

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

06/23/2022

REAL ESTATE ASSESSMENT CENTER

708174 / 800003283

Branford Manor Apartments  
37 A Mather Ave.  
Groton, CT 06340 - \_\_\_\_\_

Dear Owner:

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

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

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

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

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

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

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

Thank you for your cooperation.

Sincerely,

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

Enclosures

## Inspection Summary Report (POA) for Inspection #708174

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### Inspection Snapshot

|                               |                           |                             |                     |
|-------------------------------|---------------------------|-----------------------------|---------------------|
| <b>Inspection ID:</b>         | 708174                    | <b>Inspection Time:</b>     | 08:36 AM - 03:23 PM |
| <b>Inspection Start Date:</b> | 06/22/2022                | <b>Inspection End Date:</b> | 06/23/2022          |
| <b>Property ID:</b>           | 800003283                 | <b>Property Type:</b>       | Multifamily         |
| <b>Property Name:</b>         | Branford Manor Apartments |                             |                     |
| <b>Inspection State:</b>      | Successful                | <b>Score:</b>               | 70c*                |

## Inspection Summary Report (POA) for Inspection #708174

### Property Profile

**Property Name:** Branford Manor Apartments  
**Scattered Site?** No **Multiple Site?** No  
**Address Line 1:** 37 A Mather Ave.  
**Address Line 2:**  
**City:** Groton **State:** CT  
**ZIP:** 06340 **Extension:** \_\_\_\_\_  
**Phone:** (860) 445-6076 **Extension:**  
**Fax:** (860) 448-1721 **Email:** hephillips@related.com

| Type        | Building |        |         | Units    |        |         |
|-------------|----------|--------|---------|----------|--------|---------|
|             | Expected | Actual | Sampled | Expected | Actual | Sampled |
| Residential | 47       | 47     | 25      | 442      | 441    | 25      |
| Common      | 0        | 1      | 1       | -        | -      | -       |
| Total       | 47       | 48     | 26      | 442      | 441    | 25      |

### Occupancy Information

| No. of Occupied Units | Occupancy Rate | Inspect Vacant Units |
|-----------------------|----------------|----------------------|
| 416                   | 94             | No                   |

### Bed Bugs Information

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

**Comments** No cases of COVID-19 reported Light rain on Day 1 Extensive property-wide rehabilitation project in 2017

## Inspection Summary Report (POA) for Inspection #708174

### Participant Profile

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

**Name (F, MI, L):** Dan Morales  
**Organization:** Related Management  
**Address Line 1:** 423 West 55th Street  
**Address Line 2:** 9th Floor  
**City:** New York **State:** NY  
**ZIP:** 10019 **Extension:**  
**Phone:** (914) 443-8547 **Extension:**  
**Fax:** **Email:** dmorales@related.com

#### Owner [Present During Inspection]

**Name (F, MI, L):** Matt Finkle  
**Organization:** Branford Manor Preservation, LP  
**Address Line 1:** 60 Columbus Circle  
**Address Line 2:** 20th Floor  
**City:** New York **State:** NY  
**ZIP:** 10023 **Extension:**  
**Phone:** (212) 801-1000 **Extension:**  
**Fax:** **Email:** mfinkle@related.com

#### Site Manager [Present During Inspection]

**Name (F, MI, L):** Heather Phillips  
**Organization:** Related Management  
**Address Line 1:** 37 A Mather Ave.  
**Address Line 2:**  
**City:** Groton **State:** CT  
**ZIP:** 06340 **Extension:**  
**Phone:** (860) 445-6076 **Extension:**  
**Fax:** (860) 448-1721 **Email:** hephillips@related.com

#### Other [Present During Inspection]

**Name (F, MI, L):** Gloria Asare  
**Organization:** Related Management  
**Address Line 1:** 423 West 55th Street  
**Address Line 2:** 9th floor  
**City:** New York **State:** NY  
**ZIP:** 10019 **Extension:**  
**Phone:** (212) 319-1200 **Extension:**  
**Fax:** **Email:** gasare@related.com

#### Other [Present During Inspection]

**Name (F, MI, L):** Janson Salazar  
**Organization:** Branford Manor Apts.

## Inspection Summary Report (POA) for Inspection #708174

### Participant Profile

**Address Line 1:** 37 A Mather Ave.

**Address Line 2:**

**City:** Groton

**State:** CT

**ZIP:** 06340

**Extension:**

**Phone:** (860) 445-6076

**Extension:**

**Fax:**

**Email:** jsalazar@related.com

### Other [Present During Inspection]

**Name (F, MI, L):** Martin Brousseau

**Organization:** Branford Manor Apts.

**Address Line 1:** 37 A Mather Ave.

**Address Line 2:**

**City:** Groton

**State:** CT

**ZIP:** 06340

**Extension:**

**Phone:** (860) 445-6076

**Extension:**

**Fax:**

**Email:** mbrousseau@related.com

## Inspection Summary Report (POA) for Inspection #708174

### Score Summary

| Area              | Possible Points | Deductions(Excluding H&S) | Pre H&S Points | H&S Deductions | Final Points |
|-------------------|-----------------|---------------------------|----------------|----------------|--------------|
| Site              | 19.97           | 1.20                      | 18.77          | 5.62           | 13.16        |
| Building Exterior | 16.54           | 0.98                      | 15.56          | 0.96           | 14.60        |
| Building Systems  | 17.58           | 0.00                      | 17.58          | 0.80           | 16.78        |
| Common Area       | 2.22            | 0.56                      | 1.66           | 0.33           | 1.33         |
| Unit              | 43.69           | 7.51                      | 36.18          | 11.77          | 24.42        |
| Total             | 100.00          | 10.24                     | 89.76          | 19.48          | 70.29        |

Score Version: 1

Score Date: 06/23/2022

Final Score: 70c\*

## Inspection Summary Report (POA) for Inspection #708174

### Health & Safety Summary

|                                   | Site | Buildings | Units | Total |  |
|-----------------------------------|------|-----------|-------|-------|--|
| <b>Non-Life Threatening (NLT)</b> |      |           |       |       | <b>Health and Safety Narrative</b>   |
| Actual                            | 1    | 9         | 19    | 29    | 1 site, 26 buildings and 25 units were inspected.  |
| Projected                         | 1    | 17        | 335   | 353   | 61 health and safety deficiencies(HSD) were observed.  |
| <b>Life Threatening (LT)</b>      |      |           |       |       | <b>Percentage Inspected:</b>   |
| Actual                            | 0    | 0         | 5     | 5     | Site (PIS): 100%   |
| Projected                         | 0    | 0         | 88    | 88    | Building (PIB): 54%  |
| <b>Smoke Detectors (SD)</b>       |      |           |       |       | Unit (PIU): 6%   |
| Actual                            | 0    | 1         | 26    | 27    | <b>Projected HSD:</b>  |
| Projected                         | 0    | 2         | 459   | 460   | Site = (Actual HSDS) / PIS   |
| <b>Overall</b>                    |      |           |       |       | Building = (Actual HSDB) / PIB   |
| Actual                            | 1    | 10        | 50    | 61    | Unit = (Actual HSDU) / PIU   |
| Projected                         | 1    | 18        | 882   | 901   | If all buildings and units were inspected, it is projected that a total of 901 health and safety deficiencies would apply to the property. |



## Inspection Summary Report (POA) for Inspection #708174

### Systemic Deficiencies

| Type     | Area | Item  | Deficiency  | B/U with defects | Total B/U | %   |
|----------|------|---|---|------------------|-----------|-----|
| Ordinary | Site | Garbage/Debris                              | HS - Outdoors (Garbage and Debris)  | 1                | 1         | 100 |
| Ordinary | Site | Market Appeal                               | Site - Graffiti (Market Appeal)   | 1                | 1         | 100 |
| Ordinary | Site | Hazards                                     | HS - Lead Hazard Report   | 1                | 1         | 100 |
| Ordinary | BE   | FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)     | 23               | 26        | 88  |
| Ordinary | CA   | Patio/Porch/Balcony                         | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | 19               | 26        | 73  |
| Ordinary | Unit | Doors                                       | Unit - Damaged Hardware/Locks (Doors)   | 10               | 25        | 40  |
| Ordinary | Unit | Windows                                     | Unit - Inoperable/Not Lockable (Windows)  | 10               | 25        | 40  |
| Ordinary | Unit | Windows                                     | Unit - Damaged/Missing Screens (Windows)  | 10               | 25        | 40  |
| Ordinary | Unit | Smoke Detector                              | Unit - Missing/Inoperable (Smoke Detector)  | 18               | 25        | 72  |

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

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

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

# Inspection Summary Report (POA) for Inspection #708174

## Building/Unit Summary

| Entity   | Expected | Actual | # Inspected | # Reported Uninspectable |
|----------|----------|--------|-------------|--------------------------|
| Building | 47       | 48     | 26          | 0                        |
| Unit     | 442      | 441    | 25          | 4                        |

### Building 1 - 56-72 Mather Ave. [ Alternate , Not Inspected ]

**Address Line 1:** 56-72 Mather Ave.  
**Address Line 2:** Bldg. 1  
**City:** Groton **State:** CT  
**Zip:** 06340 **Extension:** 5224

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 2 - 74-90 Mather Ave. [ Sample , Inspected ]

**Address Line 1:** 74-90 Mather Ave.  
**Address Line 2:** Bldg. 2  
**City:** Groton **State:** CT  
**Zip:** 06340 **Extension:** 5224

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

Comments:

| Unit # | # Bedrooms | Occupied? | UnInspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 90 M   | 2 Bedrooms | Yes       |                     | No                  | N/A                |

## Inspection Summary Report (POA) for Inspection #708174

| Building 3 - 92-108 Mather Ave. [ Sample , Inspected ] |                |                    |                     |                                     |                    |
|--|----------------|--------------------|---------------------|-------------------------------------|--------------------|
| Address Line 1:  |                | 92-108 Mather Ave. |                     |                                     |                    |
| Address Line 2:  |                | Bldg. 3            |                     |                                     |                    |
| City:  |                | Groton             |                     | State: CT                           |                    |
| Zip:   |                | 06340              |                     | Extension: _____                    |                    |
| Type   | Constructed In | Floors             | Expected Unit Count | Actual Unit Count                   |                    |
| Row or Townhouse                                       | 1971           | 2                  | 9                   | 9                                   |                    |
| Flat Roof  |                | Roof Access        |                     | Building has Carbon Monoxide source |                    |
| No   |                |                    |                     | No                                  |                    |
| <b>Comments:</b>                                       |                |                    |                     |                                     |                    |
| Unit #   | # Bedrooms     | Occupied?          | Uninspected Reason? | CO Detector Present                 | CO Detector Status |
| 92 M   | 2 Bedrooms     | Yes                |                     | No                                  |                    |

| Building 4 - 38-54 Mather Ave. [ Sample , Inspected ] |                |                   |                     |                                     |                    |
|---|----------------|-------------------|---------------------|-------------------------------------|--------------------|
| Address Line 1:                                       |                | 38-54 Mather Ave. |                     |                                     |                    |
| Address Line 2:                                       |                | Bldg. 4           |                     |                                     |                    |
| City:   |                | Groton            |                     | State: CT                           |                    |
| Zip:  |                | 06340             |                     | Extension: 5224                     |                    |
| Type  | Constructed In | Floors            | Expected Unit Count | Actual Unit Count                   |                    |
| Row or Townhouse                                      | 1971           | 2                 | 9                   | 9                                   |                    |
| Flat Roof   |                | Roof Access       |                     | Building has Carbon Monoxide source |                    |
| No  |                |                   |                     | Yes                                 |                    |
| <b>Comments:</b> boiler room located in this building |                |                   |                     |                                     |                    |
| Unit #  | # Bedrooms     | Occupied?         | Uninspected Reason? | CO Detector Present                 | CO Detector Status |
| 44 M  | 2 Bedrooms     | Yes               |                     | Yes                                 | Missing            |
| 46 M  | 2 Bedrooms     | No                | Vacant              | Yes                                 |                    |

## Inspection Summary Report (POA) for Inspection #708174

| Building 5 - 37-53 Branford St. [ Alternate , Not Inspected ] |                    |                                     |                     |                   |
|---|--------------------|-------------------------------------|---------------------|-------------------|
| Address Line 1:   | 37-53 Branford St. |                                     |                     |                   |
| Address Line 2:   | Bldg. 5            |                                     |                     |                   |
| City:   | Groton             | State:                              | CT                  |                   |
| Zip:  | 06340              | Extension:                          | _____               |                   |
| Type  | Constructed In     | Floors                              | Expected Unit Count | Actual Unit Count |
| Row or Townhouse  | 1971               | 2                                   | 9                   | 9                 |
| Flat Roof   | Roof Access        | Building has Carbon Monoxide source |                     |                   |
| No  |                    | Yes                                 |                     |                   |
| Comments:   |                    |                                     |                     |                   |

| Building 6 - 55-71 Branford St. [ Sample , Inspected ] |                    |                                     |                     |                     |                    |
|--|--------------------|-------------------------------------|---------------------|---------------------|--------------------|
| Address Line 1:  | 55-71 Branford St. |                                     |                     |                     |                    |
| Address Line 2:  | Bldg. 6            |                                     |                     |                     |                    |
| City:  | Groton             | State:                              | CT                  |                     |                    |
| Zip:   | 06340              | Extension:                          | 5224                |                     |                    |
| Type   | Constructed In     | Floors                              | Expected Unit Count | Actual Unit Count   |                    |
| Row or Townhouse                                       | 1971               | 2                                   | 9                   | 9                   |                    |
| Flat Roof  | Roof Access        | Building has Carbon Monoxide source |                     |                     |                    |
| No   |                    | No                                  |                     |                     |                    |
| Comments:  |                    |                                     |                     |                     |                    |
| Unit #   | # Bedrooms         | Occupied?                           | Uninspected Reason? | CO Detector Present | CO Detector Status |
| 63 B   | 2 Bedrooms         | Yes                                 |                     | No                  | N/A                |

| Building 7 - 20-36 Mather Ave. [ Sample , Inspected ] |                   |            |       |  |  |
|---|-------------------|------------|-------|--|--|
| Address Line 1:                                       | 20-36 Mather Ave. |            |       |  |  |
| Address Line 2:                                       | Bldg. 7           |            |       |  |  |
| City:   | Groton            | State:     | CT    |  |  |
| Zip:  | 06340             | Extension: | _____ |  |  |

## Inspection Summary Report (POA) for Inspection #708174

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

**Comments:**

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 30 M   | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 8 - 2-18 Mather Ave. [ Alternate , Not Inspected ]

Address Line 1: 2-18 Mather Ave.  
 Address Line 2: Bldg. 8  
 City: Groton State: CT  
 Zip: 06340 Extension: 5224

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

**Comments:**

### Building 9 - 73-89 Branford St. [ Sample , Inspected ]

Address Line 1: 73-89 Branford St.  
 Address Line 2: Bldg. 9  
 City: Groton State: CT  
 Zip: 06340 Extension: 5224

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 8                   | 8                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
|           |             |                                     |

## Inspection Summary Report (POA) for Inspection #708174

|    |  |    |
|----|--|----|
| No |  | No |
|----|--|----|

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 89 B   | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 10 - 131-147 Branford St. [ Alternate , Not Inspected ]

Address Line 1: 131-147 Branford St.  
 Address Line 2: Bldg. 10  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 11 - 111-129 Branford St. [ Alternate , Not Inspected ]

Address Line 1: 111-129 Branford St.  
 Address Line 2: Bldg. 11  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 10                  | 10                |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 12 - 91-109 Branford St. [ Sample , Inspected ]

## Inspection Summary Report (POA) for Inspection #708174

Address Line 1: 91-109 Branford St.  
 Address Line 2: Bldg. 12  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 10                  | 10                |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 93 B   | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 13 - 149-165 Branford St. [ Alternate , Not Inspected ]

Address Line 1: 149-165 Branford St.  
 Address Line 2: Bldg. 13  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 14 - 167-183 Branford St. [ Alternate , Not Inspected ]

Address Line 1: 167-183 Branford St.  
 Address Line 2: Bldg. 14  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------|----------------|--------|---------------------|-------------------|
|------|----------------|--------|---------------------|-------------------|

## Inspection Summary Report (POA) for Inspection #708174

|                  |                    |   |  |   |
|------------------|--------------------|---|--|---|
| Row or Townhouse | 1971               | 2 | 9  | 9 |
| <b>Flat Roof</b> | <b>Roof Access</b> |   | <b>Building has Carbon Monoxide source</b> |   |
| No               |                    |   | Yes  |   |
| <b>Comments:</b> |                    |   |  |   |

| <b>Building 15 - 128-144 Branford St. [ Sample , Inspected ]</b> |                    |                      |  |                     |                    |
|--|--------------------|----------------------|--|---------------------|--------------------|
| <b>Address Line 1:</b>   |                    | 128-144 Branford St. |  |                     |                    |
| <b>Address Line 2:</b>   |                    | Bldg. 15             |  |                     |                    |
| <b>City:</b>   | Groton             | <b>State:</b>        | CT   |                     |                    |
| <b>Zip:</b>  | 06340              | <b>Extension:</b>    | 5224                                       |                     |                    |
| Type   | Constructed In     | Floors               | Expected Unit Count                        | Actual Unit Count   |                    |
| Row or Townhouse   | 1971               | 2                    | 9  | 9                   |                    |
| <b>Flat Roof</b>   | <b>Roof Access</b> |                      | <b>Building has Carbon Monoxide source</b> |                     |                    |
| No   |                    |                      | No   |                     |                    |
| <b>Comments:</b>   |                    |                      |  |                     |                    |
| Unit #   | # Bedrooms         | Occupied?            | Uninspected Reason?                        | CO Detector Present | CO Detector Status |
| 134 M  | 2 Bedrooms         | Yes                  |  | No                  | N/A                |

| <b>Building 16 - 110-126 Mather Ave. [ Sample , Inspected ]</b> |                    |                     |  |                   |  |
|---|--------------------|---------------------|--|-------------------|--|
| <b>Address Line 1:</b>  |                    | 110-126 Mather Ave. |  |                   |  |
| <b>Address Line 2:</b>  |                    | Bldg. 16            |  |                   |  |
| <b>City:</b>  | Groton             | <b>State:</b>       | CT   |                   |  |
| <b>Zip:</b>   | 06340              | <b>Extension:</b>   | _____                                      |                   |  |
| Type  | Constructed In     | Floors              | Expected Unit Count                        | Actual Unit Count |  |
| Row or Townhouse  | 1971               | 2                   | 9  | 9                 |  |
| <b>Flat Roof</b>  | <b>Roof Access</b> |                     | <b>Building has Carbon Monoxide source</b> |                   |  |
| No  |                    |                     | Yes  |                   |  |



