

Inspection Summary Report (POA) for Inspection #604961

Inspection Snapshot

Inspection ID:	604961	Inspection Time:	08:33 AM - 04:25 PM
Inspection Start Date:	10/16/2017	Inspection End Date:	10/17/2017
Property ID:	KY001000012	Property Type:	Public Housing
Property Name:	DOSKER MANOR		
Inspection State:	Successful	Score:	39c

Inspection Summary Report (POA) for Inspection #604961

Property Profile

Property Name: DOSKER MANOR
Scattered Site? No **Multiple Site?** No
Address Line 1: 413 E MUHAMMAD ALI Boulevard
Address Line 2:
City: LOUISVILLE **State:** KY
ZIP: 40202 **Extension:** _____
Phone: (502) 569-6490 **Extension:**
Fax: (502) 569-7849 **Email:** sistrunk@lmha1.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	3	3	3	692	684	26
Common	0	1	1	-	-	-
Total	3	4	4	692	684	26

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
651	95%	No

Comments Yes bed bugs reported. Unable to obtain bed bug report until second day due to Champ work order system down during first day of inspection.

Inspection Summary Report (POA) for Inspection #604961

Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Ucresia Sistrunk
Organization: Louisville Metro Housing Authority
Address Line 1: 413 E. Muhammad Ali Blvd.
Address Line 2:
City: Louisville **State:** KY
ZIP: 40202 **Extension:**
Phone: (502) 569-3437 **Extension:**
Fax: (502) 566-7489 **Email:** sistrunk@lmha1.org

Executive Director [Not Present During Inspection]

Name (F, MI, L): Tim Barry
Organization: Louisville Metro Housing Authority
Address Line 1: 420 S 8th Street
Address Line 2:
City: Louisville **State:** KY
ZIP: 40202 **Extension:**
Phone: (502) 569-3400 **Extension:**
Fax: (502) 569-7849 **Email:** barry@lmha1.org

Site Manager [Not Present During Inspection]

Name (F, MI, L): Sharon Cofield
Organization: Louisville Metro Housing Authority
Address Line 1: 413 Muhammad Ali Blvd
Address Line 2:
City: Louisville **State:** KY
ZIP: 40202 **Extension:**
Phone: (502) 566-4815 **Extension:**
Fax: (502) 566-4812 **Email:** cofield@lmha1.org

Other [Present During Inspection]

Name (F, MI, L): Mike Barnett
Organization: Louisville Metro Housing Authority
Address Line 1: 413 Muhammand Ali Blvd
Address Line 2:
City: Louisville **State:** KY
ZIP: 40202 **Extension:**
Phone: (502) 569-4818 **Extension:**
Fax: (502) 569-7849 **Email:** mbarnett@lmha1.org

Inspection Summary Report (POA) for Inspection #604961

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	14.76	2.91	11.85	0.00	11.85
Building Exterior	16.75	11.25	5.50	0.95	4.54
Building Systems	20.63	14.18	6.45	6.07	0.38
Common Area	10.54	10.54	0.00	0.00	0.00
Unit	37.32	7.90	29.42	7.29	22.13
Total	100.00	46.79	53.21	14.31	38.90

Score Version: 1

Score Date: 10/17/2017

Final Score: 39c

Inspection Summary Report (POA) for Inspection #604961

Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative 1 site, 4 buildings and 26 units were inspected.
Actual	0	19	37	56	
Projected	0	19	973	992	63 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	5	2	7	Site (PIS): 100%
Projected	0	5	53	58	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 4%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	24	39	63	Unit = (Actual HSDU) / PIU
Projected	0	24	1026	1050	If all buildings and units were inspected, it is projected that a total of 1050 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #604961

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Site	Fencing and Gates	Site - Holes/Missing Sections/Damaged /Falling/Leaning (Non-security/ Non-safety) (Fencing and Gates)	1	1	100
Capital	BS	Fire Protection	BS- Missing Sprinkler Head (Fire Protection)	3	4	75
Ordinary	Site	Market Appeal	Site - Graffiti (Market Appeal)	1	1	100
Ordinary	BE	Walls	BE- Missing Pieces/Holes/Spalling (Walls)	2	4	50
Ordinary	BS	Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	3	4	75
Ordinary	BS	Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power)	2	4	50
Ordinary	BS	Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards)	2	4	50
Ordinary	CA	Call-for-Aid	CA - Inoperable (Call-for-Aid)	2	4	50
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	3	4	75
Ordinary	CA	Outlets/Switches/Cover Plates	CA - Missing/Broken (Outlets/Switches/ Cover Plates)	2	4	50
Ordinary	CA	HVAC	CA - Inoperable (HVAC)	2	4	50
Ordinary	CA	Walls	CA - Damaged (Walls)	2	4	50
Ordinary	CA	Walls	CA - Peeling/Needs Paint (Walls)	2	4	50
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	3	4	75
Ordinary	CA	HVAC	CA - Inoperable (HVAC)	2	4	50
Ordinary	CA	Outlets/Switches/Cover Plates	CA - Missing/Broken (Outlets/Switches/ Cover Plates)	2	4	50
Ordinary	CA	Stairs	CA - Broken/Damaged/Missing Steps (Stairs)	2	4	50
Ordinary	CA	Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	2	4	50
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	3	4	75
Ordinary	CA	Doors	CA - Damaged Surface (Holes/Paint/ Rust/Glass) (Doors)	2	4	50
Ordinary	CA	Doors	CA - Damaged Hardware/Locks	3	4	75

Inspection Summary Report (POA) for Inspection #604961

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
			(Doors)			
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	2	4	50
Ordinary	CA	Walls	CA - Mold/Mildew/Water Stains/Water Damage (Walls)	2	4	50
Ordinary	Unit	Windows	Unit - Damaged/Missing Screens (Windows)	12	26	46
Ordinary	Unit	Call-for-Aid	Unit - Inoperable (Call-for-Aid)	16	26	62

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 #604961

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	3	4	4	0
Unit	692	684	26	1

Building 1001 - DOSKER MANOR BLDG A [Sample , Inspected]

Address Line 1: 413 E MUHAMMAD ALI BLVD
Address Line 2: 1001
City: LOUISVILLE **State:** KY
Zip: 40202 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1966	13	294	289

Comments: Building has a ground floor making a total 13 floors plus basement and roof and 101 is on the second thirteen floor.

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
109	1 Bedroom	Yes	
211	1 Bedroom	Yes	
312	1 Bedroom	Yes	
414	1 Bedroom	Yes	
515	1 Bedroom	Yes	
616	1 Bedroom	Yes	
710	1 Bedroom	Yes	
717	1 Bedroom	Yes	
821	1 Bedroom	Yes	
924	1 Bedroom	Yes	
1104	2 Bedrooms	Yes	
1208	1 Bedroom	No	Vacant

Building 1101 - DOSKER MANOR BLDG B [Sample , Inspected]

Address Line 1: 409 E MUHAMMAD ALI
Address Line 2: 1101
City: LOUISVILLE **State:** KY
Zip: 40202 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit
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Inspection Summary Report (POA) for Inspection #604961

				Count
Elevator Structure	1966	17	199	197

Comments: There is no Thirteenth floor

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
304	1 Bedroom	Yes	
507	1 Bedroom	Yes	
709	1 Bedroom	Yes	
911	1 Bedroom	Yes	
1202	1 Bedroom	Yes	
1504	1 Bedroom	Yes	
1706	1 Bedroom	Yes	

