

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD’s Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a “DDA” number.

This form does not apply to proposed removals (conversions) under HUD’s Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information Disposition of 138 Gettysburg	
1. Date of Application:	July 14, 2023
2. Name of Public Housing Agency (PHA):	Dayton Metro Housing Auth. d/b/a Greater Dayton Premier Management
3. PHA Identification Number:	OH005
4. PHA Address:	400 Wayne Ave, Dayton, OH 45410
5. Contact Person Name at PHA:	Angela Stearns
6. Contact Person Phone No.:	937-910-7625
7. Contact Person Email:	astearns@dmha.org
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Name of Local HUD Field Office	Cleveland HUD Field Office
10. Name of Expeditor at Local HUD Field Office who assisted PHA with application	Kendrick Cloud

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation		
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	2020 Year:	May 20, 2020 Approval Date:

Attach evidence that the removal action is included in the approved PHA Plan and approval date

2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD:
Board Resolution Number: 7266 Board Resolution Date: 2/15/2023

Attach a copy of signed PHA Board Resolution

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	<input type="checkbox"/> HUD under 24 CFR part 50 <input checked="" type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Dayton, Ohio Date ER was conducted:
<i>Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.</i>	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Dayton, OH
5. Date(s) of letter(s) of support from (local) government officials:	
<i>Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)</i>	

Section 4: Description of Existing Development

1. Name of Development:	138 Gettysburg			
2. Development Number:	OH005000003			
3. Date of Full Availability (DOFA):	7/31/1975			
4. Number of Residential Buildings:	1			
5. Number of Non-Residential Buildings:	0			
6. Date Constructed:	1975			
7. Is the Development Scattered Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	1			
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	walk-up			
10. Total Acres in Development:	.18			
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom				
1 – Bedroom				
2 – Bedrooms	5	0		
3 – Bedrooms				
4 - + Bedrooms				
Total	5			5

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory) ⁰

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)						Disposition
2. Proposed Action by Unit Type (e.g. bedroom size)						
Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom						
1 – Bedroom						
2 – Bedrooms	5					5
3 – Bedrooms						
4 - + Bedrooms						
Total						

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		1
Non-Residential Buildings		
Total Buildings		1

If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	.18
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- (a) Attach a description of the land (e.g. survey, copy of the legal description)
 (b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
 (c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	\$ 130,000
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(a) Was an independent appraisal conducted to determine the estimated Fair Market Value? Yes No

(b) If yes, date of appraisal and name of appraiser: Date: 2/13/23 Name: Appraisal Stream

(c) If not, describe other form of valuation used:

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity	Estimated Number of Days After HUD Approval:
(a) Begin Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	90
(b) Complete Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	180
(c) Execute Contract for Removal	190
(d) Removal of the property	365

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	4
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2. Number of individual residents that the PHA estimates will be displaced by this removal action:	8
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Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated to be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	<input checked="" type="checkbox"/> PHA staff <input type="checkbox"/> Another Entity contracted by the PHA Describe:
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Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	\$ 9,500
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5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	<input checked="" type="checkbox"/> Capital Funds <input type="checkbox"/> Operating Funds <input type="checkbox"/> Funding Source Year: 2022 <input type="checkbox"/> Non-1937 Act Funds (describe:)
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6. What comparable housing resources does the PHA expect to offer to displaced residents?	<input checked="" type="checkbox"/> Public Housing. If checked, number: <input checked="" type="checkbox"/> Section 8 HCV (existing resources. If checked, number: 5 <input type="checkbox"/> Section 8 HCV (new award of TPVs) (see question #7). If checked, number: <input type="checkbox"/> PBV Unit. If checked, number: <input type="checkbox"/> Other (attach description). If checked, number:
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Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD’s approval of this SAC application for a period of not less than 3 years following the last required action of HUD’s approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD’s approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Jennifer N. Heapy
Official Title:	Chief Executive Officer
Signature:	Jennifer N. Heapy <small>Digitally signed by Jennifer N. Heapy DN: cn=Jennifer N. Heapy, o.ou, email=jheapy@gdpm.org, c=US Date: 2023.07.17 17:49:22 -04'00'</small>
Date:	July 17, 2023

