

Goldman Arlington Apartment Official Violations

Code Visit Violations

Since purchasing the property, on at least 33 occasions Arlington Code Compliance has been called to Goldman's property and issued official notice of violations for a range of issues related to raw sewage, air conditioning problems, roach infestations and other issues.

Date of Violation	Type of Violation
10/17/2013	Raw Sewage
10/22/2013	Raw Sewage
10/24/2014	Clogged Bathtub
12/5/2014	Heat
12/17/2014	Debree
2/9/2015	Bed Bugs
3/23/2015	Fire
3/23/2015	Stove
4/30/2015	Debree
7/24/2015	Water Leak
8/7/2015	Unclean Premises
9/2/2015	Unclean Premises
12/21/2015	Raw Sewage
1/11/2016	Raw Sewage
2/29/2016	Hole in Roof
3/1/2016	Lighting
5/25/2016	Bed Bugs
6/7/2016	Debree
10/19/2016	A/C
9/20/2017	A/C

12/28/2017	Heating
1/10/2018	Heating
5/25/2018	Mold
6/19/2018	Raw sewage
7/25/2018	Raw Sewage
8/27/2018	Roach Infestation
2/4/2019	Roach Infestation
2/11/2019	Raw Sewage
5/2/2019	Roach Infestation
5/31/2019	Water Leak
6/26/2019	Bed Bugs
7/19/2019	Failure to attend
11/6/2019	AC/Heat

Annual Inspection Violations:

Since purchasing the property, annual inspections of the property by the city of Arlington have revealed 272 violations for Goldman's properties:

Year	Number of Violations
2014	65
2015	141
2016	45
2016	3
2018	12
2019	6



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Monday May 11, 2020

Complaint/Concern Number: 13-555673-CODE

Violation: Raw Sewage - Exterior

Date Reported: Wednesday October 16, 2013

Police PRA: 133

Police Beat: 330

Assigned CCO: Joe Rodriguez

Council District: 4

Proactive?

Code Ranger?

Mapsco Page: 82F

Concern Description

Sewage water running down the curb. The building with the problem is the far north building.

Code Compliance Officer Inspection Data

DATE: 10/17/2013 CCO: Joe Rodriguez

RESULT: Notice of Violation

COMMENTS: JMT left a message with Bill Brown at 6560 regarding the sewage overflow into the storm drain. This is a new owner and he does have a crew on site Service Response Team (SRT) 972 263-0142. Issued NOV to the owner and will return tomorrow to re-inspect, located at BDG 20. JR

DATE: 10/16/2013 CCO: Sergio Erazo

RESULT: Call Received

COMMENTS:

DATE: 10/18/2013 CCO: John Taylor

RESULT: Owner Abated

COMMENTS: Far North building is # 20.

Additional Comments or Notes

Date: 10/18/2013 Made By: Joe Rodriguez

EMAIL from Craig Goldman craig@arlingtonvillageapartments.com regarding sewage overflow 10-17-13

Gentlemen:

I just wanted to let you know that Service Response Team has been at our property for the last three hours and they are finishing up their work. They have determined by viewing our piping with their cameras that the problem is not with broken pipe but merely grease that has built up in the pipes over years of time that has

caused the backup in our pipes. They have spent the last few hours hydropumping to clean them out and they feel certain this will not happen again in the near future. We are more than likely going to sign a contract with them to have them hydropump more actively to prevent this from happening again.

As I mentioned to you both, we do not want this to happen again and we are committed to doing all that we can to prevent this from happening again. It is a major problem our friends before us left us with that we now feel we know we can prevent from happening in the future.

Thanks for your cooperation and understanding.

Craig

END OF REPORT

COMPLIANCE DATE: Oct 18 2013 3:32PM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Monday May 11, 2020

Complaint/Concern Number: 13-560424-CODE

Violation: Raw Sewage - Exterior

Date Reported: Tuesday October 22, 2013

Police PRA: 133

Police Beat: 330

Assigned CCO: Joe Rodriguez

Council District: 4

Proactive?

Code Ranger?

Mapsco Page: 82F

Concern Description

Anon stated raw sewage coming out of this complex is running down the street and into the park pond

Code Compliance Officer Inspection Data

DATE: 10/22/2013 CCO: Joe Rodriguez

RESULT: Issue Citation

COMMENTS: 10-22-13 Issued CX 000674407-1 for U-P (raw sewage). JR

DATE: 10/22/2013 CCO: Maria Gamez

RESULT: Call Received

COMMENTS:

DATE: 10/24/2013 CCO: John Taylor

RESULT: Owner Abated

COMMENTS: No violations found.

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Oct 24 2013 3:42PM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE O225

Print Date: Monday May 11, 2020

Complaint/Concern Number: 14-747360-CODE

Violation: Hazardous Plumbing

Date Reported: Wednesday October 22, 2014

Police PRA: 133

Police Beat: 330

Assigned CCO: Ron Plute

Council District: 4

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

Bath tub clogged up water won't drain. [REDACTED]

Code Compliance Officer Inspection Data

DATE: 10/24/2014 CCO: Ron Plute

RESULT: Notice of Violation

COMMENTS: Contacted complainant via phone and left a message, and also left BC on door when I stopped by. I will leave a NOV for the office based of the complaint.RP

DATE: 10/22/2014 CCO: Sergio Erazo

RESULT: Call Received

COMMENTS:

DATE: 10/27/2014 CCO: Ron Plute

RESULT: Owner Abated

COMMENTS: Received call from the tennant stating that the property has been repaired.RP

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Oct 27 2014 10:22AM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Monday May 11, 2020

Complaint/Concern Number: 14-770576-CODE

Violation: No Heat

Date Reported: Tuesday December 2, 2014

Police PRA: 133

Police Beat: 330

Assigned CCO: Ron Plute

Council District: 4

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

Village Apts

Building 14 #166

No heat in the apartment for over 6 days.

Code Compliance Officer Inspection Data

DATE: 12/05/2014 CCO: Ron Plute

RESULT: Notice of Violation

COMMENTS: Contacted the complainant and left a message. Spoke to management and they were able to provide me with proof that the unit was repaired on 11/26 and 11/17. The owner is going to email me the invoice from the HVAC contractor that repaired the unit.RP

DATE: 12/02/2014 CCO: Rosalyn Guerrero

RESULT: Call Received

COMMENTS:

DATE: 12/17/2014 CCO: Ron Plute

RESULT: Owner Abated

COMMENTS: The heat has been repaired.RP

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Dec 17 2014 9:09AM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Monday May 11, 2020

Complaint/Concern Number: 14-776768-CODE

Violation: Unclean Premises

Date Reported: Thursday December 11, 2014

Police PRA: 133

Police Beat: 330

Assigned CCO: Ron Plute

Council District: 4

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

Anon caller trash on the sidewalk at least three to four times a week.

Code Compliance Officer Inspection Data

DATE: 12/17/2014 CCO: Ron Plute

RESULT: Notice of Violation

COMMENTS: Upon inspection there was an abundance of furniture and trash around the dumpster enclosure.RP

DATE: 12/11/2014 CCO: Wynnetra Yansen

RESULT: Call Received

COMMENTS:

DATE: 01/23/2015 CCO: Ron Plute

RESULT: Owner Abated

COMMENTS: Upon inspection the property was clean of furniture.RP

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Jan 23 2015 9:59AM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE J133

Print Date: Monday May 11, 2020

Complaint/Concern Number: 15-727436-CODE

Violation: Insect / Rodent Infestation

Date Reported: Tuesday February 3, 2015

Police PRA: 133

Police Beat: 330

Assigned CCO: Ron Plute

Council District: 4

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

states that her apartment has bed bugs. follow up

Code Compliance Officer Inspection Data

DATE: 02/09/2015 CCO: Ron Plute

RESULT: Notice of Violation

COMMENTS: Left NOV with Management.RP

DATE: 02/03/2015 CCO: Lisa Mornes

RESULT: Call Received

COMMENTS:

DATE: 03/16/2015 CCO: Victor Alfaro

RESULT: Owner Abated

COMMENTS: Property was finally treaded. Received an invoice from Envirotrol Pest Management Systems.

Additional Comments or Notes

Date: 03/02/2015 Made By: Victor Alfaro

Made contact with comp. She stated that they sent someone to the unit but she sent them away to reschedule. She stated that they have not reschedule her.

I meet with management at the property they stated that the tenant was rude and did not allow the pest control to enter the unit and she would not leave the unit so that the pest control could treat the property. I also received an invoice from management that pest control gave them. In the notes the tech entered 133- Resident did not want to leave the unit. Resident had attitude. A copy of the the work order is attached.

I informed management that the unit had to be treated and that they should reschedule the treatment. I attempted to contact the comp via phone to explain to her that in order for the treatment to work she would need to do what the pest control tech ask her to do. The comp did not pick up the phone and I left a message stated to call me back.

Date: 03/11/2015 Made By: Victor Alfaro

Went to the management office the manager on site stated that pest control will be out on Wed. She also stated that pest control went to the unit on 3-10-15 and it was not prepared per invoice attached.

I contact the comp informed her that on Wed pest control was going to go and she need to have everything prep for pest control. I also informed her that pest control attempted to stray on 3-10-15 but could not due to the apt not being prep. She was not happy and was frustrated.

END OF REPORT

COMPLIANCE DATE: Mar 16 2015 11:13AM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE I118

Print Date: Monday May 11, 2020

Complaint/Concern Number: 15-754862-CODE

Violation: Inadequate Sanitation

Date Reported: Monday March 23, 2015

Police PRA: 133

Police Beat: 330

Assigned CCO: Lesley Mills

Council District: 4

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

Spoke to manager she stated that the unit does not have a functioning stove. VA

Code Compliance Officer Inspection Data

DATE: 03/23/2015 CCO: Victor Alfaro

RESULT: Notice of Violation

COMMENTS:

DATE: 03/23/2015 CCO: Victor Alfaro

RESULT: Call Received

COMMENTS:

DATE: 04/06/2015 CCO: Victor Alfaro

RESULT: Owner Abated

COMMENTS: The stove has been repaired according to the tenant

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Apr 6 2015 4:14PM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE I118

Print Date: Monday May 11, 2020

Complaint/Concern Number: 15-753037-CODE

Violation: Fire Report

Date Reported: Thursday March 19, 2015

Police PRA: 133

Police Beat: 330

Assigned CCO: Ron Plute

Council District: 4

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

While moving in apt a box was set on the stove and had inadvertently turn the right front burner on and started fire

Code Compliance Officer Inspection Data

DATE: 03/23/2015 CCO: Victor Alfaro

RESULT: Notice of Violation

COMMENTS:

DATE: 03/19/2015 CCO: Kelly Marvel

RESULT: Call Received

COMMENTS:

DATE: 04/06/2015 CCO: Victor Alfaro

RESULT: Owner Abated

COMMENTS: Inspected the property with CCO Trotter at the time of inspection all the repairs were made.

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Apr 6 2015 4:12PM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE Q261

Print Date: Monday May 11, 2020

Complaint/Concern Number: 15-779543-CODE

Violation: Unclean Premises

Date Reported: Thursday April 30, 2015

Police PRA: 133

Police Beat: 330

Assigned CCO: Lesley Mills

Council District: 4

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

RECEIVED A CALL ABOUT ENTIRE PROPERTY HAS UNCLEAN PREMISES THROUGHOUT

Code Compliance Officer Inspection Data

DATE: 04/30/2015 CCO: Lesley Mills

RESULT: Notice of Violation

COMMENTS: NOV HANDED TO OFFICE AND PLACED ON DOOR FOR UP OF CHAIRS, WORKOUT MATERIAL, TRASH, ICE CHEST ON FRONT PORCH AREA

DATE: 04/30/2015 CCO: Lesley Mills

RESULT: Call Received

COMMENTS:

DATE: 05/13/2015 CCO: Lesley Mills

RESULT: Owner Abated

COMMENTS: ALL VIOLATIONS HAVE BEEN CORRECTED

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: May 13 2015 12:00AM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Monday May 11, 2020

Complaint/Concern Number: 15-835767-CODE

Violation: Water Leakage

Date Reported: Thursday July 23, 2015

Police PRA: 133

Police Beat: 330

Assigned CCO: Lesley Mills

Council District: 4

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

Arlington Village #42

Water leak from the ceiling. Bed bug infestation in the apartment.

Code Compliance Officer Inspection Data

DATE: 07/24/2015 CCO: Lesley Mills

RESULT: Notice of Violation

COMMENTS: NOV HANDED TO MANAGER AND RESIDENT FOR WATER LEAK IN LEAVINGROOM CEILING.

DATE: 07/23/2015 CCO: Rosalyn Guerrero

RESULT: Call Received

COMMENTS:

DATE: 08/03/2015 CCO: Lesley Mills

RESULT: Reinspection

COMMENTS: RESIDENT WAS NOT HOME, CALLED AND HE WANTS TO MEET ME ON 8/6/15 BUT HE STATED NOTHING HAS BEEN DONE IN HIS UNIT

DATE: 08/12/2015 CCO: Lesley Mills

RESULT: Owner Abated

COMMENTS: ALL VIOLATIONS HAVE BEEN CORRECTED

Additional Comments or Notes

END OF REPORT



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Friday December 20, 2019

Complaint/Concern Number: 15-947094-CODE

Violation: Raw Sewage - Exterior

Date Reported: Monday December 21, 2015

Police PRA: 133

Police Beat: 330

Assigned CCO: David Engel

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

Village Apartments

Anon reporting raw sewage that is flowing in the parking lot and into the street

Code Compliance Officer Inspection Data

DATE: 12/21/2015 CCO: Victor Alfaro

RESULT: Notice of Violation

COMMENTS: Water is flowing in to the street and it smells like raw. Water is flowing from out of the building.

DATE: 12/21/2015 CCO: Phoebe Ramirez

RESULT: Call Received

COMMENTS:

DATE: 12/28/2015 CCO: David Engel

RESULT: Owner Abated

COMMENTS: per cco va the site was cleaned

Additional Comments or Notes

Date: 12/21/2015 Made By: Victor Alfaro

Spoke to the manager about the property and handed her NOV and sewage letter. She stated that they are aware of the situation and had Service Response Team out on the 18th. Water is flowing into the street and I informed the manager that the issue had to be resolved and we would be back in 24hrs. Service Response Team was on site.

