected	0	0	43	43	Building (PIB): 100%
<b>Smoke Detectors (SD)</b>					Unit (PIU): 14%
Actual	0	0	0	0	<b>Projected HSD:</b>
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
<b>Overall</b>					Building = (Actual HSDB) / PIB
Actual	1	2	19	22	Unit = (Actual HSDU) / PIU
Projected	1	2	135	138	If all buildings and units were inspected, it is projected that a total of 138 health and safety deficiencies would apply to the property.

**Inspection Summary Report (POA) for Inspection #716881**
**Systemic Deficiencies**

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Hazards	HS - Sharp Edges (Hazards)	1	1	100
Ordinary	Unit	Walls	Unit - Damaged (Walls)	9	23	39

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

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

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



## Inspection Summary Report (POA) for Inspection #716881

## Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	22	23	23	0
Unit	196	163	23	6

## Building 1 - 1/3 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: 1-2-3

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	11	11

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
3	2 Bedrooms	Yes		Yes	Working
11	2 Bedrooms	Yes		Yes	Working

## Building 2 - 4/5 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 4-5

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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## Inspection Summary Report (POA) for Inspection #716881

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
18	1 Bedroom	Yes		Yes	Working

## Building 3 - 6/8 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 6-7-8

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	10	10

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
22	3 Bedrooms	Yes		Yes	Working
31	3 Bedrooms	Yes		Yes	Working

## Building 4 - 9 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 9

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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## Inspection Summary Report (POA) for Inspection #716881

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
35	3 Bedrooms	Yes		Yes	Working

## Building 5 - 10/12 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 10-11-12

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	10	10

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
37	2 Bedrooms	Yes		Yes	Working
38	2 Bedrooms	Yes		Yes	Working
45	2 Bedrooms	Yes	Resident Refusal		
46	2 Bedrooms	No	Vacant	Yes	

## Building 6 - 13 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 13

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	3	3

## Inspection Summary Report (POA) for Inspection #716881

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

**Building 7 - 14/16 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLDG. 14-15-16  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	10	10

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
59	2 Bedrooms	Yes		Yes	Working

**Building 8 - 17/18 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLDG. 17-18  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	6	6

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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HAMPSTEAD0001626

## Inspection Summary Report (POA) for Inspection #716881

Comments:

**Building 9 - 19/20 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 19-20

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	7	7

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
77	2 Bedrooms	Yes		Yes	Working
79	3 Bedrooms	Yes	No Access	Yes	

**Building 10 - 21/23 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 21-22-23

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	9	9

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected	CO	CO Detector
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HAMPSTEAD0001627

## Inspection Summary Report (POA) for Inspection #716881

			Reason?	Detector Present	Status
90	2 Bedrooms	Yes		Yes	Working

Building 11 - 24 [ Sample , Inspected ]					
Address Line 1: 6001 TRAMMELL RD					
Address Line 2: BLDG. 24					
City: MORROW		State: GA			
Zip: 30260		Extension: _____			
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count	
Walkup/Multifamily Apts	1973	2	4	4	
Flat Roof		Roof Access		Building has Carbon Monoxide source	
No				Yes	
Comments:					
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
96	2 Bedrooms	Yes		Yes	Working

Building 12 - 25/26 [ Sample , Inspected ]					
Address Line 1: 6001 TRAMMELL RD					
Address Line 2: BLDG. 25-26					
City: MORROW		State: GA			
Zip: 30260		Extension: _____			
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count	
Walkup/Multifamily Apts	1973	2	7	7	
Flat Roof		Roof Access		Building has Carbon Monoxide source	
No				Yes	
Comments:					

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## Inspection Summary Report (POA) for Inspection #716881

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
102	2 Bedrooms	Yes		Yes	Working
103	3 Bedrooms	Yes	No Access	Yes	

**Building 13 - 27/28 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLDG 27-28  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	7	7

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
107	2 Bedrooms	Yes		Yes	Working

**Building 14 - 29/30 [ Sample , Inspected ]**

Address Line 1: 6001 TRAMMELL RD  
 Address Line 2: BLDG. 29-30  
 City: MORROW State: GA  
 Zip: 30260 Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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HAMPSTEAD0001629

## Inspection Summary Report (POA) for Inspection #716881

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
116	2 Bedrooms	Yes		Yes	Working

## Building 15 - 31 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 31

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
121	3 Bedrooms	Yes		Yes	Working

## Building 16 - 32/33 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 32-33

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	7	7

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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## Inspection Summary Report (POA) for Inspection #716881

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
130	3 Bedrooms	Yes		Yes	Working

## Building 17 - 34/35 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 34-35

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
137	2 Bedrooms	Yes		Yes	Working