Building 1201 - DOSKER MANOR BLDG C [Sample , Inspected]

Address Line 1: 415 E MUHAMMAD ALI
 Address Line 2: 1201
 City: LOUISVILLE State: KY
 Zip: 40202 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1966	17	199	198

Comments: There is no Thirteenth floor

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
203	1 Bedroom	Yes	
405	1 Bedroom	Yes	
608	1 Bedroom	Yes	
810	1 Bedroom	Yes	
1012	1 Bedroom	Yes	
1403	1 Bedroom	Yes	
1605	1 Bedroom	Yes	
1807	1 Bedroom	Yes	

Building 1301 - Guard Welcome Center [Sample , Inspected]

Address Line 1: Guard Welcome Center

Inspection Summary Report (POA) for Inspection #604961

Address Line 2:

City: Llvilville **State:** KY
Zip: 40202 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1995	1	0	0

Comments:

Inspection Summary Report (POA) for Inspection #604961

Certificates	
Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
Elevators	Yes - This certificate is provided or is not expired
Fire Alarms	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	Yes - This certificate is provided or is not expired
Lead-Based Paint Inspection Reports	No - This certificate cannot be provided or is expired
Sprinkler Systems	Yes - This certificate is provided or is not expired

Inspection Summary Report (POA) for Inspection #604961

Score Details

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

Item	Deficiency	Severity	Points Deducted	Points Received
Site - DOSKER MANOR - Site(0) [Possible Points : 14.76]				
Non-Health And Safety Deficiencies				
Fencing and Gates	Site - Holes/Missing Sections/Damaged/Falling/Leaning (Non-security/Non-safety) (Fencing and Gates)	Level 2	1.90	
Market Appeal	Site - Graffiti (Market Appeal)	Level 1	1.01	
			2.91	11.85

Building 1001 - DOSKER MANOR BLDG A - Building Exterior* [Possible Points : 6.87]				
Non-Health And Safety Deficiencies				
Doors	BE - Damaged Hardware/Locks (Doors) (2)	Level 3	2.84	
Walls	BE- Missing Pieces/Holes/Spalling (Walls) (9)	Level 3	3.07	
Health And Safety Deficiencies				
Garbage/Debris	HS - Outdoors (Garbage and Debris) (NLT)	Level 3	2.84	
* 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.			8.76	0.00

Building 1001 - DOSKER MANOR BLDG A - Building Systems* [Possible Points : 7.74]				
Non-Health And Safety Deficiencies				
Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	Level 3	4.26	
Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power) (4)	Level 3	0.92	
Sanitary System	BS- Missing Drain/Cleanout/Manhole Covers (Sanitary System)	Level 3	3.19	
Health And Safety Deficiencies				
Fire Protection	BS- Missing Sprinkler Head (Fire Protection) (2) (NLT)	Level 3	7.10	
Garbage/Debris	HS - Indoors (Garbage and Debris) (NLT)	Level 3	3.19	
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	3.19	
* 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.			21.85	0.00

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1001 - DOSKER MANOR BLDG A - Common Areas* [Possible Points : 3.58]				
Non-Health And Safety Deficiencies				
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.16	
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.16	
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.16	
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.16	
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.32	
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) (2)	Level 2	0.32	
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) (2)	Level 2	0.63	
Chutes	CA - Damaged/Missing Components (Chutes) (2)	Level 2	0.24	
Doors	CA - Damaged Frames/Threshold/Lintels/Trim (Doors) (2)	Level 2	0.24	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 1	0.12	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 2	0.24	
Doors	CA - Damaged Hardware/Locks (Doors) (2)	Level 1	0.12	
Doors	CA - Damaged Hardware/Locks (Doors) (2)	Level 2	0.47	
Doors	CA - Damaged Hardware/Locks (Doors) (2)	Level 3	0.47	
Doors	CA - Damaged Hardware/Locks (Doors) (3)	Level 3	0.95	
Doors	CA - Damaged Hardware/Locks (Doors) (6)	Level 1	0.12	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.24	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.47	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.47	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.47	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.95	
Dryer Vent	CA - Missing/Damaged/Inoperable (Dryer Vent) (2)	Level 3	0.95	
HVAC	CA - Inoperable (HVAC)	Level 3	2.11	
HVAC	CA - Inoperable (HVAC) (3)	Level 3	2.11	
HVAC	CA - Inoperable (HVAC) (5)	Level 3	1.05	

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
Lighting	CA - Missing/Damaged/Inoperable Fixture (Lighting)	Level 3	0.63	
Lighting	CA - Missing/Damaged/Inoperable Fixture (Lighting)	Level 3	0.63	
Lighting	CA - Missing/Damaged/Inoperable Fixture (Lighting)	Level 3	1.26	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.12	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.24	
Restroom Items	CA - Damaged/Clogged/Missing (Water Closet/Toilet)	Level 3	1.05	
Restroom Items	CA - Inoperable (Ventilation/Exhaust System)	Level 2	0.32	
Walls	CA - Damaged (Walls)	Level 1	0.24	
Walls	CA - Damaged (Walls)	Level 2	0.24	
Walls	CA - Damaged (Walls) (2)	Level 1	0.12	
Walls	CA - Damaged (Walls) (2)	Level 1	0.24	
Walls	CA - Damaged (Walls) (2)	Level 2	0.47	
Walls	CA - Damaged/Deteriorated Trim (Walls)	Level 1	0.03	
Walls	CA - Damaged/Deteriorated Trim (Walls)	Level 2	0.11	
Walls	CA - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 1	0.13	
Walls	CA - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.26	
Walls	CA - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.26	
Walls	CA - Peeling/Needs Paint (Walls)	Level 2	0.11	
Windows	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	2.11	
Health And Safety Deficiencies				
Call-for-Aid	CA - Inoperable (Call-for-Aid) (3) (NLT)	Level 3	0.47	
Garbage/Debris	HS - Indoors (Garbage and Debris) (NLT)	Level 3	0.95	
Hazards	HS - Sharp Edges (Hazards) (3) (NLT)	Level 3	0.95	
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.95	
* 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.			25.57	0.00

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1001 - DOSKER MANOR BLDG A - Unit 109* [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.15	
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.14	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.07	
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.14	
* 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.			1.50	0.00

Building 1001 - DOSKER MANOR BLDG A - Unit 211 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen)	Level 1	0.13	
Walls	Unit - Damaged (Walls)	Level 1	0.03	
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.02	
			0.18	1.27

Building 1001 - DOSKER MANOR BLDG A - Unit 312 [Possible Points : 1.45]				
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT)	Level 3	0.07	
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
			0.07	1.38

Building 1001 - DOSKER MANOR BLDG A - Unit 414 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.04	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 1	0.13	
Walls	Unit - Damaged (Walls) (2)	Level 1	0.03	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT)	Level 3	0.07	
			0.27	1.18

Building 1001 - DOSKER MANOR BLDG A - Unit 515* [Possible Points : 1.45]

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Sink - Missing/Damaged (Kitchen)	Level 3	1.14	
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.02	
Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT)	Level 3	0.68	
Bathroom Items	Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) (NLT)	Level 3	1.14	
* 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.			2.97	0.00

Building 1001 - DOSKER MANOR BLDG A - Unit 616 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.15	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.15	
Walls	Unit - Damaged (Walls)	Level 1	0.03	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.07	
			0.43	1.02

Building 1001 - DOSKER MANOR BLDG A - Unit 710 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.14	
			0.14	1.31