END OF REPORT



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 20

Print Date: Thursday December 26, 2019

Complaint/Concern Number: 16-881713-CODE

Violation: Raw Sewage - Exterior

Date Reported: Monday January 11, 2016

Police PRA: 133

Police Beat: 330

Assigned CCO: David Engel

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

reporting raw sewage coming out of the main line along building 20, located on SW of property, and it is running down to the creek. Apt management has been notified

Code Compliance Officer Inspection Data

DATE: 01/11/2016 CCO: Lesley Mills

RESULT: Notice of Violation

COMMENTS: NOV issued to officer for raw sewage on back building.

DATE: 01/11/2016 CCO: Modesto Caldera Jr

RESULT: Call Received

COMMENTS:

DATE: 01/13/2016 CCO: Lesley Mills

RESULT: Owner Abated

COMMENTS: ALL VIOLATIONS HAVE BEEN CORRECTED

Additional Comments or Notes

Date: 01/11/2016 Made By: Lesley Mills

Spoke to Service Response Team member Clint about the property he stated that they are making repairs to the property and it should be complete today. Contacted Environmental rep 8174696550 that stated they will send a person to the property.

END OF REPORT

COMPLIANCE DATE: Jan 13 2016 3:33PM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 14

Print Date: Tuesday May 12, 2020

Complaint/Concern Number: 16-920768-CODE

Violation: Exterior Lighting Violation

Date Reported: Tuesday March 1, 2016

Police PRA: 133

Police Beat: 330

Assigned CCO: David Engel

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

LIGHT TRESPASS COMPLAINT. JR

Code Compliance Officer Inspection Data

DATE: 03/01/2016 CCO: Joe Rodriguez

RESULT: Monitor

COMMENTS: 3/1/16 This complaint came from an adjacent property located at 600 Matthews Dr. Per the resident 408 N Fielder Rd (NFR) recently replaced some exterior lighting for security measures. In taking this step there has been some light trespassing issues brought to our attention. On the evening of 2/26/16 I was able to take measurements of the height of the light fixtures. These lights are under 20' and do not exceed maxima height allowed per UDC 5.4.9. (F) 2.3, the distance from the light fixture is approximately 165' to 600 Matthews Dr. which is beyond the 100' allowed in the UDC. With that said I was able to document and attach a power point from 2/26/16 which shows two factors that would cause (NFR) to be in violation, 1st being the direction the housing is set at. Currently there is room for the property to adjust the light housing further in a downward position to help better project the light away from 600 Matthews Dr. 2nd there is the lack of shields attached to the light fixtures which could help deflect light away from 600 Matthews. These two steps can be taken by (NFR) to comply with the light trespass violation. Today CCO LM contacted the owner via phone and the owner agreed to adjust the lights at this building, I will be out Thursday morning to re-inspect the lighting situation on this property, as of now per JMT a NOV has not been issued to (NFR). I was also contacted by 600 Matthews requesting a status update, and I explained to the citizen there were steps we were taking and the owner has been made aware of this issue and that there will be a re-inspection conducted on Thursday morning. JR

DATE: 03/03/2016 CCO: Joe Rodriguez

RESULT: Monitor

COMMENTS: 3/3/16 I came by early pre-dawn and was able to observe different lighting violations and attached a pwr point to AMANDA. Later in the morning CCOs Mills, Eraso & myself came to the property to meet the owner regarding my earlier observations. The owner explained that the lights are new and in an attempt not to void any possible warranties his electrician would be conducting the adjustments today. I did

also ask if there were staff members on site that could conduct an evening exterior non-tenant controlled lighting inspection of the grounds. The owner stated that he has a security company that patrols and would have them conduct this inspection and identify any and all inoperable light fixtures. Per instructions from JMT NOV will not be issued at this time and the owner has been given a week to remedy all lighting violations. JR

DATE: 03/15/2016 CCO: Joe Rodriguez

RESULT: Notice of Violation

COMMENTS: 3/15/16 I conducted a pre-dawn exterior lighting inspection at 408 N Fielder Rd. On this date I observed multiple exterior lighting failures. On 3/3/16 I spoke with the property owner and explained to him that I had already observed some light failures. I also asked if he had some staff that would be able to conduct an evening inspection and identify the buildings in violation, he stated that he would have his security patrol look for the lighting failures. JR

DATE: 03/01/2016 CCO: Joe Rodriguez

RESULT: Call Received

COMMENTS:

DATE: 03/22/2016 CCO: Joe Rodriguez

RESULT: Notice of Violation

COMMENTS: 3/22/16 The NOV had been hand delivered on 3/15/16 to staff employee Yamie due to the fact that the property owner was away at the time of my arrival and wasn't expected for another hour. Today I conducted another exterior lighting picture however the NOV compliance date is still in effect until 3/29/16. I did document my observations and will attach them into AMANDA. JR

DATE: 03/30/2016 CCO: Joe Rodriguez

RESULT: Reinspection

COMMENTS: 3/30/16 I came by the property this morning pre-dawn and was able to observe the building lights had been repaired, however the street lamp addressed between building 12 & 13 was still an issue. That said on today's visit I also observed more of the street lamps in violation. I will go by the office today and meet with the management and inquire when they will be completed. JR

DATE: 10/05/2016 CCO: Joe Rodriguez

RESULT: Reinspection

COMMENTS: 10/5/16 The evening of NNO 10/4/16 myself and SCCO Mills conducted an exterior lighting re-inspection. On this day I was able to observe the same lamp post as being out. That said the property had been lit but last night we also observed some structures in violation again they are 18, 12, and 9. I will also update SA & JMT with the findings. A citation has not been issued for last night's violation. JR

DATE: 10/05/2016 CCO: Joe Rodriguez

RESULT: Notice of Violation

COMMENTS: 10/5/16 New NOV issued from this complaint, SCCO DE and I went to the property and I issued the NOV to the staff member named Lucy, she said she would notify the owner immediately. JR

DATE: 10/10/2016 CCO: Joe Rodriguez

RESULT: Reinspection

COMMENTS: 10/10/16 Myself and SCCO JT met with the owner and walked the property. I pointed out to him the street type lamp posts and he stated they were out when he purchased the property. He stated that since the lights were attached to the city street post they were not his responsibility. That said it was explained to him that since they are on his property it would be his responsibility to contact Oncore and set up service. He stated he would do so and also repair the building lights that were observed out. He did also ask how I can see them without coming inside the property and obtaining consent. He added and asked why didn't I just come inside and talk with them about it. JR

DATE: 10/31/2016 CCO: Joe Rodriguez

RESULT: Reinspection

COMMENTS: 10/31/16 I inspected the exterior lighting issues on 10/29/16, bdg 12 is out as well as the lamp posts pointed out to the property owner on 10/10/16. The pictures I took did not come out well and may be difficult to enforce with citations. I will refer with JMT & SA. JR

DATE: 11/16/2016 CCO: Joe Rodriguez

RESULT: Reinspection

COMMENTS: 11/16/16 Street lamps are still out, however pictures are not clear due to distance and light. I will discuss with JMT & SA. JR

DATE: 01/05/2017 CCO: Joe Rodriguez

RESULT: Investigation/Research

COMMENTS: 1/5/17 No change in lighting (Street lamps). JR

DATE: 02/27/2017 CCO: John Taylor

RESULT: Reinspection

COMMENTS: Working an after hours call this evening after dark.

DATE: 03/01/2017 CCO: Lesley Mills

RESULT: Owner Abated

COMMENTS: Per LM and JBT, no violations observed either evening, 2/27 nor 2/28/17

Additional Comments or Notes

Date: 03/15/2016 Made By: Joe Rodriguez

3/15/16 On 3/7/16 I received a phone call from the original light trespass complainant at 600 Matthews Dr. She thanked me for getting the property owners at 408 N Fielder Rd to comply with her request of adjusting the exterior lighting fixture at building #14. I did ask my FOM JMT if I should address the exterior lighting failures and he suggested we wait until the next exterior lighting inspection goes and address then if necessary. I conducted an early re-dawn inspection and observed multiple buildings with exterior lighting failures, and NOV will be issued to the property owner. JR

3/15/16 Myself & CCO Mills came to the property to post the NOV. The property owners were not on site, but I was able to speak with a staff member 'Yamie' and I explained the reason for my visit. She stated the owners would not return for at least another hour. I asked if I could leave the notice some where and she stated that she deliver the NOV to the owner personally. It should be noted that on the way out CCO Mills observed the office smoke detector was tampered with and covered with tape. She made mention of it to the manager Yamie, she stated that she would correct the smk detector. JR

END OF REPORT

COMPLIANCE DATE: Mar 1 2017 8:57AM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE Q272

Print Date: Thursday December 26, 2019
Complaint/Concern Number: 16-984804-CODE

Violation: Insect / Rodent Infestation
Date Reported: Tuesday May 24, 2016

Police PRA: 133
Police Beat: 330
Council District: 1
Mapsco Page: 82F

Assigned CCO: David Engel
Proactive? No Code Ranger?

Concern Description

[REDACTED] reports bedbug infestation. She states that the apt complex says that they can not treat because of previous chemical put down. Arlington Villages Apts. apt. #272

Code Compliance Officer Inspection Data

DATE: 05/25/2016 CCO: David Engel

RESULT: Notice of Violation

COMMENTS: called compl no answer no answer machine. staffed with sa. Per sa, Im and I went to the compl apt without stopping by the office first. we made contact with the compl who state they have bed bugs. compl went on to state that she was told by apt staff that the apt could not be treated because the compl put down diatomaceous earth around the base boards. compl stated her and her husband would remove the earth. went to office to issue nov. office staff was in court. spoke with maint who stated the pest control company told the office staff about the earth. Im and I departed the complex

DATE: 05/24/2016 CCO: Uniqua D. Hall

RESULT: Call Received

COMMENTS:

DATE: 06/28/2016 CCO: David Engel

RESULT: Owner Abated

COMMENTS: no further contact with compl. owner provided documentation n from pest control company

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Jun 28 2016 8:14AM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE N210

Print Date: Thursday December 26, 2019

Complaint/Concern Number: 16-993615-CODE

Violation: Unclean Premises

Date Reported: Tuesday June 7, 2016

Police PRA: 133

Police Beat: 330

Assigned CCO: David Engel

Council District: 1

Proactive? No

Code Ranger? No

Mapsco Page: 82F

Concern Description

RECEIVED CALL FROM OWNER ABOUT TOYS AND ITEMS BLOCKING THE UPSTAIRS ENTRANCE.

Code Compliance Officer Inspection Data

DATE: 06/07/2016 CCO: Lesley Mills

RESULT: Notice of Violation

COMMENTS: HANDWRITTEN NOV POSTED ON DOOR AREA

DATE: 06/07/2016 CCO: Lesley Mills

RESULT: Call Received

COMMENTS:

DATE: 06/13/2016 CCO: Lesley Mills

RESULT: Owner Abated

COMMENTS: SPOKE TO RESIDENT AT 9:30AM AND SHE REMOVED THE MAJORITY OF THE ITEMS AND A PLANT WAS LEFT WHICH I WASN'T TOO CONCERNED ABOUT, SO I WILL BE CLOSING OUT THIS COMPLAINT

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Jun 13 2016 9:32AM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 09

Print Date: Thursday December 26, 2019

Complaint/Concern Number: 16-1082700-CODE

Violation: Hazardous Mechanical Equipment

Date Reported: Wednesday October 19, 2016

Police PRA: 133

Police Beat: 330

Assigned CCO: David Engel

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

[REDACTED] reported to landlord a/c out 3 weeks ago and still not fixed. she put this writing

Code Compliance Officer Inspection Data

DATE: 10/19/2016 CCO: David Engel

RESULT: Notice of Violation

COMMENTS: met with residents. apt was cool when we were there. window unit installed as an interim. res stated window unit freezes up. did not when we were there but will mention it.

DATE: 10/25/2016 CCO: David Engel

RESULT: Owner Abated

COMMENTS: spoke to res who stated a/c resolved

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Oct 25 2016 3:24PM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE L175

Print Date: Thursday December 26, 2019

Complaint/Concern Number: 17-313872-CODE

Violation: No Air Conditioning

Date Reported: Wednesday September 20, 2017

Police PRA: 133

Police Beat: 330

Assigned CCO: Laura King

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

VM - The Arlington Village Apartments

resident has been without a/c since 9/15. She was told someone would come on Monday but they did not come to the home. This is apt #175, [REDACTED]

Code Compliance Officer Inspection Data

DATE: 09/20/2017 CCO: Victor Alfaro

RESULT: Notice of Violation

COMMENTS: Property has supplied apartment with window unit but it does not cool the entire unit. Outside 95 outside according to google and bedroom was 82 and living room was 79 according to infrared thermometer.

DATE: 09/20/2017 CCO: Lometa Jones

RESULT: Call Received

COMMENTS:

DATE: 09/22/2017 CCO: John Taylor

RESULT: Issue Civil Citation

COMMENTS: Met with maintenance staff who admitted the existing system was still down due to ordered part has still not arrived. System has been down since last Friday. Victor's NOV allowed until yesterday to have corrected. Staff has provided temporary relief by providing two window units, one in the living room and one in the bedroom. I've informed Mngr that this citation will be issued to the owner of record. I will follow up on Monday for my second visit to verify the unit is in compliance.

DATE: 09/26/2017 CCO: John Taylor

RESULT: Owner Abated

COMMENTS: The tenant confirmed that all repairs were completed.

Additional Comments or Notes

Date: 09/20/2017 Made By: Victor Alfaro

Management was not onsite at the time we arrived we conducted the inspection with the tenant. After we finished the management returned and issued the management the notice. The management stated that the part was coming but wouldn't be her till Friday. I informed her that the unit need to be cooled down to the correct temp. She stated the which one the bedroom or living I informed her the entire unit need to be cooled to the correct temp.

END OF REPORT

COMPLIANCE DATE: Sep 26 2017 10:31AM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Thursday December 26, 2019
Complaint/Concern Number: 17-377823-CODE

Violation: No Heat

Date Reported: Thursday December 28, 2017

Police PRA: 133

Police Beat: 330

Assigned CCO: Laura King

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

****APT# 74****

No Heater and they told her it will not be fixed until after the New Year, Tuesday or Thursday.

