

Deficiency Findings			
<i>Please provide an explanation and documentation for each of the following file findings:</i>			
			DCA Use Only
		<u>Property/Common Area</u>	Date out of compliance Date corrected
		<u>Fence: - Exterior/security fence/gate is damaged but still functions. L2</u>	
		<u>- Erosion - Bin 4, 7, 11, 12. L2</u>	
		<u>- Lack of mulch - Bin 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12. L1</u>	
		<u>- Trees in contact with buildings - Bin 1, 2, 3</u>	

			DCA Use Only	
		<u>Building Review</u>	Date out of compliance	Date corrected
<u>BIN 1</u>		<u>Additional Findings - (1) Screen missing. L1</u>	<u>10/22/2019</u>	
		<u>Additional Findings - (3) Damaged window seals. L3</u>	<u>10/22/2019</u>	
		<u>Additional Findings - Damaged landscaping timbers L2</u>	<u>10/22/2019</u>	
<u>BIN 2</u>		<u>Additional Findings - (2) Screens missing. L1</u>	<u>10/22/2019</u>	
		<u>Additional Findings - (2) Damaged window seals. L3</u>	<u>10/22/2019</u>	
<u>BIN 3</u>		<u>Additional Findings - Damaged window seal. L3</u>	<u>10/22/2019</u>	
		<u>Additional Findings - Cords on the ground - tripping hazard. H&S</u>	<u>10/22/2019</u>	
<u>BIN 4</u>		<u>Additional Findings - (1) Screen missing. L1</u>	<u>10/22/2019</u>	
		<u>Additional Findings - (1) Damaged window seal. L3</u>	<u>10/22/2019</u>	
<u>BIN 5</u>		<u>Additional Findings - (1) Screen missing. L1</u>	<u>10/22/2019</u>	
		<u>Additional Findings - (1) Damaged window seal. L3</u>	<u>10/22/2019</u>	
<u>BIN 6</u>		<u>Additional Findings - Hole in ground & cords on ground - tripping hazards. H&S</u>	<u>10/22/2019</u>	
		<u>Additional Findings - (1) Screen missing. L1</u>	<u>10/22/2019</u>	
<u>BIN 7</u>		<u>Additional Findings - (5) Screens missing. L1</u>	<u>10/22/2019</u>	
		<u>Additional Findings - No handrailing - 4+ stairs. L3</u>	<u>10/22/2019</u>	
<u>BIN 8</u>		<u>Additional Findings - (1) Screen missing. L1</u>	<u>10/22/2019</u>	
		<u>Additional Findings - Exposed wiring on outdoor light fixture. H&S</u>	<u>10/22/2019</u>	
<u>BIN 9</u>		<u>Additional Findings - Clogged dryer vent. L2</u>	<u>10/22/2019</u>	
<u>BIN 10</u>		<u>Additional Findings - Exposed wiring on outdoor light fixture. H&S</u>	<u>10/22/2019</u>	
<u>BIN 11</u>		<u>No deficiencies observed.</u>		
<u>BIN 12</u>		<u>No deficiencies observed.</u>		

			DCA Use Only	
		<u>Physical Units</u>	Date out of compliance	Date corrected

<u>BIN 1</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>1</u>	<u>Unit 109</u>	<u>Master Bathroom - Damaged ceiling. L2</u>	<u>10/22/2019</u>	
<u>BIN 2</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>2</u>	<u>Unit 215 (V)</u>	<u>Other deficiencies - Apartment is unorganized and dirty. L2</u>	<u>10/22/2019</u>	
		<u>Additional Findings - Vacant, NOT rent ready.</u>	<u>10/22/2019</u>	
		<u>Additional Findings - Carpet is dirty. L1</u>	<u>10/22/2019</u>	
<u>BIN 3</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>3</u>	<u>Unit 309</u>	<u>No deficiencies observed.</u>		
<u>BIN 4</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>4</u>	<u>Unit 407</u>	<u>HVAC - Dirty Filter. L1</u>	<u>10/22/2019</u>	
		<u>Additional Findings - Tripping hazard - between hallway and bedroom. H&S</u>	<u>10/22/2019</u>	
<u>BIN 5</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>5</u>	<u>Unit 516</u>	<u>Master Bathroom - Damaged ceiling. L2</u>	<u>10/22/2019</u>	
<u>BIN 6</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>6</u>	<u>Unit 603</u>	<u>Master Bedroom - Window - Mold/Mildew present.</u>	<u>10/22/2019</u>	
<u>BIN 7</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>7</u>	<u>Unit 711 (V)</u>	<u>Other deficiencies - Vacant, Rent ready</u>	<u>10/22/2019</u>	
<u>BIN 8</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>8</u>	<u>Unit 809</u>	<u>Kitchen - Filter missing on exhaust fan. L1</u>	<u>10/22/2019</u>	
<u>BIN 9</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>9</u>	<u>Unit No Unit</u>	<u>No deficiencies observed.</u>		
<u>BIN 10</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>10</u>	<u>Unit 1004</u>	<u>No deficiencies observed.</u>		
<u>BIN 11</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
<u>11</u>	<u>Unit 1106</u>	<u>Hot Water tank: - Leaking Valves/Tanks/Pipes. L3</u>	<u>10/22/2019</u>	
		<u>Other deficiencies - Apartment is unorganized and dirty. L2</u>	<u>10/22/2019</u>	
		<u>Additional Findings - Items improperly stored around hot water heater. H&S</u>	<u>10/22/2019</u>	
		<u>Additional Findings - Door to HVAC closet damaged. L1</u>	<u>10/22/2019</u>	