Form HUD-52860 Instructions

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Section 1. Demolition	
1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes: <input type="checkbox"/> All units at a development site <input type="checkbox"/> A portion of units at a development site <input type="checkbox"/> Non-dwelling property at a development site <input type="checkbox"/> Non-dwelling property not at a development site (e.g. central PHA administrative building)
<i>If yes, complete questions 2-6 of this section. If no, move on to section 2.</i>	
2. What is the estimated demolition cost?	\$ _____
3. What is the anticipated source of funds for the demolition cost?	<input type="checkbox"/> Capital Funds <input type="checkbox"/> CDBG <input type="checkbox"/> Operating Funds <input type="checkbox"/> Fiscal Year: _____ <input type="checkbox"/> Non-Public Housing Funds (describe: _____)
4. What is the justification for the demolition?	<input checked="" type="checkbox"/> Obsolete - Physical Condition <input type="checkbox"/> Obsolete - Location <input type="checkbox"/> Obsolete - Other Factors <input type="checkbox"/> De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period)
<i>Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.</i>	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
<i>Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions</i>	

Section 2. Disposition	
1. What is the justification for the disposition?	<input type="checkbox"/> Conditions in Surrounding Area: 24 CFR 970.17(a) <input type="checkbox"/> Health and/or Safety <input type="checkbox"/> Infeasible Operation <input type="checkbox"/> More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b) <input checked="" type="checkbox"/> Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c) <input type="checkbox"/> The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability "DOFA") <input type="checkbox"/> The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development
<i>Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice).</i> <i>If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.</i>	
2. Method of Disposition	a. <input type="checkbox"/> Public Bid FMV Sale b. <input type="checkbox"/> Negotiated Sale at FMV c. <input type="checkbox"/> Negotiated Lease or other Transfer at FMV d. <input checked="" type="checkbox"/> Negotiated Sale or other Transfer at FMV e. <input type="checkbox"/> Negotiated Sale at below FMV f. <input type="checkbox"/> Negotiated Lease or other Transfer at below FMV g. <input type="checkbox"/> Land-Swap
<i>Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).</i> <i>If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law) of the proposed acquiring entity, or other evidence that the entity is recognized under State law.</i>	
3. Is the proposed acquiring entity the PHA's instrumentality as defined by 24 CFR 905.604(b)(3)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Commensurate Public Benefit: If the method of disposition is at or below FMV, the PHA must demonstrate a commensurate public benefit <i>Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).</i>	

Section 3. Proceeds	
1. Will the PHA realize proceeds from this disposition?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	Gross \$ 130,000 Net \$ \$110,700
3. Is the PHA requesting to use gross proceeds for relocation costs?	<input checked="" type="checkbox"/> Yes \$ _____ (estimated amount) <input type="checkbox"/> No \$9,500
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	<input checked="" type="checkbox"/> Yes \$ \$9,800 (estimated amount) <input type="checkbox"/> No
<i>If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs</i>	
5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?	<input type="checkbox"/> Public Housing Capital Fund (CFP) Uses <input type="checkbox"/> Loan for development of Public Housing Units <input checked="" type="checkbox"/> Section 8 PBV Unit Development <input type="checkbox"/> Loan for development of PBV units <input type="checkbox"/> Supportive Services for Residents <input type="checkbox"/> Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program <input type="checkbox"/> Section 8 HCV Shortfalls <input type="checkbox"/> Operation of Section 8 program <input type="checkbox"/> Operation of Public Housing program <input checked="" type="checkbox"/> Modernization of Section 8 Units <input checked="" type="checkbox"/> Loan for modernization of PBV Units <input type="checkbox"/> Other Statutorily Eligible Uses: _____ (describe) <input type="checkbox"/> To Be Determined (TBD) (PHA must request approval from HUD when it determines a proposed use)
<i>Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds.</i> <i>If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).</i>	

Section 4. Offer of Sale to Resident Organization (Disposition Only)

1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?

- Yes No
 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services
 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families
 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI, 24 CFR part 971 or 972)
 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion
 970.9(b)(3)(v): property proposed for disposition is non-dwelling
 Other: PHA requests that HUD consider another exception to 970.9(b)(1)

If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.

2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.

Attach a narrative explanation of how the PHA determined the entities identified

3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11

Attach a copy of the initial written notification to each established eligible organization

4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?

Yes No

If yes, attach a copy of the expression of interest by any eligible established organization

5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization's expression of interest?