Code Compliance Officer Inspection Data

DATE: 12/28/2017 CCO: Victor Alfaro

RESULT: Notice of Violation

COMMENTS: Management confirmed that the unit did not function and A/C heating company was onsite. The manager stated she did not know when the unit would be repaired. Issuing notice of violation to inform the management on the time frame for repairs

DATE: 12/28/2017 CCO: Sylvia Martinez

RESULT: Call Received

COMMENTS:

DATE: 12/29/2017 CCO: Victor Alfaro

RESULT: Owner Abated

COMMENTS: Spoke to tenant stated issues resolved

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Dec 29 2017 12:20PM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE C24

Print Date: Thursday December 26, 2019

Complaint/Concern Number: 18-105492-CODE

Violation: No Heat

Date Reported: Wednesday January 10, 2018

Police PRA: 133

Police Beat: 330

Assigned CCO: Laura King

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

Arlington Village Apartments

[REDACTED], is reporting no heat to Unit 24. He has spoken with management several times since November and still no repairs have been made.

Code Compliance Officer Inspection Data

DATE: 01/10/2018 CCO: Lynn Trotter

RESULT: Notice of Violation

COMMENTS: met with tenant heat is not working dropped off nov to manager

DATE: 01/10/2018 CCO: Lometa Jones

RESULT: Call Received

COMMENTS:

DATE: 01/11/2018 CCO: Lynn Trotter

RESULT: Reinspection

COMMENTS: spoke to tenant he said they are still working on it and have provided temporary heater

Laura and David E spoke to manager she said the maintenance was finishing up now and it has been repaired

DATE: 01/17/2018 CCO: Lynn Trotter

RESULT: Owner Abated

COMMENTS: did not hear back from tenant repairs were being made last Friday tenant was going to call me if not done

Additional Comments or Notes

END OF REPORT



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE M181

Print Date: Thursday December 26, 2019
Complaint/Concern Number: 18-090893-CODE

Violation: Raw Sewage - Exterior
Date Reported: Tuesday June 19, 2018

Police PRA: 133
Police Beat: 330
Council District: 1
Mapsco Page: 82F

Assigned CCO: Kyle Jones
Proactive? No Code Ranger?

Concern Description

anon reporting that the apartment complex: Arlington Village, 408 N fielder Rd, is pumping raw sewage from one of the buildings out into the parking lot. COMP advises that they do that from time to time and req city come out ASAP so that they can finally see it first hand. They have been doing this since 7AM. You can see it when you pull into the apartment complex: north side of the front parking lot by the office.

Code Compliance Officer Inspection Data

DATE: 06/19/2018 CCO: Kyle Jones

RESULT: Notice of Violation

COMMENTS: From the parking lot open to the general public CCO Trotter and I viewed raw sewage and the lid off of a clean out on the East side of building #20.

DATE: 06/20/2018 CCO: Kyle Jones

RESULT: Owner Abated

COMMENTS: From the public street ROW and from the parking lot open to the general public I no longer viewed the violation.

Additional Comments or Notes

Date: 06/19/2018 Made By: Kyle Jones

CCO Trotter and I handed the NOV along with the Sewer Overflow Information to a lady that answered the door of the office that had a note on it stating that the office is closed today. She stated that she knew of the situation and will have it cleaned up. I also called Alex Edwards to inform him of the raw sewage that is hitting the street per JMT request.

END OF REPORT



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Thursday December 26, 2019
Complaint/Concern Number: 18-113914-CODE

Violation: Raw Sewage - Exterior
Date Reported: Wednesday July 25, 2018

Police PRA: 133
Police Beat: 330
Council District: 1
Mapsco Page: 82F

Assigned CCO: Kyle Jones
Proactive? No Code Ranger?

Concern Description

The Arlington Village Apartments
caller is reporting sewage that is going straight to the street from the apartment buildings.

Code Compliance Officer Inspection Data

DATE: 07/25/2018 CCO: Kyle Jones
RESULT: Notice of Violation
COMMENTS: From the public street ROW and the parking lot open to the general public. CCO Trotter and I observed a clean out with sewage water coming out of it at the time of inspection.

DATE: 07/30/2018 CCO: Kyle Jones
RESULT: Owner Abated
COMMENTS: violation corrected

Additional Comments or Notes

Date: 07/26/2018 Made By: Kyle Jones

CCO Alfaro and I went to the property and observed toilet paper on the ground near the cleanout. The area did not appear to be sanitary. I will discuss what action needs to be taken with FOM Triplett

END OF REPORT
COMPLIANCE DATE: Jul 30, 2018



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Thursday December 26, 2019

Complaint/Concern Number: 18-132012-CODE

Violation: Insect / Rodent Infestation

Date Reported: Monday August 27, 2018

Police PRA: 133

Police Beat: 330

Assigned CCO: Kyle Jones

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

[REDACTED] (would like to be contacted)

Comp said there is a big roach infestation in this complex. Landlord is aware of the situation but have not rectified it

Apt 43

Code Compliance Officer Inspection Data

DATE: 08/27/2018 CCO: Kyle Jones

RESULT: Investigation/Research

COMMENTS: I spoke to the resident at the property who stated her name was [REDACTED] I stated that myself and another CCO will come to inspect the unit at 1:00PM tomorrow.

DATE: 08/28/2018 CCO: Kyle Jones

RESULT: Notice of Violation

COMMENTS: With written consent from the tenant at the unit [REDACTED] CCO Trotter and I viewed a roach infestation inside the unit. NOV was posted to the front door of the office at the property. CCO Trotter and I spoke with management before going to the unit with the violation. When we returned to issue the NOV the office was locked. After knocking and no answer the NOV was posted on the door.

DATE: 09/21/2018 CCO: Kyle Jones

RESULT: Owner Abated

COMMENTS: I have not received any contact from the complainant regarding this violation and the property has provided proof of having the apartment treated attached. I will close the complaint

Additional Comments or Notes

Date: 08/29/2018 Made By: Kyle Jones

I received a call from [REDACTED] who is the Property Manager at 408 N. Fielder Rd who stated that she never received a call from the tenant for any treatment for pest control however due to the property receiving the NOV she went ahead and scheduled for the treatment for today. I have attached the invoice from today into the attachment folder in the complaint.

END OF REPORT

COMPLIANCE DATE: Sep 21, 2018



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE O235

Print Date: Monday May 11, 2020

Complaint/Concern Number: 19-014593-CODE

Violation: Insect / Rodent Infestation

Date Reported: Friday February 1, 2019

Police PRA: 133

Police Beat: 330

Assigned CCO: Kyle Jones

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

[REDACTED] rodent infestation and rotted wood around windows. Comp states that they have talked to office management more than a dozens times and nothing has been done.

Code Compliance Officer Inspection Data

DATE: 02/04/2019 CCO: Kyle Jones

RESULT: Monitor

COMMENTS: I spoke to a [REDACTED] who stated that there is an infestation inside the unit. however he stated that management has sprayed inside the unit just 2 weeks ago, his compliant is that they haven't sprayed enough to fix the infestation. I made an appointment to inspect the unit tomorrow 2-5-2018 at 10:30AM

DATE: 02/05/2019 CCO: Kyle Jones

RESULT: Notice of Violation

COMMENTS: With written consent from [REDACTED] who is the resident at the property. CCO Trotter, CCO Pizaro and I inspected the unit. The unit has what appears to be an Insect infestation based off the amount of roaches and droppings seen. Also while inside the unit it was observed that no smoke detectors were inside the unit. After talking with management she stated that the unit would be sprayed tomorrow and over the next couple of weeks as well, Along with installing smoke detectors. I am emailing this NOV to Nadia Miranda (scmanager@apartmentdfw.com) who is the property manager.

DATE: 03/14/2019 CCO: Kyle Jones

RESULT: Owner Abated

COMMENTS: Have not received any contact from complainant.

Additional Comments or Notes

END OF REPORT



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Monday May 11, 2020

Complaint/Concern Number: 19-018598-CODE

Violation: Raw Sewage - Exterior

Date Reported: Monday February 11, 2019

Police PRA: 133

Police Beat: 330

Assigned CCO: Kyle Jones

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

KJ on 2-11-2019 I was told by North Code Supervisor Ann Ebert that there had been a Raw Sewage violation at 408 N Fielder for The Village Apartment complex over the weekend.

Code Compliance Officer Inspection Data

DATE: 02/11/2019 CCO: Kyle Jones

RESULT: Monitor

COMMENTS: After speaking with Code Supervisor Ebert, as instructed I took Senior CCO Mills with me to inspect the property. When arriving at the property there was no violation seen on the property however it was observed that maintenance was sanitizing the affected area. Senior CCO Mills and I spoke with Dylan Tissue with Environmental about the situation at the property. He stated that he was called out to the property over the weekend and was at the property Saturday night and could not make any contact with anyone at the property. He then stated that he spoke with Craig Goldman who is the property owner on Sunday. Mr. Goldman stated to him that a plumber has fixed the issue and should no longer be a problem. Senior CCO Mills and I went to the office to speak to Mr. Goldman however he was not at the property at this time. Instead I spoke with a property manager that was in the office. I explained to her how there will be no more notices for this violation, the property has received plenty of them so from now on we will be fully enforcing the violation and will issue a citation for this violation without any warning should it happen again.

Per management I have been asked to set this to monitor and periodically go by the property to check for this violation over the next week.

DATE: 02/11/2019 CCO: Doug Stewart

RESULT: Issue Citation

COMMENTS: Sewage overflow at apartment complex. Overflow coming from clean out in ground next to building #20. No response from Owner or management. Previous notice has been issued for same violation and same location on property. Cite #000660605-01 issued and mailed to owner, Craig Goldman for unclean premises-raw sewage.

DATE: 02/14/2019 CCO: Kyle Jones

RESULT: Monitor

COMMENTS: After arriving at the property I searched for a raw sewage spill around building 20 which is where previous spills have been. I called the complainant [REDACTED] and left a voicemail requesting a call back. Shortly after [REDACTED] returned my call and stated that the spill this morning was at the office building (North side of building 11) around 9:00AM. CCO Pizarro and I then spoke to the manager at the property who stated that they did have a raw sewage spill this morning but have since had it cleaned and repaired by a plumbing company. She made me a copy of the invoice from this morning to show that they have in fact have had a plumbing company out to inspect the issue. CCO Pizarro and I also inspected the area of where the spill was. The area looked to be cleaned and did not smell. The photos I took of the area are attached above.

DATE: 02/17/2019 CCO: Shannon Greene

RESULT: Monitor

COMMENTS: Property was in violation when viewed from the public street ROW. Large amount of raw sewage on the back of the building on the West side and in front of the building on the East Side as well. Pictures were taken and environmental was contacted. When attempting to contact owner and apt MGMT, they could not be reached. Environmental Alexandria Edwards stated that she would investigate further. Photos taken at time of inspection.

DATE: 02/19/2019 CCO: Kyle Jones

RESULT: Monitor

COMMENTS: I did not view any violations on the property at the time of inspection will set to monitor.

DATE: 02/20/2019 CCO: Shannon Greene

RESULT: Issue Citation

COMMENTS: After staffing with FOM JMT. Cite will be issued to property owner from inspection on 2/17/19

DATE: 02/25/2019 CCO: Kyle Jones

RESULT: Issue Citation

COMMENTS: Based off an affidavit which was filled out by Environmental Officer Alexandria Edwards I will issue Criminal Citation 000803706-1 to the TAD listed property owner Craig Goldman

DATE: 04/04/2019 CCO: Kyle Jones

RESULT: Owner Abated

COMMENTS: No Raw Sewage seen or received complaints since February. Will close the complaint

Additional Comments or Notes

END OF REPORT



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 06

Print Date: Monday May 11, 2020

Complaint/Concern Number: 19-056896-CODE

Violation: Insect / Rodent Infestation

Date Reported: Thursday April 25, 2019

Police PRA: 133

Police Beat: 330

Assigned CCO: Kyle Jones

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

[REDACTED] - The Village Apts, #6

Comp rpts roach infestation inside her apt. States they may have laid their eggs inside her t.v.

Roaches are in her kitchen, bathrooms, bedroom closets, beds, crib etc..

Reported to mngt, they've sent someone out to spray but that doesn't seem to be helping.

Has sent them emails as well.

Code Compliance Officer Inspection Data

DATE: 05/02/2019 CCO: Kyle Jones

RESULT: Notice of Violation

COMMENTS: I handed a NOV to the property manager at the property.

DATE: 05/22/2019 CCO: Kyle Jones

RESULT: Owner Abated

COMMENTS: Have not received any contact from the complainant. I will close the complaint

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: May 22, 2019



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD SUITE K154

Print Date: Monday May 11, 2020

Complaint/Concern Number: 19-074503-CODE

Violation: Faulty Weather Protection

Date Reported: Friday May 31, 2019

Police PRA: 133

Police Beat: 330

Assigned CCO: Kyle Jones

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

I received a call from [REDACTED] who stated he has water leaking through his ceiling and the ceiling has damage as well

Code Compliance Officer Inspection Data

DATE: 05/31/2019 CCO: Kyle Jones

RESULT: Notice of Violation

COMMENTS: With written consent from [REDACTED] CCO Trotter and I inspected the property. Upon inspection damage to the ceiling was found along with a bucket of water underneath where the damage to the ceiling is

I emailed a NOV to the property manager at manager@arlingtonvillageapartments.com

DATE: 06/11/2019 CCO: Kyle Jones

RESULT: Monitor

COMMENTS: I attempted to call the complainant [REDACTED]. No contact was made. However, I left a voice message requesting a call back and wanting to know what the status is of the violation inside his unit.

DATE: 06/13/2019 CCO: Kyle Jones

RESULT: Owner Abated

COMMENTS: No contact has been received from complainant. I will close out this case.

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Jun 13, 2019



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Thursday December 26, 2019
Complaint/Concern Number: 17-377823-CODE

Violation: No Heat

Date Reported: Thursday December 28, 2017

Police PRA: 133

Police Beat: 330

Assigned CCO: Laura King

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

****APT# 74****

No Heater and they told her it will not be fixed until after the New Year, Tuesday or Thursday.