## Building 18 - 36/38 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 36-37-38

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	10	10

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

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HAMPSTEAD0001631

## Inspection Summary Report (POA) for Inspection #716881

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
144	3 Bedrooms	Yes	No Access	Yes	
149	2 Bedrooms	No	Vacant	Yes	
151	2 Bedrooms	Yes		Yes	Working
152	3 Bedrooms	Yes		Yes	Working

## Building 19 - 39/41 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 39-40-41

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	7	7

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

## Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
155	2 Bedrooms	Yes		Yes	Working

## Building 20 - 42/45 [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2: BLDG. 42-43-44-45

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1973	2	10	10

## Inspection Summary Report (POA) for Inspection #716881

Flat Roof		Roof Access		Building has Carbon Monoxide source	
No				Yes	
Comments:					
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
173	1 Bedroom	Yes		Yes	Working

Building 21 - 46/47 [ Sample , Inspected ]					
Address Line 1:		6001 TRAMMELL RD			
Address Line 2:		BLFG. 46-47			
City:		MORROW		State: GA	
Zip:		30260		Extension: _____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count	
Walkup/Multifamily Apts	1973	2	8	8	
Flat Roof		Roof Access		Building has Carbon Monoxide source	
No				Yes	
Comments:					
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	CO Detector Present	CO Detector Status
183	2 Bedrooms	Yes		Yes	Missing

Building 22 - 48/49 [ Sample , Inspected ]					
Address Line 1:		6001 TRAMMELL RD			
Address Line 2:		BLDG. 48-49			
City:		MORROW		State: GA	
Zip:		30260		Extension: _____	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count	
Walkup/Multifamily Apts	1973	2	5	5	

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HAMPSTEAD0001633

## Inspection Summary Report (POA) for Inspection #716881

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

## Building 23 - OFFICE / SHOP [ Sample , Inspected ]

Address Line 1: 6001 TRAMMELL RD

Address Line 2:

City: MORROW

State: GA

Zip: 30260

Extension: \_\_\_\_\_

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2019	1	0	0

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		Yes

Comments:

## Inspection Summary Report (POA) for Inspection #716881

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

**Inspection Summary Report (POA) for Inspection #716881**
**Score Details**

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

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Site - SOUTHWOOD APTS - Site(0) [Possible Points : 20.70]</b>				
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Sharp Edges (Hazards) (3) (NLT )	Level 3	5.82	
			<b>5.82</b>	<b>14.88</b>
<b>Building 1 - 1/3 - Building Exterior [Possible Points : 1.39]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>1.39</b>
<b>Building 1 - 1/3 - Building Systems [Possible Points : 0.86]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	Level 3	0.86	
			<b>0.86</b>	<b>0.00</b>
<b>Building 1 - 1/3 - Common Areas [Possible Points : 0.14]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	CA - Damaged (Walls)	Level 1	0.05	
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.01	
			<b>0.06</b>	<b>0.07</b>
<b>Building 1 - 1/3 - Unit 3 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.18	
Walls	Unit - Damaged (Walls)	Level 2	0.09	
<b>Health And Safety Deficiencies</b>				
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.71	

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HAMPSTEAD0001636

## Inspection Summary Report (POA) for Inspection #716881

Item	Deficiency	Severity	Points Deducted	Points Received
			0.98	0.98
<b>Building 2 - 4/5 - Unit 18 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	Unit - Damaged (Walls)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - Missing Breakers/Fuses (Electrical System) (LT )	Level 3	1.05	
			1.10	0.83
<b>Building 3 - 6/8 - Building Exterior [Possible Points : 1.27]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls) (4)	Level 2	0.28	
			0.28	0.98
<b>Building 3 - 6/8 - Common Areas [Possible Points : 0.14]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	CA - Damaged (Walls)	Level 2	0.10	
			0.10	0.03
<b>Building 3 - 6/8 - Unit 22* [Possible Points : 1.97]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Missing Door (Doors) (2)	Level 2	0.24	
Lighting	Unit - Missing/Inoperable Fixture (Lighting) (2)	Level 1	0.03	
Walls	Unit - Damaged (Walls) (2)	Level 3	0.19	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	1.05	
HVAC System	Unit - Misaligned Chimney/Ventilation System (HVAC) (LT )	Level 3	1.58	
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.71	
Outlets/Switches	Unit - Missing/Broken Cover Plates	Level 3	0.19	

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## Inspection Summary Report (POA) for Inspection #716881

Item	Deficiency	Severity	Points Deducted	Points Received
	(Outlets/Switches) (LT )			
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			4.03	0.00
<b>Building 3 - 6/8 - Unit 31 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Missing Door (Doors) (2)	Level 2	0.24	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.18	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	1.05	
			1.47	0.46
<b>Building 4 - 9 - Building Exterior [Possible Points : 0.51]</b>				
<b>Health And Safety Deficiencies</b>				
Infestation	HS - Insects / ants (Infestation) (NLT )	Level 3	0.21	
			0.21	0.30
<b>Building 4 - 9 - Unit 35 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT )	Level 3	1.05	
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.71	
			1.81	0.12
<b>Building 5 - 10/12 - Building Exterior [Possible Points : 1.27]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	BE- Damaged/Missing Screens (Windows)	Level 1	0.00	
			0.00	1.27
<b>Building 5 - 10/12 - Building Systems* [Possible Points : 0.52]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	Level 3	0.79	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.79	0.00