Building 1001 - DOSKER MANOR BLDG A - Unit 717 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Ventilation/Exhaust System - Inoperable (Bathroom)	Level 2	0.34	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.15	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.13	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.07	
			0.71	0.74

Building 1001 - DOSKER MANOR BLDG A - Unit 821* [Possible Points : 1.45]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.17	
Bathroom Items	Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom)	Level 2	0.57	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 3	0.08	
Walls	Unit - Damaged (Walls)	Level 1	0.03	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.08	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.34	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.09	
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.76	
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.51	
* 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.			2.64	0.00

Building 1001 - DOSKER MANOR BLDG A - Unit 924 [Possible Points : 1.45]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.17	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) (2)	Level 1	0.02	
			0.19	1.26

Building 1001 - DOSKER MANOR BLDG A - Unit 1104* [Possible Points : 1.45]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Ventilation/Exhaust System - Inoperable (Bathroom)	Level 2	0.34	
Floors	Unit - Hard Floor Covering Missing/Damaged	Level 2	0.09	

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
	Flooring/Tiles (Floors)			
HVAC System	Unit - Inoperable (HVAC)	Level 3	1.14	
Walls	Unit - Damaged (Walls)	Level 1	0.03	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (3) (NLT)	Level 3	0.07	
* 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.			1.67	0.00

Building 1101 - DOSKER MANOR BLDG B - Building Exterior [Possible Points : 4.68]				
Non-Health And Safety Deficiencies				
Foundations	BE- Spalling/Exposed Rebar (Foundation)	Level 3	2.58	
			2.58	2.10

Building 1101 - DOSKER MANOR BLDG B - Building Systems* [Possible Points : 6.24]				
Non-Health And Safety Deficiencies				
Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	Level 3	2.90	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (2) (LT)	Level 3	4.84	
Fire Protection	BS- Missing Sprinkler Head (Fire Protection) (3) (NLT)	Level 3	4.84	
* 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.			12.58	0.00

Building 1101 - DOSKER MANOR BLDG B - Common Areas* [Possible Points : 3.16]				
Non-Health And Safety Deficiencies				
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.16	
Ceiling	CA - Peeling/Needs Paint (Ceiling)	Level 1	0.03	
Doors	CA - Damaged Frames/Threshold/Lintels/Trim (Doors) (3)	Level 2	0.26	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 1	0.12	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.47	
Doors	CA - Damaged Hardware/Locks (Doors) (2)	Level 3	0.47	
Doors	CA - Damaged Hardware/Locks (Doors) (3)	Level 3	0.95	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.47	

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
HVAC	CA - Inoperable (HVAC) (2)	Level 3	2.11	
Walls	CA - Damaged (Walls)	Level 2	0.47	
Walls	CA - Damaged/Deteriorated Trim (Walls)	Level 1	0.03	
Walls	CA - Damaged/Deteriorated Trim (Walls)	Level 2	0.11	
Walls	CA - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.26	
Walls	CA - Peeling/Needs Paint (Walls)	Level 2	0.11	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.00	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates) (LT)	Level 3	0.47	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates) (LT)	Level 3	0.95	
Stairs	CA - Broken/Damaged/Missing Steps (Stairs) (NLT)	Level 3	0.95	
* 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.			8.39	0.00

Building 1101 - DOSKER MANOR BLDG B - Unit 304 [Possible Points : 1.23]

Non-Health And Safety Deficiencies				
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.01	1.22

Building 1101 - DOSKER MANOR BLDG B - Unit 507 [Possible Points : 1.45]

Non-Health And Safety Deficiencies				
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.02	1.43

Building 1101 - DOSKER MANOR BLDG B - Unit 709 [Possible Points : 1.45]

Non-Health And Safety Deficiencies				
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.08	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.51	
			0.59	0.87

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1101 - DOSKER MANOR BLDG B - Unit 911 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.08	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.07	
			0.14	1.31

Building 1101 - DOSKER MANOR BLDG B - Unit 1202 [Possible Points : 1.23]				
Non-Health And Safety Deficiencies				
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.08	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.51	
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT)	Level 3	0.07	
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.51	
			1.19	0.04

Building 1101 - DOSKER MANOR BLDG B - Unit 1504 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.08	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.51	
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.07	
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.51	
			1.19	0.27

Building 1101 - DOSKER MANOR BLDG B - Unit 1706 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Walls	Unit - Mold/Mildew/Water Stains/Water Damage	Level 3	0.08	

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
	(Walls)			
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (NLT)	Level 3	0.51	
			0.59	0.87

Building 1201 - DOSKER MANOR BLDG C - Building Exterior [Possible Points : 4.71]				
Non-Health And Safety Deficiencies				
Walls	BE- Damaged Chimneys (Walls)	Level 1	0.53	
Walls	BE- Missing Pieces/Holes/Spalling (Walls) (2)	Level 3	2.10	
			2.63	2.08

Building 1201 - DOSKER MANOR BLDG C - Building Systems* [Possible Points : 6.27]				
Non-Health And Safety Deficiencies				
Domestic Water	BS- Leaking Central Water Supply (Domestic Water) (3)	Level 3	2.92	
Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power) (3)	Level 3	0.63	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	4.86	
Fire Protection	BS- Missing Sprinkler Head (Fire Protection) (NLT)	Level 3	4.86	
* 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.			13.27	0.00

Building 1201 - DOSKER MANOR BLDG C - Common Areas* [Possible Points : 3.16]				
Non-Health And Safety Deficiencies				
Doors	CA - Damaged Frames/Threshold/Lintels/Trim (Doors)	Level 2	0.13	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 1	0.12	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 2	0.24	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.47	
Doors	CA - Damaged Hardware/Locks (Doors) (2)	Level 3	0.47	
Doors	CA - Damaged Hardware/Locks (Doors) (3)	Level 2	0.24	
Doors	CA - Damaged Hardware/Locks (Doors) (4)	Level 3	0.95	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass)	Level 3	0.47	

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
	(Doors)			
HVAC	CA - Inoperable (HVAC)	Level 3	2.11	
Walls	CA - Damaged (Walls)	Level 1	0.12	
Health And Safety Deficiencies				
Call-for-Aid	CA - Inoperable (Call-for-Aid) (NLT)	Level 3	0.47	
Stairs	CA - Broken/Missing Hand Railing (Stairs) (NLT)	Level 3	0.95	
* 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.			6.75	0.00

Building 1201 - DOSKER MANOR BLDG C - Unit 203 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.13	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.07	
			0.22	1.24

Building 1201 - DOSKER MANOR BLDG C - Unit 405 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.15	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.07	
			0.24	1.21

Building 1201 - DOSKER MANOR BLDG C - Unit 608 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.15	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.04	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT)	Level 3	0.07	
			0.26	1.19

Building 1201 - DOSKER MANOR BLDG C - Unit 810 [Possible Points : 1.45]

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.15	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.17	1.28

Building 1201 - DOSKER MANOR BLDG C - Unit 1012 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.17	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.13	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.07	
			0.39	1.07

Building 1201 - DOSKER MANOR BLDG C - Unit 1403 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.15	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.07	
Electrical Hazards	HS - Water Leaks on/near Electrical Equipment (Electrical Hazards) (LT)	Level 3	1.14	
			1.36	0.10

Building 1201 - DOSKER MANOR BLDG C - Unit 1605 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.17	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.15	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT)	Level 3	0.07	
Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) (NLT)	Level 3	0.51	
			0.91	0.54