Code Compliance Officer Inspection Data

DATE: 12/28/2017 CCO: Victor Alfaro

RESULT: Notice of Violation

COMMENTS: Management confirmed that the unit did not function and A/C heating company was onsite. The manager stated she did not know when the unit would be repaired. Issuing notice of violation to inform the management on the time frame for repairs

DATE: 12/28/2017 CCO: Sylvia Martinez

RESULT: Call Received

COMMENTS:

DATE: 12/29/2017 CCO: Victor Alfaro

RESULT: Owner Abated

COMMENTS: Spoke to tenant stated issues resolved

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Dec 29 2017 12:20PM



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 02

Print Date: Monday May 11, 2020

Complaint/Concern Number: 19-087926-CODE

Violation: Insect / Rodent Infestation

Date Reported: Wednesday June 26, 2019

Police PRA: 133

Police Beat: 330

Assigned CCO: Kyle Jones

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

██████████ reports her apartment is bed bug infestation. apt# 51

Code Compliance Officer Inspection Data

DATE: 06/26/2019 CCO: Kyle Jones

RESULT: Notice of Violation

COMMENTS: I emailed a NOV to the property manager at the property and also mailed a NOV to the TAD listed property owner.

DATE: 07/01/2019 CCO: Kyle Jones

RESULT: Owner Abated

COMMENTS: I received an email from the manager of the property Cynthia Poblano (manager@arlingtonvillageapartments.com) who stated that they had the apartment inspected and also provided me with an invoice of the Certified Professional who came and inspected the unit (See Attachments). The invoice stated that no bed bugs were found and no trace of bed bugs were seen at the time of inspection.

I attempted to call the complainant ██████████ There was no answer and the mailbox was full so no message was left. I will close out the complaint

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Jul 01, 2019



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Monday May 11, 2020

Complaint/Concern Number: 19-097412-CODE

Violation: Other - Non Life Safety

Date Reported: Friday July 19, 2019

Police PRA: 133

Police Beat: 330

Assigned CCO: Kyle Jones

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

No representation for FY 19 Multi Family Training

Code Compliance Officer Inspection Data

DATE: 07/19/2019 CCO: David Engel

RESULT: Notice of Violation

COMMENTS: Mailed NOV for No representation for FY 19 Multi Family Training to property and owner

DATE: 08/01/2019 CCO: Kyle Jones

RESULT: Owner Abated

COMMENTS: Closing complaint due to NOV being sent and the next available MF Workshop will not be until next year.

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Aug 01, 2019



City of Arlington
Code Compliance Services

Address: 408 N FIELDER ROAD BLDG 01

Print Date: Monday May 11, 2020

Complaint/Concern Number: 19-141126-CODE

Violation: No Heat

Date Reported: Tuesday November 5, 2019

Police PRA: 133

Police Beat: 330

Assigned CCO: Kyle Jones

Council District: 1

Proactive? No

Code Ranger?

Mapsco Page: 82F

Concern Description

██████████ States she does not have air or heat in the apartment for a while #254. Also has a leak in the bathroom and can not take bath been this way for three weeks now.

Code Compliance Officer Inspection Data

DATE: 11/06/2019 CCO: Kyle Jones

RESULT: Notice of Violation

COMMENTS: With written consent from the tenant ██████████ CCO Trotter, the property owner Craig Goldman, and I inspected the unit at the property. upon the inspection it was observed that the AC/Heater was not working at all at the time of inspection. Mr. Goldman stated that he spoke with his office staff and they have the part to have the AC/Heater fixed. I will still email an NOV to the property management.

DATE: 11/21/2019 CCO: Kyle Jones

RESULT: Owner Abated

COMMENTS: I received an email from the complainant who stated that the violation has been corrected. (See Attachments)

DATE: 11/18/2019 CCO: Kyle Jones

RESULT: Monitor

COMMENTS: I received a phone call and an email from the complainant who stated that she is still without heat inside of her unit at the property. I emailed the manager and the property owner Craig Goldman in regards to this complaint. Email is in the attachment folder.

Additional Comments or Notes

END OF REPORT

COMPLIANCE DATE: Nov 21, 2019

408 N. Fielder Road

Date 09/25/2014

Type Pre-REAC

Score 71

Area	Pts. Lost (Gross)	Poss. Points	Pts. Lost (Cap)	Score	Violations
Site	4.22	15	4.22	10.78	12
Exterior	0	15	0	15	3
Systems	0	20	0	20	0
Common	13.74	15	13.74	1.26	16
*Units	5.29	35	11.23	23.77	34
Total	23.24	100	29.19	70.81	65

Units Area score is projected for the REAC sample size based on the average unit score

Entire Site

Site										
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Fence/Gate	Entire Location	General Comment	Graffiti next to building one needs to be removed	1			N/A	0	Sep 25 2014	
Grounds	Vegetation	General Comment	Broken branches located in between building 5 and 6 need to be removed	2			N/A	0	Sep 25 2014	
Grounds	Vegetation	General Comment	Broken branches next to building one needs to be removed	3			N/A	0	Sep 25 2014	
Health & Safety	Health & Safety	General Comment	Cable box by building one needs to be repaired	4			N/A	0	Sep 25 2014	
Licenses and Permits	Multifamily License	CERTIFICATION: Missing/Expired/or Not Displayed	Return multi-family application within 30 days of 9-25-14				N/A	0	Sep 25 2014	
Refuse Disposal	Refuse Disposal Area	General Comment	Graffiti in dumpster enclosure needs to be removed	5			N/A	0	Sep 25 2014	
Roads/Parking/Curbs	Roads/Parking/Curbs	STRIPING: Fire Lanes not properly marked	Parking lot needs to be stripped	6			N/A	0	Sep 25 2014	
Roads/Parking/Curbs	Roads/Parking/Curbs	STRIPING: Faded or Missing Parking Lot Striping	Missing cover needs to be replace				N/A	0	Sep 25 2014	
Roads/Parking/Curbs	Roads/Parking/Curbs	STRIPING: Faded or Missing Parking Lot Striping	Parking lot needs to be stripped				N/A	0	Sep 25 2014	
Roads/Parking/Curbs	Roads/Parking/Curbs	General Comment	Parking not stripped	7			N/A	0	Sep 25 2014	
Roads/Parking/Curbs	Roads/Parking/Curbs	General Comment	Weeds need to be removed from the parking lot	8			N/A	0	Sep 25 2014	
Roads/Parking/Curbs	Roads/Parking/Curbs	TRIPPING: Any obstruction or defect in a surface that causes tripping	Missing cover needs to be replace	9	L3	X	NLT	4.22	Sep 25 2014	

Exterior

408 N FIELDER ROAD

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Building	Entire Location	General Comment		10			N/A	0	Sep 25 2014	
Entire Building	Entire Location	General Comment	Repair and/or replace cable box door	11			N/A	0	Sep 25 2014	
Health & Safety	Health & Safety	OTHER: Hazards not otherwise included in inspection code - see notes for detail	Missing cover needs to be replace	12	L3	X	NLT	0	Sep 25 2014	

Common Area

408 N FIELDER ROAD

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Health & Safety	Health & Safety	General Comment	Build ten has appliances left unsecured	13			N/A	0	Sep 25 2014	
Health & Safety	Health & Safety	General Comment		14			N/A	0	Sep 25 2014	

Health & Safety	Health & Safety	OTHER: Hazards not otherwise included in inspection code - see notes for detail	Vehicle on the jackstand by build 10	15	L3	X	NLT	0	2:43PM Sep 25 2014
Laundry Room	Dryer Vent	SHARP EDGES: Any defect that could pose a cutting risk	Remove, repair, and/or replace damaged vent	16	L3	X	NLT	3.15	2:41PM Sep 25 2014
Laundry Room	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping	Ensure tripping hazard outside of laundry room/storage room is removed.	17	L3	X	NLT	0	3:22PM Sep 25 2014
Laundry Room	Smoke Detector	General Comment	Remove non-used smoke detector housing or replace with second smoke detector	18			N/A	0	3:24PM Sep 25 2014
Laundry Room	Smoke Detector	General Comment	That is in laundry room to building 17				N/A	0	Sep 25 2014
Laundry Room	Washer/Dryer	General Comment	Trash behind washer and dryer	19			N/A	0	3:18PM Sep 25 2014
Laundry Room	Window Seals/Sills	General Comment	Replace broken window	20			N/A	0	2:18PM Sep 25 2014
Laundry Room	Windows	PANES: Cracked or broken window panes		21	L3	X	NLT	3.15	3:19PM Sep 25 2014
Office	Door - Interior	FRAME: Damage to frame/lintel/threshold/interior door jamb	Replace weather stripping	22	L2		N/A	0.44	2:20PM Sep 25 2014
Office	Entire Location	General Comment	CO is not posted on property				N/A	0	2:01PM Sep 25 2014
Office	Smoke Detector	General Comment	Painted smoke detector	23			N/A	0	1:58PM Sep 25 2014
Office	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing		24	L3	X	LT	0	1:57PM Sep 25 2014
Storage Room	Electric Panel	EXPOSED WIRES: Cover is missing - exposed electrical connections		25	L3	X	LT	3.5	2:00PM Sep 25 2014
Storage Room	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover		26	L3	X	LT	3.5	3:20PM Sep 25 2014

Unit

408 N FIELDER ROAD UNIT:D34

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	General Comment	Gaps in the door frame needs to be filled	27			N/A	0	Sep 25 2014	
Kitchen	Outlets/Switches	General Comment	Painted wall socket kitchen	28			N/A	0	2:07PM Sep 25 2014	
Living Room	Outlets/Switches	General Comment	Label bbox	29			N/A	0	2:08PM Sep 25 2014	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Missing in hallway	30	L3	X	LT	0	2:14PM Sep 25 2014	

Unit

408 N FIELDER ROAD UNIT:D35

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	General Comment	Separation between boards on frame.	31			N/A	0	Sep 25 2014	

Unit

408 N FIELDER ROAD UNIT:E61

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Toilet	General Comment	Running toilet				N/A	0	Sep 25 2014	
Entire Unit	Housekeeping	HOUSEKEEPING: Excessive Clutter or Disorganized Area		32			N/A	0	2:31PM Sep 25 2014	
Living Room	Walls	General Comment		33			N/A	0	2:32PM Sep 25 2014	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	Label all breaker boxes throughout the property	34			N/A	0	2:28PM Sep 25 2014	

Unit											
408 N FIELDER ROAD UNIT:F65											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Kitchen	GFCI	GFCI: Outlet does not test or is not operating		35	L3	X	NLT	0.7	Sep 25 2014		
Kitchen	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires		36	L1		N/A	0.03	Sep 25 2014		2:44PM
Kitchen	Stove/Range	MISSING: Range/stove is missing where required		37	L3		N/A	0.47	Sep 25 2014		2:45PM
											2:44PM

Unit											
408 N FIELDER ROAD UNIT:G83											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Bathroom 1	Ceiling	SURFACE: Bulging/buckling/sagging or problem with alignment		38	L3		N/A	0.17	Sep 25 2014		2:37PM
Living Room	Smoke Detector	General Comment	Replace painted smoke detector	39			N/A	0	Sep 25 2014		2:37PM
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing		40	L3	X	LT	0	Sep 25 2014		2:38PM

Unit											
408 N FIELDER ROAD UNIT:H112											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Entire Unit	Entire Location	General Comment	Window screen in unit 112 building 9 needs repair				N/A	0	Sep 25 2014		2:40PM

Unit											
408 N FIELDER ROAD UNIT:J140											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Bathroom 1	Cabinets/Vanity	CABINETS: Medicine cabinet damaged	Cabinets Do not shut properly	41	L1		N/A	0.07	Sep 25 2014		2:57PM
Kitchen	Sink	LEAK: A steady leak or drip in basin/sink/associated piping		42	L3	X	NLT	0.63	Sep 25 2014		2:55PM
Living Room	Housekeeping	HOUSEKEEPING: Pet Waste or Other Pet Issues Present		43			N/A	0	Sep 25 2014		2:57PM
Living Room	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - exposing wires		44	L3	X	LT	1.05	Sep 25 2014		2:58PM
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing		45	L3	X	LT	0	Sep 25 2014		2:57PM

Unit											
408 N FIELDER ROAD UNIT:K152											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Bathroom 1	Sink	General Comment	Sink has some discoloration	46			N/A	0	Sep 25 2014		3:04PM
Bathroom 1	Sink	SINK: Basin has cracks or discoloration in more than 50% of the area	Sink has some discoloration		L1		N/A	0.12	Sep 25 2014		3:04PM
Bedroom 1	Windows	LOCK: Inoperable/not locking - lock is broken and window is not secure	Broken window lock needs to be replace	47	L3	X	NLT	0.14	Sep 25 2014		3:05PM
Closet/Storage Room	Door - Closet	General Comment	Missing door	48			N/A	0	Sep 25 2014		3:03PM
Local Systems	Water Heater	General Comment	Replace hole in ceiling sheet rock	49			N/A	0	Sep 25 2014		3:08PM
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	Replace hole in ceiling sheet rock	50	L3	X	NLT	0.7	Sep 25 2014		3:08PM

Unit											
408 N FIELDER ROAD UNIT:M187											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Entire Unit	No Issues/Violations	General Comment	Unit was recently remodeled				N/A	0	Sep 25 2014		3:18PM
Local Systems	Electric Panel	LABELS: Breakers or circuits in					N/A	0	Sep 25		

panel not labeled

2014

Unit

408 N FIELDER ROAD UNIT:O225

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Sink	General Comment	Sink basin drain rusted and corroded	51			N/A	0	Sep 25 2014	
Living Room	Windows	LOCK: Inoperable/not locking - lock is broken but window is secure	Repair broken lock	52	L1		N/A	0.04	Sep 25 2014	3:26PM
Local Systems	Water Heater	VALVE: Pressure relief valve missing or does not extend to within 18in. of floor	TPR vaive missing	53	L3	X	NLT	0.7	Sep 25 2014	3:28PM 3:25PM