## Inspection Summary Report (POA) for Inspection #708174

**Comments:** boiler room located in this building

### Building 17 - 165-181 Mather Ave. [ Alternate , Not Inspected ]

**Address Line 1:** 165-181 Mather Ave.  
**Address Line 2:** Bldg. 17  
**City:** Groton **State:** CT  
**Zip:** 06340 **Extension:** \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

**Comments:**

### Building 18 - 147-163 Mather Ave. [ Sample , Inspected ]

**Address Line 1:** 147-163 Mather Ave.  
**Address Line 2:** Bldg. 18  
**City:** Groton **State:** CT  
**Zip:** 06340 **Extension:** 5224

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

**Comments:**

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 159 M  | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 19 - 129-145 Mather Ave. [ Alternate , Not Inspected ]

**Address Line 1:** 129-145 Mather Ave.  
**Address Line 2:** Bldg. 19

## Inspection Summary Report (POA) for Inspection #708174

City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 20 - 111-127 Mather Ave. [ Alternate , Not Inspected ]

Address Line 1: 111-127 Mather Ave.  
 Address Line 2: Bldg. 20  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 21 - 75-91 Mather Ave. [ Alternate , Not Inspected ]

Address Line 1: 75-91 Mather Ave.  
 Address Line 2: Bldg. 21  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

## Inspection Summary Report (POA) for Inspection #708174

Comments:

### Building 22 - Bdg.22: 93-109 Mather Ave. [ Sample , Inspected ]

Address Line 1: 93-109 Mather Ave.  
 Address Line 2: Bldg. 22  
 City: Groton State: CT  
 Zip: 06340 Extension: 5224

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 101 M  | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 23 - 39-55 Mather Ave. [ Sample , Inspected ]

Address Line 1: 39-55 Mather Ave.  
 Address Line 2: Bldg. 23  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments: boiler room located in this building

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 51 M   | 2 Bedrooms | Yes       |                     | Yes                 | Missing            |

## Inspection Summary Report (POA) for Inspection #708174

| Building 24 - 57-73 Mather Ave. [ Alternate , Not Inspected ] |                   |                                     |                     |                   |
|---|-------------------|-------------------------------------|---------------------|-------------------|
| Address Line 1:   | 57-73 Mather Ave. |                                     |                     |                   |
| Address Line 2:   | Bldg. 24          |                                     |                     |                   |
| City:   | Groton            | State:                              | CT                  |                   |
| Zip:  | 06340             | Extension:                          | _____               |                   |
| Type  | Constructed In    | Floors                              | Expected Unit Count | Actual Unit Count |
| Row or Townhouse  | 1971              | 2                                   | 9                   | 9                 |
| Flat Roof   | Roof Access       | Building has Carbon Monoxide source |                     |                   |
| No  |                   | Yes                                 |                     |                   |
| Comments:   |                   |                                     |                     |                   |

| Building 25 - 37 Mather Ave. [ Sample , Inspected ] |                |                                     |                     |                     |                    |
|---|----------------|-------------------------------------|---------------------|---------------------|--------------------|
| Address Line 1:                                     | 37 Mather Ave. |                                     |                     |                     |                    |
| Address Line 2:                                     | Bldg. 25       |                                     |                     |                     |                    |
| City:   | Groton         | State:                              | CT                  |                     |                    |
| Zip:  | 06340          | Extension:                          | _____               |                     |                    |
| Type  | Constructed In | Floors                              | Expected Unit Count | Actual Unit Count   |                    |
| Elevator Structure                                  | 1971           | 3                                   | 23                  | 24                  |                    |
| Flat Roof   | Roof Access    | Building has Carbon Monoxide source |                     |                     |                    |
| No  |                | No                                  |                     |                     |                    |
| Comments:   |                |                                     |                     |                     |                    |
| Unit #  | # Bedrooms     | Occupied?                           | Uninspected Reason? | CO Detector Present | CO Detector Status |
| 2 F   | 1 Bedroom      | Yes                                 |                     | No                  | N/A                |
| 3 L   | 1 Bedroom      | Yes                                 |                     | No                  | N/A                |

| Building 26 - 19-35 Mather Ave. [ Alternate , Not Inspected ] |                   |        |    |  |
|---|-------------------|--------|----|--|
| Address Line 1:   | 19-35 Mather Ave. |        |    |  |
| Address Line 2:   | Bldg. 26          |        |    |  |
| City:   | Groton            | State: | CT |  |

## Inspection Summary Report (POA) for Inspection #708174

Zip: 06340

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

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 27 - 1-17 Mather Ave. [ Alternate , Not Inspected ]

Address Line 1: 1-17 Mather Ave.

Address Line 2: Bldg. 27

City: Groton

State: CT

Zip: 06340

Extension: 5224

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 8                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 28 - 19-35 Branford St. [ Alternate , Not Inspected ]

Address Line 1: 19-35 Branford St.

Address Line 2: Bldg. 28

City: Groton

State: CT

Zip: 06340

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

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

## Inspection Summary Report (POA) for Inspection #708174

### Building 29 - 1-17 Branford st. [ Alternate , Not Inspected ]

**Address Line 1:** 1-17 Branford St.  
**Address Line 2:** Bldg. 29  
**City:** Groton **State:** CT  
**Zip:** 06340 **Extension:** \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

**Comments:**

### Building 30 - 2-18 Branford Ave. [ Alternate , Not Inspected ]

**Address Line 1:** 2-18 Branford Ave.  
**Address Line 2:** Bldg. 30  
**City:** Groton **State:** CT  
**Zip:** 06340 **Extension:** \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 8                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

**Comments:**

### Building 31 - 20-36 Branford St. [ Sample , Inspected ]

**Address Line 1:** 20-36 Branford St.  
**Address Line 2:** Bldg. 31  
**City:** Groton **State:** CT  
**Zip:** 06340 **Extension:** \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon |
|-----------|-------------|---------------------|
|           |             |                     |

## Inspection Summary Report (POA) for Inspection #708174

|    |  |                        |
|----|--|------------------------|
|    |  | <b>Monoxide source</b> |
| No |  | No                     |

**Comments:** boiler room located in this building

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 24 B   | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 32 - 38-56 Branford St. [ Sample , Inspected ]

Address Line 1: 38-56 Branford St.  
 Address Line 2: Bldg. 32  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 10                |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

**Comments:**

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 52 B   | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 33 - Bdg.33: 58-76 Branford St. [ Sample , Inspected ]

Address Line 1: 58-76 Branford St.  
 Address Line 2: Bldg. 33  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 10                  | 10                |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
|           |             |                                     |

## Inspection Summary Report (POA) for Inspection #708174

|    |  |    |
|----|--|----|
| No |  | No |
|----|--|----|

**Comments:**

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 72 B   | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 34 - 78-94 Branford St. [ Sample , Inspected ]

Address Line 1: 78-94 Branford St.  
 Address Line 2: Bldg. 34  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

**Comments:** boiler room located in this building

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 88 B   | 2 Bedrooms | Yes       |                     | Yes                 | Missing            |

### Building 35 - 96-112 Branford St. [ Sample , Inspected ]

Address Line 1: 96-112 Branford St.  
 Address Line 2: Bldg. 35  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |



## Inspection Summary Report (POA) for Inspection #708174

### Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 106B   | 2 Bedrooms | Yes       |                     | No                  | N/A                |
| 106 B  | 2 Bedrooms | No        | Vacant              | No                  |                    |

### Building 36 - 114-130 Branford St. [ Sample , Inspected ]

Address Line 1: 114-130 Branford St.

Address Line 2: Bldg. 36

City: Groton

State: CT

Zip: 06340

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

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

### Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 126 B  | 2 Bedrooms | No        | Vacant              | No                  |                    |
| 130 B  | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 37 - 132-132-148 Branford St. [ Alternate , Not Inspected ]

Address Line 1: 132-148 Branford St.

Address Line 2: Bldg. 37

City: Groton

State: CT

Zip: 06340

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

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

## Inspection Summary Report (POA) for Inspection #708174

Comments:

### Building 38 - 150-166 Branford St. [ Sample , Inspected ]

Address Line 1: 150-166 Branford St.  
 Address Line 2: Bldg. 38  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments: boiler room located in this building

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 164 B  | 2 Bedrooms | Yes       |                     | Yes                 | Missing            |

### Building 39 - 168-184 Branford St. [ Sample , Inspected ]

Address Line 1: 168-184 Branford St.  
 Address Line 2: Bldg. 39  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 168 B  | 2 Bedrooms | Yes       |                     | No                  |                    |

## Inspection Summary Report (POA) for Inspection #708174

| Building 40 - 186-202 Branford St. [ Alternate , Not Inspected ] |                      |                                     |                     |                   |
|--|----------------------|-------------------------------------|---------------------|-------------------|
| Address Line 1:  | 186-202 Branford St. |                                     |                     |                   |
| Address Line 2:  | Bldg. 40             |                                     |                     |                   |
| City:  | Groton               | State:                              | CT                  |                   |
| Zip:   | 06340                | Extension:                          | 5224                |                   |
| Type   | Constructed In       | Floors                              | Expected Unit Count | Actual Unit Count |
| Row or Townhouse   | 1971                 | 2                                   | 8                   | 9                 |
| Flat Roof  | Roof Access          | Building has Carbon Monoxide source |                     |                   |
| No   |                      | Yes                                 |                     |                   |
| Comments:  |                      |                                     |                     |                   |

| Building 41 - 204-220 Branford St. [ Sample , Inspected ] |                      |                                     |                     |                     |                    |
|---|----------------------|-------------------------------------|---------------------|---------------------|--------------------|
| Address Line 1:   | 204-220 Branford St. |                                     |                     |                     |                    |
| Address Line 2:   | Bldg. 41             |                                     |                     |                     |                    |
| City:   | Groton               | State:                              | CT                  |                     |                    |
| Zip:  | 06340                | Extension:                          | _____               |                     |                    |
| Type  | Constructed In       | Floors                              | Expected Unit Count | Actual Unit Count   |                    |
| Row or Townhouse  | 1971                 | 2                                   | 9                   | 9                   |                    |
| Flat Roof   | Roof Access          | Building has Carbon Monoxide source |                     |                     |                    |
| No  |                      | No                                  |                     |                     |                    |
| Comments:   |                      |                                     |                     |                     |                    |
| Unit #  | # Bedrooms           | Occupied?                           | Uninspected Reason? | CO Detector Present | CO Detector Status |
| 218 B   | 2 Bedrooms           | Yes                                 |                     | No                  |                    |

| Building 42 - 222-238 Branford St. [ Sample , Inspected ] |                      |            |       |  |
|---|----------------------|------------|-------|--|
| Address Line 1:   | 222-238 Branford St. |            |       |  |
| Address Line 2:   | Bldg. 42             |            |       |  |
| City:   | Groton               | State:     | CT    |  |
| Zip:  | 06340                | Extension: | _____ |  |

## Inspection Summary Report (POA) for Inspection #708174

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

Comments:

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 228 B  | 2 Bedrooms | Yes       |                     | No                  |                    |

### Building 43 - 240-256 Branford St. [ Alternate , Not Inspected ]

Address Line 1: 240-256 Branford St.  
 Address Line 2: Bldg. 43  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 8                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 44 - 258-274 Branford St. [ Sample , Inspected ]

Address Line 1: 258-274 Branford St.  
 Address Line 2: Bldg. 44  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
|           |             |                                     |

## Inspection Summary Report (POA) for Inspection #708174

|    |  |    |
|----|--|----|
| No |  | No |
|----|--|----|

**Comments:**

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 262 B  | 2 Bedrooms | Yes       |                     | No                  | N/A                |

### Building 45 - 276-292 Branford St. [ Sample , Inspected ]

Address Line 1: 276-292 Branford St.  
 Address Line 2: Bldg. 45  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

**Comments:**

| Unit # | # Bedrooms | Occupied? | Uninspected Reason? | CO Detector Present | CO Detector Status |
|--------|------------|-----------|---------------------|---------------------|--------------------|
| 280 B  | 2 Bedrooms | Yes       | Other Hazard        | Yes                 |                    |
| 290 B  | 2 Bedrooms | Yes       |                     | Yes                 | Missing            |

### Building 46 - 294-310 Branford St. [ Alternate , Not Inspected ]

Address Line 1: 294-310 Branford St.  
 Address Line 2: Bldg. 46  
 City: Groton State: CT  
 Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
|           |             |                                     |

## Inspection Summary Report (POA) for Inspection #708174

|    |  |     |
|----|--|-----|
| No |  | Yes |
|----|--|-----|

Comments:

### Building 47 - 312-328 Branford St. [ Alternate , Not Inspected ]

Address Line 1: 312-328 Branford St.

Address Line 2: Bldg. 47

City: Groton State: CT

Zip: 06340 Extension: \_\_\_\_\_

| Type             | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------|----------------|--------|---------------------|-------------------|
| Row or Townhouse | 1971           | 2      | 9                   | 9                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | Yes                                 |

Comments:

### Building 48 - Leasing Office [ Sample , Inspected ]

Address Line 1: 37 A Mather Ave.

Address Line 2:

City: Groton State: CT

Zip: 06340 Extension: \_\_\_\_\_

| Type                   | Constructed In | Floors | Expected Unit Count | Actual Unit Count |
|------------------------|----------------|--------|---------------------|-------------------|
| Non Dwelling Structure | 2018           | 1      | 0                   | 0                 |

| Flat Roof | Roof Access | Building has Carbon Monoxide source |
|-----------|-------------|-------------------------------------|
| No        |             | No                                  |

Comments:

## Inspection Summary Report (POA) for Inspection #708174

### Certificates

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

## Inspection Summary Report (POA) for Inspection #708174

### Score Details

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

| Item | Deficiency | Severity | Points Deducted | Points Received |
|------|------------|----------|-----------------|-----------------|
|------|------------|----------|-----------------|-----------------|

### Site - Branford Manor Apartments - Site(0) [Possible Points : 19.97]

| Non-Health And Safety Deficiencies |   |         |             |              |
|------------------------------------|---|---------|-------------|--------------|
| Hazards                            | HS - Lead Hazard Report                   | Level 3 | 0.00        |              |
| Market Appeal                      | Site - Graffiti (Market Appeal)           | Level 1 | 1.20        |              |
| Health And Safety Deficiencies     |   |         |             |              |
| Garbage/Debris                     | HS - Outdoors (Garbage and Debris) (NLT ) | Level 3 | 5.62        |              |
|                                    |   |         | <b>6.81</b> | <b>13.16</b> |

### Building 2 - 74-90 Mather Ave. - Building Exterior [Possible Points : 0.63]

| Non-Health And Safety Deficiencies          |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.63</b> |

### Building 2 - 74-90 Mather Ave. - Common Areas [Possible Points : 0.04]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Patio/Porch/Balcony                | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|                                    |   |         | <b>0.00</b> | <b>0.04</b> |

### Building 2 - 74-90 Mather Ave. - Unit 90 M\* [Possible Points : 1.68]

| Non-Health And Safety Deficiencies |   |         |      |  |
|------------------------------------|---|---------|------|--|
| Bathroom Items                     | Unit - Plumbing Leaking Faucet/Pipes (Bathroom)             | Level 1 | 0.20 |  |
| Ceiling                            | Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)      | Level 3 | 0.09 |  |
| Doors                              | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2) | Level 3 | 0.18 |  |
| Doors                              | Unit - Missing Door (Doors) (2)                             | Level 2 | 0.20 |  |



## Inspection Summary Report (POA) for Inspection #708174

| Item  | Deficiency  | Severity | Points Deducted | Points Received |
|---|---|----------|-----------------|-----------------|
| Walls   | Unit - Damaged (Walls)                                | Level 1  | 0.04            |                 |
| Windows   | Unit - Damaged/Missing Screens (Windows)              | Level 1  | 0.03            |                 |
| Windows   | Unit - Peeling/Needs Paint (Windows)                  | Level 1  | 0.01            |                 |
| <b>Health And Safety Deficiencies</b>   |   |          |                 |                 |
| Air Quality   | HS - Mold and/or Mildew Observed (Air Quality) (NLT ) | Level 3  | 0.60            |                 |
| Electrical System   | Unit - GFI - Inoperable (Electrical System) (NLT )    | Level 3  | 0.90            |                 |
| Smoke Detector  | Unit - Missing/Inoperable (Smoke Detector) (SD )      | Level 3  | 0.00            |                 |
| * The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero. |   |          | <b>2.25</b>     | <b>0.00</b>     |

### Building 3 - 92-108 Mather Ave. - Building Exterior [Possible Points : 0.63]

| <b>Non-Health And Safety Deficiencies</b>   |  |         |             |             |
|---|--|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE - Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |  |         | <b>0.00</b> | <b>0.63</b> |

### Building 3 - 92-108 Mather Ave. - Common Areas [Possible Points : 0.04]

| <b>Non-Health And Safety Deficiencies</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| Patio/Porch/Balcony                       | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.04</b> |

### Building 3 - 92-108 Mather Ave. - Unit 92 M [Possible Points : 1.68]

| <b>Non-Health And Safety Deficiencies</b> |  |         |             |             |
|---|--|---------|-------------|-------------|
| Doors                                     | Unit - Damaged Hardware/Locks (Doors)                      | Level 1 | 0.05        |             |
| Doors                                     | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)    | Level 3 | 0.18        |             |
| Kitchen Items                             | Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) | Level 1 | 0.15        |             |
| <b>Health And Safety Deficiencies</b>     |  |         |             |             |
| Hazards                                   | HS - Other (Hazards) (NLT )                                | Level 3 | 0.00        |             |
| Smoke Detector                            | Unit - Missing/Inoperable (Smoke Detector) (3) (SD )       | Level 3 | 0.00        |             |
|   |  |         | <b>0.38</b> | <b>1.31</b> |