Yes No

If yes, attach a copy of the proposal to purchase from an established eligible organization

6. Did the PHA accept the proposal to purchase?

Yes No
 N/A (PHA did not receive a proposal to purchase)

Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

- 1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
- 2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
- 3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
- 4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
- 5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

- 1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
- 2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Jennifer N. Heapy
Title	Chief Executive Officer
Signature	Jennifer N. Heapy <small>Digitally signed by Jennifer N. Heapy DN: cn=Jennifer N. Heapy, o.ou, email=jheapy@gdpm.org, c=US Date: 2023.07.17 17:48:09 -0400</small>
Date	July 17, 2123

Section 3 Line 1
Annual Plan

Section 3 Line 1: *Attach evidence that the removal action is included in the approved PHA Plan and approval date*

HUD approved GDPM's FY22 Annual Plan. A copy of the approval and relevant sections of the Annual Plan are attached hereto.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Public Housing

Cleveland Office, Region V – Midwest Region

1001 Lakeside, Suite 350

Cleveland, OH 44114

Phone (216) 357-7900 FAX (216) 357-7916

clevelandpublichousing@hud.gov

October 25, 2022

Jennifer Heapy
Executive Director
Dayton Metropolitan Housing Authority dba Greater Dayton Premier Management
400 Wayne Avenue
Dayton, OH 45410

SUBJECT: Dayton MHA dba GDPM FYB 7/01/2022 Annual PHA Plan Submission

Dear Ms. Heapy:

The purpose of this letter is to inform you that the Dayton Metropolitan Housing Authority (MHA) dba Greater Dayton Premier Management's (GDPM) Annual PHA Plan submission for the Fiscal Year beginning July 1, 2022, is hereby approved. This approval does not constitute an endorsement of the strategies and policies outlined therein. In providing assistance to families under programs covered, Dayton MHA dba GDPM will comply with the rules, standards, and policies established in that approved plan. All required attachments and documents must be made available for review and inspection at the principal office of the Dayton MHA dba GDPM during normal business hours.

By signing the PHA Certifications of Compliance with PHA Plans and Related Regulations, Dayton MHA dba GDPM is certifying to comply with the requirements of Section 3 as it applies to Public Housing programs that receive: (1) developmental assistance; (2) operating assistance; or (3) modernization grants. Section 3 activities must be reported on form HUD-60002 at www.hud.gov/section3.

Lastly, we would remind the Authority that by signing the form HUD-50077-CR, Dayton MHA dba GDPM is certifying to affirmatively further fair housing. This means that Dayton MHA dba GDPM will: (1) examine their programs; (2) identify any impediments to housing choice within those programs; (3) address those impediments in a reasonable fashion in view of available resources; and (4) maintain records reflecting any actions to affirmatively further fair housing.

Please note that this approval **does not** constitute a Rental Assistance Demonstration (RAD) PHA Plan approval. The submitted Annual PHA Plan is not in compliance with PIH Notice 2019-23(HA), Rental Assistance Demonstration-Final Implementation, Revision 4. Please ensure that all items listed in Attachment 1D of said Notice are included in the Plan. Dayton MHA dba GDPM may find it helpful to utilize the sample provided in the Notice to ensure that all items are accurately reflected. The following items were not reflected in the plan:

- FSS and ROSS-SC Programs (1.6C4)
- Resident Participation and Funding (1.6C5)
- Jobs Plus (1.6C8)
- When Total Tenant Payment Exceeds Gross Rent (1.6C9)
- Correct RAD PIH Notice not reflected
- Requirements of Section 5.2 of Notice PIH 2016-17 certifying conversion complies with applicable site selection and neighborhood reviews and procedures have been followed
- Indication if Replacement Housing Factor (RHF) funds will be used and estimated impact due to conversion plans
- Correct number of public housing units; 2,574 as of the effective date of the PHA Plan (07/01/2022)

Should you have any questions, please contact Karen Baird at karen.s.baird@hud.gov or at (216) 357-7783.