Inspection Summary Report (POA) for Inspection #604961

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1201 - DOSKER MANOR BLDG C - Unit 1807 [Possible Points : 1.45]				
Non-Health And Safety Deficiencies				
Walls	Unit - Damaged (Walls)	Level 1	0.03	
Walls	Unit - Peeling/Needs Paint (Walls) (2)	Level 2	0.02	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (2) (NLT)	Level 3	0.07	
			0.12	1.34

Building 1301 - Guard Welcome Center - Building Exterior [Possible Points : 0.50]				
Non-Health And Safety Deficiencies				
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 2	0.13	
			0.13	0.37

Building 1301 - Guard Welcome Center - Common Areas* [Possible Points : 0.63]				
Non-Health And Safety Deficiencies				
Walls	CA - Damaged (Walls)	Level 1	0.12	
Windows	CA - Inoperable/Not Lockable (Windows)	Level 3	0.47	
Windows	CA - Inoperable/Not Lockable (Windows)	Level 3	0.47	
* 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.			1.07	0.00

Inspection Summary Report (POA) for Inspection #604961

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - DOSKER MANOR - Site(0)			
Non-Health And Safety Deficiencies			
Fencing and Gates	DOSKER MANOR BLDG A Damaged fencing at northwestcorner of building A	Site - Holes/Missing Sections/Damaged/Falling/ Leaning (Non-security/ Non-safety) (Fencing and Gates) - L2	<ul style="list-style-type: none"> - Non-security, non-safety (for example, privacy or any decorative fences) - Deterioration makes up MORE than 25% of a fence (for example, rust, holes, or it is uprooted or missing sections) - This condition MAY RESULT in a Health and Safety concern.
Fencing and Gates	DOSKER MANOR BLDG C Fencing damaged at back of C building	Site - Holes/Missing Sections/Damaged/Falling/ Leaning (Non-security/ Non-safety) (Fencing and Gates) - L2	<ul style="list-style-type: none"> - Non-security, non-safety (for example, privacy or any decorative fences) - Deterioration makes up MORE than 25% of a fence (for example, rust, holes, or it is uprooted or missing sections) - This condition DOES NOT RESULT in a Health and Safety concern.
Market Appeal	DOSKER MANOR BLDG C The southeast corner of building C	Site - Graffiti (Market Appeal) - L1	<ul style="list-style-type: none"> - Graffiti - Graffiti on 1 place that the public can see from 30 feet away

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	Vacant managers office building exterior door closure hardware does not function as intended.	BE - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - 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

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
			designed to lock) - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	East corridor of elder care exterior doors nearest lobby failed to operate as intended	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 MAY RESULT in a Health and Safety concern.
Walls	Exposes rebar at west alcove near elder care	BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Surface Deterioration and Spalling - Larger than a sheet of paper OR exposes rebar
Walls	Exposes rebar at northwest corner of elder care	BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Surface Deterioration and Spalling - Larger than a sheet of paper OR exposes rebar
Walls	Exposes rebar at ninth floor north side	BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Surface Deterioration and Spalling - Larger than a sheet of paper OR exposes rebar
Walls	Spalled concrete with exposed rebar at parapet on top of penthouse	BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Surface Deterioration and Spalling - Larger than a sheet of paper OR exposes rebar
Walls	Rebar exposed at pilaster top of building near 1206	BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Surface Deterioration and Spalling - Larger than a sheet of paper OR exposes rebar
Walls	Rebar exposed at 12th floor southwest corner	BE- Missing Pieces/Holes/ Spalling (Walls) - L3	- Surface Deterioration and Spalling - Larger than a sheet of paper OR exposes rebar
Walls	Eastside sith floor	BE- Missing Pieces/Holes/	- Surface Deterioration and

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
		Spalling (Walls) - L2	Spalling - Smaller than a sheet of paper
Walls	East side fourth floor	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Surface Deterioration and Spalling - Smaller than a sheet of paper
Walls	Near 717 has spalled concrete	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Surface Deterioration and Spalling - Smaller than a sheet of paper
Health And Safety Deficiencies			
Garbage/Debris	6th floor balcony area at southwest corner	HS - Outdoors (Garbage and Debris) (NLT) - L3	- Garbage has gathered in area not sanctioned for storing garbage - The garbage area is OUTDOORS.

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Building Systems

Non-Health And Safety Deficiencies

Domestic Water	Basement Hot water supply pipimng union leaking near holding tanks	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.
Emergency Power	Basement Basement auxilary light near fire pump inoperative	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Emergency Power	Basement Basement auxilary light near compactor inoperative	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Emergency Power	Floor 1 East community rpom of elder care auxilary light	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	inoperative		
Emergency Power	Floor 1 East eldercare community room at stage has inoperative auxiliary light	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Sanitary System	Basement Floor drain near fire pump missing cover	BS- Missing Drain/Cleanout /Manhole Covers (Sanitary System) - L3	- The protective cover is missing - Drain cover - This condition MAY RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Fire Protection	Floor 1 Sprinkler head painted in ladies room ceiling at elder care west bath	BS- Missing Sprinkler Head (Fire Protection) (NLT) - L3	- Sprinkler head or its components missing, visibly damaged, blocked, capped or the sprinkler head is painted over
Fire Protection	Floor 1 Unsecured escutcheon in hall near JT's office at northeast corner of elder service	BS- Missing Sprinkler Head (Fire Protection) (NLT) - L3	- Sprinkler head or its components missing, visibly damaged, blocked, capped or the sprinkler head is painted over
Garbage/Debris	Basement Trash improperly staged near boiler area	HS - Indoors (Garbage and Debris) (NLT) - L3	- Garbage has gathered in area not sanctioned for storing garbage - The garbage area is INDOORS.
Infestation	Basement Multiple live roaches near boiler room	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple live roaches observed

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Basement/Garage/ Carpport	Basement Door near compactor in basement has hole damage	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch
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Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Basement/Garage/ Carport	Basement Basement door near compactor binds in frame	CA - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Basement/Garage/ Carport	Basement Closet door near compactor binding in frame	CA - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Closet/Utility/ Mechanical	Floor 1 Security closet elder serve has water damage bigger than onw foor	CA - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	<ul style="list-style-type: none"> - 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
Closet/Utility/ Mechanical	Floor 1 West elder serve phone and elwctric closet near west bath rooms has hole in ceiling	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> - Hole(s) - Smaller than a sheet of paper
Closet/Utility/ Mechanical	Floor 1 Electrical closet near northeast corner of elder serve missing latching hardware	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Halls/Corridors/Stairs	Floor 1 Northeast corner elder serve window above entry door has failed thermal seal	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> - Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
Halls/Corridors/Stairs	Floor 11 11th floor central stairwell door does not latch	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door (leads to outside) - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 11 Missing knob hardware at southwest corne stairwell fire door	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 11 Stairwell fire door to 11 floor southwest corner has hole in surface	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/ Emergency Door - Surface is damaged - Fire/Emergency Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Halls/Corridors/Stairs	Floor 1 Hall near east side kitchen has a closet with a light fixture that has had switch removed	CA - Missing/Damaged/ Inoperable Fixture (Lighting) - L3	<ul style="list-style-type: none"> - Permanent lighting fixtures are missing or do not function - Greater than 50% missing or damaged so they do not function