Unit

408 N FIELDER ROAD UNIT:Q263

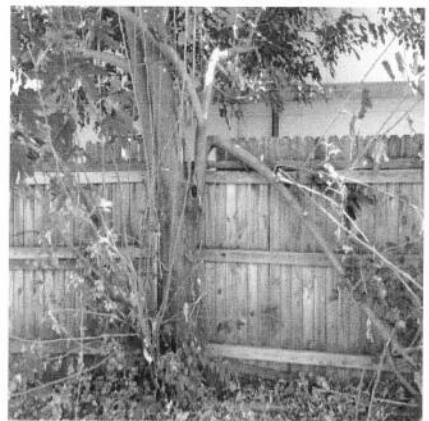
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Windows	General Comment	Cracked window	54			N/A	0	Sep 25 2014	
Bathroom 1	Windows	SHARP EDGES: Any defect that could pose a cutting risk	Repair and/or replace broken window	55	L3	X	NLT	0.47	Sep 25 2014	3:35PM 3:34PM



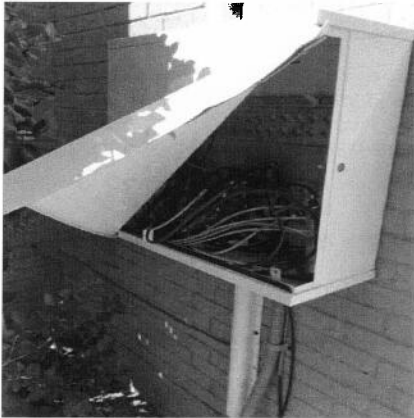
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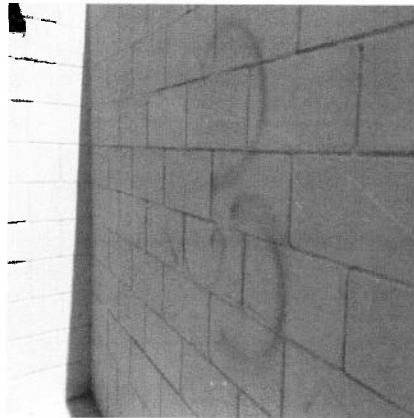
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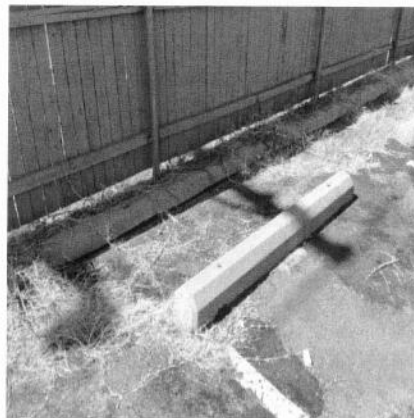
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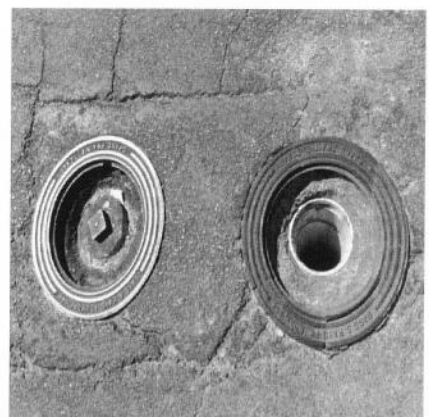
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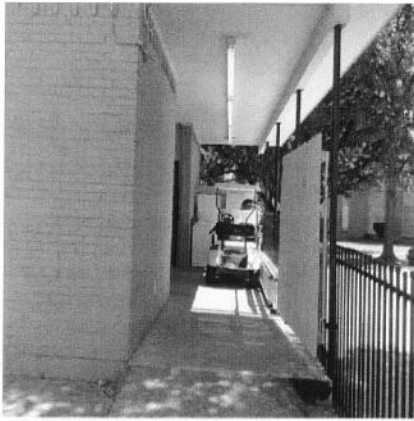
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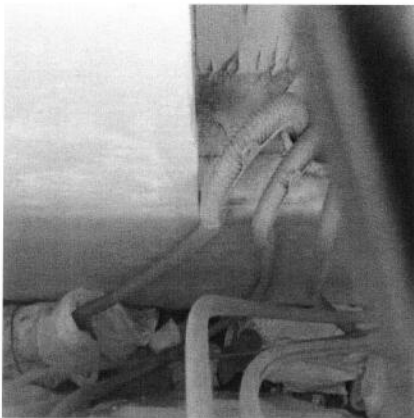
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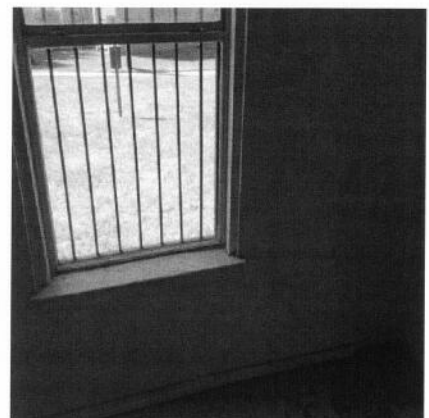
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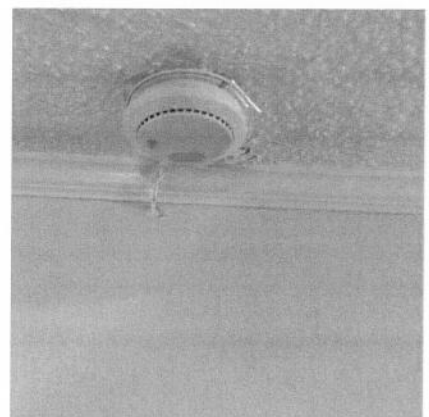
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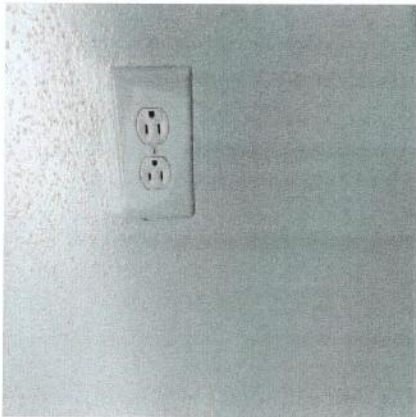
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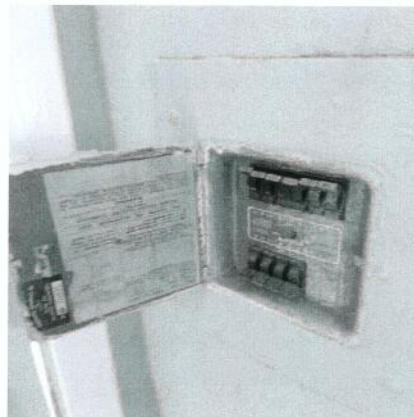
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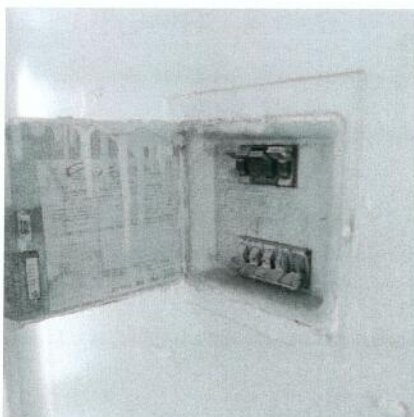
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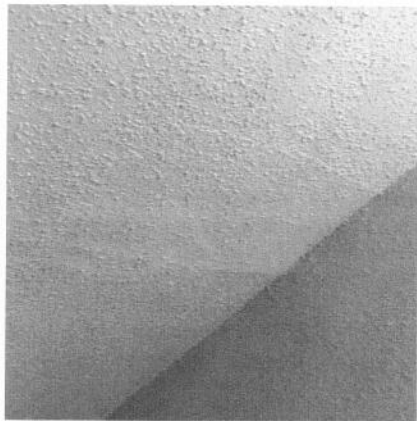
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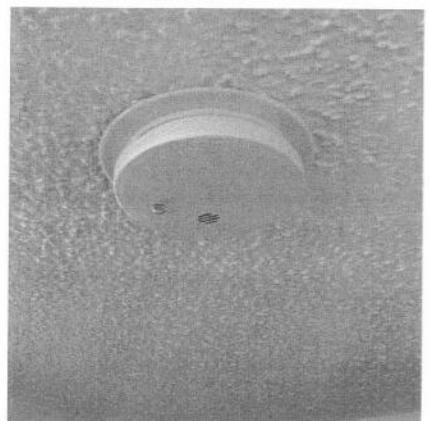
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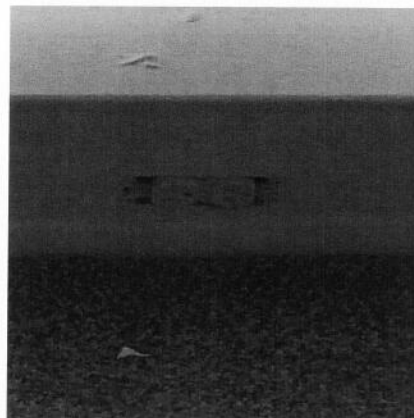
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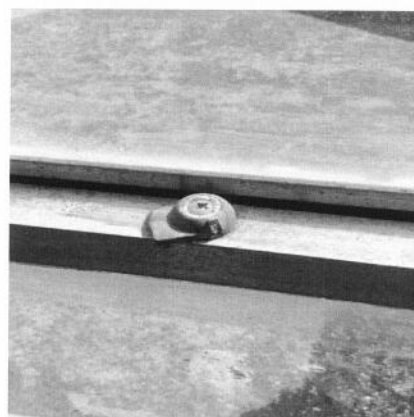
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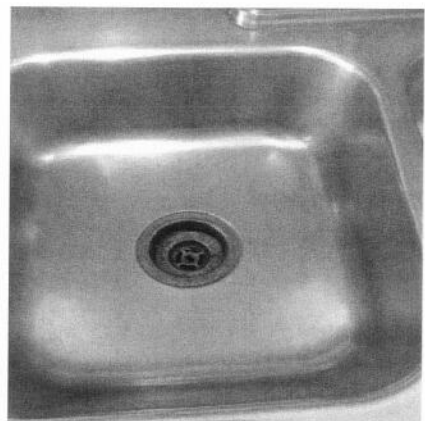
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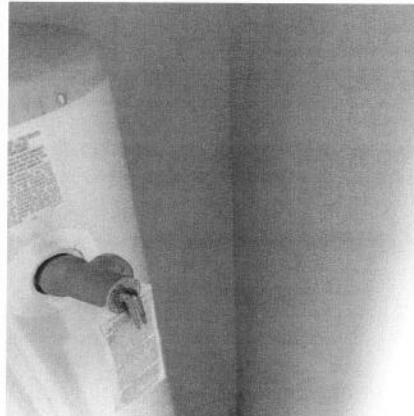
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408 N. Fielder Road

Date 09/09/2015

Type Pre-REAC

Score 86

Area	Pts. Lost (Gross)	Poss. Points	Pts. Lost (Cap)	Score	Violations
Site	0	15	0	15	5
Exterior	0	15	0	15	1
Systems	0	20	0	20	0
Common	0.79	15	0.79	14.21	5
*Units	23.63	35	12.75	22.25	130
Total	24.41	100	13.54	86.46	141

Units Area score is projected for the REAC sample size based on the average unit score

Entire Site

Site	Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Area	Entire Site	Entire Site	CURB APPEAL: City sidewalk in poor repair	repair all trip hazards around entire property including cracks in the sidewalks				N/A	0	Sep 10 2015 9:13AM	
Entire Area	Entire Site	Entire Site	General Comment	spray entire property for roaches and ants				N/A	0	Sep 10 2015 9:44AM	
Grounds	Entire Location	Entire Location	General Comment	Remove all dog poop from around entire property. Place covers around the holes that are located in your courtyard areas. Replace and paint over all rotted wood throughout property especially under the stairwells, landings, etc. Replace all missing light fixtures and corroded ones around the entire property. Repair all lights to where they go on and off at the appropriate time. Remove all outside storage from the top landings and around your entire property. Make sure all trash is picked up around entire property at all times.				N/A	0	Sep 10 2015 9:23AM	
Grounds	Vegetation	Vegetation	General Comment	Trim low hanging tree limbs and trim the limbs that are close to your building areas so they want mess up the trim and ur roof areas				N/A	0	Sep 10 2015 9:16AM	
Licenses and Permits	Multifamily License	Multifamily License	General Comment	need completed multifamily packet license				N/A	0	Sep 10 2015 9:12AM	

Exterior

408 N FIELDER ROAD											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Entire Building	Entire Location	Entire Location	General Comment	Replace all broken blinds throughout entire property				N/A	0	Sep 10 2015 11:48AM	

Common Area

408 N FIELDER ROAD

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Laundry Room	Accessories	General Comment	Repair Sheetrock in back of dryer areas In laundry closet to Sanford st and place fire extinguisher in laundry closet to division st				N/A	0	Sep 10 2015 10:35AM	
Laundry Room	Heat/AC Cover	General Comment	Remove old ac system from laundry area closet to division st				N/A	0	Sep 10 2015 11:52AM	
Laundry Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	In both laundry areas		L3	X	LT	0	Sep 10 2015 10:36AM	
Laundry Room	Windows	PANES: Cracked or broken window panes - no sharp edges	back laundry room		L1		N/A	0.79	Sep 10 2015 10:35AM	
Storage Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	In shop area and paint hole in ceiling area		L3	X	LT	0	Sep 10 2015 11:01AM	

Unit

408 N FIELDER ROAD UNIT:B09

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Housekeeping	General Comment	Remove outside storage unit 9				N/A	0	Sep 10 2015 11:44AM	

Unit

408 N FIELDER ROAD UNIT:B12

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	clamp in disposal in unit 212		L3	X	LT	1.05	Sep 10 2015 9:52AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	unit 212				N/A	0	Sep 10 2015 9:52AM	

Unit

408 N FIELDER ROAD UNIT:B15

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 215		L3	X	LT	0	Sep 10 2015 9:48AM	
Bedroom 1	Windows	EGRESS: Emergency fire exit blocked/unusable - blocked egress	bedroom area in unit 215		L3	X	LT	1.05	Sep 10 2015 9:50AM	
Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)	unit 215		L3		N/A	0.08	Sep 10 2015 9:47AM	
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	cover on ac missing in unit 215		L3	X	LT	1.05	Sep 10 2015 9:49AM	
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	unit 215 clamp missing in disposal		L3	X	LT	1.05	Sep 10 2015 9:47AM	
Living Room	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Unit 215		L1		N/A	0.03	Sep 10 2015 9:48AM	