Sincerely,



Susan M. Zanghi
Division Director
Cleveland Office of Public Housing

FY22 PHA ANNUAL PLAN

Address	Project #	Bedroom Size	Unit #	Building No.
2005 Val Vista	OH005000010	5	522001	22A
1617 Liscum	OH005000010	4	527001	27A
4826 Burkhardt	OH005000010	3	525001	25A
2056 Hickorydale	OH005000010	3	522004	22D
1706 Hannibal Court	OH005000010	4	533001	33A
1822 Ditzel	OH005000010	5	533002	33B
3000 Germantown	OH005000010	4	533003	33C

Disposition – HOCH, Willow, Superba, Winters, Gettysburg

GDPM intends to seek disposition or demolition approval of the following properties:

AMP	Address	#of Units
005OH000004	3004-3005 Superba	24
005OH000005	261 Hoch	6
005OH000005	619 Willow	6
005OH000003	138 N. Gettysburg	5
005OH000003	436-440 Winters	6
005OH000005	443 Quitman	6

The units are obsolete as to physical condition and location and retention of the units is not in the best interest of the residents and GDPM. Further, disposition is consistent with GDPM’s goals, the PHA 5YR Plan and is otherwise consistent with the 1937 Act. GDPM may seek disposition through the di minimis exception for up to 5 of the units. GDPM intends to dispose of the properties by sale at Fair Market Value. If GDPM is unable to dispose of the properties at Fair Market Value, it will dispose of the properties via public auction. If eligible, GDPM will seek TPV’s, Asset Repositioning Fees (ARF) and Demolition Disposition Transition Funds (DDTF).

Disposition of Vacant Parcels: GDPM owns several vacant real estate parcels in Montgomery County Ohio. A list of identified parcels is included that may be disposed, Attachment #3. GDPM may seek to identify any GDPM owned vacant parcels that are in excess of the need of GDPM. GDPM will evaluate the feasibility of disposition of the lots. GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels. Disposition

may be by sale at fair market value, by sale at less than fair market value, if the intended land use would be considered to have a commiserate public benefit, for sale by public auction, of GDPM may participate in a ‘land-swap’ in an interested party has a property of similar value and acquisition of such property would result in a benefit to GDPM and/or it’s residents.

HOPE VI Vacant Parcels: There are an estimated 18 vacant parcels covering an estimated 3-4 acres of the GDPM HOPE VI Revitalization area. GDPM may evaluate the feasibility of disposition of these vacant lots as well as the remaining vacant lots within GDPM’s Asset Management inventory, such as Dunbar Manor, Arlington Courts and all parcels listed in Attachment #3.

Disposition of Arlington Courts 005OH000006 GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels associated with the Arlington Courts land. Disposition may be by sale at fair market value, by sale at less than fair market value, if the intended land use would be considered to have a commiserate public benefit, for sale by public auction, of GDPM may participate in a ‘land-swap’ in an interested party has a property of similar value and acquisition of such property would result in a benefit to GDPM and/or its residents.

Disposition of Dunbar Manor 005OH020 GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels associated with the Dunbar Manor land. Disposition may be by sale at fair market value, by sale at less than fair market value, if the intended land use would be considered to have a commiserate public benefit, for sale by public auction, of GDPM may participate in a ‘land-swap’ in an interested party has a property of similar value and acquisition of such property would result in a benefit to GDPM and/or its residents.

RAD Properties and RAD/ Section 18 Blending – Disposition:

Pursuant to HUD-Notice PIH 2018-04 *Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers and associated requirements*, GDPM intends to seek HUD approval for up to the maximum percentage allowable for all eligible RAD units to be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base a percentage of the units outside of RAD. GDPM also intends to utilize HUD’s di minimis disposition tool under RAD and set-forth in Notice PIH 2018-04 which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

Di Minimis Exception to RAD Properties & Disposition According to HUD Notice PIH-2019-23, Rev 4 RAD Final Implementation Notice, conversions may not result in a reduction of the number of assisted units, except by a de minimis amount, defined as no more than the greater of five percent of the number of project or portfolio units under ACC immediately prior to conversion or five units. For each of its RAD properties, GDPM may reduce the number of RAD units by up to 5%. In these cases, GDPM intends to dispose of the properties at less than fair market value in order to apply project-based vouchers to the properties under GDPM’s Section 8 HCV/PBV Program. Any residents residing in units converting to PBV outside of RAD in the RAD developments will be afforded the same benefits and rights as the residents in the RAD units including the right to return.