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## Inspection Summary Report (POA) for Inspection #716881

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Building 5 - 10/12 - Common Areas* [Possible Points : 0.09]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.10	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.10	0.00
<b>Building 5 - 10/12 - Unit 37 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	Unit - Damaged (Walls)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.71	
			0.76	1.18
<b>Building 5 - 10/12 - Unit 38 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Missing Door (Doors)	Level 2	0.24	
<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT )	Level 3	0.47	
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.71	
			1.42	0.51
<b>Building 6 - 13 - Building Exterior [Possible Points : 0.31]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	BE - Missing Pieces/Holes/Spalling (Walls) (3)	Level 3	0.17	
			0.17	0.14
<b>Building 7 - 14/16 - Building Exterior [Possible Points : 1.27]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE - Missing Pieces/Holes/Spalling (Walls) (3)	Level 3	0.57	
			0.57	0.70
<b>Building 7 - 14/16 - Common Areas* [Possible Points : 0.14]</b>				
<b>Health And Safety Deficiencies</b>				

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## Inspection Summary Report (POA) for Inspection #716881

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	CA - Cracked/Broken/Missing Panes (Windows) (NLT )	Level 3	0.20	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.20	0.00
<b>Building 7 - 14/16 - Unit 59 [Possible Points : 1.97]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.11	
Walls	Unit - Damaged (Walls)	Level 1	0.05	
			0.15	1.82
<b>Building 9 - 19/20 - Building Exterior [Possible Points : 0.89]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 3	0.40	
			0.40	0.49
<b>Building 9 - 19/20 - Unit 77 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.20	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.23	1.71
<b>Building 10 - 21/23 - Unit 90* [Possible Points : 1.93]</b>				
<b>Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom) (NLT )	Level 3	1.58	
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT )	Level 3	1.58	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			3.15	0.00
<b>Building 11 - 24 - Building Exterior [Possible Points : 0.51]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.11	
			0.11	0.39

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## Inspection Summary Report (POA) for Inspection #716881

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Building 11 - 24 - Unit 96 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.21	
			<b>0.21</b>	<b>1.72</b>
<b>Building 12 - 25/26 - Building Exterior [Possible Points : 0.89]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>0.89</b>
<b>Building 12 - 25/26 - Unit 102 [Possible Points : 1.97]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	Unit - Damaged (Walls)	Level 1	0.05	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
<b>Health And Safety Deficiencies</b>				
Electrical System	Unit - Missing Covers (Electrical System) (LT )	Level 3	1.05	
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.71	
			<b>1.84</b>	<b>0.14</b>
<b>Building 13 - 27/28 - Unit 107 [Possible Points : 1.93]</b>				
<b>Health And Safety Deficiencies</b>				
Hazards	HS - Sharp Edges (Hazards) (NLT )	Level 3	0.71	
			<b>0.71</b>	<b>1.22</b>
<b>Building 14 - 29/30 - Unit 116 [Possible Points : 1.97]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.21	
Floors	Unit - Soft Floor Covering Missing/Damaged (Floors)	Level 2	0.13	
Walls	Unit - Damaged (Walls) (2)	Level 1	0.05	
			<b>0.39</b>	<b>1.59</b>
<b>Building 15 - 31 - Unit 121 [Possible Points : 1.93]</b>				

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## Inspection Summary Report (POA) for Inspection #716881

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Non-Health And Safety Deficiencies</b>				
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 3	0.25	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.21	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.18	
Walls	Unit - Damaged (Walls)	Level 2	0.09	
			<b>0.74</b>	<b>1.20</b>

<b>Building 16 - 32/33 - Unit 130* [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.11	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.18	
Walls	Unit - Damaged (Walls)	Level 1	0.05	
<b>Health And Safety Deficiencies</b>				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT )	Level 3	1.58	
Infestation	HS - Insects / roaches (Infestation) (NLT )	Level 3	0.71	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			<b>2.61</b>	<b>0.00</b>

<b>Building 17 - 34/35 - Unit 137 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			<b>0.03</b>	<b>1.90</b>

<b>Building 18 - 36/38 - Building Exterior [Possible Points : 1.27]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			<b>0.00</b>	<b>1.27</b>

<b>Building 18 - 36/38 - Unit 151 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	Level 3	0.21	

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## Inspection Summary Report (POA) for Inspection #716881