Unit

408 N FIELDER ROAD UNIT:C20

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Housekeeping	Poor housekeeping	Living room furniture on front porch area in unit 220				N/A	0	Sep 10 2015 10:37AM	

Unit

408 N FIELDER ROAD UNIT:C23

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Entire Location	General Comment	Remove all outside storage in unit 223				N/A	0	Sep 10 2015 10:30AM	

Unit

408 N FIELDER ROAD UNIT:C25

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Smoke detector in unit 225		L3	X	LT	0	Sep 10 2015 10:33AM	
Patio/Porch/Balcony	Ceiling	CRACK: Crack > 1/8in. wide and 11in. long	Repair hole outside in ceiling area by unit 225		L1		N/A	0.04	Sep 10 2015 10:32AM	

Unit

408 N FIELDER ROAD UNIT:C26

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 226		L3	X	LT	0	Sep 10 2015 9:45AM	
Halls/Corridors/Stairs	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 226		L3	X	LT	0	Sep 10 2015 9:45AM	
Health & Safety	Health & Safety	INFESTATION - Insects	spray for roaches in unit 226		L3	X	NLT	0.47	Sep 10 2015 9:43AM	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 226		L3	X	LT	0	Sep 10 2015 9:45AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	Unit 226				N/A	0	Sep 10 2015 9:44AM	

Unit

408 N FIELDER ROAD UNIT:D47

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Ceiling	HOLE: Hole and/or damaged area on ceiling > 8.5in. x 11in.	repair Sheetrock and if leak still exists repair leak in unit 47		L2		N/A	0.08	Sep 10 2015 11:42AM	
Bedroom 1	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Replace cover in unit 47		L1		N/A	0.03	Sep 10 2015 11:39AM	
Bedroom 2	Door - Interior	HOLE: Interior door has hole 1/4in. - 1in.	repair hole in bedroom door second bedroom in unit 47		L2		N/A	0.07	Sep 10 2015 11:41AM	
Bedroom 2	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Replace cover in second bedroom in unit 47		L1		N/A	0.03	Sep 10 2015 11:40AM	
Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)	unit 47		L3		N/A	0.08	Sep 10 2015 11:42AM	
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	repair wires located on wall area in ac unit and place them under a junction box and wire them correctly in unit 47		L3	X	LT	1.05	Sep 10 2015 11:38AM	
Living Room	Walls	HOLE: Hole/missing tile/damaged area 1in.- 8.5x11in.	Repair hole behind front door area unit 47		L1		N/A	0.03	Sep 10 2015 11:44AM	
Local Systems	Water Heater	General Comment	remove storage from water heater in unit 47				N/A	0	Sep 10 2015 11:39AM	

Unit

408 N FIELDER ROAD UNIT:D48

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
		EXPOSED WIRES: Unsecured							Sep 10 2015	

Kitchen	Dishwasher/Disposal	cover/wires/connections creating a hazard	clamp missing unit 48	L3	X	LT	1.05	10:21AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	Unit 48				N/A	0	Sep 10 2015 10:21AM
Local Systems	Electric Panel	EXPOSED WIRES: Gap of 1/4in. or more in a breaker row/panel	unit 248	L3	X	LT	0.7		Sep 10 2015 10:24AM
Local Systems	HVAC System	General Comment	Repair Sheetrock in ac unit in unit 248				N/A	0	Sep 10 2015 10:24AM
Local Systems	Water Heater	General Comment	install water heater correctly from top to bottom in unit 248				N/A	0	Sep 10 2015 10:29AM

Unit

408 N FIELDER ROAD UNIT:E50

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Toilet	TOILET: Fixture components are missing or damaged	Repair toilet in unit 150		L2		N/A	0.53	Sep 10 2015 10:01AM	
Bedroom 1	Walls	HOLE: Hole/missing tile/damaged area 1in.- 8.5x11in.	repair holes in wall and door areas in unit 150		L1		N/A	0.03	Sep 10 2015 10:02AM	

Unit

408 N FIELDER ROAD UNIT:E51

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Ceiling	CRACK: Crack > 1/8in. wide and 11in. long	unit 251		L1		N/A	0.04	Sep 10 2015 10:12AM	
Bathroom 1	Shower/Tub - Stall	BASIN: More than 50% discolored/cracked - shower can still be used	Resurface tub area in unit 251		L2		N/A	0.24	Sep 10 2015 10:11AM	
Entry Door	Door - Entry/Fire/Bath	General Comment	3"screws Unit 251				N/A	0	Sep 10 2015 10:10AM	
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	unit 251 clamp missing	L3	X	LT	1.05		Sep 10 2015 10:13AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	In unit 251				N/A	0	Sep 10 2015 10:12AM	
Local Systems	Electric Panel	EXPOSED WIRES: Cover is missing - exposed electrical connections	In unit 251	L3	X	LT	0.7		Sep 10 2015 10:12AM	
Patio/Porch/Balcony	Lighting	GLOBE: Light globe or Lens missing or damaged	unit 251				N/A	0	Sep 10 2015 10:14AM	

Unit

408 N FIELDER ROAD UNIT:E52

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Stall	BASIN: More than 50% discolored/cracked - shower can still be used	resurface tub area and caulk around tub area in unit 52		L2		N/A	0.24	Sep 10 2015 10:17AM	
Bathroom 1	Toilet	HARDWARE: Toilet/water closet cannot be flushed due to obstruction/defect	Unit 52	L3		N/A	1.05		Sep 10 2015 10:15AM	
Bathroom 2	Lighting	General Comment	Repair Sheetrock under light switch unit 52				N/A	0	Sep 10 2015 10:20AM	
Bathroom 2	Sink	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	faucet loose in unit 52	L1		N/A	0.16		Sep 10 2015 10:20AM	
Entry Door	Entire Location	General Comment	remove trash from front door area in unit 252				N/A	0	Sep 10 2015 10:23AM	
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Unit 52 need garbage disposal clamp	L3	X	LT	1.05		Sep 10 2015 10:19AM	

Local Systems Water Heater HVAC: Heater Element Access Panels Missing or Damaged place cover on heater in unit 52 N/A 0 Sep 10 2015 10:18AM

Unit

408 N FIELDER ROAD UNIT:E53

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Stall	BASIN: More than 50% discolored/cracked - shower can still be used	Resurface tub in unit 53		L2		N/A	0.24	Sep 10 2015 11:34AM	
Bathroom 1	Sink	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew	Replace entire sink in unit 53		L3	X	NLT	0.47	Sep 10 2015 11:29AM	
Bathroom 1	Walls	SURFACE: Bulging/buckling/sagging or problem with alignment	repair tiles behind toilet area and by tub area in unit 53		L3		N/A	0.17	Sep 10 2015 11:36AM	
Entire Unit	Housekeeping	General Comment	remove outside storage unit 53				N/A	0	Sep 10 2015 11:32AM	
Entry Door	Door - Entry/Fire/Bath	FRAME: Damage to frame/lintel/threshold/door jamb	Replace front door are in unit 53		L3		N/A	0.08	Sep 10 2015 11:36AM	
Halls/Corridors/Stairs	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 53		L3	X	LT	0	Sep 10 2015 11:28AM	
Halls/Corridors/Stairs	Wall Trim	TRIM: Damaged/ deteriorated trim 5-10% of wall area	Unit 53		L1		N/A	<.01	Sep 10 2015 11:33AM	
Living Room	Floor - Hard	FLOOR COVERING: More than 50% of hard floor shows wear/stains/damage	replace tile in unit 53		L3		N/A	0.17	Sep 10 2015 11:30AM	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 53		L3	X	LT	0	Sep 10 2015 11:28AM	

Unit

408 N FIELDER ROAD UNIT:E55

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Accessories	General Comment	unit 55 remove outside furniture				N/A	0	Sep 10 2015 11:45AM	
Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)	unit 55		L3		N/A	0.08	Sep 10 2015 10:08AM	
Local Systems	Electric Panel	General Comment	remove metal from breaker and place with the correct hardware in unit 55				N/A	0	Sep 10 2015 10:09AM	

Unit

408 N FIELDER ROAD UNIT:F65

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Stall	WATER STAIN: Evidence of leak/mold/mildew 4 sq in. - 1 sf	Rechalk around tub area Unit 265		L1	X	NLT	0.12	Sep 10 2015 9:04AM	
Entry Door	Accessories	General Comment	3" screws missing from unit 265				N/A	0	Sep 10 2015 9:30AM	
Kitchen	Range Hood/Vent Fan	General Comment	Check oven elements due to they are burning food when the oven is on 250 In unit 265				N/A	0	Sep 10 2015 9:06AM	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 265		L3	X	LT	0	Sep 10 2015 9:08AM	
Local Systems	Water Heater	HVAC: Heater Element Access Panels Missing or Damaged	Place cover on water heater In unit 265				N/A	0	Sep 10 2015 9:06AM	
Patio/Porch/Balcony	Stairs/Steps	General Comment	replace rotted wood under stairwell by unit				N/A	0	Sep 10 2015 9:25AM	

265

Unit

408 N FIELDER ROAD UNIT:F66

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Entire Location	General Comment	remove all window locks throughout unit 266				N/A	0	Sep 10 2015 9:40AM	
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	place clam on disposal in unit 266	L3	X		LT	1.05	Sep 10 2015 9:40AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	Unit 266				N/A	0	Sep 10 2015 9:38AM	
Local Systems	Electric Panel	EXPOSED WIRES: Gap of 1/4in. or more in a breaker row/panel	unit 266	L3	X		LT	0.7	Sep 10 2015 9:39AM	
Local Systems	Water Heater	HVAC: Heater Element Access Panels Missing or Damaged	Place cover on water heater In unit 266				N/A	0	Sep 10 2015 9:41AM	
Local Systems	Water Heater	HVAC: Heater Element Access Panels Missing or Damaged	repair vent in water heater closet area In unit 266				N/A	0	Sep 10 2015 9:42AM	

Unit

408 N FIELDER ROAD UNIT:F68

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Entire Location	General Comment	Replace all missing cover outlets throughout entire unit				N/A	0	Sep 10 2015 9:37AM	
Entire Unit	Housekeeping	HOUSEKEEPING: Excessive Clutter or Disorganized Area	please remove all the excessive clutter throughout your apt				N/A	0	Sep 10 2015 9:35AM	
Entry Door	Door - Entry/Fire/Bath	FRAME: Damage to frame/lintel/threshold/door jamb	Repair or replace front door area due to damaged door jamb in unit 268	L3			N/A	0.08	Sep 10 2015 9:33AM	
Entry Door	Door - Security/Storm	HARDWARE: Security door hardware, or other damage	Replace door frame, missing screws, door jam unit 268	L3	X		NLT	0.14	Sep 10 2015 7:37AM	
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	place cover plate on a/c unit Unit 268	L3	X		LT	1.05	Sep 10 2015 7:36AM	
Living Room	Window Seals/Sills	SILL: Sill damaged but still operating as designed	repair broken window in living room Unit 268	L1			N/A	0.05	Sep 10 2015 9:02AM	
Local Systems	Water Heater	General Comment	remove all items from around water heater Unit 268				N/A	0	Sep 10 2015 7:35AM	

Unit

408 N FIELDER ROAD UNIT:F69

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	needs clamp in unit 69	L3	X		LT	1.05	Sep 10 2015 10:07AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	Label breaker and place missing blanks in unit 69				N/A	0	Sep 10 2015 10:07AM	
Local Systems	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	Label breaker and place missing blanks in unit 69	L3	X		LT	0.7	Sep 10 2015 10:07AM	

Unit

408 N FIELDER ROAD UNIT:F79

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 79	L3	X		LT	0	Sep 10 2015 11:23AM	
		FIRE SAFETY: Smoke detector							Sep 10 2015	

Bedroom 2	Smoke Detector	inoperable/missing	Unit 79	L3	X	LT	0	11:24AM
Entry Door	Accessories	General Comment	remove outside storage unit 79			N/A	0	Sep 10 2015 11:24AM
Entry Door	Door - Security/Storm	General Comment	3" screws in unit 79			N/A	0	Sep 10 2015 11:23AM
Halls/Corridors/Stairs	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 79	L3	X	LT	0	Sep 10 2015 11:25AM
Health & Safety	Health & Safety	INFESTATION - Insects	spray unit 79	L3	X	NLT	0.47	Sep 10 2015 11:26AM
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Unit 79 needs clamp	L3	X	LT	1.05	Sep 10 2015 11:25AM
Kitchen	Sink	General Comment	Replace pipe with the correct hardware under kitchen sink in unitb79			N/A	0	Sep 10 2015 11:26AM
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	unit 79			N/A	0	Sep 10 2015 11:23AM

Unit

408 N FIELDER ROAD UNIT:G90

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Sink	General Comment	repair pipe area in bathroom with the proper hardware not with an accordion pipe in unit 90				N/A	0	Sep 10 2015 10:05AM	
Entry Door	Accessories	General Comment	3"screws in unit 90				N/A	0	Sep 10 2015 10:03AM	
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	clamp missing from disposal in unit 90	L3	X	LT	1.05	1.05	Sep 10 2015 10:03AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	unit 90				N/A	0	Sep 10 2015 10:05AM	

Unit

408 N FIELDER ROAD UNIT:G93

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Housekeeping	General Comment	remove outside storage unit 93				N/A	0	Sep 10 2015 11:14AM	

Unit

408 N FIELDER ROAD UNIT:G95

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	unit 95 needs a clamp	L3	X	LT	1.05	1.05	Sep 10 2015 11:15AM	
Living Room	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	Replace covers in living/bed room areas in unit 95	L1			N/A	0.03	Sep 10 2015 11:22AM	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 95	L3	X	LT	0	0	Sep 10 2015 11:22AM	

Unit

408 N FIELDER ROAD UNIT:G96

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)	Unit 196	L3			N/A	0.08	Sep 10 2015 9:53AM	
Kitchen	Windows	General Comment	remove thumb lock from windows in unit 196				N/A	0	Sep 10 2015 9:55AM	