## Inspection Summary Report (POA) for Inspection #708174

| Item   | Deficiency  | Severity | Points Deducted | Points Received |
|--|---|----------|-----------------|-----------------|
| <b>Building 4 - 38-54 Mather Ave. - Building Exterior [Possible Points : 0.63]</b> |   |          |                 |                 |
| <b>Non-Health And Safety Deficiencies</b>  |   |          |                 |                 |
| FHEO - Accessibility to Main Floor Entrance  | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3  | 0.00            |                 |
|  |   |          | <b>0.00</b>     | <b>0.63</b>     |

|   |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Building 4 - 38-54 Mather Ave. - Building Systems [Possible Points : 0.80]</b> |   |         |             |             |
| <b>Health And Safety Deficiencies</b>   |   |         |             |             |
| Sanitary System   | BS- Broken/Leaking/Clogged Pipes or Drains (Sanitary System) (NLT ) | Level 3 | 0.80        |             |
|   |   |         | <b>0.80</b> | <b>0.00</b> |

|   |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Building 4 - 38-54 Mather Ave. - Common Areas [Possible Points : 0.12]</b> |   |         |             |             |
| <b>Non-Health And Safety Deficiencies</b>                                     |   |         |             |             |
| Patio/Porch/Balcony   | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
| Walls   | CA - Mold/Mildew/Water Stains/Water Damage (Walls)  | Level 3 | 0.05        |             |
|   |   |         | <b>0.05</b> | <b>0.07</b> |

|  |   |         |      |  |
|--|---|---------|------|--|
| <b>Building 4 - 38-54 Mather Ave. - Unit 44 M [Possible Points : 1.68]</b> |   |         |      |  |
| <b>Non-Health And Safety Deficiencies</b>                                  |   |         |      |  |
| Bathroom Items   | Unit - Shower/Tub - Damaged/Missing (Bathroom)                      | Level 1 | 0.20 |  |
| Ceiling  | Unit - Peeling/Needs Paint (Ceiling)                                | Level 1 | 0.01 |  |
| Doors  | Unit - Damaged Hardware/Locks (Doors) (3)                           | Level 2 | 0.09 |  |
| Doors  | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)             | Level 3 | 0.18 |  |
| HVAC System  | Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) | Level 3 | 0.34 |  |
| Walls  | Unit - Peeling/Needs Paint (Walls)                                  | Level 1 | 0.01 |  |
| Windows  | Unit - Peeling/Needs Paint (Windows)                                | Level 1 | 0.01 |  |
| <b>Health And Safety Deficiencies</b>                                      |   |         |      |  |
| Hazards  | HS - Sharp Edges (Hazards) (NLT )                                   | Level 3 | 0.60 |  |
| Smoke Detector   | Unit - Missing/Inoperable (Smoke Detector) (SD )                    | Level 3 | 0.00 |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item   | Deficiency   | Severity | Points Deducted | Points Received |
|--------|--|----------|-----------------|-----------------|
| Stairs | Unit - Broken/Missing Hand Railing (Stairs) (NLT ) | Level 3  | 0.08            |                 |
|        |  |          | <b>1.52</b>     | <b>0.16</b>     |

### Building 6 - 55-71 Branford St. - Building Exterior [Possible Points : 0.63]

| Non-Health And Safety Deficiencies          |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
| Roofs                                       | BE- Damaged Soffits/Fascia (Roofs)  | Level 1 | 0.11        |             |
|   |   |         | <b>0.11</b> | <b>0.53</b> |

### Building 6 - 55-71 Branford St. - Common Areas [Possible Points : 0.04]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Patio/Porch/Balcony                | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|                                    |   |         | <b>0.00</b> | <b>0.04</b> |

### Building 6 - 55-71 Branford St. - Unit 63 B [Possible Points : 1.68]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Doors                              | Unit - Damaged Hardware/Locks (Doors)                       | Level 2 | 0.09        |             |
| Health And Safety Deficiencies     |   |         |             |             |
| Doors                              | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT ) | Level 3 | 0.10        |             |
| Smoke Detector                     | Unit - Missing/Inoperable (Smoke Detector) (SD )            | Level 3 | 0.00        |             |
|                                    |   |         | <b>0.19</b> | <b>1.49</b> |

### Building 7 - 20-36 Mather Ave. - Building Exterior [Possible Points : 0.63]

| Non-Health And Safety Deficiencies          |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.63</b> |

### Building 7 - 20-36 Mather Ave. - Common Areas [Possible Points : 0.04]

| Non-Health And Safety Deficiencies |   |         |      |  |
|------------------------------------|---|---------|------|--|
| Patio/Porch/Balcony                | CA - Routes Obstructed or Inaccessible to | Level 3 | 0.00 |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item | Deficiency  | Severity | Points Deducted | Points Received |
|------|---|----------|-----------------|-----------------|
|      | Wheelchair (FHEO - Accessible Outside Common Areas) |          |                 |                 |
|      |   |          | <b>0.00</b>     | <b>0.04</b>     |

### Building 7 - 20-36 Mather Ave. - Unit 30 M [Possible Points : 1.68]

| Non-Health And Safety Deficiencies |  |         |             |             |
|------------------------------------|--|---------|-------------|-------------|
| Windows                            | Unit - Damaged/Missing Screens (Windows)         | Level 1 | 0.03        |             |
| Health And Safety Deficiencies     |  |         |             |             |
| Smoke Detector                     | Unit - Missing/Inoperable (Smoke Detector) (SD ) | Level 3 | 0.00        |             |
|                                    |  |         | <b>0.03</b> | <b>1.66</b> |

### Building 9 - 73-89 Branford St. - Building Exterior [Possible Points : 0.63]

| Non-Health And Safety Deficiencies          |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.63</b> |

### Building 9 - 73-89 Branford St. - Common Areas [Possible Points : 0.05]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Patio/Porch/Balcony                | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|                                    |   |         | <b>0.00</b> | <b>0.05</b> |

### Building 9 - 73-89 Branford St. - Unit 89 B [Possible Points : 1.68]

| Non-Health And Safety Deficiencies |  |         |      |  |
|------------------------------------|--|---------|------|--|
| Ceiling                            | Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)         | Level 2 | 0.11 |  |
| Ceiling                            | Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)     | Level 3 | 0.09 |  |
| Doors                              | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)    | Level 3 | 0.18 |  |
| Kitchen Items                      | Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) | Level 1 | 0.15 |  |
| Walls                              | Unit - Mold/Mildew/Water Stains/Water Damage (Walls)       | Level 3 | 0.09 |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Deficiency  | Severity | Points Deducted | Points Received |
|---------------------------------------|---|----------|-----------------|-----------------|
| Walls                                 | Unit - Peeling/Needs Paint (Walls)                        | Level 1  | 0.01            |                 |
| <b>Health And Safety Deficiencies</b> |   |          |                 |                 |
| Air Quality                           | HS - Mold and/or Mildew Observed (Air Quality) (2) (NLT ) | Level 3  | 0.60            |                 |
| Smoke Detector                        | Unit - Missing/Inoperable (Smoke Detector) (3) (SD )      | Level 3  | 0.00            |                 |
| Windows                               | Unit - Inoperable/Not Lockable (Windows) (2) (NLT )       | Level 3  | 0.18            |                 |
|                                       |   |          | <b>1.41</b>     | <b>0.27</b>     |

### Building 12 - 91-109 Branford St. - Building Exterior [Possible Points : 0.64]

| <b>Non-Health And Safety Deficiencies</b>   |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.64</b> |

### Building 12 - 91-109 Branford St. - Common Areas [Possible Points : 0.04]

| <b>Non-Health And Safety Deficiencies</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| Patio/Porch/Balcony                       | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.04</b> |

### Building 12 - 91-109 Branford St. - Unit 93 B [Possible Points : 1.65]

| <b>Non-Health And Safety Deficiencies</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| Doors                                     | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) | Level 3 | 0.18        |             |
| Windows                                   | Unit - Damaged/Missing Screens (Windows)                | Level 1 | 0.03        |             |
|   |   |         | <b>0.21</b> | <b>1.44</b> |

### Building 15 - 128-144 Branford St. - Building Exterior [Possible Points : 0.63]

| <b>Non-Health And Safety Deficiencies</b>   |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.63</b> |

### Building 15 - 128-144 Branford St. - Common Areas [Possible Points : 0.04]

## Inspection Summary Report (POA) for Inspection #708174

| Item                                      | Deficiency  | Severity | Points Deducted | Points Received |
|---|---|----------|-----------------|-----------------|
| <b>Non-Health And Safety Deficiencies</b> |   |          |                 |                 |
| Patio/Porch/Balcony                       | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3  | 0.00            |                 |
|   |   |          | <b>0.00</b>     | <b>0.04</b>     |

| <b>Building 15 - 128-144 Branford St. - Unit 134 M [Possible Points : 1.68]</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>                                       |   |         |             |             |
| Doors   | Unit - Damaged Hardware/Locks (Doors)                   | Level 1 | 0.05        |             |
| Doors   | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) | Level 3 | 0.18        |             |
| Windows   | Unit - Damaged/Missing Screens (Windows)                | Level 1 | 0.03        |             |
|   |   |         | <b>0.25</b> | <b>1.43</b> |

| <b>Building 16 - 110-126 Mather Ave. - Building Exterior [Possible Points : 0.63]</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>   |   |         |             |             |
| FHEO - Accessibility to Main Floor Entrance   | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
| Roofs   | BE- Damaged Soffits/Fascia (Roofs)  | Level 1 | 0.11        |             |
|   |   |         | <b>0.11</b> | <b>0.53</b> |

| <b>Building 16 - 110-126 Mather Ave. - Common Areas [Possible Points : 0.16]</b> |   |         |             |             |
|--|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>  |   |         |             |             |
| Patio/Porch/Balcony  | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|  |   |         | <b>0.00</b> | <b>0.16</b> |

| <b>Building 18 - 147-163 Mather Ave. - Building Exterior [Possible Points : 0.63]</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>   |   |         |             |             |
| FHEO - Accessibility to Main Floor Entrance   | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.63</b> |

| <b>Building 22 - Bdg.22: 93-109 Mather Ave. - Building Exterior [Possible Points : 0.63]</b> |  |  |  |  |
|--|--|--|--|--|
|--|--|--|--|--|

## Inspection Summary Report (POA) for Inspection #708174

| Item  | Deficiency  | Severity | Points Deducted | Points Received |
|---|---|----------|-----------------|-----------------|
| <b>Non-Health And Safety Deficiencies</b>   |   |          |                 |                 |
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3  | 0.00            |                 |
| <b>Health And Safety Deficiencies</b>       |   |          |                 |                 |
| Garbage/Debris                              | HS - Outdoors (Garbage and Debris) (NLT )   | Level 3  | 0.32            |                 |
|   |   |          | <b>0.32</b>     | <b>0.31</b>     |

| <b>Building 22 - Bdg.22: 93-109 Mather Ave. - Common Areas* [Possible Points : 0.04]</b>  |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Health And Safety Deficiencies</b>   |   |         |             |             |
| Garbage/Debris  | HS - Outdoors (Garbage and Debris) (NLT ) | Level 3 | 0.18        |             |
| * The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero. |   |         | <b>0.18</b> | <b>0.00</b> |

| <b>Building 22 - Bdg.22: 93-109 Mather Ave. - Unit 101 M [Possible Points : 1.68]</b> |  |         |             |             |
|---|--|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>   |  |         |             |             |
| Doors   | Unit - Damaged Hardware/Locks (Doors)              | Level 3 | 0.18        |             |
| Doors   | Unit - Missing Door (Doors)                        | Level 1 | 0.10        |             |
| <b>Health And Safety Deficiencies</b>   |  |         |             |             |
| Electrical System   | Unit - GFI - Inoperable (Electrical System) (NLT ) | Level 3 | 0.90        |             |
|   |  |         | <b>1.18</b> | <b>0.51</b> |

| <b>Building 23 - 39-55 Mather Ave. - Common Areas [Possible Points : 0.16]</b> |   |         |             |             |
|--|---|---------|-------------|-------------|
| <b>Health And Safety Deficiencies</b>  |   |         |             |             |
| Windows  | CA - Inoperable/Not Lockable (Windows) (NLT ) | Level 3 | 0.09        |             |
|  |   |         | <b>0.09</b> | <b>0.07</b> |

| <b>Building 23 - 39-55 Mather Ave. - Unit 51 M [Possible Points : 1.68]</b> |  |         |             |             |
|---|--|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>                                   |  |         |             |             |
| Windows   | Unit - Damaged/Missing Screens (Windows) (2) | Level 1 | 0.03        |             |
| <b>Health And Safety Deficiencies</b>                                       |  |         |             |             |
| Hazards   | HS - Other (Hazards) (NLT )                  | Level 3 | 0.00        |             |
|   |  |         | <b>0.03</b> | <b>1.66</b> |

| <b>Building 25 - 37 Mather Ave. - Building Exterior [Possible Points : 1.07]</b> |  |  |  |  |
|--|--|--|--|--|
| <b>Non-Health And Safety Deficiencies</b>  |  |  |  |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item  | Deficiency                                       | Severity | Points Deducted | Points Received |
|-------|--|----------|-----------------|-----------------|
| Doors | BE - Deteriorated/Missing Caulking/Seals (Doors) | Level 3  | 0.59            |                 |
|       |  |          | <b>0.59</b>     | <b>0.48</b>     |

### Building 25 - 37 Mather Ave. - Common Areas [Possible Points : 0.23]

| Non-Health And Safety Deficiencies |  |         |             |             |
|------------------------------------|--|---------|-------------|-------------|
| Ceiling                            | CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)     | Level 1 | 0.02        |             |
| Ceiling                            | CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)     | Level 1 | 0.02        |             |
| Ceiling                            | CA - Mold/Mildew/Water Stains/Water Damage (Ceiling) | Level 3 | 0.03        |             |
| Windows                            | CA - Damaged/Missing Screens (Windows)               | Level 1 | 0.01        |             |
| Windows                            | CA - Inoperable/Not Lockable (Windows)               | Level 3 | 0.05        |             |
| Health And Safety Deficiencies     |  |         |             |             |
| Garbage/Debris                     | HS - Indoors (Garbage and Debris) (NLT )             | Level 3 | 0.09        |             |
| Smoke Detector                     | CA - Missing/Inoperable (Smoke Detector) (SD )       | Level 3 | 0.00        |             |
|                                    |  |         | <b>0.21</b> | <b>0.02</b> |

### Building 25 - 37 Mather Ave. - Unit 2 F [Possible Points : 1.65]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Doors                              | Unit - Damaged Hardware/Locks (Doors)               | Level 3 | 0.18        |             |
| Health And Safety Deficiencies     |   |         |             |             |
| Hazards                            | HS - Other (Hazards) (NLT )                         | Level 3 | 0.00        |             |
| Windows                            | Unit - Inoperable/Not Lockable (Windows) (3) (NLT ) | Level 3 | 0.18        |             |
|                                    |   |         | <b>0.36</b> | <b>1.29</b> |

### Building 25 - 37 Mather Ave. - Unit 3 L [Possible Points : 1.65]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Bathroom Items                     | Unit - Plumbing Leaking Faucet/Pipes (Bathroom) | Level 1 | 0.20        |             |
| Health And Safety Deficiencies     |   |         |             |             |
| Windows                            | Unit - Inoperable/Not Lockable (Windows) (NLT ) | Level 3 | 0.18        |             |
|                                    |   |         | <b>0.38</b> | <b>1.27</b> |

### Building 31 - 20-36 Branford St. - Building Exterior [Possible Points : 0.63]

| Non-Health And Safety Deficiencies |   |         |      |  |
|------------------------------------|---|---------|------|--|
| FHEO - Accessibility to Main Floor | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00 |  |



## Inspection Summary Report (POA) for Inspection #708174

| Item     | Deficiency | Severity | Points Deducted | Points Received |
|----------|------------|----------|-----------------|-----------------|
| Entrance |            |          |                 |                 |
|          |            |          | <b>0.00</b>     | <b>0.63</b>     |

### Building 31 - 20-36 Branford St. - Common Areas [Possible Points : 0.12]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Doors                              | CA - Damaged Hardware/Locks (Doors)   | Level 3 | 0.09        |             |
| Patio/Porch/Balcony                | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
| Walls                              | CA - Peeling/Needs Paint (Walls)  | Level 2 | 0.01        |             |
|                                    |   |         | <b>0.10</b> | <b>0.02</b> |

### Building 31 - 20-36 Branford St. - Unit 24 B [Possible Points : 1.68]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Bathroom Items                     | Unit - Shower/Tub - Damaged/Missing (Bathroom)              | Level 1 | 0.20        |             |
| Ceiling                            | Unit - Peeling/Needs Paint (Ceiling) (2)                    | Level 1 | 0.01        |             |
| Doors                              | Unit - Damaged Hardware/Locks (Doors)                       | Level 1 | 0.05        |             |
| Doors                              | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2) | Level 3 | 0.18        |             |
| Walls                              | Unit - Damaged (Walls)                                      | Level 1 | 0.04        |             |
| Windows                            | Unit - Damaged/Missing Screens (Windows)                    | Level 1 | 0.03        |             |
| Windows                            | Unit - Peeling/Needs Paint (Windows) (2)                    | Level 1 | 0.01        |             |
|                                    |   |         | <b>0.51</b> | <b>1.17</b> |

### Building 32 - 38-56 Branford St. - Building Exterior [Possible Points : 0.64]

| Non-Health And Safety Deficiencies          |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
| Walls                                       | BE- Missing Pieces/Holes/Spalling (Walls)   | Level 2 | 0.17        |             |
|   |   |         | <b>0.17</b> | <b>0.46</b> |

### Building 32 - 38-56 Branford St. - Unit 52 B [Possible Points : 1.68]

| Non-Health And Safety Deficiencies |   |         |      |  |
|------------------------------------|---|---------|------|--|
| Doors                              | Unit - Damaged Surface (Holes/Paint/Rust/Glass) | Level 3 | 0.18 |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Deficiency  | Severity | Points Deducted | Points Received |
|---------------------------------------|---|----------|-----------------|-----------------|
|                                       | (Doors)   |          |                 |                 |
| Kitchen Items                         | Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)  | Level 1  | 0.15            |                 |
| Walls                                 | Unit - Damaged (Walls)                                      | Level 1  | 0.04            |                 |
| Walls                                 | Unit - Mold/Mildew/Water Stains/Water Damage (Walls)        | Level 3  | 0.09            |                 |
| <b>Health And Safety Deficiencies</b> |   |          |                 |                 |
| Electrical System                     | Unit - GFI - Inoperable (Electrical System) (NLT )          | Level 3  | 0.90            |                 |
| Outlets/Switches                      | Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT ) | Level 3  | 0.16            |                 |
| Smoke Detector                        | Unit - Missing/Inoperable (Smoke Detector) (2) (SD )        | Level 3  | 0.00            |                 |
|                                       |   |          | <b>1.52</b>     | <b>0.16</b>     |