Item	Deficiency	Severity	Points Deducted	Points Received
	(Doors) (2)			
Doors	Unit - Missing Door (Doors)	Level 1	0.12	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.18	
			0.51	1.42
<b>Building 18 - 36/38 - Unit 152 [Possible Points : 1.93]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen)	Level 1	0.18	
			0.18	1.76
<b>Building 20 - 42/45 - Building Exterior [Possible Points : 1.27]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Walls	BE- Missing Pieces/Holes/Spalling (Walls) (2)	Level 3	0.57	
			0.57	0.70
<b>Building 21 - 46/47 - Unit 183 [Possible Points : 1.97]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.18	
			0.18	1.80

## Inspection Summary Report (POA) for Inspection #716881

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
<b>Site - SOUTHWOOD APTS - Site(0)</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Hazards		HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Hazards		HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Hazards		HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
<b>Building 1 - 1/3[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance	Step	BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
<b>Building 1 - 1/3[Sample,Inspected] - Building Systems</b>			
<b>Non-Health And Safety Deficiencies</b>			
Domestic Water	Floor 1	BS- Leaking Central Water Supply (Domestic Water) - L3	<ul style="list-style-type: none"> <li>- Water is leaking from any water system component (not including fixtures)</li> <li>- Component is leaking and was never designed to do so</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
<b>Building 1 - 1/3[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 2	CA - Peeling/Needs Paint	- Peeling Paint or Needs

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
		(Walls) - L1	Paint - 1 to 4 square feet of two or more wall areas
Halls/Corridors/Stairs	Floor 1	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper

**Building 1 - 1/3[Sample,Inspected] - Unit 11**

None

**Building 1 - 1/3[Sample,Inspected] - Unit 3****Non-Health And Safety Deficiencies**

Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Hallway	Unit - Damaged (Walls) - L2	- Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.

**Health And Safety Deficiencies**

Infestation	Kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple dead roaches observed
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**Building 2 - 4/5[Sample,Inspected] - Building Exterior**

None

**Building 2 - 4/5[Sample,Inspected] - Building Systems**

None

**Building 2 - 4/5[Sample,Inspected] - Common Areas**

None

**Building 2 - 4/5[Sample,Inspected] - Unit 18****Non-Health And Safety Deficiencies**

Walls	Bedroom	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch
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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
			and up to a sheet of paper, but, you cannot see through the hole
<b>Health And Safety Deficiencies</b>			
Electrical System	Kitchen	Unit - Missing Breakers/ Fuses (Electrical System) (LT) - L3	- Breaker/fuse missing, or open port not properly blanked off

<b>Building 3 - 6/8[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance	Step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls		BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Missing Pieces - A single missing piece (for example, single brick or section of siding)
Walls		BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Missing Pieces - A single missing piece (for example, single brick or section of siding)
Walls		BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Missing Pieces - A single missing piece (for example, single brick or section of siding)
Walls		BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

<b>Building 3 - 6/8[Sample,Inspected] - Building Systems</b>			
None			

<b>Building 3 - 6/8[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 1	CA - Damaged (Walls) - L2	- Hole(s)

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> <li>- Larger than a sheet of paper, but you cannot see through the hole</li> <li>- ONE wall is affected.</li> </ul>

## Building 3 - 6/8[Sample,Inspected] - Unit 22

## Non-Health And Safety Deficiencies

Doors	Bedroom	Unit - Missing Door (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Door is missing</li> <li>- Two doors (or up to 50%) are missing</li> </ul>
Doors	Hallway	Unit - Missing Door (Doors) - L1	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Door is missing</li> <li>- One door is missing</li> </ul>
Lighting	Living Area	Unit - Missing/Inoperable Fixture (Lighting) - L1	<ul style="list-style-type: none"> <li>- In 1 room in this unit, a permanent lighting fixture is missing or not functioning</li> <li>- There is NOT another permanent switched light source in room.</li> </ul>
Lighting	Hallway	Unit - Missing/Inoperable Fixture (Lighting) - L1	<ul style="list-style-type: none"> <li>- In 1 room in this unit, a permanent lighting fixture is missing or not functioning</li> <li>- There is NOT another permanent switched light source in room.</li> </ul>
Walls	Bathroom	Unit - Damaged (Walls) - L3	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Larger than a sheet of paper, but you cannot see through the hole</li> <li>- TWO OR MORE walls are affected.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Walls	Living Area	Unit - Damaged (Walls) -	<ul style="list-style-type: none"> <li>- Hole(s)</li> </ul>

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**Inspection Summary Report (POA) for Inspection #716881**

Item	Location/Comments	Deficiency/Severity	Decisions
		L1	- Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Windows	Bedroom	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
<b>Health And Safety Deficiencies</b>			
Electrical System	Kitchen	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
HVAC System	Hallway	Unit - Misaligned Chimney/Ventilation System (HVAC) (LT) - L3	- Exhaust/Chimney System Misaligned (non-electric)
Infestation	Kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed
Outlets/Switches	Bedroom	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.