Unit

408 N FIELDER ROAD UNIT:H103

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)	unit 103		L3		N/A	0.08	Sep 10 2015 11:03AM	
Living Room	Ceiling	HOLE: Hole and/or damaged area on ceiling = 1in. - 8.5in. x 11in.	unit 103		L1		N/A	0.04	Sep 10 2015 11:04AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	unit 103				N/A	0	Sep 10 2015 11:03AM	

Unit

408 N FIELDER ROAD UNIT:H105

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Accessories	General Comment	remove outside storage in front of unit 105				N/A	0	Sep 10 2015 11:02AM	

Unit

408 N FIELDER ROAD UNIT:I115

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Outlets/Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires	throughout unit 115		L1		N/A	0.03	Sep 10 2015 10:58AM	
Bedroom 1	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 115		L3	X	LT	0	Sep 10 2015 10:58AM	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 115		L3	X	LT	0	Sep 10 2015 10:58AM	
Local Systems	Electric Panel	General Comment	remove metal in breaker in unit 115				N/A	0	Sep 10 2015 10:59AM	

Unit

408 N FIELDER ROAD UNIT:I127

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)	unit 127		L3		N/A	0.08	Sep 10 2015 11:00AM	
Entry Door	Entire Location	General Comment	Remove outside storage unit 127				N/A	0	Sep 10 2015 11:00AM	

Unit

408 N FIELDER ROAD UNIT:J139

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Door - Entry/Fire/Bath	SEALS: Deteriorated/Missing Seals/Caulking/Glazing Compound (Light Around Door)	Unit 139		L3		N/A	0.08	Sep 10 2015 10:55AM	
Halls/Corridors/Stairs	Floor - Hard	FLOOR COVERING: 5-10% of hard floor shows wear/stains/damage	unit 139		L1		N/A	0.04	Sep 10 2015 10:57AM	
Living Room	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Unit 139		L3	X	LT	0	Sep 10 2015 10:56AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	unit 139				N/A	0	Sep 10 2015 10:55AM	

Unit

408 N FIELDER ROAD UNIT:K149

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Housekeeping	General Comment	Remove furniture from outside of unit 149				N/A	0	Sep 10 2015 10:54AM	
		SEALS: Deteriorated/Missing							Sep 10 2015	

Entry Door	Door - Entry/Fire/Bath	Seals/Caulking/Glazing Compound (Light Around Door)	unit 149	L3	N/A	0.08	10:50AM		
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	unit 149		N/A	0	Sep 10 2015 10:50AM		

Unit

408 N FIELDER ROAD UNIT:K150

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Door - Entry/Fire/Bath	HOLE: Door has hole > 1/4in.	repair hole in door area in unit 150		L3		N/A	0.14	Sep 10 2015 10:00AM	
Halls/Corridors/Stairs	Walls	HOLE: Hole/missing tile/damaged area 1in.- 8.5x11in.	fix hole in wall area In unit 150		L1		N/A	0.03	Sep 10 2015 9:59AM	
Patio/Porch/Balcony	Housekeeping	General Comment	Remove TV from front porch area in unit 150				N/A	0	Sep 10 2015 9:58AM	

Unit

408 N FIELDER ROAD UNIT:K157

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Housekeeping	HOUSEKEEPING: Excessive Clutter or Disorganized Area	Make sure all firewood is stacked 12" from the ground in unit 157				N/A	0	Sep 10 2015 10:47AM	

Unit

408 N FIELDER ROAD UNIT:K159

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Entire Location	General Comment	Remove outside storage unit 159				N/A	0	Sep 10 2015 10:46AM	

Unit

408 N FIELDER ROAD UNIT:L163

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Entire Location	General Comment	Repair base boards and fix wall area in unit 163				N/A	0	Sep 10 2015 9:57AM	
Local Systems	Electric Panel	General Comment	remove metal blanks from breaker box in unit 163				N/A	0	Sep 10 2015 9:56AM	

Unit

408 N FIELDER ROAD UNIT:L164

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Entire Location	General Comment	remove outside storage in unit 164				N/A	0	Sep 10 2015 10:48AM	

Unit

408 N FIELDER ROAD UNIT:L167

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Housekeeping	General Comment	Remove outside storage unit 167				N/A	0	Sep 10 2015 10:48AM	

Unit

408 N FIELDER ROAD UNIT:M195

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Door - Interior	HOLE: Interior door has hole 1/4in. - 1in.	Hole behind door area unit 195		L2		N/A	0.07	Sep 10 2015 10:44AM	
Living Room	Floor - Soft	FLOOR COVERING: 5-10% of soft floor covering shows wear/stains/damage	repair carpet		L1		N/A	0.04	Sep 10 2015 10:40AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	Unit 195				N/A	0	Sep 10 2015 10:39AM	

Unit

408 N FIELDER ROAD UNIT:M197

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	Entire Location	General Comment	Remove outside storage unit 197				N/A	0	Sep 10 2015 10:45AM	

408 N. Fielder Road

Date 11/15/2016

Type Pre-REAC

Score 91

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	0	0	0	15	15	3
Exterior	0	0	0	15	15	7
Systems	0	0	0	20	20	0
Common	1.49	1.49	1.49	15	13.51	24
*Units	30	30	30	35	27.5	11
Total	31.49	31.49	8.99	100	91.01	45

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site

Site											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Entire Area	Entire Site	General Comment	Properly secure cable boxes throughout property				N/A	0	Nov 15 2016 10:35AM		
Health & Safety	Health & Safety	General Comment	Remove all improperly stored items on porches and walkways				N/A	0	Nov 15 2016 10:34AM		
Licenses and Permits	Multifamily License	CERTIFICATION: Missing/Expired/or Not Displayed	Complete Multi Family License Application				N/A	0	Nov 15 2016 10:34AM		

Exterior

16											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Exterior Walls	Entire Location	General Comment	Paint wooden phone box cover				N/A	0	Nov 15 2016 10:49AM		

Exterior

19											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Exterior Walls	Entire Location	General Comment	And you wooden phone box cover				N/A	0	Nov 15 2016 10:51AM		

Exterior

20											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Exterior Walls	Walls	General Comment	Cover the whole west side of building				N/A	0	Nov 15 2016 10:59AM		
Exterior Walls	Walls	General Comment	Paint wood phone box cover				N/A	0	Nov 15 2016 11:00AM		
Exterior Walls	Walls	General Comment	Remove wasp nest apartment 280 window				N/A	0	Nov 15 2016 11:00AM		

Exterior

5											
Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed	
Exterior Walls	Entire Location	General Comment	Paint raw wood cover for phone box				N/A	0	Nov 15 2016 10:40AM		

Exterior

9

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Exterior Walls	Entire Location	General Comment	Paint Phone box cover				N/A	0	Nov 15 2016 10:43AM	

Common Area

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:24AM	

Common Area

11

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:24AM	

Common Area

12

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:25AM	

Common Area

13

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:25AM	

Common Area

14

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:25AM	

Common Area

15

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:26AM	

Common Area

16

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:26AM	

Common Area

18

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:27AM	
Patio/Porch/Balcony	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf	Replace rotted wood scraped cheerier rated paint prime and paint balcony areas between 228 and 227		L2		N/A	<.01	Nov 15 2016 10:50AM	

Common Area

19

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:27AM	

Common Area

2

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:28AM	
Patio/Porch/Balcony	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf	Replace rotted wood on balcony between 9 and 10 scrape deteriorated paint prime and paint to match		L2		N/A	<.01	Nov 15 2016 10:37AM	

Common Area

20

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets		L3		NLT	0.08	Nov 15 2016 10:29AM	
Patio/Porch/Balcony	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf	Replace rotted wood scrape deteriorated paint prime and paint to match balcony areas apartment 277 and 278 and 279 and 280		L2		N/A	<.01	Nov 15 2016 11:01AM	

Common Area

4

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
		SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are						Nov 15 2016	

Patio/Porch/Balcony Baluster/Side Railing railing is loose or damaged loose on guard rails and hand rails and top step brackets

L3 NLT 0.08 10:29AM

Common Area

5

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets	L3	NLT	0.08	Nov 15 2016 10:29AM			
Patio/Porch/Balcony	Ceiling	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf	Replace rotted wood scrape deteriorated paint prime and paint over head by apartment 33	L2	N/A	<.01	Nov 15 2016 10:41AM			

Common Area

6

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets	L3	NLT	0.08	Nov 15 2016 10:30AM			
Patio/Porch/Balcony	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf	Replace rotted wood scraped deteriorated paint prime and paint balcony facia apartment between 49 and 50	L2	N/A	<.01	Nov 15 2016 10:43AM			

Common Area

7

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets	L3	NLT	0.08	Nov 15 2016 10:30AM			

Common Area

8

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets	L3	NLT	0.08	Nov 15 2016 10:31AM			

Common Area

9

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Baluster/Side Railing	SIDE RAILS: The baluster or side railing is loose or damaged	Properly install lag bolts where missing and tighten lag bolts that are loose on guard rails and hand rails and top step brackets	L3	NLT	0.08	Nov 15 2016 10:31AM			
Patio/Porch/Balcony	Lighting	General Comment	Replace exterior light between apartment 106 and 108		N/A	0	Nov 15 2016 10:46AM			
Patio/Porch/Balcony	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf	Replace rotted wood great picture your paint prime and paint balcony areas between apartment 101 and 102	L2	N/A	<.01	Nov 15 2016 10:44AM			

Unit

16 UNIT:204

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entry Door	Accessories	HARDWARE: Missing or Damaged Door Knocker or Peep Hole	Replace peep hole				N/A	0	Nov 15 2016 10:48AM	
Local Systems	Electric Panel	LABELS: Breakers or circuits in panel not labeled	Label breakers				N/A	0	Nov 15 2016 10:48AM	

Unit

20 UNIT:262

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bathroom 1	Shower/Tub - Hardware	General Comment	Secure overflow cover hall bathroom tub				N/A	0	Nov 15 2016 10:55AM	
Bathroom 1	Shower/Tub - Stall	General Comment	Ensure all of the drain does not leak into bottom unit				N/A	0	Nov 15 2016 10:58AM	
Bathroom 1	Sink	SINK: Basin has cracks or discoloration in more than 50% of the area	Resurface or replace hall bathroom sink		L1		N/A	5	Nov 15 2016 10:56AM	
Bathroom 1	Walls	General Comment	Properly repair whole bathroom wall texture paint to match				N/A	0	Nov 15 2016 10:59AM	
Bathroom 2	Toilet	HARDWARE: Toilet continuously running	Repair master bathroom toilet not to run		L2	X	NLT	5	Nov 15 2016 10:57AM	
Bedroom 2	Windows	LOCK: Inoperable/not locking - lock is broken but window is secure	Replace missing window latch master bedroom		L1		N/A	5	Nov 15 2016 10:57AM	
Kitchen	Dishwasher/Disposal	DISPOSAL: Garbage disposal does not function properly	Repair replace disposal		L2		N/A	5	Nov 15 2016 10:56AM	

Unit

20 UNIT:274

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Windows	PANES: Cracked or broken window panes - no sharp edges	Replace cracked window		L1		N/A	5	Nov 15 2016 11:02AM	

Unit

5 UNIT:41

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Windows	PANES: Cracked or broken window panes - no sharp edges	Replace cracked window pane		L1		N/A	5	Nov 15 2016 10:38AM	

408 N. Fielder Road

Date 10/30/2017

Type Pre-REAC

Score 96

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	0	0	0	15	15	0
Exterior	0	0	0	15	15	0
Systems	0.39	0.39	0.39	20	19.61	1
Common	0	0	0	15	15	0
*Units	2.1	2.1	2.1	35	30.96	2
Total	2.49	2.49	4.43	100	95.57	3

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Systems

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Fire Protection	Extinguisher	FIRE SAFETY: No operable/unexpired extinguisher on each floor	Devices are required to be scheduled for certification annually.	1	L3	X	LT	0.39	Oct 30 2017 10:03AM	

1 Systems Totals

Violations: 1 Possible Pts.: 0.503 Pts. Lost: 0.39 (0.39 Raw/0.39 Adj./0.39 Cap) Pts. Retained: 0.113

Unit

11 Unit 120

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 11:00AM	

11 Unit 120 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

11 Unit 123

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 11:03AM	

11 Unit 123 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

13 Unit 156

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Electricals security clamp missing.	2	L3	X	LT	1.05	Oct 30 2017 11:07AM	

13 Unit 156 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 1.05 (1.05 Raw/1.05 Adj./1.05 Cap) Pts. Retained: 0.35

Unit

14 Unit 167

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 11:12AM	

14 Unit 167 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

2 Unit 11

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 10:19AM	

2 Unit 11 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

4 Unit 18

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 10:14AM	

4 Unit 18 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

4 Unit 25

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 10:25AM	

4 Unit 25 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

4 Unit 27

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Kitchen	Dishwasher/Disposal	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Appliance requires electrical connection for service wire pigtail.	3	L3	X	LT	1.05	Oct 30 2017 10:28AM	

4 Unit 27 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 1.05 (1.05 Raw/1.05 Adj./1.05 Cap) Pts. Retained: 0.35

Unit

5 Unit 38

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 10:35AM	

(5 Unit 38 continued)

5 Unit 38 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

5 Unit 41

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 10:39AM	

5 Unit 41 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

5 Unit 45

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 10:43AM	

5 Unit 45 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

6 Unit 50

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit							Oct 30 2017 10:46AM	

6 Unit 50 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Unit

9 Unit 106

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Local Systems	HVAC System	DUCTS: Damage/gaps in HVAC duct enclosure	Properly secured air duct in HVAC closet.		4				Oct 30 2017 10:54AM	

9 Unit 106 Totals

Violations: 0 Possible Pts.: 1.4 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.4