Disposition-Scattered Sites Units: In accordance with HUD Notice PIH 2018-04 *Demolition and/or disposition of public housing property, eligibility for tenants-protection vouchers and associated requirements*, GDPM intends to dispose of the following scattered sites properties:

Address	AMP	# of Units
1204 Waterviliet	4	4
5531-5537 Fisher Drive	5	4
5330-5336 Hilgeford	5	4
1250-56 Governors Square	6	4

Gettysburg
Section 3 Line 2
Board Resolution

Section 3 Line 2: Board Resolution that approves the removal action; and PHA's submission of removal application to HUD:

Board Resolution Number: 7266

Board Resolution Date: 2/15/23

Attach a copy of the signed PHA Board Resolution.

Board Resolution attached.



**GREATER DAYTON PREMIER MANAGEMENT
DAYTON, OHIO**

MINUTES OF A REGULAR MEETING

FEBRUARY 15, 2023

The Commissioners of Greater Dayton Premier Management met in regular **Local Housing Authority (LHA)** Meeting at 1:36 p.m. on Wednesday, February 15, 2023 at 400 Wayne Avenue, Dayton, Ohio. Senior Staff members attended the monthly meeting by telephonic conference due to COVID-19.

Those Commissioners present were as follows:

Sherry Gale, Chairperson
Brian Dershem
Brian Weaver
Lola Smith

Chairperson Gale declared a quorum and called the meeting to order at 1:36 p.m.

The Minutes of a Regular LHA Meeting, held on January 18, 2022 were presented for approval.

Commissioner Weaver moved authorization be granted; Commissioner Dershem seconded;

Motion passed with the following roll call: Ms. Gale, Yea; Mr. Dershem, Yea; Mr. Weaver, Yea and Ms. Smith, Yea.

The Chairperson thereupon declared said Motion be carried and said Resolution adopted.

The following Resolution was introduced by Chairperson Gale, read in full, and considered by the Commissioners.

RESOLUTION NO. 7266

**ADOPT A RESOLUTION AUTHORIZING THE SUBMISSION
OF A SECTION 18 DISPOSITION APPLICATION
FOR THE SALE OF GETTYSBURG, WILLOW, WINTERS,
SUPERBA AND HOCH (47 UNITS)
AND TO USE ANY PROCEEDS FOR REDEVELOPMENT ACTIVITIES**

BE IT RESOLVED the Commissioners have authorized the submission of a Section 18 Disposition application for the sale of Gettysburg, Willow, Winters, Superba and Hoch (47 units) and to use any proceeds for redevelopment activities.

Commissioner Weaver moved authorization be granted; Commissioner Dershem seconded;

Commissioner Dershem asked if properties are sold can we get Tenant Protection Vouchers. CEO Heapy advised yes, if tenant occupied unit 24 months prior.

Motion passed with the following roll call: Ms. Gale, Yea; Mr. Dershem, Yea; Mr. Weaver, Yea; and Ms. Smith, Yea.

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

BOARD UPDATES:

CEO Heapy invited Board members to attend the YWCA Women of Influence on March 9, 2023.

Occupancy and HCV percentages:

	NATIONAL	OHIO	GDPM	CINCINNATI/CLEVELAND/AKRON
PH	94.68	93.00	90.90	91.28 87.03 97.00
HCV	86.13	87.69	86.27	88.12 89.80 86.14

Wilkinson update: 40 families moved, 24 families assigned, and 11 filed for eviction.

Discussed programs and difficulties. Lack of funding and barriers in HCV program including transportation, child care, finding properties and application fees. No entity that supports search and HUD does not provide funding. Conversation continued about HUD’s role in creating homelessness. GDPM is partnering with the City of Dayton, Montgomery County Continuum of Care, Homefull and Miami Valley Housing Opportunities to prevent homelessness.

Chairperson Gale moved the Board of Housing Commissioners enter into Executive Session pursuant to Ohio Revised Code 121.22(G)(1) for the express purpose of discussing personnel issues.

Commissioner Weaver moved authorization be granted; Commissioner Dershem seconded;

Motion passed with the following roll call: Ms. Gale, Yea; Mr. Dershem, Yea; Mr. Weaver, Yea; and Ms. Smith, Yea.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 2:02 p.m.

Sherry Gale, Chairperson

ATTEST:

Jennifer N. Heapy, Chief Executive Officer



ENHANCING NEIGHBORHOODS
STRENGTHENING COMMUNITIES
CHANGING LIVES

GREATER DAYTON PREMIER MANAGEMENT
400 WAYNE AVENUE
DAYTON, OHIO 45410

A Regular Meeting Agenda

BOARD OF HOUSING COMMISSIONERS
Dayton, Ohio

February 15, 2023
1:30 p.m.