<b>Building 3 - 6/8[Sample,Inspected] - Unit 31</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bedroom	Unit - Missing Door (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Door is missing - Two doors (or up to 50%) are missing
Doors	Bedroom	Unit - Missing Door (Doors)	- All Other Doors (includes

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
		- L2	closet or other interior doors) - Door is missing - Two doors (or up to 50%) are missing
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Living Area	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
<b>Health And Safety Deficiencies</b>			
Electrical System	Bathroom	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

**Building 4 - 9[Sample,Inspected] - Building Exterior****Non-Health And Safety Deficiencies****Health And Safety Deficiencies**

Infestation		HS - Insects /ants (Infestation) (NLT) - L3	- Evidence of ants
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**Building 4 - 9[Sample,Inspected] - Building Systems**

None

**Building 4 - 9[Sample,Inspected] - Common Areas**

None

**Building 4 - 9[Sample,Inspected] - Unit 35****Non-Health And Safety Deficiencies**

Windows	Bedroom	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor
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Item	Location/Comments	Deficiency/Severity	Decisions
			area. - This condition DOES NOT RESULT in a Health and Safety concern.
<b>Health And Safety Deficiencies</b>			
Electrical System	Bathroom	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Infestation	Kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed
<b>Building 5 - 10/12[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
Windows		BE- Damaged/Missing Screens (Windows) - L1	- Screens - 3 or more screens in a building are punctured, torn, damaged, or missing
<b>Building 5 - 10/12[Sample,Inspected] - Building Systems</b>			
<b>Non-Health And Safety Deficiencies</b>			
Domestic Water	Floor 1	BS- Leaking Central Water Supply (Domestic Water) - L3	- Water is leaking from any water system component (not including fixtures) - Component is leaking and was never designed to do so - This condition DOES NOT RESULT in a Health and Safety concern.
<b>Building 5 - 10/12[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Closet/Utility/Mechanical	Floor 1	CA - Damaged Hardware/ Locks (Doors) - L3	- Entry Door (leads to outside) - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 5 - 10/12[Sample,Inspected] - Unit 37</b>			
<b>Non-Health And Safety Deficiencies</b>			
Walls	Kitchen	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>
<b>Health And Safety Deficiencies</b>			
Infestation	Kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	<ul style="list-style-type: none"> <li>- Evidence of roaches</li> <li>- Multiple dead roaches observed</li> </ul>
<b>Building 5 - 10/12[Sample,Inspected] - Unit 38</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bedroom	Unit - Missing Door (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Door is missing</li> <li>- Two doors (or up to 50%) are missing</li> </ul>
<b>Health And Safety Deficiencies</b>			
Electrical System	Kitchen	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT) - L3	<ul style="list-style-type: none"> <li>- Blocked access to electrical panel</li> <li>- The item blocking access CANNOT be removed easily in an emergency.</li> </ul>
Infestation	Kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	<ul style="list-style-type: none"> <li>- Evidence of roaches</li> <li>- Single live roach observed</li> </ul>
<b>Building 6 - 13[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L3	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Regardless of size, you can see through the wall</li> </ul>
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L2	<ul style="list-style-type: none"> <li>- Missing Pieces</li> <li>- A single missing piece (for example, single brick or section of siding)</li> </ul>
Walls		BE- Missing Pieces/Holes/	<ul style="list-style-type: none"> <li>- Missing Pieces</li> </ul>

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**Inspection Summary Report (POA) for Inspection #716881**

Item	Location/Comments	Deficiency/Severity	Decisions
		Spalling (Walls) - L2	- A single missing piece (for example, single brick or section of siding)

**Building 6 - 13[Sample,Inspected] - Building Systems**

None

**Building 6 - 13[Sample,Inspected] - Common Areas**

None

**Building 7 - 14/16[Sample,Inspected] - Building Exterior**
**Non-Health And Safety Deficiencies**

FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Hole(s) - Regardless of size, you can see through the wall
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Hole(s) - Regardless of size, you can see through the wall
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Hole(s) - Larger than a sheet of paper, but you cannot see through the hole

**Building 7 - 14/16[Sample,Inspected] - Building Systems**

None

**Building 7 - 14/16[Sample,Inspected] - Common Areas**
**Non-Health And Safety Deficiencies**
**Health And Safety Deficiencies**

Halls/Corridors/Stairs	Floor 2	CA - Cracked/Broken/ Missing Panes (Windows) (NLT) - L3	- Pane/Glass - Glass broken or missing
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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 7 - 14/16[Sample,Inspected] - Unit 59</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bedroom	Unit - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Other interior door does not function as it should or cannot be locked.</li> </ul>
Walls	Kitchen	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>
<b>Building 8 - 17/18[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 8 - 17/18[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 8 - 17/18[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 9 - 19/20[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L3	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Regardless of size, you can see through the wall</li> </ul>
<b>Building 9 - 19/20[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 9 - 19/20[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 9 - 19/20[Sample,Inspected] - Unit 77</b>			
<b>Non-Health And Safety Deficiencies</b>			