<u>BIN 12</u>	<u>Total Units ()</u>	<u>And Total Set Aside ()</u>		
	<u>Unit 1206</u>			
	<u>(replaces 1211 -</u>			
<u>12</u>	<u>no key)</u>	<u>Additional Findings - Exposed wiring on hot water tank. L3</u>	<u>10/22/2019</u>	
<u>Accessibility</u>			DCA Use Only	
<u>Findings</u>				
	Site	No accessibility deficiencies/concerns were observed.	Date out of compliance	Date corrected
	Leasing Office Co	No accessibility deficiencies/concerns were observed.		
	All Buildings	Bin 5, 8, 9, 11 & 12 - Handicap signs too low.	<u>10/22/2019</u>	
	Physical Units	No accessibility deficiencies/concerns were observed.		

Form for Tax Credit, HOME, and Layered properties

This form is used to notify the owner of violations of the Fair Housing Act (FHA), Section 504, and/or ADA observed on the date of the inspection noted below. Please review these items carefully and address them immediately (if any are cited). Please note that the violations cited by DCA do not represent a comprehensive review. To ensure that this property is brought into compliance with all accessibility regulations, we strongly recommend that a qualified professional is engaged to inspect the property and determine violations and the proper corrections regarding all violations.

Name of Property: _____

DCA Project #

Funding Source: Layered

Inspection Date:

Compliance Officer(s): _____

FAIR HOUSING/ACCESSIBILITY CHECKLIST - Indicate which applies

- 1992 through 1998 Tax Credit Only FH/ADA (2% & 1% minimum)	✓
- 1998 Tax Credit/HOME FH/ADA/504 (5% & 2% minimum)	
- Any property with HOME FH/ADA/504 (5% & 2% minimum)	
- 2003 forward DCA require 5% & 2% minimum equipment installed	

Check one

Unit Accessibility	Yes	No	N/A	Findings Reference Number
- Is there an accessible route to the dwelling unit, free from inclines, steps, etc?			✓	AS01
- Does the property meet the required minimum of mobility and audible/visual units?			✓	AS02
- Are the audible/visual units equipped and accessible?			✓	AS03
- Are the handicap units equipped and accessible?			✓	AS04
- Are the equipped units pipes under bath and kitchen sink wrapped?			✓	AS05
- Do the equipped units have correct level type handles for bath and kitchen faucet?			✓	AS06
- Do the equipped units have lowered countertops, cabinets, light switches and thermostat; stove with "front knobs", etc.?			✓	AS07
- Are the curb cuts at handicapped parking spaces adjacent to the access aisle at passenger loading zone?	✓			AS08
- Are the handicapped spaces labeled on the pavement and with a sign?	✓			AS09
- Width of front door (measure width of door/not frame - accessible)			✓	AS10
- Two peepholes at entry door at regulation height?			✓	AS11

Comments:

AS12

Check one

Site Accessibility	Yes	No	N/A	Findings Reference Number
- Are all ground floor units accessible (correct height threshold at doorway, lever doorknobs, etc.)?		✓		AS13
- Does this project have stairways?	✓			AS14
- If yes, is there a "cane detection area/guard"?		✓		AS15
- Are handrails "extended " on stairway?		✓		AS16
- Is Community Space Accessible? (office, garden, laundry, mailbox, pool, picnic area, playground, recreational facilities, etc.)	✓			AS17
- Is Community Space Bathroom Handicapped Equipped?	✓			AS18
- Is Community Space Kitchen Handicapped Equipped (stove knobs, wrapped pipes, light switches, thermostat lowered)?	✓			AS19
- Are there handicap-parking spaces with handicap logo, painted access aisle & signage at the unit, office and amenities?	✓			AS20

Comments:

AS20

Bin 5, 8, 9, 11 & 12 - Handicap signs too low.