### Building 33 - Bdg.33: 58-76 Branford St. - Building Exterior [Possible Points : 0.64]

| Non-Health And Safety Deficiencies          |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.64</b> |

### Building 33 - Bdg.33: 58-76 Branford St. - Common Areas [Possible Points : 0.04]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Patio/Porch/Balcony                | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|                                    |   |         | <b>0.00</b> | <b>0.04</b> |

### Building 33 - Bdg.33: 58-76 Branford St. - Unit 72 B [Possible Points : 1.68]

| Non-Health And Safety Deficiencies    |  |         |      |  |
|---------------------------------------|--|---------|------|--|
| Ceiling                               | Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) | Level 3 | 0.09 |  |
| Walls                                 | Unit - Damaged (Walls)                                 | Level 1 | 0.04 |  |
| Walls                                 | Unit - Peeling/Needs Paint (Walls)                     | Level 2 | 0.02 |  |
| Windows                               | Unit - Damaged/Missing Screens (Windows) (2)           | Level 1 | 0.03 |  |
| <b>Health And Safety Deficiencies</b> |  |         |      |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item           | Deficiency  | Severity | Points Deducted | Points Received |
|----------------|---|----------|-----------------|-----------------|
| Air Quality    | HS - Mold and/or Mildew Observed (Air Quality) (NLT ) | Level 3  | 0.60            |                 |
| Smoke Detector | Unit - Missing/Inoperable (Smoke Detector) (SD )      | Level 3  | 0.00            |                 |
|                |   |          | <b>0.78</b>     | <b>0.91</b>     |

### Building 34 - 78-94 Branford St. - Building Exterior [Possible Points : 0.63]

| Non-Health And Safety Deficiencies          |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.63</b> |

### Building 34 - 78-94 Branford St. - Common Areas [Possible Points : 0.16]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Ceiling                            | CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)  | Level 2 | 0.06        |             |
| Ceiling                            | CA - Peeling/Needs Paint (Ceiling)  | Level 1 | 0.01        |             |
| Patio/Porch/Balcony                | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|                                    |   |         | <b>0.07</b> | <b>0.10</b> |

### Building 34 - 78-94 Branford St. - Unit 88 B [Possible Points : 1.68]

| Non-Health And Safety Deficiencies |  |         |             |             |
|------------------------------------|--|---------|-------------|-------------|
| Walls                              | Unit - Damaged (Walls) (2)                       | Level 1 | 0.04        |             |
| Windows                            | Unit - Damaged/Missing Screens (Windows)         | Level 1 | 0.03        |             |
| Windows                            | Unit - Inoperable/Not Lockable (Windows)         | Level 1 | 0.05        |             |
| Windows                            | Unit - Peeling/Needs Paint (Windows) (2)         | Level 1 | 0.01        |             |
| Health And Safety Deficiencies     |  |         |             |             |
| Smoke Detector                     | Unit - Missing/Inoperable (Smoke Detector) (SD ) | Level 3 | 0.00        |             |
|                                    |  |         | <b>0.12</b> | <b>1.56</b> |

### Building 35 - 96-112 Branford St. - Building Exterior [Possible Points : 0.63]

| Non-Health And Safety Deficiencies          |   |         |      |  |
|---|---|---------|------|--|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00 |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Deficiency                                | Severity | Points Deducted | Points Received |
|---------------------------------------|---|----------|-----------------|-----------------|
| <b>Health And Safety Deficiencies</b> |   |          |                 |                 |
| Garbage/Debris                        | HS - Outdoors (Garbage and Debris) (NLT ) | Level 3  | 0.32            |                 |
|                                       |   |          | <b>0.32</b>     | <b>0.31</b>     |

| <b>Building 35 - 96-112 Branford St. - Common Areas [Possible Points : 0.04]</b> |   |         |             |             |
|--|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>  |   |         |             |             |
| Patio/Porch/Balcony  | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|  |   |         | <b>0.00</b> | <b>0.04</b> |

| <b>Building 35 - 96-112 Branford St. - Unit 106B [Possible Points : 1.68]</b> |  |         |             |             |
|---|--|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>                                     |  |         |             |             |
| Bathroom Items  | Unit - Lavatory Sink - Damaged/Missing (Bathroom)    | Level 1 | 0.15        |             |
| Doors   | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) | Level 2 | 0.05        |             |
| Doors   | Unit - Damaged Hardware/Locks (Doors)                | Level 1 | 0.05        |             |
| Lighting  | Unit - Missing/Inoperable Fixture (Lighting)         | Level 1 | 0.03        |             |
| Windows   | Unit - Inoperable/Not Lockable (Windows)             | Level 1 | 0.05        |             |
| <b>Health And Safety Deficiencies</b>   |  |         |             |             |
| Hazards   | HS - Other (Hazards) (NLT )                          | Level 3 | 0.00        |             |
| Smoke Detector  | Unit - Missing/Inoperable (Smoke Detector) (SD )     | Level 3 | 0.00        |             |
|   |  |         | <b>0.32</b> | <b>1.37</b> |

| <b>Building 35 - 96-112 Branford St. - Unit 106 B [Possible Points : 1.68]</b> |  |         |      |  |
|--|--|---------|------|--|
| <b>Non-Health And Safety Deficiencies</b>                                      |  |         |      |  |
| Bathroom Items   | Unit - Lavatory Sink - Damaged/Missing (Bathroom)    | Level 1 | 0.15 |  |
| Doors  | Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) | Level 2 | 0.05 |  |
| Doors  | Unit - Damaged Hardware/Locks (Doors)                | Level 1 | 0.05 |  |
| Lighting   | Unit - Missing/Inoperable Fixture (Lighting)         | Level 1 | 0.03 |  |
| Windows  | Unit - Inoperable/Not Lockable (Windows)             | Level 1 | 0.05 |  |
| <b>Health And Safety Deficiencies</b>  |  |         |      |  |
| Hazards  | HS - Other (Hazards) (NLT )                          | Level 3 | 0.00 |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item           | Deficiency                                       | Severity | Points Deducted | Points Received |
|----------------|--|----------|-----------------|-----------------|
| Smoke Detector | Unit - Missing/Inoperable (Smoke Detector) (SD ) | Level 3  | 0.00            |                 |
|                |  |          | <b>0.32</b>     | <b>1.37</b>     |

### Building 36 - 114-130 Branford St. - Building Exterior [Possible Points : 0.63]

| Non-Health And Safety Deficiencies          |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.63</b> |

### Building 36 - 114-130 Branford St. - Common Areas [Possible Points : 0.04]

| Non-Health And Safety Deficiencies |   |         |             |             |
|------------------------------------|---|---------|-------------|-------------|
| Patio/Porch/Balcony                | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|                                    |   |         | <b>0.00</b> | <b>0.04</b> |

### Building 36 - 114-130 Branford St. - Unit 130 B [Possible Points : 1.68]

| Non-Health And Safety Deficiencies |  |         |             |             |
|------------------------------------|--|---------|-------------|-------------|
| Doors                              | Unit - Damaged Hardware/Locks (Doors)            | Level 1 | 0.05        |             |
| Floors                             | Unit - Peeling/Needs Paint (Floors)              | Level 2 | 0.02        |             |
| Health And Safety Deficiencies     |  |         |             |             |
| Smoke Detector                     | Unit - Missing/Inoperable (Smoke Detector) (SD ) | Level 3 | 0.00        |             |
|                                    |  |         | <b>0.06</b> | <b>1.62</b> |

### Building 38 - 150-166 Branford St. - Building Exterior [Possible Points : 0.63]

| Non-Health And Safety Deficiencies          |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.63</b> |

### Building 38 - 150-166 Branford St. - Common Areas\* [Possible Points : 0.16]

| Non-Health And Safety Deficiencies |   |         |      |  |
|------------------------------------|---|---------|------|--|
| Doors                              | CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) | Level 3 | 0.09 |  |
| Patio/Porch/Balcony                | CA - Routes Obstructed or Inaccessible to             | Level 3 | 0.00 |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item  | Deficiency  | Severity | Points Deducted | Points Received |
|---|---|----------|-----------------|-----------------|
|   | Wheelchair (FHEO - Accessible Outside Common Areas) |          |                 |                 |
| <b>Health And Safety Deficiencies</b>   |   |          |                 |                 |
| Windows   | CA - Cracked/Broken/Missing Panes (Windows) (NLT )  | Level 3  | 0.09            |                 |
| * The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero. |   |          | <b>0.18</b>     | <b>0.00</b>     |

| <b>Building 38 - 150-166 Branford St. - Unit 164 B [Possible Points : 1.68]</b> |  |         |             |             |
|---|--|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>                                       |  |         |             |             |
| Walls   | Unit - Damaged (Walls)                               | Level 3 | 0.16        |             |
| Walls   | Unit - Peeling/Needs Paint (Walls)                   | Level 2 | 0.02        |             |
| <b>Health And Safety Deficiencies</b>   |  |         |             |             |
| Smoke Detector  | Unit - Missing/Inoperable (Smoke Detector) (2) (SD ) | Level 3 | 0.00        |             |
|   |  |         | <b>0.18</b> | <b>1.51</b> |

| <b>Building 39 - 168-184 Branford St. - Building Exterior [Possible Points : 0.63]</b> |   |         |             |             |
|--|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>  |   |         |             |             |
| FHEO - Accessibility to Main Floor Entrance  | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|  |   |         | <b>0.00</b> | <b>0.63</b> |

| <b>Building 39 - 168-184 Branford St. - Common Areas* [Possible Points : 0.04]</b>  |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>   |   |         |             |             |
| Patio/Porch/Balcony   | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
| <b>Health And Safety Deficiencies</b>   |   |         |             |             |
| Garbage/Debris  | HS - Outdoors (Garbage and Debris) (NLT )   | Level 3 | 0.18        |             |
| * The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero. |   |         | <b>0.18</b> | <b>0.00</b> |

| <b>Building 39 - 168-184 Branford St. - Unit 168 B* [Possible Points : 1.68]</b> |  |         |      |  |
|--|--|---------|------|--|
| <b>Non-Health And Safety Deficiencies</b>  |  |         |      |  |
| Walls  | Unit - Mold/Mildew/Water Stains/Water Damage (Walls) | Level 3 | 0.09 |  |
| Windows  | Unit - Damaged/Missing Screens (Windows)             | Level 1 | 0.03 |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item  | Deficiency  | Severity | Points Deducted | Points Received |
|---|---|----------|-----------------|-----------------|
| <b>Health And Safety Deficiencies</b>   |   |          |                 |                 |
| Air Quality   | HS - Mold and/or Mildew Observed (Air Quality) (NLT )                   | Level 3  | 0.60            |                 |
| Emergency/Fire Exits  | HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT ) | Level 3  | 1.34            |                 |
| Smoke Detector  | Unit - Missing/Inoperable (Smoke Detector) (SD )                        | Level 3  | 0.00            |                 |
| * The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero. |   |          | <b>2.06</b>     | <b>0.00</b>     |

| <b>Building 41 - 204-220 Branford St. - Building Exterior [Possible Points : 0.63]</b> |   |         |             |             |
|--|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>  |   |         |             |             |
| FHEO - Accessibility to Main Floor Entrance  | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|  |   |         | <b>0.00</b> | <b>0.63</b> |

| <b>Building 41 - 204-220 Branford St. - Common Areas [Possible Points : 0.04]</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>   |   |         |             |             |
| Patio/Porch/Balcony   | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.04</b> |

| <b>Building 41 - 204-220 Branford St. - Unit 218 B [Possible Points : 1.68]</b> |  |         |             |             |
|---|--|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>                                       |  |         |             |             |
| Kitchen Items   | Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) | Level 1 | 0.15        |             |
| Lighting  | Unit - Missing/Inoperable Fixture (Lighting)               | Level 1 | 0.03        |             |
| Walls   | Unit - Damaged (Walls)                                     | Level 1 | 0.04        |             |
| Windows   | Unit - Inoperable/Not Lockable (Windows)                   | Level 1 | 0.05        |             |
| <b>Health And Safety Deficiencies</b>   |  |         |             |             |
| Electrical Hazards  | HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )  | Level 3 | 1.34        |             |
| Smoke Detector  | Unit - Missing/Inoperable (Smoke Detector) (2) (SD )       | Level 3 | 0.00        |             |
|   |  |         | <b>1.61</b> | <b>0.08</b> |

| <b>Building 42 - 222-238 Branford St. - Building Exterior [Possible Points : 0.63]</b> |  |  |  |  |
|--|--|--|--|--|
|--|--|--|--|--|

## Inspection Summary Report (POA) for Inspection #708174

| Item  | Deficiency  | Severity | Points Deducted | Points Received |
|---|---|----------|-----------------|-----------------|
| <b>Non-Health And Safety Deficiencies</b>   |   |          |                 |                 |
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3  | 0.00            |                 |
|   |   |          | <b>0.00</b>     | <b>0.63</b>     |

### Building 42 - 222-238 Branford St. - Common Areas [Possible Points : 0.04]

| <b>Non-Health And Safety Deficiencies</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| Pools and Related Structures              | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.04</b> |

### Building 42 - 222-238 Branford St. - Unit 228 B\* [Possible Points : 1.68]

| <b>Non-Health And Safety Deficiencies</b>   |   |         |             |             |
|---|---|---------|-------------|-------------|
| HVAC System   | Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC)     | Level 3 | 0.34        |             |
| Walls   | Unit - Peeling/Needs Paint (Walls)                                      | Level 1 | 0.01        |             |
| Windows   | Unit - Inoperable/Not Lockable (Windows)                                | Level 1 | 0.05        |             |
| <b>Health And Safety Deficiencies</b>   |   |         |             |             |
| Emergency/Fire Exits  | HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT ) | Level 3 | 1.34        |             |
| Hazards   | HS - Sharp Edges (Hazards) (NLT )                                       | Level 3 | 0.60        |             |
| Smoke Detector  | Unit - Missing/Inoperable (Smoke Detector) (SD )                        | Level 3 | 0.00        |             |
| Windows   | Unit- Cracked/Broken/Missing Panes (Windows) (NLT )                     | Level 3 | 0.18        |             |
| * The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero. |   |         | <b>2.52</b> | <b>0.00</b> |

### Building 44 - 258-274 Branford St. - Building Exterior [Possible Points : 0.63]

| <b>Non-Health And Safety Deficiencies</b>   |   |         |             |             |
|---|---|---------|-------------|-------------|
| FHEO - Accessibility to Main Floor Entrance | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
|   |   |         | <b>0.00</b> | <b>0.63</b> |

### Building 44 - 258-274 Branford St. - Common Areas [Possible Points : 0.04]



## Inspection Summary Report (POA) for Inspection #708174

| Item                                      | Deficiency  | Severity | Points Deducted | Points Received |
|---|---|----------|-----------------|-----------------|
| <b>Non-Health And Safety Deficiencies</b> |   |          |                 |                 |
| Patio/Porch/Balcony                       | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3  | 0.00            |                 |
|   |   |          | <b>0.00</b>     | <b>0.04</b>     |

| <b>Building 44 - 258-274 Branford St. - Unit 262 B [Possible Points : 1.68]</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>                                       |   |         |             |             |
| Windows   | Unit - Inoperable/Not Lockable (Windows)                                | Level 1 | 0.05        |             |
| <b>Health And Safety Deficiencies</b>   |   |         |             |             |
| Emergency/Fire Exits  | HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT ) | Level 3 | 1.34        |             |
| Smoke Detector  | Unit - Missing/Inoperable (Smoke Detector) (2) (SD )                    | Level 3 | 0.00        |             |
|   |   |         | <b>1.39</b> | <b>0.30</b> |

| <b>Building 45 - 276-292 Branford St. - Building Exterior [Possible Points : 0.63]</b> |   |         |             |             |
|--|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>  |   |         |             |             |
| FHEO - Accessibility to Main Floor Entrance  | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) | Level 3 | 0.00        |             |
| <b>Health And Safety Deficiencies</b>  |   |         |             |             |
| Garbage/Debris   | HS - Outdoors (Garbage and Debris) (NLT )   | Level 3 | 0.32        |             |
|  |   |         | <b>0.32</b> | <b>0.31</b> |

| <b>Building 45 - 276-292 Branford St. - Common Areas [Possible Points : 0.16]</b> |   |         |             |             |
|---|---|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>   |   |         |             |             |
| Doors   | CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)   | Level 3 | 0.09        |             |
| Patio/Porch/Balcony   | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) | Level 3 | 0.00        |             |
| Walls   | CA - Peeling/Needs Paint (Walls)  | Level 2 | 0.01        |             |
|   |   |         | <b>0.10</b> | <b>0.06</b> |

| <b>Building 45 - 276-292 Branford St. - Unit 290 B [Possible Points : 1.68]</b> |  |  |  |  |
|---|--|--|--|--|
| <b>Non-Health And Safety Deficiencies</b>                                       |  |  |  |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Deficiency   | Severity | Points Deducted | Points Received |
|---------------------------------------|--|----------|-----------------|-----------------|
| Bathroom Items                        | Unit - Lavatory Sink - Damaged/Missing (Bathroom)          | Level 1  | 0.15            |                 |
| Bathroom Items                        | Unit - Shower/Tub - Damaged/Missing (Bathroom)             | Level 1  | 0.20            |                 |
| Kitchen Items                         | Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) | Level 1  | 0.15            |                 |
| Lighting                              | Unit - Missing/Inoperable Fixture (Lighting)               | Level 1  | 0.03            |                 |
| Walls                                 | Unit - Damaged (Walls) (2)                                 | Level 1  | 0.04            |                 |
| Walls                                 | Unit - Mold/Mildew/Water Stains/Water Damage (Walls)       | Level 3  | 0.09            |                 |
| Windows                               | Unit - Damaged/Missing Screens (Windows) (2)               | Level 1  | 0.03            |                 |
| <b>Health And Safety Deficiencies</b> |  |          |                 |                 |
| Air Quality                           | HS - Mold and/or Mildew Observed (Air Quality) (NLT )      | Level 3  | 0.60            |                 |
| Smoke Detector                        | Unit - Missing/Inoperable (Smoke Detector) (SD )           | Level 3  | 0.00            |                 |
| Windows                               | Unit - Inoperable/Not Lockable (Windows) (NLT )            | Level 3  | 0.18            |                 |
|                                       |  |          | <b>1.47</b>     | <b>0.21</b>     |

| <b>Building 48 - Leasing Office - Common Areas [Possible Points : 0.27]</b> |  |         |             |             |
|---|--|---------|-------------|-------------|
| <b>Non-Health And Safety Deficiencies</b>                                   |  |         |             |             |
| Ceiling   | CA - Mold/Mildew/Water Stains/Water Damage (Ceiling) | Level 1 | 0.01        |             |
| Ceiling   | CA - Peeling/Needs Paint (Ceiling)                   | Level 1 | 0.00        |             |
| Doors   | CA - Damaged Hardware/Locks (Doors)                  | Level 2 | 0.02        |             |
|   |  |         | <b>0.03</b> | <b>0.24</b> |