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**Inspection Summary Report (POA) for Inspection #716881**

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen	Unit - Cabinets - Missing/Damaged (Kitchen) - L2	<ul style="list-style-type: none"> <li>- Kitchen Cabinets</li> <li>- Cabinets, doors, shelves, or laminate damaged or missing</li> <li>- 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing</li> </ul>
Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>

**Building 10 - 21/23[Sample,Inspected] - Building Exterior**

None

**Building 10 - 21/23[Sample,Inspected] - Building Systems**

None

**Building 10 - 21/23[Sample,Inspected] - Common Areas**

None

**Building 10 - 21/23[Sample,Inspected] - Unit 90**
**Non-Health And Safety Deficiencies**
**Health And Safety Deficiencies**

Bathroom Items	Bathroom	Unit - Plumbing - Clogged Drains (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> <li>- Bathroom Sink</li> <li>- There is a problem with the drainage</li> <li>- The drain is completely clogged, and water will not drain at all OR shows extensive deterioration</li> </ul>
Emergency/Fire Exits	Bedroom	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> <li>- Emergency/Fire Exits (applies only on third or lower floors)</li> <li>- Blocked</li> <li>- Furniture</li> </ul>

**Building 11 - 24[Sample,Inspected] - Building Exterior**
**Non-Health And Safety Deficiencies**

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls		BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Missing Pieces - A single missing piece (for example, single brick or section of siding)

**Building 11 - 24[Sample,Inspected] - Building Systems**

None

**Building 11 - 24[Sample,Inspected] - Common Areas**

None

**Building 11 - 24[Sample,Inspected] - Unit 96****Non-Health And Safety Deficiencies**

Doors	Living Area	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Entry Door to Unit - Surface is damaged - Door has significant peeling, cracked, or no paint.
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**Building 12 - 25/26[Sample,Inspected] - Building Exterior****Non-Health And Safety Deficiencies**

FHEO - Accessibility to Main Floor Entrance	Steps	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
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**Building 12 - 25/26[Sample,Inspected] - Building Systems**

None

**Building 12 - 25/26[Sample,Inspected] - Common Areas**

None

**Building 12 - 25/26[Sample,Inspected] - Unit 102**

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
Walls	Bedroom	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
<b>Health And Safety Deficiencies</b>			
Electrical System	Kitchen	Unit - Missing Covers (Electrical System) (LT) - L3	- Missing cover, exposing electrical connections - The electrical connections/ wires are NOT abandoned and capped. - This condition MAY RESULT in a Health and Safety concern
Infestation	Kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed
<b>Building 13 - 27/28[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 13 - 27/28[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 13 - 27/28[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 13 - 27/28[Sample,Inspected] - Unit 107</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Hazards	Bathroom	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 14 - 29/30[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 14 - 29/30[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 14 - 29/30[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 14 - 29/30[Sample,Inspected] - Unit 116</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bedroom	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- Greater than 1 inch</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>
Floors	Living Area	Unit - Soft Floor Covering Missing/Damaged (Floors) - L2	<ul style="list-style-type: none"> <li>- Carpet is Missing/Damaged</li> <li>- 10% to 50% of any single floor</li> </ul>
Walls	Kitchen	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>
Walls	Bedroom	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>
<b>Building 15 - 31[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 15 - 31[Sample,Inspected] - Building Systems</b>			
None			

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 15 - 31[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 15 - 31[Sample,Inspected] - Unit 121</b>			
<b>Non-Health And Safety Deficiencies</b>			
Ceiling	Bathroom	Unit - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L3	- Hole(s) - Regardless of size, you can see through the ceiling - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bathroom	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has significant peeling, cracked, or no paint.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bedroom	Unit - Damaged (Walls) - L2	- Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.
<b>Building 16 - 32/33[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 16 - 32/33[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 16 - 32/33[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 16 - 32/33[Sample,Inspected] - Unit 130</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bedroom	Unit - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
			missing - Other interior door does not function as it should or cannot be locked.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bedroom	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
<b>Health And Safety Deficiencies</b>			
Emergency/Fire Exits	Bedroom	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Unusable
Infestation	Kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple live roaches observed

**Building 17 - 34/35[Sample,Inspected] - Building Exterior**

None

**Building 17 - 34/35[Sample,Inspected] - Building Systems**

None

**Building 17 - 34/35[Sample,Inspected] - Common Areas**

None

**Building 17 - 34/35[Sample,Inspected] - Unit 137****Non-Health And Safety Deficiencies**

Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
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**Building 18 - 36/38[Sample,Inspected] - Building Exterior**