Inspection Photos

Systems

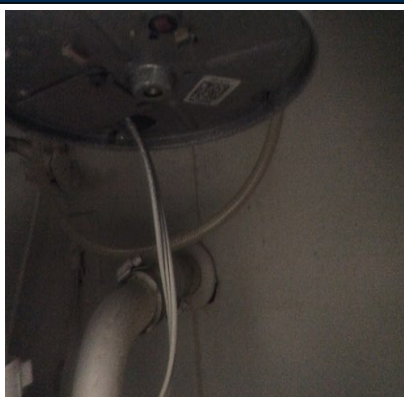


1
1
Fire Protection - Extinguisher

Unit



2
13 Unit 156
Kitchen - Dishwasher/Disposal



3
4 Unit 27
Kitchen - Dishwasher/Disposal



4
9 Unit 106
Local Systems - HVAC System

408 N. Fielder Road

Date 12/21/2018

Type Pre-REAC

Score 94

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	1.91	1.91	1.91	15	13.09	1
Exterior	0.28	0.28	0.28	15	14.72	1
Systems	0.97	0.97	0.97	20	19.03	1
Common	0.11	0.11	0.11	15	14.89	2
*Units	0.85	0.85	0.85	35	31.95	7
Total	4.13	4.13	6.32	100	93.68	12

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site

Site	Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
	Roads/Parking/Curbs	Roads/Parking/Curbs	POTHoles: Potholes/loose materials causing exposed subsurface - No Hazards	Repair pothole between buildings 4 and 5	1		L2		1.91	Dec 21 2018 8:56AM	

Site Totals

Violations: 1 Possible Pts.: 15 Pts. Lost: 1.913 (1.913 Raw/1.913 Adj./1.913 Cap) Pts. Retained: 13.088

Exterior

10	Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
	Entire Building	Entire Location	Observation for the Entire Location (See Note)	When time permits please begin a maintenance plan of replacing any damage or deteriorating exterior wall coverings						Dec 21 2018 9:35AM	

10 Exterior Totals

Violations: 0 Possible Pts.: 0.349 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0.349

Exterior

11	Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
	Entire Building	Entire Location	Observation for the Entire Location (See Note)	Ensure weather protection is properly covering the area by 6	2					Dec 21 2018 8:40AM	

11 Exterior Totals

Violations: 0 Possible Pts.: 1.508 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.508

Exterior

8	Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
	Exterior Walls	Walls	CRACK: Cracks/gaps > 1/8in.w x 1/8in.d x 6in.l	Repair hole near roof Between units 89 and 87	3		L2		0.28	Dec 21 2018 9:12AM	

(8 Exterior continued)

8 Exterior Totals

Violations: 1 Possible Pts.: 0.754 Pts. Lost: 0.281 (0.281 Raw/0.281 Adj./0.281 Cap) Pts. Retained: 0.473

Exterior

9

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Entire Building	Entire Location	Observation for the Entire Location (See Note)	Repair damaged materials by unit 183	4					Dec 21 2018 9:24AM	

9 Exterior Totals

Violations: 0 Possible Pts.: 0.754 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0.754

Systems

20

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Sanitary System	Pipes/drains	DRAIN: Broken, leaking, or clogged pipes or drains	Please make plumbing repairs and clean up sewage spill behind building 20	L3	X	NLT	0.97		Dec 21 2018 9:43AM	

20 Systems Totals

Violations: 1 Possible Pts.: 1.257 Pts. Lost: 0.974 (0.974 Raw/0.974 Adj./0.974 Cap) Pts. Retained: 0.283

Common Area

1

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Laundry Room	Accessories	ACCESSORIES: Closet Shelving Unit or Clothing Rod Damaged or Missing	Missing fire extinguisher in laundry room	5					Dec 21 2018 8:44AM	
Laundry Room	Windows	LOCK: Inoperable/not locking - lock is broken but window is secure	Replace miss glass in laundry room	6	L1			0.02	Dec 21 2018 8:42AM	
Laundry Room	Windows	PANES: Cracked or broken window panes	Replace miss glass in laundry room	L3	X	NLT	0.08		Dec 21 2018 8:42AM	

1 Common Area Totals

Violations: 2 Possible Pts.: 0.377 Pts. Lost: 0.106 (0.106 Raw/0.106 Adj./0.106 Cap) Pts. Retained: 0.271

Unit

15 Unit 192

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Ceiling	HOLE: Hole and/or damaged area on ceiling > 8.5in. x 11in.	Repair damaged materials by unit 192	7	L2			0.08	Dec 21 2018 9:28AM	

15 Unit 192 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 0.084 (0.084 Raw/0.084 Adj./0.084 Cap) Pts. Retained: 1.316

Unit

20 Unit 277

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Ceiling	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew	Please replace damaged materials	8	L3	X	NLT	0.47	Dec 21 2018 9:40AM	

(20 Unit 277 continued)

20 Unit 277 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 0.473 (0.473 Raw/0.473 Adj./0.473 Cap) Pts. Retained: 0.928

Unit

4 Unit 19

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Windows	PANES: Cracked or broken window panes	Replace broken window	9	L3	X	NLT	0.14	Dec 21 2018 8:48AM	

4 Unit 19 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 0.142 (0.142 Raw/0.142 Adj./0.142 Cap) Pts. Retained: 1.258

Unit

5 Unit 39

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Windows	PANES: Cracked or broken window panes - no sharp edges	Repair or replace window	10	L1			0.04	Dec 21 2018 8:58AM	

5 Unit 39 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 0.035 (0.035 Raw/0.035 Adj./0.035 Cap) Pts. Retained: 1.365

Unit

8 Unit 91

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Ceiling	HOLE: Hole, damaged, non-workmanlike repair on ceiling from 1in. - 8.5in. x 11in.	Replace or repair damage balcony outside of unit	11	L1			0.04	Dec 21 2018 9:09AM	

8 Unit 91 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 0.042 (0.042 Raw/0.042 Adj./0.042 Cap) Pts. Retained: 1.358

Unit

9 Unit 104

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Ceiling	CRACK: Crack > 1/8in. wide and 11in. long	Repair damaged materials in between unit 103 and 104	12	L1			0.04	Dec 21 2018 9:14AM	

9 Unit 104 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 0.042 (0.042 Raw/0.042 Adj./0.042 Cap) Pts. Retained: 1.358

Unit

9 Unit 107

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Living Room	Windows	PANES: Cracked or broken window panes - no sharp edges	Repair or replace window near street	13	L1			0.04	Dec 21 2018 9:16AM	

9 Unit 107 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 0.035 (0.035 Raw/0.035 Adj./0.035 Cap) Pts. Retained: 1.365

Inspection Photos

Entire Site



1

Site

Roads/Parking/Curbs - Roads/Parking/Curbs

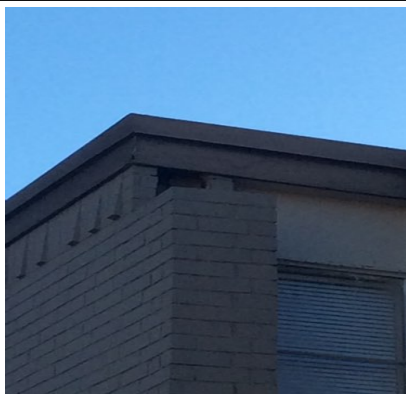
Exterior



2

11

Entire Building - Entire Location



3

8

Exterior Walls - Walls



4

9

Entire Building - Entire Location

Common Area



5

1

Laundry Room - Accessories

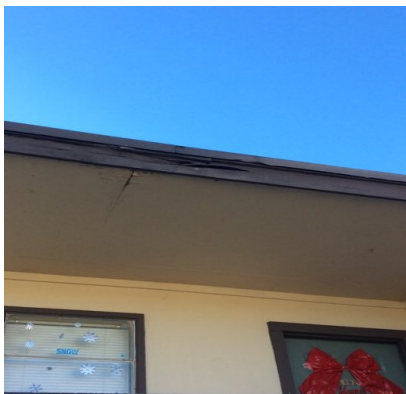


6

1

Laundry Room - Windows

Unit



7
15 Unit 192
Patio/Porch/Balcony - Ceiling



8
20 Unit 277
Patio/Porch/Balcony - Ceiling



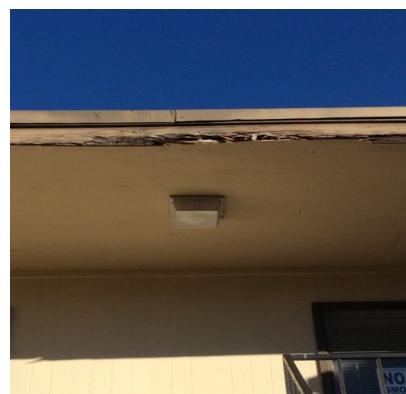
9
4 Unit 19
Living Room - Windows



10
5 Unit 39
Living Room - Windows



11
8 Unit 91
Patio/Porch/Balcony - Ceiling



12
9 Unit 104
Patio/Porch/Balcony - Ceiling



13
9 Unit 107
Living Room - Windows

408 N. Fielder Road

Date 11/05/2019

Type Pre-REAC

Score 97

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Site	1.91	1.91	1.91	15	13.09	1
Exterior	0.42	0.42	0.42	15	14.58	3
Systems	0	0	0	20	20	0
Common	0	0	0	15	15	0
*Units	0.06	0.06	0.06	35	34.29	2
Total	2.39	2.39	3.04	100	96.96	6

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Entire Site

Site	Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
	Roads/Parking/Curbs	Roads/Parking/Curbs	STRIPING: Faded or Missing Parking Lot Striping	Please restrip all faded fire lanes and parking spaces.						Nov 6 2019 3:02PM(LT)	
	Roads/Parking/Curbs	Roads/Parking/Curbs	CRACKS: More than 10% of roadways affected by 3/4in. or greater cracks, settlement, or heaving	Please repair all potholes that are deep enough to cause vehicle hazards or damage	1	L2			1.91	Nov 5 2019 10:23AM(LT)	

Site Totals

Violations: 1 Possible Pts.: 15 Pts. Lost: 1.913 (1.913 Raw/1.913 Adj./1.913 Cap) Pts. Retained: 13.088

Exterior

10	Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
	Entire Building	Entire Location	Observation for the Entire Location that requires a work order (See Note)	Repair broken window of building nine just to the right of entry door of unit 99	2					Nov 5 2019 10:37AM(LT)	

10 Exterior Totals

Violations: 0 Possible Pts.: 0.349 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0.349

Exterior

14	Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
	Exterior Walls	Walls	CAULKING: Deteriorated caulk < 12in.	There's a hole in the exterior wall covering by unit 180 of building 14 in the corner right above the unit entry please ensure all exterior holes are repaired	3	L1			0.11	Nov 5 2019 10:55AM(LT)	

14 Exterior Totals

Violations: 1 Possible Pts.: 0.943 Pts. Lost: 0.105 (0.105 Raw/0.105 Adj./0.105 Cap) Pts. Retained: 0.837

Exterior

20

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Exterior Walls	Walls	CAULKING: Deteriorated caulk < 12in.	On the east side of the building second-floor above unit 270 there is a hole in exterior wall covering please ensure proper repairs are made	<u>4</u>	L1			0.11	Nov 5 2019 11:11AM(LT)	
Exterior Walls	Walls	CAULKING: Deteriorated caulk in area > 12in.	On the east side of building 20 above unit 265 there are two exterior wall covering holes please ensure holes are properly repaired	<u>5</u>	L2			0.21	Nov 5 2019 11:13AM(LT)	

20 Exterior Totals

Violations: 2 Possible Pts.: 0.943 Pts. Lost: 0.316 (0.316 Raw/0.316 Adj./0.316 Cap) Pts. Retained: 0.627

Unit

5 Unit 33

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Bedroom 1	Windows	PANES: Cracked or broken window panes - no sharp edges	Please repair broken window on the west side of building on bottom floor south end of building	<u>6</u>	L1			0.04	Nov 5 2019 10:26AM(LT)	

5 Unit 33 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 0.035 (0.035 Raw/0.035 Adj./0.035 Cap) Pts. Retained: 1.365

Unit

8 Unit 92

Location	Item	Deficiency	Notes	Pic	Sev	HS	LT	Pts	Date	Fixed
Patio/Porch/Balcony	Lighting	LIGHT FIXTURES: Inoperable or Missing Lighting Fixture (One Room)	Please repair or replace exterior light in between unit 90 and 92	<u>7</u>	L1			0.02	Nov 5 2019 10:34AM(LT)	

8 Unit 92 Totals

Violations: 1 Possible Pts.: 1.4 Pts. Lost: 0.021 (0.021 Raw/0.021 Adj./0.021 Cap) Pts. Retained: 1.379

Inspection Photos

Entire Site



1

Site - Roads/Parking/Curbs

Roads/Parking/Curbs - Please repair all potholes that are deep enough

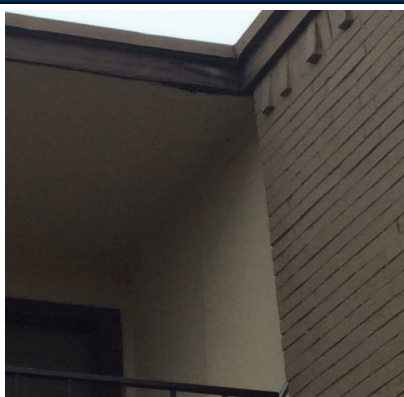
Exterior



2

10 - Entire Building

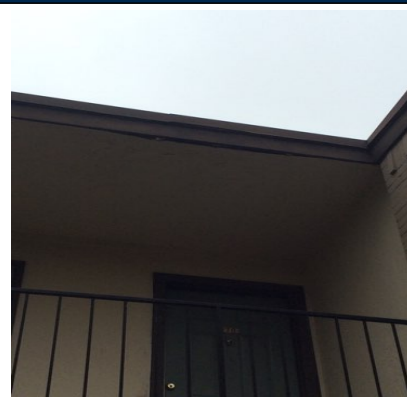
Entire Location - Repair broken window of building nine just to the ri



3

14 - Exterior Walls

Walls - There's a hole in the exterior wall covering by unit 180



4

20 - Exterior Walls

Walls - On the east side of the building second-floor above unit 270 t



5

20 - Exterior Walls

Walls - On the east side of building 20 above unit 265 there are two e

Unit



6

5 Unit 33 - Bedroom 1

Windows - Please repair broken window on the west side of building on



7

8 Unit 92 - Patio/Porch/Balcony

Lighting - Please repair or replace exterior light in between unit 90