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Halls/Corridors/Stairs	Floor 5 5th floor ptac inoperative	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition DOES NOT RESULT in a Health and Safety concern.
Halls/Corridors/Stairs	Floor 3 Third floor near elevator ptac inoperative	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition DOES NOT RESULT in a Health and Safety concern.
Halls/Corridors/Stairs	Floor 2 Hvac Ptac near elevator inoperative	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition DOES NOT RESULT in a Health and Safety concern.
Halls/Corridors/Stairs	Floor 1 Damaged ceiling tiles at hall on west corridor	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L2	<ul style="list-style-type: none"> - Panels/Tiles - More than 3 panels/tiles are missing or damaged
Halls/Corridors/Stairs	Floor 1 Hall near east side kitchen has a closet with a hole in the door	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch
Halls/Corridors/Stairs	Floor 5 Missing cove base at 5th	CA - Damaged/Deteriorated Trim (Walls) - L2	<ul style="list-style-type: none"> - Trim is Damaged or Decayed

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	floor central elevator		- Greater than 10% to 50% of wall area
Halls/Corridors/Stairs	Floor 1 Hall near east side kitchen has a closet with a missing ceiling panel	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L1	- Panels/Tiles - 1 to 3 panels/tiles are missing or damaged
Halls/Corridors/Stairs	Floor 11 Closet adjacent to laundry on 11 floor missing knob hardware	CA - 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.
Halls/Corridors/Stairs	Roof Hole in wall at stairwell top of stairs to roof	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
Halls/Corridors/Stairs	Floor 8 Hole in wall near trash chute on 8th floor	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
Halls/Corridors/Stairs	Floor 5 Fifth floor outlet cracked near ptac unit	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	- Cover plate missing or broken - The electrical connections/wires are NOT exposed.
Kitchen	Floor 1 Elder care kitchen at east side has damaged ceiling tiles	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L1	- Panels/Tiles - 1 to 3 panels/tiles are missing or damaged
Kitchen	Floor 1 Elder serve kitchen has hole in wall leading to plumbing chase and no access panel	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
Laundry Room	Floor 11 Dryer lint accumulations observed at 11th floor	CA - Missing/Damaged/Inoperable (Dryer Vent) - L3	- Not effectively vented
Laundry Room	Floor 9 9th floor laundry dryer	CA - Missing/Damaged/Inoperable (Dryer Vent) -	- Not effectively vented

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	vent separated	L3	
Laundry Room	Floor 8 Inoperative ptac in laundry on 7 floor	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition DOES NOT RESULT in a Health and Safety concern.
Laundry Room	Floor 11 Laundry on 11th floor has missing strikeplate hardware	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Laundry Room	Floor 5 Laundry room strikeplate hardware missing	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Laundry Room	Floor 5 Laundry wall has peeling paint	CA - Peeling/Needs Paint (Walls) - L2	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Laundry Room	Floor 3 Wall in third floor laundry has hole damage	CA - Damaged (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.
Laundry Room	Floor 9 Hole in wall at 9th floor laundry from damaged wall box to hose connections	CA - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch, but smaller than a sheet of paper

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Laundry Room	Floor 1 Water damage at laundry on first	CA - Mold/Mildew/Water Stains/Water Damage (Walls) - L1	<ul style="list-style-type: none"> - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water
Lobby	Floor 1 Lobby closet ceiling has hole damage adjacent to trash chute chase closet	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L2	<ul style="list-style-type: none"> - Hole(s) - Larger than a sheet of paper (you cannot see through the hole)
Lobby	Floor 1 Lobby ceiling tiles damaged more than three	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L2	<ul style="list-style-type: none"> - Panels/Tiles - More than 3 panels/tiles are missing or damaged
Office	Floor 1 Julie Guentner office ptac unit inoperative	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition MAY RESULT in a Health and Safety concern.
Office	Floor 1 Piegggy Bright ptac unit inoperative	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition MAY RESULT in a Health and Safety concern.
Office	Floor 1 Telecare ptac unit inoperative	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged)

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> - The system is NOT turned off due to seasonal conditions. - This condition DOES NOT RESULT in a Health and Safety concern.
Office	Floor 1 Cindy Boone front office ptac unit inoperative	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition MAY RESULT in a Health and Safety concern.
Office	Floor 1 Nedra Morrell Ptac units inoperative	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition MAY RESULT in a Health and Safety concern.
Office	Floor 1 Lisa Jessie office door has hole greater than one inch.	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - 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.
Office	Floor 1 Office door to Lisa Jesse missing knob hardware	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
			cannot be locked.
Office	Floor 1 Front office ceiling has hole damage	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Hole(s) - Smaller than a sheet of paper
Office	Floor 1 Missing cover to outlet in office across from Shanon Gadd but no exposed wires.	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	- Cover plate missing or broken - The electrical connections/wires are NOT exposed.
Other Community Spaces	Basement Water damage wall surface in community space of elder serve	CA - 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
Other Community Spaces	Floor 1 Water damaged tiles in board room	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Panels/Tiles - 1 to 3 panels/tiles are missing or damaged
Other Community Spaces	Floor 1 Closet near Kim Newberry office hardware	CA - 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.
Other Community Spaces	Floor 1 Conference room air handler closet deadbolt backset hardware missing	CA - 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.

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Other Community Spaces	Floor 1 G 21 common area space bathroom has wall damage	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
Other Community Spaces	Floor 1 Kitchen wall damage has hole above countertop	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
Other Community Spaces	Floor 1 Cove base is damaged	CA - Damaged/Deteriorated Trim (Walls) - L1	- Trim is Damaged or Decayed - 5 to 10% of wall area
Restrooms	Floor 1 Mens west elder serve tpilet did not flush	CA - Damaged/Clogged/ Missing (Water Closet/ Toilet) - L3	- Toilet - It does not flush
Restrooms	Floor 1 Ladies room northwest bath room lighting inoperative	CA - Missing/Damaged/ Inoperable Fixture (Lighting) - L3	- Permanent lighting fixtures are missing or do not function - Greater than 50% missing or damaged so they do not function
Restrooms	Floor 12 Damaged hinge hardware common bath door on 12th	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Restrooms	Floor 10 Missing thumbscrew hardware at 10 floor common bath	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Restrooms	Floor 6 Hole in 6th floor common bath door	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Surface is damaged - Bathroom Door has holes. - Greater than 1/4 inch - This condition DOES NOT

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern.
Restrooms	Floor 1 Ladies room exhaust vent inoperative	CA - Inoperable (Ventilation /Exhaust System) - L2	<ul style="list-style-type: none"> - Restroom Ventilation/ Exhaust System - Exhaust fan does not work or is missing - There is NOT a window that opens.
Restrooms	Floor 6 6th floor wall damaged	CA - Damaged (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.
Storage	Floor 2 MiJole on closet door from missing hardware at southwest corner closet on second fpp	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - 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.
Storage	Floor 2 Second floor storage light inoperative in closet near elevator	CA - Missing/Damaged/ Inoperable Fixture (Lighting) - L3	<ul style="list-style-type: none"> - Permanent lighting fixtures are missing or do not function - Greater than 50% missing or damaged so they do not function
Storage	Floor 1 Camera room ceiling panel missing	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> - Panels/Tiles - 1 to 3 panels/tiles are missing or damaged
Storage	Floor 12 12th floor storage closet missing strikeplate hardware	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Storage	Floor 8	CA - Damaged Hardware/	<ul style="list-style-type: none"> - All Other Doors (includes