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Non-Health And Safety Deficiencies</b>			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
<b>Building 18 - 36/38[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 18 - 36/38[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 18 - 36/38[Sample,Inspected] - Unit 151</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Bedroom	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Bedroom	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 18 - 36/38[Sample,Inspected] - Unit 152</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - L1	- Kitchen Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
<b>Building 19 - 39/41[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 19 - 39/41[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 19 - 39/41[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 19 - 39/41[Sample,Inspected] - Unit 155</b>			
None			
<b>Building 20 - 42/45[Sample,Inspected] - Building Exterior</b>			
<b>Non-Health And Safety Deficiencies</b>			
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Hole(s) - Regardless of size, you can see through the wall
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Hole(s) - Regardless of size, you can see through the wall
<b>Building 20 - 42/45[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 20 - 42/45[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 20 - 42/45[Sample,Inspected] - Unit 173</b>			
None			
<b>Building 21 - 46/47[Sample,Inspected] - Building Exterior</b>			

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## Inspection Summary Report (POA) for Inspection #716881

Item	Location/Comments	Deficiency/Severity	Decisions
None			
<b>Building 21 - 46/47[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 21 - 46/47[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 21 - 46/47[Sample,Inspected] - Unit 183</b>			
<b>Non-Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
<b>Building 22 - 48/49[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 22 - 48/49[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 22 - 48/49[Sample,Inspected] - Common Areas</b>			
None			
<b>Building 23 - OFFICE / SHOP[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 23 - OFFICE / SHOP[Sample,Inspected] - Building Systems</b>			
None			
<b>Building 23 - OFFICE / SHOP[Sample,Inspected] - Common Areas</b>			
None			



**Notice: Modifications to the Inspection Summary Report**

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

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

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

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

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

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

**PHYSICAL INSPECTION SUMMARY REPORT**

The Inspection Summary Report is designed to achieve two objectives:

1. Provide the Public Housing Agency or owner and/or owner agent (POA) with the background information, *i.e.* addresses, phone numbers, building names, etc., collected during the property inspection.
2. Provide the POA the results of the REAC physical inspection of a specific property.

The items below describe the information provided in the Inspection Summary Report.

Inspection Number : The inspection number is unique for each property inspection conducted by REAC. Each time a property is inspected by REAC, a new inspection number is used. These unique numbers may be used to communicate with REAC on any matter concerning a particular inspection.

Property Information : Information related to a property is provided:

- Property identification number (in parentheses) - a unique number in HUD databases
- Property name
- Status as scattered site (Yes/No)
- Relevant addresses, phone numbers, fax numbers, and e-mail addresses for the property

Each of these should be checked carefully for accuracy. *All discrepancies should be reported to the REAC Physical Inspection Operations Center at 1-877-406-9220.*

Building Unit Count : The total number of buildings and units on the property are given, along with the number of buildings and units actually inspected by REAC

Scores : An overall numerical score is given as a value from zero to 100. Separate numerical scores are also given for each of five areas:

- site
- building exterior
- building systems
- common areas
- units

The five area scores range from zero to the maximum number of points possible for each area. The possible points for a given area are determined for a specific property based on the inspectable items actually present in each area. The sum of the area points identifies what the overall score would be if there were no health & safety (H&S) deficiencies. The overall numerical score is then calculated by subtracting the sum of deductions for H&S deficiencies from the sum of the individual "area points".

Examples of overall scores are: 95c; 67b\*; 84a\*; 100b; 78a; and 43c\*. The asterisk(\*) indicates that H&S deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:

- The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.
- The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety

H&S deficiencies were observed other than for smoke detectors.

- The lower-case letter "c" is given if one or more exigent/ fire safety (calling for immediate attention or remedy) H&S deficiencies were observed.

Although all H&S deficiencies, except for smoke detector problems and "other" hazards, affect the scores with appropriate deductions, the letter grades are added to highlight the serious nature of H&S deficiencies, all of which need to be addressed by the POA.

Health and Safety Counts: In addition to the counts of actual H&S deficiencies observed in the inspected buildings and units, the *estimated* number of H&S deficiencies that would have been found had all buildings and units been inspected is also given. This projected count gives a sense of the total H&S problem for the inspected property. The projection is calculated by dividing the counts actually observed in buildings or units by the proportion of buildings or units inspected. The percent of buildings and units inspected is additionally given to show the basis for the calculations.

Systemic Deficiencies: Defects observed in at least one third ( $1/3^{rd}$ ) of the inspected units or buildings are listed by whether or not they are repairs generally requiring large cash outlays ("Capital" items) or generally requiring smaller cash outlays ("Ordinary" items).

Participants & Buildings/Units: Information provided includes:

- relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants
- name, year built, number of units and address for each building on the property. Note: All buildings on the property should be listed.