## Inspection Summary Report (POA) for Inspection #708174

| Deficiency Details                                |   |   |   |
|---|---|---|---|
| Item  | Location/Comments                           | Deficiency/Severity   | Decisions   |
| <b>Site - Branford Manor Apartments - Site(0)</b> |   |   |   |
| <b>Non-Health And Safety Deficiencies</b>         |   |   |   |
| Hazards   | LBP Inspection 11/21/05                     | HS - Lead Hazard Report - L3  | - Lead Hazard Report  |
| Market Appeal                                     | 37 Mather Ave.<br>on mailbox assembly       | Site - Graffiti (Market Appeal) - L1  | - Graffiti<br>- Graffiti on 1 place that the public can see from 30 feet away   |
| Parking Lots/Driveways/Roads                      | 128-144 Branford St.                        | Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2 | - Damaged paving<br>- Cracks greater than or equal to 3/4"<br>- This condition DOES NOT RESULT in a Health and Safety concern.  |
| Parking Lots/Driveways/Roads                      | 20-36 Branford St.                          | Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2 | - Damaged paving<br>- Cracks greater than or equal to 3/4"<br>- This condition DOES NOT RESULT in a Health and Safety concern.  |
| Parking Lots/Driveways/Roads                      | 78-94 Branford St.<br>at dumpster enclosure | Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2 | - Damaged paving<br>- Hinging/tilting or pavement sinks or rises due to failure of sub base materials<br>- This condition DOES NOT RESULT in a Health and Safety concern. |
| Walkways and Steps                                | front                                       | Site - Spalling (Walkways/Steps) - L2   | - Spalling (includes concrete porches and entry stoops)<br>- Large areas of spalling (greater than 4" by 4")  |
| <b>Health And Safety Deficiencies</b>             |   |   |   |
| Garbage/Debris                                    | rear grounds near 90-debris                 | HS - Outdoors (Garbage and Debris) (NLT) - L3   | - Garbage has gathered in area not sanctioned for storing garbage<br>- The garbage area is OUTDOORS.  |

## Inspection Summary Report (POA) for Inspection #708174

| Item  | Location/Comments | Deficiency/Severity  | Decisions   |
|---|-------------------|--|---|
| <b>Building 2 - 74-90 Mather Ave.[Sample,Inspected] - Building Exterior</b> |                   |  |   |
| <b>Non-Health And Safety Deficiencies</b>                                   |                   |  |   |
| FHEO - Accessibility to Main Floor Entrance                                 | no ramps          | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |

|  |  |  |  |
|--|--|--|--|
| <b>Building 2 - 74-90 Mather Ave.[Sample,Inspected] - Building Systems</b> |  |  |  |
| None   |  |  |  |

|  |                                 |  |  |
|--|---------------------------------|--|--|
| <b>Building 2 - 74-90 Mather Ave.[Sample,Inspected] - Common Areas</b> |                                 |  |  |
| <b>Non-Health And Safety Deficiencies</b>                              |                                 |  |  |
| FHEO - Accessible Outside Common Areas                                 | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |

|   |  |   |  |
|---|--|---|--|
| <b>Building 2 - 74-90 Mather Ave.[Sample,Inspected] - Unit 90 M</b> |  |   |  |
| <b>Non-Health And Safety Deficiencies</b>                           |  |   |  |
| Bathroom Items  | Bathroom shower leaks at tape connection | Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1        | - Shower or Tub (Unit)<br>- There is a leak<br>- There is a leak or drip, but it is contained by the shower or tub basin   |
| Ceiling   | Bathroom midew/mold on ceiling           | Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3 | - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)<br>- Greater than 1 square foot (ceiling surface may have failed)<br>- This condition MAY RESULT in a Health AND Safety concern |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments                        | Deficiency/Severity  | Decisions   |
|---------------------------------------|--|--|---|
| Doors                                 | Bathroom<br>paint missing                | Unit - Damaged Surface<br>(Holes/Paint/Rust/Glass)<br>(Doors) - L3 | - Bathroom Door<br>- Surface is damaged<br>- Door has significant peeling,<br>cracked, or no paint.   |
| Doors                                 | Dining Area<br>closet                    | Unit - Damaged Surface<br>(Holes/Paint/Rust/Glass)<br>(Doors) - L3 | - All Other Doors (includes<br>closet or other interior<br>doors)<br>- Surface is damaged<br>- Door has holes.<br>- Greater than 1 inch<br>- This condition DOES NOT<br>RESULT in a Health and<br>Safety concern. |
| Doors                                 | Bedroom<br>bed 2-closet                  | Unit - Missing Door (Doors)<br>- L2                                | - All Other Doors (includes<br>closet or other interior<br>doors)<br>- Door is missing<br>- Two doors (or up to 50%)<br>are missing   |
| Doors                                 | Bedroom<br>bed 1-closet                  | Unit - Missing Door (Doors)<br>- L1                                | - All Other Doors (includes<br>closet or other interior<br>doors)<br>- Door is missing<br>- One door is missing   |
| Walls                                 | Bedroom<br>bed 2-near passage door       | Unit - Damaged (Walls) -<br>L1                                     | - Hole(s)<br>- Between one square inch<br>and up to a sheet of paper,<br>but, you cannot see through<br>the hole  |
| Windows                               | Bedroom<br>bed 2-both missing            | Unit - Damaged/Missing<br>Screens (Windows) - L1                   | - Screens<br>- One or more screens in a<br>unit are punctured, torn or<br>otherwise damaged or<br>missing   |
| Windows                               | Bedroom<br>bed 2                         | Unit - Peeling/Needs Paint<br>(Windows) - L1                       | - Sill<br>- Peeling paint or needs paint  |
| <b>Health And Safety Deficiencies</b> |  |  |   |
| Air Quality                           | bath-mildew/mold on<br>ceiling above tub | HS - Mold and/or Mildew<br>Observed (Air Quality)<br>(NLT) - L3    | - Evidence of water infiltration<br>or other moisture producing<br>condition that causes mold,  |

## Inspection Summary Report (POA) for Inspection #708174

| Item              | Location/Comments                  | Deficiency/Severity                                    | Decisions   |
|-------------------|------------------------------------|--|---|
|                   |                                    |  | <ul style="list-style-type: none"> <li>or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul>       |
| Electrical System | Laundry Area<br>left-does not test | Unit - GFI - Inoperable (Electrical System) (NLT) - L3 | - GFI does not function when self-test button is pressed  |
| Smoke Detector    | Living Area<br>Day 1-missing       | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3   | <ul style="list-style-type: none"> <li>- Missing</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul> |

### Building 3 - 92-108 Mather Ave.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |          |  |   |
|---|----------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramps | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|----------|--|---|

### Building 3 - 92-108 Mather Ave.[Sample,Inspected] - Building Systems

None

### Building 3 - 92-108 Mather Ave.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                                 |  |  |
|--|---------------------------------|--|--|
| FHEO - Accessible Outside Common Areas | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |
|--|---------------------------------|--|--|

### Building 3 - 92-108 Mather Ave.[Sample,Inspected] - Unit 92 M

#### Non-Health And Safety Deficiencies

|       |                         |  |   |
|-------|-------------------------|--|---|
| Doors | Bedroom<br>bed 1-closet | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3 | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> </ul> |
|-------|-------------------------|--|---|

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments                 | Deficiency/Severity  | Decisions  |
|---------------------------------------|-----------------------------------|--|--|
|                                       |                                   |  | <ul style="list-style-type: none"> <li>- Door has holes.</li> <li>- Greater than 1 inch</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>   |
| Doors                                 | Bedroom<br>bed 1-closet           | Unit - Damaged Hardware/<br>Locks (Doors) - L1                         | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul> |
| Kitchen Items                         | Kitchen<br>fresh-top              | Unit - Refrigerator - Missing<br>/Damaged/Inoperable<br>(Kitchen) - L1 | <ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>  |
| <b>Health And Safety Deficiencies</b> |                                   |  |  |
| Hazards                               | Kitchen<br>paper in oven          | HS - Other (Hazards) (NLT)<br>- L3                                     | <ul style="list-style-type: none"> <li>- Any other - This DOES pose a risk of bodily injury.</li> </ul>  |
| Smoke Detector                        | Living Area<br>Day 1-inoperable   | Unit - Missing/Inoperable<br>(Smoke Detector) (SD) - L3                | <ul style="list-style-type: none"> <li>- Inoperable</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>   |
| Smoke Detector                        | Bedroom<br>Day 1-bed 1-inoperable | Unit - Missing/Inoperable<br>(Smoke Detector) (SD) - L3                | <ul style="list-style-type: none"> <li>- Inoperable</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>   |
| Smoke Detector                        | Bedroom<br>Day 1-bed 2-inoperable | Unit - Missing/Inoperable<br>(Smoke Detector) (SD) - L3                | <ul style="list-style-type: none"> <li>- Inoperable</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>   |

### Building 4 - 38-54 Mather Ave.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|  |         |   |   |
|--|---------|---|---|
| FHEO - Accessibility to<br>Main Floor Entrance | no ramp | BE- Obstructed or Missing<br>Accessibility Route (FHEO<br>Accessibility to Main Floor<br>Entrance) - L3 | <ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul> |
|--|---------|---|---|

## Inspection Summary Report (POA) for Inspection #708174

| Item   | Location/Comments  | Deficiency/Severity   | Decisions  |
|--|--|---|--|
| <b>Building 4 - 38-54 Mather Ave.[Sample,Inspected] - Building Systems</b> |  |   |  |
| <b>Non-Health And Safety Deficiencies</b>                                  |  |   |  |
| <b>Health And Safety Deficiencies</b>                                      |  |   |  |
| Sanitary System  | Basement landing at boiler room-drain obstructed/clogged | BS- Broken/Leaking/Clogged Pipes or Drains (Sanitary System) (NLT) - L3 | - Drain/pipe is clogged or broken, or components are leaking (you see an active leak or evidence of standing water, puddles, or ponding) |

|  |   |  |   |
|--|---|--|---|
| <b>Building 4 - 38-54 Mather Ave.[Sample,Inspected] - Common Areas</b> |   |  |   |
| <b>Non-Health And Safety Deficiencies</b>                              |   |  |   |
| Closet/Utility/<br>Mechanical  | Basement boiler room-moisture stains-no mildew/mold | CA - Mold/Mildew/Water Stains/Water Damage (Walls) - L3  | - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)<br>- Greater than 1 square foot (wall surface may have failed)<br>- This condition MAY RESULT in a Health AND Safety concern |
| FHEO - Accessible Outside Common Areas                                 | Floor 1 no wheelchair access                        | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO  |

|   |                    |   |  |
|---|--------------------|---|--|
| <b>Building 4 - 38-54 Mather Ave.[Sample,Inspected] - Unit 44 M</b> |                    |   |  |
| <b>Non-Health And Safety Deficiencies</b>                           |                    |   |  |
| Bathroom Items  | Bathroom missing   | Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1 | - Shower or Tub (Unit)<br>- A stopper is missing (only if there is no stopper in the visible area) |
| Ceiling   | Bathroom above tub | Unit - Peeling/Needs Paint (Ceiling) - L1           | - Peeling Paint or Needs Paint<br>- Greater than 1 and less than                                   |



## Inspection Summary Report (POA) for Inspection #708174

| Item        | Location/Comments  | Deficiency/Severity   | Decisions  |
|-------------|--|---|--|
|             |  |   | 4 square feet  |
| Doors       | Living Area<br>closet-paint missing  | Unit - Damaged Surface<br>(Holes/Paint/Rust/Glass)<br>(Doors) - L3                | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>                                 |
| Doors       | Bedroom<br>bed 1-passage-top hinge<br>damaged                                | Unit - Damaged Hardware/<br>Locks (Doors) - L2                                    | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Other interior door does not function as it should or cannot be locked.</li> </ul> |
| Doors       | Bedroom<br>bed<br>1-closet-inoperable-obstructed<br>with resident belongings | Unit - Damaged Hardware/<br>Locks (Doors) - L1                                    | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>         |
| Doors       | Bedroom<br>bed<br>2-closet-inoperable-obstructed<br>with resident belongings | Unit - Damaged Hardware/<br>Locks (Doors) - L1                                    | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>         |
| HVAC System | Bedroom<br>bed 1-cover damaged/<br>unfastened                                | Unit - Convection/Radiant<br>Heat System Covers<br>Missing/Damaged (HVAC)<br>- L3 | <ul style="list-style-type: none"> <li>- Convection/Radiant Heat System Cover Missing or Damaged</li> <li>- This condition MAY RESULT in a Health and Safety concern</li> </ul>  |
| Walls       | Dining Area<br>adjacent to entry door  | Unit - Peeling/Needs Paint<br>(Walls) - L1  | <ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- 1 to 4 square feet of wall area</li> </ul>  |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments   | Deficiency/Severity                                    | Decisions  |
|---------------------------------------|---|--|--|
| Windows                               | Bedroom<br>bed 2-moisture damage  | Unit - Peeling/Needs Paint (Windows) - L1              | - Sill<br>- Peeling paint or needs paint   |
| <b>Health And Safety Deficiencies</b> |   |  |  |
| Hazards                               | bed 1-damaged<br>convection heat<br>cover-exposed metal<br>heating elements | HS - Sharp Edges (Hazards) (NLT) - L3                  | - Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.                      |
| Smoke Detector                        | Living Area<br>Day 1-inoperable   | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3   | - Inoperable<br>- There is NOT another functioning smoke detector on same level.                     |
| Stairs                                | Hallway<br>side railing unfastened at<br>newel post                         | Unit - Broken/Missing Hand Railing (Stairs) (NLT) - L3 | - Hand Railing<br>- Hand rail for 4 or MORE stairs is missing, damaged, loose, or otherwise unusable |

### Building 6 - 55-71 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |                                      |  |   |
|---|--------------------------------------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp                              | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
| Roofs                                       | side near 71-gable fascia<br>damaged | BE- Damaged Soffits/ Fascia (Roofs) - L1   | - Damaged Soffits or Fascia Board(s) or Soffit Vents<br>- Water penetration is NOT likely.  |

### Building 6 - 55-71 Branford St.[Sample,Inspected] - Building Systems

None

### Building 6 - 55-71 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                                 |  |   |
|--|---------------------------------|--|---|
| FHEO - Accessible Outside Common Areas | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There |
|--|---------------------------------|--|---|

## Inspection Summary Report (POA) for Inspection #708174

| Item | Location/Comments | Deficiency/Severity | Decisions                        |
|------|-------------------|---------------------|----------------------------------|
|      |                   |                     | is another accessible route - NO |

### Building 6 - 55-71 Branford St.[Sample,Inspected] - Unit 63 B

#### Non-Health And Safety Deficiencies

|       |   |  |  |
|-------|---|--|--|
| Doors | Bedroom<br>bed 2-passage-does not latch | Unit - Damaged Hardware/<br>Locks (Doors) - L2 | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Other interior door does not function as it should or cannot be locked.</li> </ul> |
|-------|---|--|--|

#### Health And Safety Deficiencies

|                |  |   |   |
|----------------|--|---|---|
| Doors          | Living Area<br>living area-light visible at frame of closed door | Unit - Damaged Frames/<br>Threshold/Lintels/Trim (Doors) (NLT) - L3 | <ul style="list-style-type: none"> <li>- Entry Door to Unit</li> <li>- Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul> |
| Smoke Detector | Living Area<br>Day 1-inoperable                                  | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3                | <ul style="list-style-type: none"> <li>- Inoperable</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>  |

### Building 7 - 20-36 Mather Ave.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | <ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul> |
|---|---------|--|---|

### Building 7 - 20-36 Mather Ave.[Sample,Inspected] - Building Systems

## Inspection Summary Report (POA) for Inspection #708174

| Item | Location/Comments | Deficiency/Severity | Decisions |
|------|-------------------|---------------------|-----------|
| None |                   |                     |           |

### Building 7 - 20-36 Mather Ave.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                                 |  |  |
|--|---------------------------------|--|--|
| FHEO - Accessible Outside Common Areas | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |
|--|---------------------------------|--|--|

### Building 7 - 20-36 Mather Ave.[Sample,Inspected] - Unit 30 M

#### Non-Health And Safety Deficiencies

|         |                  |   |  |
|---------|------------------|---|--|
| Windows | Bathroom<br>hole | Unit - Damaged/Missing Screens (Windows) - L1 | - Screens<br>- One or more screens in a unit are punctured, torn or otherwise damaged or missing |
|---------|------------------|---|--|

#### Health And Safety Deficiencies

|                |                                |  |   |
|----------------|--------------------------------|--|---|
| Smoke Detector | Bedroom<br>Day 1-bed 1-missing | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | - Missing<br>- There is NOT another functioning smoke detector on same level. |
|----------------|--------------------------------|--|---|

### Building 9 - 73-89 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|---------|--|---|

### Building 9 - 73-89 Branford St.[Sample,Inspected] - Building Systems

None

### Building 9 - 73-89 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|                   |         |                           |                        |
|-------------------|---------|---------------------------|------------------------|
| FHEO - Accessible | Floor 1 | CA - Routes Obstructed or | - Route to common area |
|-------------------|---------|---------------------------|------------------------|

## Inspection Summary Report (POA) for Inspection #708174

| Item                 | Location/Comments    | Deficiency/Severity  | Decisions   |
|----------------------|----------------------|--|---|
| Outside Common Areas | no wheelchair access | Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |

### Building 9 - 73-89 Branford St.[Sample,Inspected] - Unit 89 B

#### Non-Health And Safety Deficiencies

|               |   |  |  |
|---------------|---|--|--|
| Ceiling       | Basement rear-mildew/mold   | Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3      | <ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- Greater than 1 square foot (ceiling surface may have failed)</li> <li>- This condition MAY RESULT in a Health AND Safety concern</li> </ul> |
| Ceiling       | Basement rear near window   | Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L2          | <ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Larger than a sheet of paper (you cannot see through the hole)</li> </ul>  |
| Doors         | Living Area closet-NIS repiar with drywall compound to mask damages | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3     | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- Greater than 1 inch</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>  |
| Kitchen Items | Kitchen fresh-top   | Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1 | <ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>  |
| Walls         | Basement front-mildew/mold  | Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3        | <ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example</li> </ul>   |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments                      | Deficiency/Severity                                       | Decisions  |
|---------------------------------------|--|---|--|
|                                       |  |   | evidence of water infiltration)<br>- Greater than 1 square foot (wall surface may have failed)<br>- This condition MAY RESULT in a Health AND Safety concern   |
| Walls                                 | Bedroom bed 2-beneath left window      | Unit - Peeling/Needs Paint (Walls) - L1                   | - Peeling Paint or Needs Paint<br>- 1 to 4 square feet of wall area  |
| Windows                               | Basement rear-hopper window inoperable | Unit - Inoperable/Not Lockable (Windows) - L1             | - Lock/Operability<br>- Window cannot be opened or will not stay open (If the window is designed to do so.)<br>- Window is on 3rd floor or below<br>- There IS another operable window in the same floor area.<br>- This condition DOES NOT RESULT in a Health and Safety concern. |
| <b>Health And Safety Deficiencies</b> |  |   |  |
| Air Quality                           | basement-mildew/mold on ceiling        | HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3 | - Evidence of water infiltration or other moisture producing condition that causes mold, or mildew<br>- Greater than or equal to 1 square foot of mold or mildew   |
| Air Quality                           | basement-mildew/mold on front wall     | HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3 | - Evidence of water infiltration or other moisture producing condition that causes mold, or mildew<br>- Greater than or equal to 1 square foot of mold or mildew   |
| Smoke Detector                        | Hallway                                | Unit - Missing/Inoperable                                 | - Missing  |

## Inspection Summary Report (POA) for Inspection #708174

| Item           | Location/Comments                               | Deficiency/Severity                                     | Decisions   |
|----------------|---|---|---|
|                | Day 1-stairs leading to basement-missing        | (Smoke Detector) (SD) - L3                              | - There is NOT another functioning smoke detector on same level.  |
| Smoke Detector | Basement<br>Day 1-missing                       | Unit - Missing/Inoperable<br>(Smoke Detector) (SD) - L3 | - Missing<br>- There is NOT another functioning smoke detector on same level.   |
| Smoke Detector | Living Area<br>Day 1-inoperable                 | Unit - Missing/Inoperable<br>(Smoke Detector) (SD) - L3 | - Inoperable<br>- There is NOT another functioning smoke detector on same level.  |
| Windows        | Basement<br>front-hopper window lock inoperable | Unit - Inoperable/Not Lockable (Windows) (NLT) - L3     | - Lock/Operability<br>- Lock is missing or damaged (only if the window was designed to lock)<br>- Window is accessible from outside (for example, ground level or by means of exterior stairway)<br>- Window cannot be opened from outside. |

### Building 12 - 91-109 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|---------|--|---|

### Building 12 - 91-109 Branford St.[Sample,Inspected] - Building Systems

None

### Building 12 - 91-109 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                                 |   |   |
|--|---------------------------------|---|---|
| FHEO - Accessible Outside Common Areas | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no |
|--|---------------------------------|---|---|

## Inspection Summary Report (POA) for Inspection #708174

| Item | Location/Comments | Deficiency/Severity | Decisions  |
|------|-------------------|---------------------|--|
|      |                   | L3                  | ramps, no curb cuts), There is another accessible route - NO |

### Building 12 - 91-109 Branford St.[Sample,Inspected] - Unit 93 B

#### Non-Health And Safety Deficiencies

|         |                                     |  |  |
|---------|-------------------------------------|--|--|
| Doors   | Bathroom closet-surface delaminated | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3 | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul> |
| Windows | Bathroom missing                    | Unit - Damaged/Missing Screens (Windows) - L1                | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>   |

### Building 15 - 128-144 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | <ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul> |
|---|---------|--|---|

### Building 15 - 128-144 Branford St.[Sample,Inspected] - Building Systems

None

### Building 15 - 128-144 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                              |  |  |
|--|------------------------------|--|--|
| FHEO - Accessible Outside Common Areas | Floor 1 no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | <ul style="list-style-type: none"> <li>- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO</li> </ul> |
|--|------------------------------|--|--|



## Inspection Summary Report (POA) for Inspection #708174

| Item   | Location/Comments   | Deficiency/Severity  | Decisions   |
|--|---|--|---|
| <b>Building 15 - 128-144 Branford St.[Sample,Inspected] - Unit 134 M</b> |   |  |   |
| <b>Non-Health And Safety Deficiencies</b>                                |   |  |   |
| Doors  | Hallway closet-near bed 1-surface separated                         | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3 | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Surface is damaged</li> <li>- Door has holes.</li> <li>- Greater than 1 inch</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul> |
| Doors  | Bedroom bed 2-closet-inoperable-obstructed with resident belongings | Unit - Damaged Hardware/ Locks (Doors) - L1                  | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul>  |
| Windows  | Bedroom bed 2-front-missing   | Unit - Damaged/Missing Screens (Windows) - L1                | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>  |

|  |  |  |   |
|--|--|--|---|
| <b>Building 16 - 110-126 Mather Ave.[Sample,Inspected] - Building Exterior</b> |  |  |   |
| <b>Non-Health And Safety Deficiencies</b>                                      |  |  |   |
| FHEO - Accessibility to Main Floor Entrance                                    | no ramps                               | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | <ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul> |
| Roofs  | above boiler room-metal fascia missing | BE- Damaged Soffits/ Fascia (Roofs) - L1   | <ul style="list-style-type: none"> <li>- Damaged Soffits or Fascia Board(s) or Soffit Vents</li> <li>- Water penetration is NOT likely.</li> </ul>  |

|   |  |  |  |
|---|--|--|--|
| <b>Building 16 - 110-126 Mather Ave.[Sample,Inspected] - Building Systems</b> |  |  |  |
| None  |  |  |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item  | Location/Comments               | Deficiency/Severity  | Decisions  |
|---|---------------------------------|--|--|
| <b>Building 16 - 110-126 Mather Ave.[Sample,Inspected] - Common Areas</b> |                                 |  |  |
| <b>Non-Health And Safety Deficiencies</b>                                 |                                 |  |  |
| FHEO - Accessible Outside Common Areas                                    | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |

|  |         |  |   |
|--|---------|--|---|
| <b>Building 18 - 147-163 Mather Ave.[Sample,Inspected] - Building Exterior</b> |         |  |   |
| <b>Non-Health And Safety Deficiencies</b>                                      |         |  |   |
| FHEO - Accessibility to Main Floor Entrance                                    | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |

|   |  |  |  |
|---|--|--|--|
| <b>Building 18 - 147-163 Mather Ave.[Sample,Inspected] - Building Systems</b> |  |  |  |
| None  |  |  |  |

|   |  |  |  |
|---|--|--|--|
| <b>Building 18 - 147-163 Mather Ave.[Sample,Inspected] - Common Areas</b> |  |  |  |
| None  |  |  |  |

|   |  |  |  |
|---|--|--|--|
| <b>Building 18 - 147-163 Mather Ave.[Sample,Inspected] - Unit 159 M</b> |  |  |  |
| None  |  |  |  |

|   |   |  |   |
|---|---|--|---|
| <b>Building 22 - Bdg.22: 93-109 Mather Ave.[Sample,Inspected] - Building Exterior</b> |   |  |   |
| <b>Non-Health And Safety Deficiencies</b>   |   |  |   |
| FHEO - Accessibility to Main Floor Entrance   | no ramp                                 | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
| <b>Health And Safety Deficiencies</b>   |   |  |   |
| Garbage/Debris  | lower roof above 105-debris on shingles | HS - Outdoors (Garbage and Debris) (NLT) - L3  | - Garbage has gathered in area not sanctioned for storing garbage   |

## Inspection Summary Report (POA) for Inspection #708174

| Item | Location/Comments | Deficiency/Severity | Decisions                       |
|------|-------------------|---------------------|---------------------------------|
|      |                   |                     | - The garbage area is OUTDOORS. |

### Building 22 - Bdg.22: 93-109 Mather Ave.[Sample,Inspected] - Building Systems

None

### Building 22 - Bdg.22: 93-109 Mather Ave.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

|                |                                |   |  |
|----------------|--------------------------------|---|--|
| Garbage/Debris | Floor 1<br>93-95 porch-garbage | HS - Outdoors (Garbage and Debris) (NLT) - L3 | - Garbage has gathered in area not sanctioned for storing garbage<br>- The garbage area is OUTDOORS. |
|----------------|--------------------------------|---|--|

### Building 22 - Bdg.22: 93-109 Mather Ave.[Sample,Inspected] - Unit 101 M

#### Non-Health And Safety Deficiencies

|       |   |  |  |
|-------|---|--|--|
| Doors | Bathroom<br>bottom hinge damaged/<br>inoperable | Unit - Damaged Hardware/<br>Locks (Doors) - L3 | - Bathroom Door<br>- Hardware is damaged or missing<br>- Door does not function as it should (it does not properly latch). |
| Doors | Dining Area<br>closet                           | Unit - Missing Door (Doors)<br>- L1            | - All Other Doors (includes closet or other interior doors)<br>- Door is missing<br>- One door is missing                  |

#### Health And Safety Deficiencies

|                   |                               |   |  |
|-------------------|-------------------------------|---|--|
| Electrical System | Kitchen<br>left-does not test | Unit - GFI - Inoperable<br>(Electrical System) (NLT) - L3 | - GFI does not function when self-test button is pressed |
|-------------------|-------------------------------|---|--|

### Building 23 - 39-55 Mather Ave.[Sample,Inspected] - Building Exterior

None

### Building 23 - 39-55 Mather Ave.[Sample,Inspected] - Building Systems

None

## Inspection Summary Report (POA) for Inspection #708174

| Item  | Location/Comments  | Deficiency/Severity                                     | Decisions  |
|---|--|---|--|
| <b>Building 23 - 39-55 Mather Ave.[Sample,Inspected] - Common Areas</b> |  |   |  |
| <b>Non-Health And Safety Deficiencies</b>                               |  |   |  |
| <b>Health And Safety Deficiencies</b>                                   |  |   |  |
| Closet/Utility/<br>Mechanical   | Basement<br>boiler room-hopper<br>window<br>inoperable-caulked<br>closed | CA - Inoperable/Not<br>Lockable (Windows) (NLT)<br>- L3 | <ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Window will not open or close (only if the window was designed to open and close)</li> <li>- Window CAN still be secured (by a lock or stick)</li> <li>- Window is on 3rd floor or below</li> <li>- There is NOT another operable window in the same floor area.</li> </ul> |

|  |  |  |  |
|--|--|--|--|
| <b>Building 23 - 39-55 Mather Ave.[Sample,Inspected] - Unit 51 M</b> |  |  |  |
| <b>Non-Health And Safety Deficiencies</b>                            |  |  |  |
| Windows  | Kitchen<br>right-hole                          | Unit - Damaged/Missing<br>Screens (Windows) - L1 | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul> |
| Windows  | Bedroom<br>bed 2-both missing                  | Unit - Damaged/Missing<br>Screens (Windows) - L1 | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul> |
| <b>Health And Safety Deficiencies</b>                                |  |  |  |
| Hazards  | Bedroom<br>bed 1-resident fan<br>missing cover | HS - Other (Hazards) (NLT)<br>- L3               | <ul style="list-style-type: none"> <li>- Any other - This DOES pose a risk of bodily injury.</li> </ul>  |

|   |  |   |   |
|---|--|---|---|
| <b>Building 25 - 37 Mather Ave.[Sample,Inspected] - Building Exterior</b> |  |   |   |
| <b>Non-Health And Safety Deficiencies</b>                                 |  |   |   |
| Doors   | right entrance-bottom<br>insulated glass cracked | BE - Deteriorated/Missing<br>Caulking/Seals (Doors) -<br>L3 | <ul style="list-style-type: none"> <li>- Entry Door (leads to the outside of the building)</li> <li>- Seals/caulking is missing or deteriorated to the point the door is not weather-resistant</li> </ul> |

## Inspection Summary Report (POA) for Inspection #708174

| Item | Location/Comments | Deficiency/Severity | Decisions                   |
|------|-------------------|---------------------|-----------------------------|
|      |                   |                     | (if designed to have seals) |

### Building 25 - 37 Mather Ave.[Sample,Inspected] - Building Systems

None

### Building 25 - 37 Mather Ave.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|                               |   |   |   |
|-------------------------------|---|---|---|
| Closet/Utility/<br>Mechanical | Floor 1<br>laundry utility room                                   | CA - Holes/Missing Tiles/<br>Panels/Cracks (Ceiling) -<br>L1    | - Panels/Tiles<br>- 1 to 3 panels/tiles are<br>missing or damaged   |
| Laundry Room                  | Floor 1<br>both missing   | CA - Damaged/Missing<br>Screens (Windows) - L1                  | - A second means of window<br>egress exists<br>- Window bars are actually<br>child safety bars  |
| Other Community<br>Spaces     | Floor 1<br>police-2 ceiling tiles with<br>moisture-no mildew/mold | CA - Mold/Mildew/Water<br>Stains/Water Damage<br>(Ceiling) - L3 | - Mold or Mildew (for<br>example, a darkened area)<br>or Water Stains or Water<br>Damage (for example<br>evidence of water<br>infiltration)<br>- Greater than 1 square foot<br>(ceiling surface may have<br>failed)<br>- This condition MAY<br>RESULT in a Health AND<br>Safety concern |
| Other Community<br>Spaces     | Floor 1<br>police-left and<br>center-locks inoperable             | CA - Inoperable/Not<br>Lockable (Windows) - L3                  | - Lock/Operability<br>- Lock is missing or damaged<br>(only if the window was<br>designed to lock)<br>- Window IS accessible from<br>outside (for example,<br>ground level or by means of<br>exterior stairway)<br>- Window can be opened<br>from outside.                              |
| Other Community<br>Spaces     | Floor 1<br>police-hole in tile                                    | CA - Holes/Missing Tiles/<br>Panels/Cracks (Ceiling) -<br>L1    | - Panels/Tiles<br>- 1 to 3 panels/tiles are<br>missing or damaged   |

#### Health And Safety Deficiencies

## Inspection Summary Report (POA) for Inspection #708174

| Item           | Location/Comments                              | Deficiency/Severity                                | Decisions   |
|----------------|--|--|---|
| Garbage/Debris | Floor 2<br>debris near 2 C                     | HS - Indoors (Garbage and Debris) (NLT) - L3       | <ul style="list-style-type: none"> <li>- Garbage has gathered in area not sanctioned for storing garbage</li> <li>- The garbage area is INDOORS.</li> </ul> |
| Office         | Floor 1<br>Day 2-maintenance office-inoperable | CA - Missing/Inoperable (Smoke Detector) (SD) - L3 | <ul style="list-style-type: none"> <li>- Inoperable</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>                    |

| Building 25 - 37 Mather Ave.[Sample,Inspected] - Unit 2 F |                                       |   |   |
|---|---------------------------------------|---|---|
| Non-Health And Safety Deficiencies                        |                                       |   |   |
| Doors   | Bathroom<br>does not latch            | Unit - Damaged Hardware/ Locks (Doors) - L3         | <ul style="list-style-type: none"> <li>- Bathroom Door</li> <li>- Hardware is damaged or missing</li> <li>- Door does not function as it should (it does not properly latch).</li> </ul>              |
| Health And Safety Deficiencies                            |                                       |   |   |
| Hazards   | Kitchen<br>plastic in oven            | HS - Other (Hazards) (NLT) - L3                     | <ul style="list-style-type: none"> <li>- Any other - This DOES pose a risk of bodily injury.</li> </ul>   |
| Windows   | Living Area<br>left-both inoperable   | Unit - Inoperable/Not Lockable (Windows) (NLT) - L3 | <ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Lock is missing or damaged (only if the window was designed to lock)</li> <li>- Window is NOT accessible from outside</li> </ul> |
| Windows   | Living Area<br>right-both missing     | Unit - Inoperable/Not Lockable (Windows) (NLT) - L3 | <ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Lock is missing or damaged (only if the window was designed to lock)</li> <li>- Window is NOT accessible from outside</li> </ul> |
| Windows   | Living Area<br>center-both inoperable | Unit - Inoperable/Not Lockable (Windows) (NLT) - L3 | <ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Lock is missing or damaged (only if the window was designed to lock)</li> <li>- Window is NOT accessible from outside</li> </ul> |

## Inspection Summary Report (POA) for Inspection #708174

| Item   | Location/Comments                               | Deficiency/Severity                                  | Decisions   |
|--|---|--|---|
| <b>Building 25 - 37 Mather Ave.[Sample,Inspected] - Unit 3 L</b> |   |  |   |
| <b>Non-Health And Safety Deficiencies</b>                        |   |  |   |
| Bathroom Items   | Bathroom shower hose leaks at supply connection | Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1 | <ul style="list-style-type: none"> <li>- Shower or Tub (Unit)</li> <li>- There is a leak</li> <li>- There is a leak or drip, but it is contained by the shower or tub basin</li> </ul>                |
| <b>Health And Safety Deficiencies</b>                            |   |  |   |
| Windows  | Living Area right-both locks inoperable         | Unit - Inoperable/Not Lockable (Windows) (NLT) - L3  | <ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Lock is missing or damaged (only if the window was designed to lock)</li> <li>- Window is NOT accessible from outside</li> </ul> |

|   |         |  |   |
|---|---------|--|---|
| <b>Building 31 - 20-36 Branford St.[Sample,Inspected] - Building Exterior</b> |         |  |   |
| <b>Non-Health And Safety Deficiencies</b>                                     |         |  |   |
| FHEO - Accessibility to Main Floor Entrance                                   | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | <ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul> |

|  |  |  |  |
|--|--|--|--|
| <b>Building 31 - 20-36 Branford St.[Sample,Inspected] - Building Systems</b> |  |  |  |
| None   |  |  |  |

|  |                                     |   |  |
|--|-------------------------------------|---|--|
| <b>Building 31 - 20-36 Branford St.[Sample,Inspected] - Common Areas</b> |                                     |   |  |
| <b>Non-Health And Safety Deficiencies</b>                                |                                     |   |  |
| Closet/Utility/Mechanical  | Basement boiler room-does not latch | CA - Damaged Hardware/ Locks (Doors) - L3 | <ul style="list-style-type: none"> <li>- Entry Door (leads to outside)</li> <li>- Hardware is damaged or missing</li> <li>- Door does not function as it should (it does not properly latch).</li> </ul> |
| Closet/Utility/Mechanical  | Basement boiler room                | CA - Peeling/Needs Paint (Walls) - L2     | <ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- Greater than 4 square feet of wall area</li> </ul>  |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                   | Location/Comments               | Deficiency/Severity  | Decisions  |
|--|---------------------------------|--|--|
| FHEO - Accessible Outside Common Areas | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |

### Building 31 - 20-36 Branford St.[Sample,Inspected] - Unit 24 B

#### Non-Health And Safety Deficiencies

|                |                                      |  |   |
|----------------|--------------------------------------|--|---|
| Bathroom Items | Bathroom missing                     | Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1          | - Shower or Tub (Unit)<br>- A stopper is missing (only if there is no stopper in the visible area)  |
| Ceiling        | Bathroom near exhaust fan            | Unit - Peeling/Needs Paint (Ceiling) - L1                    | - Peeling Paint or Needs Paint<br>- Greater than 1 and less than 4 square feet  |
| Ceiling        | Bedroom bed 2                        | Unit - Peeling/Needs Paint (Ceiling) - L1                    | - Peeling Paint or Needs Paint<br>- Greater than 1 and less than 4 square feet  |
| Doors          | Living Area closet                   | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3 | - All Other Doors (includes closet or other interior doors)<br>- Surface is damaged<br>- Door has holes.<br>- Greater than 1 inch<br>- This condition DOES NOT RESULT in a Health and Safety concern. |
| Doors          | Dining Area closet-surface separated | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3 | - All Other Doors (includes closet or other interior doors)<br>- Surface is damaged<br>- Door has holes.<br>- Greater than 1 inch<br>- This condition DOES NOT RESULT in a Health and Safety concern. |



## Inspection Summary Report (POA) for Inspection #708174

| Item    | Location/Comments                    | Deficiency/Severity                            | Decisions  |
|---------|--------------------------------------|--|--|
| Doors   | Dining Area<br>closet-does not latch | Unit - Damaged Hardware/<br>Locks (Doors) - L1 | <ul style="list-style-type: none"> <li>- All Other Doors (includes closet or other interior doors)</li> <li>- Hardware is damaged or missing</li> <li>- Closet door does not function as it should or cannot be locked.</li> </ul> |
| Walls   | Bedroom<br>bed 1-behind passage door | Unit - Damaged (Walls) - L1                    | <ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>  |
| Windows | Bedroom<br>bed 2                     | Unit - Peeling/Needs Paint (Windows) - L1      | <ul style="list-style-type: none"> <li>- Sill</li> <li>- Peeling paint or needs paint</li> </ul>   |
| Windows | Bedroom<br>bed 2-right               | Unit - Damaged/Missing Screens (Windows) - L1  | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>   |
| Windows | Dining Area<br>missing               | Unit - Peeling/Needs Paint (Windows) - L1      | <ul style="list-style-type: none"> <li>- Sill</li> <li>- Peeling paint or needs paint</li> </ul>   |

### Building 32 - 38-56 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |                                       |  |   |
|---|---------------------------------------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp                               | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | <ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul> |
| Walls                                       | front near 54-hole in vertical siding | BE- Missing Pieces/Holes/Spalling (Walls) - L2   | <ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Greater than 1/2" in diameter, but smaller than a sheet of paper</li> </ul>   |

### Building 32 - 38-56 Branford St.[Sample,Inspected] - Building Systems

None

### Building 32 - 38-56 Branford St.[Sample,Inspected] - Common Areas

## Inspection Summary Report (POA) for Inspection #708174

| Item | Location/Comments | Deficiency/Severity | Decisions |
|------|-------------------|---------------------|-----------|
| None |                   |                     |           |

### Building 32 - 38-56 Branford St.[Sample,Inspected] - Unit 52 B

#### Non-Health And Safety Deficiencies

|               |                                       |  |   |
|---------------|---------------------------------------|--|---|
| Doors         | Bathroom<br>no paint/stain on edges   | Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3     | <ul style="list-style-type: none"> <li>- Bathroom Door</li> <li>- Surface is damaged</li> <li>- Door has significant peeling, cracked, or no paint.</li> </ul>  |
| Kitchen Items | Kitchen<br>fresh-top                  | Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1 | <ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>   |
| Walls         | Basement<br>front wall-no mildew/mold | Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3        | <ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> <li>- Greater than 1 square foot (wall surface may have failed)</li> <li>- This condition MAY RESULT in a Health AND Safety concern</li> </ul> |
| Walls         | Basement<br>front wall                | Unit - Damaged (Walls) - L1                                      | <ul style="list-style-type: none"> <li>- Crack(s)</li> <li>- Greater than 1/8" wide AND greater than 11" long, but you cannot see through the crack</li> </ul>  |

#### Health And Safety Deficiencies

|                   |  |   |   |
|-------------------|--|---|---|
| Electrical System | Kitchen<br>left of range-does not test | Unit - GFI - Inoperable (Electrical System) (NLT) - L3          | <ul style="list-style-type: none"> <li>- GFI does not function when self-test button is pressed</li> </ul>                                  |
| Outlets/Switches  | Basement<br>Day 2-outlet cover missing | Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3 | <ul style="list-style-type: none"> <li>- Cover plate missing or broken</li> <li>- The electrical connections/ wires ARE exposed.</li> </ul> |
| Smoke Detector    | Bathroom<br>Day 2-missing              | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3            | <ul style="list-style-type: none"> <li>- Missing</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>       |

## Inspection Summary Report (POA) for Inspection #708174

| Item           | Location/Comments               | Deficiency/Severity                                  | Decisions  |
|----------------|---------------------------------|--|--|
| Smoke Detector | Living Area<br>Day 2-inoperable | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | - Inoperable<br>- There is NOT another functioning smoke detector on same level. |

### Building 33 - Bdg.33: 58-76 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|---------|--|---|

### Building 33 - Bdg.33: 58-76 Branford St.[Sample,Inspected] - Building Systems

None

### Building 33 - Bdg.33: 58-76 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                                 |  |  |
|--|---------------------------------|--|--|
| FHEO - Accessible Outside Common Areas | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |
|--|---------------------------------|--|--|

### Building 33 - Bdg.33: 58-76 Branford St.[Sample,Inspected] - Unit 72 B

#### Non-Health And Safety Deficiencies

|         |                                   |   |  |
|---------|-----------------------------------|---|--|
| Ceiling | Bathroom<br>above tub-mildew/mold | Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L3 | - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)<br>- Greater than 1 square foot (ceiling surface may have failed)<br>- This condition MAY RESULT in a Health AND Safety concern |
|---------|-----------------------------------|---|--|

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments                     | Deficiency/Severity                                       | Decisions  |
|---------------------------------------|---------------------------------------|---|--|
| Walls                                 | Basement rear wall                    | Unit - Peeling/Needs Paint (Walls) - L2                   | <ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- Greater than 4 square feet of wall area</li> </ul>  |
| Walls                                 | Bedroom bed 2-NIS repair-unfinished   | Unit - Damaged (Walls) - L1                               | <ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>  |
| Windows                               | Dining Area missing                   | Unit - Damaged/Missing Screens (Windows) - L1             | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>   |
| Windows                               | Bedroom bed 2-right                   | Unit - Damaged/Missing Screens (Windows) - L1             | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>   |
| <b>Health And Safety Deficiencies</b> |                                       |   |  |
| Air Quality                           | bath-above tub-mildew/mold on ceiling | HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3 | <ul style="list-style-type: none"> <li>- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul> |
| Smoke Detector                        | Basement Day 2-missing                | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3      | <ul style="list-style-type: none"> <li>- Missing</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>  |

### Building 34 - 78-94 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | <ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul> |
|---|---------|--|---|

## Inspection Summary Report (POA) for Inspection #708174

| Item   | Location/Comments | Deficiency/Severity | Decisions |
|--|-------------------|---------------------|-----------|
| <b>Building 34 - 78-94 Branford St.[Sample,Inspected] - Building Systems</b> |                   |                     |           |
| None   |                   |                     |           |

| <b>Building 34 - 78-94 Branford St.[Sample,Inspected] - Common Areas</b> |                                 |  |  |
|--|---------------------------------|--|--|
| <b>Non-Health And Safety Deficiencies</b>                                |                                 |  |  |
| Closet/Utility/<br>Mechanical  | Basement<br>boiler room         | CA - Peeling/Needs Paint<br>(Ceiling) - L1   | - Peeling Paint or Needs<br>Paint<br>- Peeling paint on 1 to 4<br>ceilings in common areas   |
| FHEO - Accessible<br>Outside Common<br>Areas                             | Floor 1<br>no wheelchair access | CA - Routes Obstructed or<br>Inaccessible to Wheelchair<br>(FHEO - Accessible<br>Outside Common Areas) -<br>L3 | - Route to common area<br>obstructed or inaccessible to<br>wheelchairs (for example,<br>less than 36 inches wide, no<br>ramps, no curb cuts), There<br>is another accessible route -<br>NO |
| Storage  | Basement<br>above entry door    | CA - Holes/Missing Tiles/<br>Panels/Cracks (Ceiling) -<br>L2   | - Hole(s)<br>- Larger than a sheet of paper<br>(you cannot see through the<br>hole)  |

| <b>Building 34 - 78-94 Branford St.[Sample,Inspected] - Unit 88 B</b> |  |  |  |
|---|--|--|--|
| <b>Non-Health And Safety Deficiencies</b>                             |  |  |  |
| Walls   | Dining Area<br>near front entry door         | Unit - Damaged (Walls) -<br>L1                   | - Hole(s)<br>- Between one square inch<br>and up to a sheet of paper,<br>but, you cannot see through<br>the hole   |
| Walls   | Bathroom<br>at left window return            | Unit - Damaged (Walls) -<br>L1                   | - Hole(s)<br>- Between one square inch<br>and up to a sheet of paper,<br>but, you cannot see through<br>the hole   |
| Windows   | Basement<br>rear-hopper window<br>inoperable | Unit - Inoperable/Not<br>Lockable (Windows) - L1 | - Lock/Operability<br>- Window cannot be opened<br>or will not stay open (If the<br>window is designed to do<br>so.)<br>- Window is on 3rd floor or<br>below |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments      | Deficiency/Severity                                  | Decisions  |
|---------------------------------------|------------------------|--|--|
|                                       |                        |  | <ul style="list-style-type: none"> <li>- There IS another operable window in the same floor area.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul> |
| Windows                               | Bedroom bed 1          | Unit - Peeling/Needs Paint (Windows) - L1            | <ul style="list-style-type: none"> <li>- Sill</li> <li>- Peeling paint or needs paint</li> </ul>   |
| Windows                               | Bedroom bed 2-right    | Unit - Damaged/Missing Screens (Windows) - L1        | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>                               |
| Windows                               | Bathroom missing       | Unit - Peeling/Needs Paint (Windows) - L1            | <ul style="list-style-type: none"> <li>- Sill</li> <li>- Peeling paint or needs paint</li> </ul>   |
| <b>Health And Safety Deficiencies</b> |                        |  |  |
| Smoke Detector                        | Bathroom Day 2-missing | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | <ul style="list-style-type: none"> <li>- Missing</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>  |

### Building 35 - 96-112 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | <ul style="list-style-type: none"> <li>- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)</li> </ul> |
|---|---------|--|---|

#### Health And Safety Deficiencies

|                |                                   |   |  |
|----------------|-----------------------------------|---|--|
| Garbage/Debris | rear near 110-discarded furniture | HS - Outdoors (Garbage and Debris) (NLT) - L3 | <ul style="list-style-type: none"> <li>- Garbage has gathered in area not sanctioned for storing garbage</li> <li>- The garbage area is OUTDOORS.</li> </ul> |
|----------------|-----------------------------------|---|--|

### Building 35 - 96-112 Branford St.[Sample,Inspected] - Building Systems

None

## Inspection Summary Report (POA) for Inspection #708174

| Item  | Location/Comments               | Deficiency/Severity  | Decisions  |
|---|---------------------------------|--|--|
| <b>Building 35 - 96-112 Branford St.[Sample,Inspected] - Common Areas</b> |                                 |  |  |
| <b>Non-Health And Safety Deficiencies</b>                                 |                                 |  |  |
| FHEO - Accessible Outside Common Areas                                    | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |

|   |  |  |  |
|---|--|--|--|
| <b>Building 35 - 96-112 Branford St.[Sample,Inspected] - Unit 106 B</b> |  |  |  |
| <b>Non-Health And Safety Deficiencies</b>                               |  |  |  |
| Bathroom Items  | Bathroom<br>inoperable   | Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1     | - Bathroom Sink<br>- A stopper is missing (only if there is no stopper in the visible area)  |
| Doors   | Bedroom<br>bed 2-passage-frame restricts door from closing /latching | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2 | - All Other Doors (includes closet or other interior doors)<br>- Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) |
| Doors   | Bedroom<br>bed 1-left-disconnected from head track                   | Unit - Damaged Hardware/ Locks (Doors) - L1                | - All Other Doors (includes closet or other interior doors)<br>- Hardware is damaged or missing<br>- Closet door does not function as it should or cannot be locked.                     |
| Lighting  | Patio/Porch/Balcony<br>rear  | Unit - Missing/Inoperable Fixture (Lighting) - L1          | - In 1 room in this unit, a permanent lighting fixture is missing or not functioning<br>- There is NOT another permanent switched light source in room.                                  |
| Windows   | Basement<br>rear-hopper window                                       | Unit - Inoperable/Not Lockable (Windows) - L1              | - Lock/Operability<br>- Window cannot be opened  |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments   | Deficiency/Severity                                  | Decisions  |
|---------------------------------------|---|--|--|
|                                       | inoperable  |  | or will not stay open (If the window is designed to do so.)<br>- Window is on 3rd floor or below<br>- There IS another operable window in the same floor area.<br>- This condition DOES NOT RESULT in a Health and Safety concern. |
| <b>Health And Safety Deficiencies</b> |   |  |  |
| Hazards                               | Dining Area dining room-resident fire extinguisher discharged | HS - Other (Hazards) (NLT) - L3                      | - Any other - This DOES pose a risk of bodily injury.  |
| Smoke Detector                        | Basement Day 2-missing  | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | - Missing<br>- There is NOT another functioning smoke detector on same level.  |

### Building 35 - 96-112 Branford St.[Sample,Inspected] - Unit 106B

#### Non-Health And Safety Deficiencies

|                |   |  |  |
|----------------|---|--|--|
| Bathroom Items | Bathroom inoperable   | Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1     | - Bathroom Sink<br>- A stopper is missing (only if there is no stopper in the visible area)  |
| Doors          | Bedroom bed 1-passage-frame restricts door from closing /latching | Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2 | - All Other Doors (includes closet or other interior doors)<br>- Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) |
| Doors          | Bedroom bed 1-disconnected from head track                        | Unit - Damaged Hardware/ Locks (Doors) - L1                | - All Other Doors (includes closet or other interior doors)<br>- Hardware is damaged or missing<br>- Closet door does not function as it should or                                       |



## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments                                 | Deficiency/Severity                                  | Decisions  |
|---------------------------------------|---|--|--|
|                                       |   |  | cannot be locked.  |
| Lighting                              | Patio/Porch/Balcony rear                          | Unit - Missing/Inoperable Fixture (Lighting) - L1    | <ul style="list-style-type: none"> <li>- In 1 room in this unit, a permanent lighting fixture is missing or not functioning</li> <li>- There is NOT another permanent switched light source in room.</li> </ul>  |
| Windows                               | Basement rear-hopper window inoperable            | Unit - Inoperable/Not Lockable (Windows) - L1        | <ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Window cannot be opened or will not stay open (If the window is designed to do so.)</li> <li>- Window is on 3rd floor or below</li> <li>- There IS another operable window in the same floor area.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul> |
| <b>Health And Safety Deficiencies</b> |   |  |  |
| Hazards                               | Dining Area resident fire extinguisher discharged | HS - Other (Hazards) (NLT) - L3                      | - Any other - This DOES pose a risk of bodily injury.  |
| Smoke Detector                        | Basement Day 2-missing                            | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | <ul style="list-style-type: none"> <li>- Missing</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>  |

### Building 36 - 114-130 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|---------|--|---|

### Building 36 - 114-130 Branford St.[Sample,Inspected] - Building Systems

None

## Inspection Summary Report (POA) for Inspection #708174

| Item   | Location/Comments               | Deficiency/Severity  | Decisions  |
|--|---------------------------------|--|--|
| <b>Building 36 - 114-130 Branford St.[Sample,Inspected] - Common Areas</b> |                                 |  |  |
| <b>Non-Health And Safety Deficiencies</b>                                  |                                 |  |  |
| FHEO - Accessible Outside Common Areas                                     | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |

|  |  |  |  |
|--|--|--|--|
| <b>Building 36 - 114-130 Branford St.[Sample,Inspected] - Unit 130 B</b> |  |  |  |
| <b>Non-Health And Safety Deficiencies</b>                                |  |  |  |
| Doors  | Bedroom<br>bed 2-left-disconnected from head track | Unit - Damaged Hardware/ Locks (Doors) - L1          | - All Other Doors (includes closet or other interior doors)<br>- Hardware is damaged or missing<br>- Closet door does not function as it should or cannot be locked. |
| Floors   | Basement<br>missing                                | Unit - Peeling/Needs Paint (Floors) - L2             | - Peeling Paint or Needs Paint<br>- Greater than 4 square feet   |
| <b>Health And Safety Deficiencies</b>                                    |  |  |  |
| Smoke Detector   | Basement<br>Day 2-missing                          | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3 | - Missing<br>- There is NOT another functioning smoke detector on same level.  |

|   |         |  |   |
|---|---------|--|---|
| <b>Building 38 - 150-166 Branford St.[Sample,Inspected] - Building Exterior</b> |         |  |   |
| <b>Non-Health And Safety Deficiencies</b>                                       |         |  |   |
| FHEO - Accessibility to Main Floor Entrance                                     | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |

|  |  |  |  |
|--|--|--|--|
| <b>Building 38 - 150-166 Branford St.[Sample,Inspected] - Building Systems</b> |  |  |  |
| None   |  |  |  |