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	8th floor storage door near elevator missing strikeplate hardware	Locks (Doors) - L1	<ul style="list-style-type: none"> closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Storage	Floor 7 Storage closet door on 7 missing strikeplate hardware	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Storage	Floor 2 Missing closet door hardware at southwest corner closet on second floor	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Storage	Floor 2 Strikeplate hardware missing pn second floor	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Storage	Floor 1 First floor storage closet near elevator missing striklate hardware	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Trash Collection Areas	Floor 5 5th floor trash chute	CA - Damaged/Missing Components (Chutes) - L2	<ul style="list-style-type: none"> - Chute door does not self-close

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	inoperative self close		- This condition DOES NOT RESULT in a Health and Safety concern.
Trash Collection Areas	Floor 1 Damaged trash chute self closer at first floor	CA - Damaged/Missing Components (Chutes) - L2	- Chute door does not self-close - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Garbage/Debris	Basement Basement stairwell has trash and debris	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 1 West corridor steps damaged	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Hazards	Floor 4 Sharp edge at south fire box glass sheet near 414	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Hazards	Floor 3 Sharp edge that could cause injury at fire box near 304 A	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Hazards	Floor 2 Fire box glass broken near 210 A	HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Restrooms	Floor 10 Pull cord tied up in 10 floor common bath.	CA - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Restrooms	Floor 8 Call station removed from 8th floor common bath	CA - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Restrooms	Floor 2 Second floor call for aid station missing	CA - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 109			
Non-Health And Safety Deficiencies			
Doors	Living Area Entry door strikeplate damaged	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen Damaged base cabinet fronts	Unit - Cabinets - Missing/ Damaged (Kitchen) - L2	<ul style="list-style-type: none"> - Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing
Health And Safety Deficiencies			
Call-for-Aid	Bedroom Bathroom call for aid did not function	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Emergency/Fire Exits	Bedroom Furniture obstructs bedroom windows	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	<ul style="list-style-type: none"> - Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Furniture

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 1104			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom Bath exhaust fan does not function	Unit - Ventilation/Exhaust System - Inoperable (Bathroom) - L2	<ul style="list-style-type: none"> - Bathroom Ventilation/Exhaust System - Exhaust fan does not work or is missing - There is NOT a window that opens.
Floors	Kitchen Floor tiles missing and mismatched tile flooring. NIS	Unit - Hard Floor Covering Missing/Damaged Flooring/ Tiles (Floors) - L2	<ul style="list-style-type: none"> - Hard Floor Covering Missing/Damaged (all flooring materials except carpet) - 10% to 50% of any single floor
HVAC System	Kitchen	Unit - Inoperable (HVAC) -	<ul style="list-style-type: none"> - Does Not Function (does

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	A/C did not function as intended	L3	<ul style="list-style-type: none"> not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition DOES NOT RESULT in a Health and Safety concern.
Walls	Bathroom Bathroom wall damage	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Crack(s) - Greater than 1/8" wide AND greater than 11" long, but you cannot see through the crack
Health And Safety Deficiencies			
Call-for-Aid	Bathroom Call station tied up in bath and does not perform as intended	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bedroom Bedroom call for aid station cord is tied up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bathroom Second bathroom call for aid station tied up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 211

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen Kitchen sink faucet assembly leaks	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - L1	<ul style="list-style-type: none"> - Kitchen Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
Walls	Bathroom Wall cracks with loose material at bath walls	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Crack(s) - Greater than 1/8" wide AND greater than 11" long, but you cannot see through the crack

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Bedroom Bedroom screens damaged	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Living Area Livingroom screen damaged	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 312

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Call-for-Aid	Bedroom Cord tied up and obstructed by furniture	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bathroom Bath pull cord did not function when tested	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Hazards	Living Area Cable cord poses trip hazard in living room	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 414

Non-Health And Safety Deficiencies

Doors	Living Area Closure hardware failed at 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
Kitchen Items	Kitchen Damaged oven handle	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L1	- Range/Stove/Oven - Electric Range/Stove/Oven - Door or drawers will not open
Walls	Bathroom Bathroom shower surround has hole in wall	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper,

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
			but, you cannot see through the hole
Walls	Kitchen	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Health And Safety Deficiencies			
Call-for-Aid	Bedroom Bedroom call for aid inoperative	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bathroom Bathroom call for aid inoperative	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 515			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen Kitchen cold water cold water valve seat broken	Unit - Sink - Missing/ Damaged (Kitchen) - L3	- Kitchen Sink - The sink"s hardware is missing or is not functioning
Windows	Kitchen Damaged kitchen winow screen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom Bedroom screen damaged	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Bathroom Items	Bathroom Shower drain hardware missing in unit bathroom	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	- Shower or Tub (Unit) - The hardware is missing or is not functioning
Bathroom Items	Bathroom Toilet does not flush	Unit - Water Closet/Toilet- Damaged/Clogged/Missing (Bathroom) (NLT) - L3	- Toilet (Unit) - It does not flush

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 616			
Non-Health And Safety Deficiencies			
Doors	Living Area Missing deadbolt strikeplate hardware	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Bathroom Hole in bath door has 1 inch hole	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Surface is damaged - Entry Door has holes. - This condition DOES NOT RESULT in a Health and Safety concern.
Walls	Bedroom Bed wall has hole	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Windows	Living Area Screens damaged in bedroom	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Call-for-Aid	Bedroom Cord too short and does not function as intended	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 710			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen Damaged drawer slide in kitchen	Unit - Cabinets - Missing/ Damaged (Kitchen) - L2	<ul style="list-style-type: none"> - Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 717			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom Bath exhaust fan inoperative	Unit - Ventilation/Exhaust System - Inoperable (Bathroom) - L2	<ul style="list-style-type: none"> - Bathroom Ventilation/ Exhaust System - Exhaust fan does not work or is missing - There is NOT a window that opens.
Doors	Living Area Entry door striklate missing	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen Ice buildup in kitchen freezer	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Excessive accumulation of ice
Windows	Bedroom Screen damaged in bedroom	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Call-for-Aid	Bedroom Bedroom call for aid station inoperative and cord tied up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 821			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom Damaged toilet seat	Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - L2	<ul style="list-style-type: none"> - Toilet (Unit) - Seat, hinge, cover, or flush handle is missing or damaged
Bathroom Items	Bathroom Shower head leaks at showerhead	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Ceiling	Bathroom Water damage at ceiling of bath	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3	<ul style="list-style-type: none"> - 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
Walls	Bathroom Water damaged at bathroom wall	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	<ul style="list-style-type: none"> - 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	Bedroom Wall damage at bedroom	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Windows	Bathroom Bathroom window has failed seal	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> - Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Bedroom Screens missing on bedroom	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Doors	Bathroom Bath door frame prevents door from closing	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.
Electrical System	Bathroom Bath gfci inoperative	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
Infestation	Kitchen Multiple live roaches in kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple live roaches observed

Building 1001 - DOSKER MANOR BLDG A[Sample,Inspected] - Unit 924

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom Showerhead leaks at union	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Walls	Bathroom Water damaged wall in bath	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water
Walls	Bedroom Bedroom has water	Unit - Mold/Mildew/Water Stains/Water Damage	- Mold or Mildew (for example, a darkened area)

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	damaged wall	(Walls) - L1	<ul style="list-style-type: none"> or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water

Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Foundations	Balcony foundation has exposed rebar at 1202	BE- Spalling/Exposed Rebar (Foundation) - L3	- Exposed Reinforcing Material (rebar or other)
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Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Building Systems

Non-Health And Safety Deficiencies

Domestic Water	Basement Water supply union leaking near crawlspace shared with C building	BS- Leaking Central Water Supply (Domestic Water) - L3	<ul style="list-style-type: none"> - 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.
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Health And Safety Deficiencies