*As before, each of these should be checked carefully for accuracy and any discrepancies should be reported to the REAC Technical Assistance Center (TAC) at 1-888-245-4860.*

Inspectable Items: This portion of the report details all deficiencies found in the inspection. The main headings in the first column refer to the inspectable area -- site, building exterior, building systems, common area, unit or health & safety where the deficiency was observed. The entries are "inspectable items" within which the deficiencies were found. Some items may not be present for a given property. In such cases, appropriate adjustments are made in the points of each area. Items present, but with no deficiencies found, are not listed. Inspectable items are:

Site: fencing & gates, grounds, mail boxes/project signs market appeal, parking lots/driveways/roads, play areas and equipment, refuse disposal, retaining walls, storm drainage and walkways/stairs.

Building Exterior: doors, fire escapes, foundations, lighting, roofs, walls and windows.

Building Systems: domestic water, electrical system, elevators, emergency power, exhaust system, fire protection, heating/ ventilation/ air-conditioning and sanitary system.

Common Areas: basement/garage/carport, closet/utility/mechanical, community room, day care, halls/corridors/stairs, kitchen, laundry room, lobby, office, other community spaces, patio/porch/balcony, pools

and related structures, rest rooms/pool structures, storage and trash collection areas.

Unit: bathroom, call-for-aid, ceiling, doors, electrical system, floors, heating/ventilation/air-conditioning, hot water heater, kitchen, laundry area (room), lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls and windows.

Health & Safety: air quality, electrical hazards, elevator, emergency/ fire exits, flammable materials, garbage and debris, hazards, infestation.

Column labeled NO/OD:

NO: The inspection protocol requires the inspector to check for the existence of certificates for certain items such as lead-based paint, elevators, etc. If the inspector verifies all the required certificates, the report will not include any certificate information. If a certificate is not present, the first inspectable item listed will be "certificates" and the designation "NO" will be listed for each unavailable certificate.

OD: If the inspector records a deficiency, then an OD in this column refers to the "observed deficiency" for the given item.

Column labeled Observation: The column lists each specific deficiency observed within a given inspectable item. Each deficiency has a definition, which specifies what must be observed for that deficiency to be recorded. Also noted in this column are observations about Health & Safety items. These are:

- (LT) - Exigent/Fire Safety (calling for immediate attention or remedy)
- (NLT) - Non-Life Threatening
- (SD) - Smoke Detector

Definitions for all deficiencies are given in the physical inspection section at REAC's web site on the Internet ([www.hud.gov/reac/](http://www.hud.gov/reac/)). Click on "Products" then "Physical Inspection" and then "Physical Inspection Definitions"

Column labeled Severity: Deficiencies differ by "severity". The definitions specify what must be recorded for a given deficiency under one of three possible severity levels - level 1, level 2 and level 3. The severity level is given on the report to indicate which part of the definition actually applies for the specific deficiency observed. Severity levels are defined within a given deficiency and do not necessarily indicate which deficiencies are the worst. For more serious deficiencies, a level 2 severity may be more of a problem and may reduce the overall score more than less serious deficiencies with a severity of level 3.

Location/Comments: Comments are required for all severity level 3 deficiencies.

Column labeled Ded.: This column gives the points deducted from the overall property score for the observed deficiencies. In the shaded heading the possible points are given for that area and building or unit. Although the listed points deducted may sum to more than the possible points, the total deducted from the overall property score for that area and building or unit does not exceed its possible points. The listing of points deducted is rounded to the nearest tenth of a point, so "<0.05" is listed when the points deducted is a very small fraction, but greater than zero. Where there is a blank or zero, such as for lack of a certificate or observed smoke detector problems, it means no points are deducted from the property score.

**PROJECT OWNER'S CERTIFICATION THAT ALL EXIGENT  
HEALTH AND SAFETY ITEMS HAVE BEEN CORRECTED**  
SEND OR FAX SIGNED COPY TO LOCAL MF OFFICE

[Name of Project Owner:] \_\_\_\_\_ (the "Project  
Owner"), the owner of [Project Name:] \_\_\_\_\_,  
[City:] \_\_\_\_\_, [State:] \_\_\_\_\_ [Project Number:] \_\_\_\_\_ (the  
"Project") by and through its duly authorized representative identified below, hereby certifies that:

1. All Exigent Health and Safety ("EH&S") items at the Project have been corrected. Such EH&S items include those identified in the Notification of Exigent and Fire Safety Hazards Observed, dated \_\_\_\_\_.
2. The attached Report accurately identifies the repairs that have been made to correct the EH&S items, the location of those repairs, and the date or dates the repairs were made. If repairs were not made, the dangerous condition was eliminated.

This certification is made by the Project Owner and is signed by a duly authorized representative of the Project Owner, who is so authorized by reason of his/her position as the [State Fully Relationship Between Signer of Certification and Project Owner:] \_\_\_\_\_

All of the foregoing statements, as well as the date, signature and identifying information of the signer and the Project Owner that follows, are HEREBY CERTIFIED as true and accurate this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Project Owner: \_\_\_\_\_

By: Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