## Inspection Summary Report (POA) for Inspection #708174

| Item   | Location/Comments   | Deficiency/Severity  | Decisions  |
|--|---|--|--|
| <b>Building 38 - 150-166 Branford St.[Sample,Inspected] - Common Areas</b> |   |  |  |
| <b>Non-Health And Safety Deficiencies</b>                                  |   |  |  |
| Closet/Utility/<br>Mechanical  | Basement<br>boiler room-significant<br>rust                         | CA - Damaged Surface<br>(Holes/Paint/Rust/Glass)<br>(Doors) - L3   | <ul style="list-style-type: none"> <li>- Entry Door (leads to outside)</li> <li>- Surface is damaged</li> <li>- Door has rust that affects the integrity of the door surface.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul> |
| FHEO - Accessible<br>Outside Common<br>Areas                               | Floor 1<br>no wheelchair access                                     | CA - Routes Obstructed or<br>Inaccessible to Wheelchair<br>(FHEO - Accessible<br>Outside Common Areas) -<br>L3 | <ul style="list-style-type: none"> <li>- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO</li> </ul>   |
| <b>Health And Safety Deficiencies</b>                                      |   |  |  |
| Closet/Utility/<br>Mechanical  | Basement<br>boiler room-behind<br>boiler-broken                     | CA - Cracked/Broken/<br>Missing Panes (Windows)<br>(NLT) - L3  | <ul style="list-style-type: none"> <li>- Pane/Glass</li> <li>- Glass broken or missing</li> </ul>  |
| <b>Building 38 - 150-166 Branford St.[Sample,Inspected] - Unit 164 B</b>   |   |  |  |
| <b>Non-Health And Safety Deficiencies</b>                                  |   |  |  |
| Walls  | Basement<br>24 sq. ft. hole in<br>wall-entrance to adjacent<br>unit | Unit - Damaged (Walls) -<br>L3   | <ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Regardless of size, you can see through the hole into the adjoining room</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul>  |
| Walls  | Basement<br>rear wall   | Unit - Peeling/Needs Paint<br>(Walls) - L2   | <ul style="list-style-type: none"> <li>- Peeling Paint or Needs Paint</li> <li>- Greater than 4 square feet of wall area</li> </ul>  |
| <b>Health And Safety Deficiencies</b>                                      |   |  |  |
| Smoke Detector   | Hallway<br>Day 2-stairs to<br>basement-inoperable                   | Unit - Missing/Inoperable<br>(Smoke Detector) (SD) - L3  | <ul style="list-style-type: none"> <li>- Inoperable</li> <li>- There is NOT another functioning smoke detector</li> </ul>  |

## Inspection Summary Report (POA) for Inspection #708174

| Item           | Location/Comments         | Deficiency/Severity                                     | Decisions   |
|----------------|---------------------------|---|---|
|                |                           |   | on same level.  |
| Smoke Detector | Basement<br>Day 2-missing | Unit - Missing/Inoperable<br>(Smoke Detector) (SD) - L3 | - Missing<br>- There is NOT another functioning smoke detector on same level. |

### Building 39 - 168-184 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|---------|--|---|

### Building 39 - 168-184 Branford St.[Sample,Inspected] - Building Systems

None

### Building 39 - 168-184 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                                 |  |  |
|--|---------------------------------|--|--|
| FHEO - Accessible Outside Common Areas | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |
|--|---------------------------------|--|--|

#### Health And Safety Deficiencies

|                |                           |   |  |
|----------------|---------------------------|---|--|
| Garbage/Debris | Floor 1<br>at 168-garbage | HS - Outdoors (Garbage and Debris) (NLT) - L3 | - Garbage has gathered in area not sanctioned for storing garbage<br>- The garbage area is OUTDOORS. |
|----------------|---------------------------|---|--|

### Building 39 - 168-184 Branford St.[Sample,Inspected] - Unit 168 B

#### Non-Health And Safety Deficiencies

|       |  |   |  |
|-------|--|---|--|
| Walls | Basement<br>mildew/mold on wall beneath stairs | Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3 | - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example |
|-------|--|---|--|

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments  | Deficiency/Severity   | Decisions  |
|---------------------------------------|--|---|--|
|                                       |  |   | evidence of water infiltration)<br>- Greater than 1 square foot (wall surface may have failed)<br>- This condition MAY RESULT in a Health AND Safety concern     |
| Windows                               | Bedroom bed 1-left   | Unit - Damaged/Missing Screens (Windows) - L1                               | - Screens<br>- One or more screens in a unit are punctured, torn or otherwise damaged or missing   |
| <b>Health And Safety Deficiencies</b> |  |   |  |
| Air Quality                           | basement-,ildew/mold on wall   | HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3                   | - Evidence of water infiltration or other moisture producing condition that causes mold, or mildew<br>- Greater than or equal to 1 square foot of mold or mildew |
| Emergency/Fire Exits                  | Dining Area Day 2-bolt lock on passage door restricts egress from basement | HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3 | - Emergency/Fire Exits (applies only on third or lower floors)<br>- Unusable   |
| Smoke Detector                        | Basement Day 2-missing   | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3                        | - Missing<br>- There is NOT another functioning smoke detector on same level.  |

### Building 41 - 204-220 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|---------|--|---|

### Building 41 - 204-220 Branford St.[Sample,Inspected] - Building Systems

## Inspection Summary Report (POA) for Inspection #708174

| Item | Location/Comments | Deficiency/Severity | Decisions |
|------|-------------------|---------------------|-----------|
| None |                   |                     |           |

### Building 41 - 204-220 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                                 |  |  |
|--|---------------------------------|--|--|
| FHEO - Accessible Outside Common Areas | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |
|--|---------------------------------|--|--|

### Building 41 - 204-220 Branford St.[Sample,Inspected] - Unit 218 B

#### Non-Health And Safety Deficiencies

|               |  |  |  |
|---------------|--|--|--|
| Kitchen Items | Kitchen<br>freezer-bottom                    | Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1 | - Refrigerator<br>- Door seals are deteriorated  |
| Lighting      | Patio/Porch/Balcony<br>front                 | Unit - Missing/Inoperable Fixture (Lighting) - L1                | - In 1 room in this unit, a permanent lighting fixture is missing or not functioning<br>- There is NOT another permanent switched light source in room.  |
| Walls         | Basement<br>left wall                        | Unit - Damaged (Walls) - L1                                      | - Hole(s)<br>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole  |
| Windows       | Basement<br>rear-hopper window<br>inoperable | Unit - Inoperable/Not Lockable (Windows) - L1                    | - Lock/Operability<br>- Window cannot be opened or will not stay open (If the window is designed to do so.)<br>- Window is on 3rd floor or below<br>- There IS another operable window in the same floor area.<br>- This condition DOES NOT RESULT in a Health and Safety concern. |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments   | Deficiency/Severity   | Decisions  |
|---------------------------------------|---|---|--|
| <b>Health And Safety Deficiencies</b> |   |   |  |
| Electrical Hazards                    | Basement<br>Day 2-basement-exposed wires on light fixture | HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3 | - Exposed bare wires<br>- The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped |
| Smoke Detector                        | Basement<br>Day 2-missing                                 | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3          | - Missing<br>- There is NOT another functioning smoke detector on same level.  |
| Smoke Detector                        | Living Area<br>Day 2-inoperable                           | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3          | - Inoperable<br>- There is NOT another functioning smoke detector on same level.   |

### Building 42 - 222-238 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|---------|--|---|

### Building 42 - 222-238 Branford St.[Sample,Inspected] - Building Systems

None

### Building 42 - 222-238 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                                 |  |  |
|--|---------------------------------|--|--|
| FHEO - Accessible Outside Common Areas | Floor 2<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |
|--|---------------------------------|--|--|

### Building 42 - 222-238 Branford St.[Sample,Inspected] - Unit 228 B

#### Non-Health And Safety Deficiencies

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments   | Deficiency/Severity  | Decisions  |
|---------------------------------------|---|--|--|
| HVAC System                           | Bathroom<br>covers missing  | Unit - Convection/Radiant<br>Heat System Covers<br>Missing/Damaged (HVAC)<br>- L3    | - Convection/Radiant Heat<br>System Cover Missing or<br>Damaged<br>- This condition MAY<br>RESULT in a Health and<br>Safety concern  |
| Walls                                 | Bedroom<br>bed 2-beneath windows                                      | Unit - Peeling/Needs Paint<br>(Walls) - L1   | - Peeling Paint or Needs<br>Paint<br>- 1 to 4 square feet of wall<br>area  |
| Windows                               | Basement<br>rear-hopper window<br>inoperable                          | Unit - Inoperable/Not<br>Lockable (Windows) - L1                                     | - Lock/Operability<br>- Window cannot be opened<br>or will not stay open (If the<br>window is designed to do<br>so.)<br>- Window is on 3rd floor or<br>below<br>- There IS another operable<br>window in the same floor<br>area.<br>- This condition DOES NOT<br>RESULT in a Health and<br>Safety concern. |
| <b>Health And Safety Deficiencies</b> |   |  |  |
| Emergency/Fire Exits                  | Living Area<br>Day 2-entire unit<br>restricted for safe egress        | HS - Emergency/Fire Exits<br>Blocked/Unusable<br>(Emergency/Fire Exits) (LT)<br>- L3 | - Emergency/Fire Exits<br>(applies only on third or<br>lower floors)<br>- Blocked<br>- Other Condition (Please<br>explain other condition in<br>the box below)   |
| Hazards                               | bathroom-convection<br>heat covers<br>missing-presents sharp<br>edges | HS - Sharp Edges<br>(Hazards) (NLT) - L3   | - Sharp Edges - This COULD<br>cause cutting/breaking of<br>skin or other bodily harm.  |
| Smoke Detector                        | Basement<br>Day 2-missing   | Unit - Missing/Inoperable<br>(Smoke Detector) (SD) - L3                              | - Missing<br>- There is NOT another<br>functioning smoke detector<br>on same level.  |
| Windows                               | Basement<br>rear-hopper window lite                                   | Unit- Cracked/Broken/<br>Missing Panes (Windows)                                     | - Pane/Glass   |



## Inspection Summary Report (POA) for Inspection #708174

| Item | Location/Comments | Deficiency/Severity | Decisions                 |
|------|-------------------|---------------------|---------------------------|
|      | missing           | (NLT) - L3          | - Glass broken or missing |

### Building 44 - 258-274 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|---------|--|---|

### Building 44 - 258-274 Branford St.[Sample,Inspected] - Building Systems

None

### Building 44 - 258-274 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|  |                                 |  |  |
|--|---------------------------------|--|--|
| FHEO - Accessible Outside Common Areas | Floor 1<br>no wheelchair access | CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | - Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO |
|--|---------------------------------|--|--|

### Building 44 - 258-274 Branford St.[Sample,Inspected] - Unit 262 B

#### Non-Health And Safety Deficiencies

|         |  |   |  |
|---------|--|---|--|
| Windows | Basement rear-hopper window inoperable | Unit - Inoperable/Not Lockable (Windows) - L1 | <ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Window cannot be opened or will not stay open (If the window is designed to do so.)</li> <li>- Window is on 3rd floor or below</li> <li>- There IS another operable window in the same floor area.</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul> |
|---------|--|---|--|

#### Health And Safety Deficiencies

## Inspection Summary Report (POA) for Inspection #708174

| Item                 | Location/Comments  | Deficiency/Severity   | Decisions  |
|----------------------|--|---|--|
| Emergency/Fire Exits | Bedroom<br>Day 2-bed 1-one window blocked with ac unit and one window blocked with furniture-no 2nd egress from room | HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3 | - Emergency/Fire Exits (applies only on third or lower floors)<br>- Blocked<br>- Air Conditioner |
| Smoke Detector       | Basement<br>Day 2-missing  | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3                        | - Missing<br>- There is NOT another functioning smoke detector on same level.                    |
| Smoke Detector       | Bedroom<br>Day 2-bed 2-missing   | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3                        | - Missing<br>- There is NOT another functioning smoke detector on same level.                    |

### Building 45 - 276-292 Branford St.[Sample,Inspected] - Building Exterior

#### Non-Health And Safety Deficiencies

|   |         |  |   |
|---|---------|--|---|
| FHEO - Accessibility to Main Floor Entrance | no ramp | BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3 | - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) |
|---|---------|--|---|

#### Health And Safety Deficiencies

|                |                                 |   |  |
|----------------|---------------------------------|---|--|
| Garbage/Debris | rear at 287-discarded furniture | HS - Outdoors (Garbage and Debris) (NLT) - L3 | - Garbage has gathered in area not sanctioned for storing garbage<br>- The garbage area is OUTDOORS. |
|----------------|---------------------------------|---|--|

### Building 45 - 276-292 Branford St.[Sample,Inspected] - Building Systems

None

### Building 45 - 276-292 Branford St.[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|                               |                         |                                       |   |
|-------------------------------|-------------------------|---------------------------------------|---|
| Closet/Utility/<br>Mechanical | Basement<br>boiler room | CA - Peeling/Needs Paint (Walls) - L2 | - Peeling Paint or Needs Paint<br>- Greater than 4 square feet of wall area |
| FHEO - Accessible             | Floor 1                 | CA - Routes Obstructed or             | - Route to common area  |

## Inspection Summary Report (POA) for Inspection #708174

| Item                 | Location/Comments     | Deficiency/Severity  | Decisions  |
|----------------------|-----------------------|--|--|
| Outside Common Areas | no wheelchair access  | Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3 | obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO  |
| Storage              | Basement hole in edge | CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3               | <ul style="list-style-type: none"> <li>- Entry Door (leads to outside)</li> <li>- Surface is damaged</li> <li>- Entry Door has holes.</li> <li>- 1/4 inch to 1 inch</li> <li>- This condition DOES NOT RESULT in a Health and Safety concern.</li> </ul> |

### Building 45 - 276-292 Branford St.[Sample,Inspected] - Unit 290 B

#### Non-Health And Safety Deficiencies

|                |                                  |  |   |
|----------------|----------------------------------|--|---|
| Bathroom Items | Bathroom inoperable              | Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1           | <ul style="list-style-type: none"> <li>- Bathroom Sink</li> <li>- A stopper is missing (only if there is no stopper in the visible area)</li> </ul>   |
| Bathroom Items | Bathroom missing                 | Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1              | <ul style="list-style-type: none"> <li>- Shower or Tub (Unit)</li> <li>- A stopper is missing (only if there is no stopper in the visible area)</li> </ul>  |
| Kitchen Items  | Kitchen fresh-top                | Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1 | <ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Door seals are deteriorated</li> </ul>   |
| Lighting       | Patio/Porch/Balcony front        | Unit - Missing/Inoperable Fixture (Lighting) - L1                | <ul style="list-style-type: none"> <li>- In 1 room in this unit, a permanent lighting fixture is missing or not functioning</li> <li>- There is NOT another permanent switched light source in room.</li> </ul> |
| Walls          | Basement significant mildew/mold | Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3        | <ul style="list-style-type: none"> <li>- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)</li> </ul>                                  |

## Inspection Summary Report (POA) for Inspection #708174

| Item                                  | Location/Comments                         | Deficiency/Severity                                       | Decisions  |
|---------------------------------------|---|---|--|
|                                       |   |   | <ul style="list-style-type: none"> <li>- Greater than 1 square foot (wall surface may have failed)</li> <li>- This condition MAY RESULT in a Health AND Safety concern</li> </ul>  |
| Walls                                 | Hallway stairs to basement-left wall      | Unit - Damaged (Walls) - L1                               | <ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>  |
| Walls                                 | Bedroom bed 1-behind passage door         | Unit - Damaged (Walls) - L1                               | <ul style="list-style-type: none"> <li>- Hole(s)</li> <li>- Between one square inch and up to a sheet of paper, but, you cannot see through the hole</li> </ul>  |
| Windows                               | Bedroom bed 1-left-damaged, right-missing | Unit - Damaged/Missing Screens (Windows) - L1             | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>   |
| Windows                               | Bathroom damaged                          | Unit - Damaged/Missing Screens (Windows) - L1             | <ul style="list-style-type: none"> <li>- Screens</li> <li>- One or more screens in a unit are punctured, torn or otherwise damaged or missing</li> </ul>   |
| <b>Health And Safety Deficiencies</b> |   |   |  |
| Air Quality                           | basement-significant mildew/mold on wall  | HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3 | <ul style="list-style-type: none"> <li>- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew</li> <li>- Greater than or equal to 1 square foot of mold or mildew</li> </ul> |
| Smoke Detector                        | Basement Day 2-missing                    | Unit - Missing/Inoperable (Smoke Detector) (SD) - L3      | <ul style="list-style-type: none"> <li>- Missing</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>  |
| Windows                               | Basement both hopper windows              | Unit - Inoperable/Not Lockable (Windows) (NLT)            | <ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Window cannot be opened</li> </ul>  |

## Inspection Summary Report (POA) for Inspection #708174

| Item | Location/Comments | Deficiency/Severity | Decisions  |
|------|-------------------|---------------------|--|
|      | inoperable        | - L3                | or will not stay open (If the window is designed to do so.)<br>- Window is on 3rd floor or below<br>- There is NOT another operable window in the same floor area.<br>- This condition MAY RESULT in a Health and Safety concern |

### Building 48 - Leasing Office[Sample,Inspected] - Building Exterior

None

### Building 48 - Leasing Office[Sample,Inspected] - Building Systems

None

### Building 48 - Leasing Office[Sample,Inspected] - Common Areas

#### Non-Health And Safety Deficiencies

|                               |   |   |  |
|-------------------------------|---|---|--|
| Closet/Utility/<br>Mechanical | Floor 1<br>community room hvac<br>closet      | CA - Peeling/Needs Paint<br>(Ceiling) - L1                      | - Peeling Paint or Needs Paint<br>- Peeling paint on 1 to 4 ceilings in common areas   |
| Closet/Utility/<br>Mechanical | Floor 1<br>electric room                      | CA - Mold/Mildew/Water<br>Stains/Water Damage<br>(Ceiling) - L1 | - Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration)<br>- More than 1 square foot but less than 4 square feet and you may or may not see water |
| Office                        | Floor 1<br>manager's office-does not<br>latch | CA - Damaged Hardware/<br>Locks (Doors) - L2                    | - All Other Doors (includes closet or other interior doors)<br>- Hardware is damaged or missing<br>- Other interior door does not function as it should or   |

## Inspection Summary Report (POA) for Inspection #708174

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| Item | Location/Comments | Deficiency/Severity | Decisions         |
|------|-------------------|---------------------|-------------------|
|      |                   |                     | cannot be locked. |

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

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

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

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

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

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

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at

<http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm>

## PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

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

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

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

Property Information : Information related to a property is provided:

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

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

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

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

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

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

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

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



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

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

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

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

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

Participants & Buildings/Units: Information provided includes:

- relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants

- name, year built, number of units and address for each building on the property. Note: All buildings on the property should be listed.

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

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

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

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

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

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

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

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

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

Column labeled NO/OD:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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