Electrical Hazards	Basement Openings in panel BD 480 of basement northwest. Gaps greater than 1/4 inch NIS	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Openings in electrical panels - The openings in the electrical panels are NOT properly covered.
Electrical Hazards	Basement nOpenings in panel EM 120/208 of basement northwest. Gaps greater than 1/4 inch NIS	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Openings in electrical panels - The openings in the electrical panels are NOT properly covered.
Fire Protection	Basement Sprinkler head painted in basement south side	BS- Missing Sprinkler Head (Fire Protection) (NLT) - L3	- Sprinkler head or its components missing, visibly damaged, blocked, capped or the sprinkler head is painted over

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Fire Protection	Floor 1 Lobby sprinkler heads missing and offset escutcheons	BS- Missing Sprinkler Head (Fire Protection) (NLT) - L3	- Sprinkler head or its components missing, visibly damaged, blocked, capped or the sprinkler head is painted over
Fire Protection	Floor 5 Painted sprinkler in 507 front closet	BS- Missing Sprinkler Head (Fire Protection) (NLT) - L3	- Sprinkler head or its components missing, visibly damaged, blocked, capped or the sprinkler head is painted over

Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 15 Door surface damaged	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/Emergency Door - Surface is damaged - Fire/Emergency Door has holes. - Greater than 1 inch - This condition MAY RESULT in a Health and Safety concern.
Closet/Utility/ Mechanical	Floor 15 Fifteen floor next to 1601 has damaged backset hardware	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Closet/Utility/ Mechanical	Floor 1 Second floor utility closet ceiling has paint peeling	CA - Peeling/Needs Paint (Ceiling) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Peeling paint on 1 to 4 ceilings in common areas
Closet/Utility/ Mechanical	Floor 10 Damaged backset and missing strikeplate.	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Halls/Corridors/Stairs	Floor 17 Door to roof stairway missing strikeplate hardware	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 3 Fire door does not cose properly on third floor	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 9 Inoperative ptac in hall near 902	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition MAY RESULT in a Health and Safety concern.
Halls/Corridors/Stairs	Floor 5 Ptac on fifth floor near 505 inoperative	CA - Inoperable (HVAC) - L3	<ul style="list-style-type: none"> - Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) - The system is NOT turned off due to seasonal conditions. - This condition DOES NOT RESULT in a Health and Safety concern.
Halls/Corridors/Stairs	Floor 4 Electric raceway room on fourth floor has missing strikeplate hardware	CA - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Laundry Room	Floor 11 Frame prevents door closing at 11 floor laundry	CA - Damaged Frames/Threshold/Lintels/Trim (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Laundry Room	Floor 7 Laundry on 7 has damaged door frame	CA - Damaged Frames/Threshold/Lintels/Trim (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Laundry Room	Floor 3 Third floo laundry door bonding in frame	CA - Damaged Frames/Threshold/Lintels/Trim (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Laundry Room	Floor 7 Laundry room wall damage with improper repair. NIS	CA - Damaged (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Larger than a sheet of paper, but you cannot see through the hole - ONE wall is affected.
Laundry Room	Floor 3 Peeling paint at third floor laundry	CA - Peeling/Needs Paint (Walls) - L2	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Laundry Room	Floor 3 Damaged cove base in laundry third f'oor	CA - Damaged/Deteriorated Trim (Walls) - L2	<ul style="list-style-type: none"> - Trim is Damaged or Decayed - Greater than 10% to 50% of wall area
Other Community Spaces	Basement Ground water infiltration at basement wall in maintenance breakroom	CA - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	<ul style="list-style-type: none"> - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	with mold observed		evidence of water infiltration) - Greater than 1 square foot (wall surface may have failed) - This condition MAY RESULT in a Health AND Safety concern
Restrooms	Floor 13 Common bath hinge and strikeplate hardware damaged missing on on 13 floor near 1404	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Restrooms	Basement Damaged door trim at frame to ladies room. NIS	CA - Damaged/Deteriorated Trim (Walls) - L1	- Trim is Damaged or Decayed - 5 to 10% of wall area
Storage	Floor 1 Storage and security closet has damaged missing tiles.	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Panels/Tiles - 1 to 3 panels/tiles are missing or damaged
Storage	Floor 16 Missing strikeplate hardware at storage norr on 17	CA - 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.
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Basement Steps to basement near freight elevator are broken	CA - Broken/Damaged/ Missing Steps (Stairs) (NLT) - L3	- Steps - broken, damaged or missing
Halls/Corridors/Stairs	Basement Maintenance are hall corridor west in basement outlet missing cover with exposed wires	CA - Missing/Broken (Outlets/Switches/Cover Plates) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Office	Floor 1 Outlet cover under desk in entry office is broken	CA - Missing/Broken (Outlets/Switches/Cover Plates) (LT) - L3	<ul style="list-style-type: none"> - Cover plate missing or broken - The electrical connections/wires ARE exposed.

Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Unit 1202

Non-Health And Safety Deficiencies

Walls	Bathroom Water damaged bath walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	<ul style="list-style-type: none"> - 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 Bedroom missing screens	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Health And Safety Deficiencies

Air Quality	Infiltration that can produce mold	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> - 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
Call-for-Aid	Bedroom Bedroom call cord tied up does not function as intended	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bathroom Bathroom call cord tied up does not function as intended	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Infestation	Kitchen Live roach in kitchen	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed

Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Unit 1504

Non-Health And Safety Deficiencies

Walls	Bathroom Bath wall has water damage	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	Living Area Damaged screen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Health And Safety Deficiencies

Air Quality	Water damage that produces mold	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
Call-for-Aid	Bathroom Bathroom call station tied up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Infestation	Kitchen Kitchen multiple dead roaches	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple dead roaches observed

Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Unit 1706

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Walls	Bathroom Water damage at bathroom wall	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	<ul style="list-style-type: none"> - 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

Health And Safety Deficiencies

Air Quality	Infiltration at bath wall with mold	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	<ul style="list-style-type: none"> - 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
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Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Unit 304

Non-Health And Safety Deficiencies

Walls	Kitchen Poorly painted wall surface in kitchen	Unit - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
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Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Unit 507

Non-Health And Safety Deficiencies

Windows	Bedroom Bedroom screen missing	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
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Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Unit 709

Non-Health And Safety Deficiencies

Walls	Bathroom Water damage on wall in bath	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	<ul style="list-style-type: none"> - Mold or Mildew (for example, a darkened area) or Water Stains or Water
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Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
			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
Health And Safety Deficiencies			
Air Quality	Water infiltration that causing mold	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

Building 1101 - DOSKER MANOR BLDG B[Sample,Inspected] - Unit 911

Non-Health And Safety Deficiencies

Walls	Bathroom Bathroom wall has water infiltration	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
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Health And Safety Deficiencies

Call-for-Aid	Bedroom Pull cord tied up in bedroom	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
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Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	Missing bricks at south	BE- Missing Pieces/Holes/	- Missing Pieces
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Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	side of building	Spalling (Walls) - L3	- More than one missing piece (for example, a few bricks or sections of siding)
Walls	South side wall at stairwell	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Surface Deterioration and Spalling - Smaller than a sheet of paper
Walls	Damaged concrete cap with rebar exposed	BE- Damaged Chimneys (Walls) - L1	- Damaged Chimney - The chimney cap is visibly loose or damaged

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Building Systems

Non-Health And Safety Deficiencies

Domestic Water	Basement Cold water shut off valve leaking in basement near water pumps	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 MAY RESULT in a Health and Safety concern.
Domestic Water	Basement Domestic shut off valves in basement southwest corner are leaking	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.
Domestic Water	Basement Piping leaking at 2 + 3 riser area	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 MAY RESULT in a Health and Safety concern.

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Emergency Power	Basement Auxiliary light near crawl space in basement	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Emergency Power	Basement Ladies room basement auxiliary light inoperative	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Emergency Power	Basement Mens room basement auxiliary light inoperative	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Health And Safety Deficiencies			
Electrical Hazards	Basement BC panel in basement has gap greater than 1/4 inch . NIS	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Openings in electrical panels - The openings in the electrical panels are NOT properly covered.
Fire Protection	Floor 1 Missing escutcheons at sprinkler heads in C.O.R.E Center ceiling	BS- Missing Sprinkler Head (Fire Protection) (NLT) - L3	- Sprinkler head or its components missing, visibly damaged, blocked, capped or the sprinkler head is painted over

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies			
Basement/Garage/ Carport	Basement Damaged hardware at basement door near freight elevator	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).
Basement/Garage/ Carport	Basement Damaged mag lock at basement east stairwell	CA - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Closet/Utility/ Mechanical	Basement Hardware missing at	CA - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	compactor room		<ul style="list-style-type: none"> doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Closet/Utility/ Mechanical	Basement Basement southeast hall corridor door missing knob hardware.	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Closet/Utility/ Mechanical	Floor 2 Second floor electric raceway strikeplate and backset hardware damaged.	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Closet/Utility/ Mechanical	Floor 5 Holes in wall in the raceway closet on fifth floor	CA - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch, but smaller than a sheet of paper
Halls/Corridors/Stairs	Floor 17 Damaged missing strikeplate hardware at 17th floor	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 12 Fire door near elevator missing strike plate hardware	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 11	CA - Damaged Hardware/	- Restroom Door or Fire/

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
	Fire door on 11th floor has broken closure hardware	Locks (Doors) - L3	Emergency Door <ul style="list-style-type: none"> - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 9 Ninth floor fire dpor near elevator missing strikeplate hardware	CA - Damaged Hardware/ Locks (Doors) - L3	Restroom Door or Fire/ Emergency Door <ul style="list-style-type: none"> - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Laundry Room	Basement A/C unit in basement laundry inoperative	CA - Inoperable (HVAC) - L3	Does Not Function (does not provide heating or cooling, does not respond when controls are engaged) <ul style="list-style-type: none"> - The system is NOT turned off due to seasonal conditions. - This condition DOES NOT RESULT in a Health and Safety concern.
Other Community Spaces	Floor 1 C.O.R.E Center kitchen closet knob hardware missing	CA - Damaged Hardware/ Locks (Doors) - L1	All Other Doors (includes closet or other interior doors) <ul style="list-style-type: none"> - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Restrooms	Floor 14 Bath door on 14th missing strikeplate hardware	CA - Damaged Hardware/ Locks (Doors) - L3	Restroom Door or Fire/ Emergency Door <ul style="list-style-type: none"> - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Storage	Floor 2 Missing louver at second floor storage	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	All Other Doors (includes closet or other interior doors)

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Storage	Basement Southwest storage room in basement has damaged frame	CA - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Storage	Floor 2 Second floor storage room strikeplate hardware missing	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Basement Unsecured handrail at basement stairwell	CA - Broken/Missing Hand Railing (Stairs) (NLT) - L3	<ul style="list-style-type: none"> - Hand Railings - Hand rail for 4 or MORE stairs is missing, damaged, loose, or otherwise unusable
Restrooms	Floor 5 Call for aid in common bath on fifth floor	CA - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Unit 1012

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom Bath sink hot water valve leaks	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
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Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen Damaged fridge seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Bedroom Bed window screen damaged	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Call-for-Aid	Bathroom Call for aosvin bath does not fully extend	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Unit 1403

Non-Health And Safety Deficiencies

Doors	Kitchen Entry door missing strikeplate hardware	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).
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Health And Safety Deficiencies

Call-for-Aid	Bathroom Pull cord damaged in bathroom	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Electrical Hazards	Patio/Porch/Balcony Porch outlet missing water tight cover	HS - Water Leaks on/near Electrical Equipment (Electrical Hazards) (LT) - L3	- Water leaking, puddling, or ponding on or near electrical apparatus

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Unit 1605

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom Hot water faucet leaks	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Bathroom Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
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Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Kitchen Damaged slidebolt hardware at entry door	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).
Walls	Bathroom Bath wall has paint peeling	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Health And Safety Deficiencies			
Call-for-Aid	Bedroom Call for aid station blocked by furniture	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bathroom Bathroom pull cord tied up	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Kitchen Items	Kitchen Leaking trap at kitchen sink	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) (NLT) - L3	- Kitchen Sink - There is a leak - There is a steady leak that cannot be contained by the sink basin

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Unit 1807

Non-Health And Safety Deficiencies

Walls	Living Area Paint peeling in livingroom	Unit - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Walls	Kitchen Paint peeling at kitchen wall	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Walls	Bathroom Hole in shower surround wall	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Call-for-Aid	Bathroom Call for aid in bath cord not fully extended	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bedroom Call for aid not fully extended in bedroom	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Unit 203

Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Living Area Livingroom screen damaged	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Call-for-Aid	Bedroom Bedroom call for aid blocked by furnirure	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Unit 405

Non-Health And Safety Deficiencies			
Doors	Kitchen Missong chain hardware at entry door	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).
Windows	Bedroom Bedroom screen damaged	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Call-for-Aid	Bathroom Bath call for aid does not extend to floor	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Unit 608

Non-Health And Safety Deficiencies			
Doors	Patio/Porch/Balcony Hardware damage at backset at balcony entry door	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).
Windows	Living Area Inopetable window in livongroom	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 4th floor or above - There IS another operable window in the same floor area.

Health And Safety Deficiencies			
Call-for-Aid	Bedroom Bedroom call foe aid blocked by furnirure	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function
Call-for-Aid	Bathroom Bathroom call for aod cord too short	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts outside agency - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 1201 - DOSKER MANOR BLDG C[Sample,Inspected] - Unit 810

Non-Health And Safety Deficiencies			
Doors	Kitchen Missing chain hardware at entry door	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
			should (it does not properly latch).
Windows	Living Area Livingroom screen damaged	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1301 - Guard Welcome Center[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Roofs	Missing elbow at east downspout	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L2	<ul style="list-style-type: none"> - 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
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Building 1301 - Guard Welcome Center[Sample,Inspected] - Building Systems

None

Building 1301 - Guard Welcome Center[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Office	Floor 1 Damaged locks at office area	CA - Inoperable/Not Lockable (Windows) - L3	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window IS accessible from outside (for example, ground level or by means of exterior stairway) - Window cannot be opened from outside.
Office	Floor 1 Damaged wall in office	CA - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Crack(s) - Greater than 1/8" wide AND greater than 11" long, but you cannot see through the

Inspection Summary Report (POA) for Inspection #604961

Item	Location/Comments	Deficiency/Severity	Decisions
			crack
Other Community Spaces	Floor 1 Guard welcome center holding cell window is missing hardware	CA - Inoperable/Not Lockable (Windows) - L3	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window IS accessible from outside (for example, ground level or by means of exterior stairway) - Window cannot be opened from outside.

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>