AGENDA SCHEDULE

Call Meeting to Order
Roll Call
Approval of Minutes
Secretary Recommendations
Board Updates

ROLL CALL

APPROVAL OF MINUTES

Minutes of Regular Board Meeting held January 18, 2023
Minutes of Executive Session held January 18, 2023

SECRETARY RECOMMENDATIONS:

The following recommendations are offered for the Board of Housing Commissioners approval:

#7263 Adopt a Resolution authorizing Bill List **#220** from January 1, 2023 through January 31, 2023 in the amount of **\$4,544,099.00**.

#7264 Adopt a Resolution authorizing approval to write-off vacated Public Housing tenant accounts receivable being presented for the February 15, 2023 Board meeting in the amount of **\$37,399.05**.

#7265 Adopt a Resolution authorizing the submission of a Section 18 Disposition application for Red Bluff, Governor's Square, Hilgeford and Watervliet in order to facilitate the PBV conversion of the properties.

#7266 Adopt a Resolution authorizing the submission of a Section 18 Disposition application for the sale of Gettysburg, Willow, Winters, Superba and Hoch (47 units) and to use any proceeds for redevelopment activities.

GREATER DAYTON PREMIER MANAGEMENT

400 Wayne Avenue

Dayton, Ohio 45410

TO: Board of Commissioners **Resolution #7266**
FROM: Jennifer Heapy, Chief Executive Officer
DATE: February 15, 2023
SUBJECT: Disposition of Gettysburg, Willow, Winters, Superba and Hoch

Resolution authorizing the submission of a Section 18 Disposition application for the sale of Gettysburg, Willow, Winters, Superba and Hoch (47 units) and to use any proceeds for redevelopment activities.

Background:

HUD's Special Applications Center (SAC) reviews applications for demolition and disposition (Section 18 applications) in accordance with the requirements of 24 CFR part 970. According to SAC, a development is eligible for demolition if it is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes; and no reasonable program of modifications is cost-effective to return it to useful life. In other words, the housing authority must demonstrate that a development is significantly distressed (e.g., critical structural issues, deficiencies in major systems, deterioration due to prolonged deferred maintenance) and it cannot be corrected in a cost-effective manner.

To support a certification of physical obsolescence and cost-ineffectiveness, the housing authority submits an application along with a list of specific and detailed work items that require rehabilitation or repair, preferably prepared by an outside engineer or architect.

Altogether, the 47 units have immediate needs in the amount of \$4,950,878.

GDPM intends to sell the properties for fair market value. GDPM will use the proceeds to help fund another GDPM development, such as the upcoming new construction at Germantown Crossing or the rehabilitation of Huffman Parnell. GDPM will request 47 replacement tenant protection vouchers.

GDPM will relocate the tenants to other GDPM owned properties and will pay all reasonable costs associated with the relocation. GDPM has consulted with the tenants and with community stakeholders. The City of Dayton has provided a letter of support for sale of the properties.

Gettysburg: The multi-family property has one 2-story apartment building containing 5 apartment units. The site area is approximately 0.17 acres. Construction of the property was completed in 1975. The building is physically obsolete and cost ineffective to repair. At least \$730,506 of needed repairs have been identified per our most recent PNA.

Hoch: The multi-family property sits on approximately 0.15 acres. Construction of the property was completed in 1970. The building is physically obsolete and cost ineffective to repair. At least \$593,360 of needed repairs have been identified per our most recent PNA.

Superba: The multi-family property sits on approximately 0.97 acres. Construction of the property was completed in 1970. The building is physically obsolete and cost ineffective to repair. At least \$2,251,077 of needed repairs have been identified per our most recent PNA.

Willow: The multi-family property sits on approximately 0.15 acres. Construction of the property was completed in 1970. The building is physically obsolete and cost ineffective to repair. At least \$740,935 of needed repairs have been identified per our most recent PNA.

Winters: The multi-family property sits on approximately 0.09 acres. Construction of the property was completed in 1970. The building is physically obsolete and cost ineffective to repair. At least \$635,000 of needed repairs have been identified per our most recent PNA.

BOARD UPDATES:

BOARD OF HOUSING COMMISSIONERS

Sherry Gale, Chairperson
Dawn Wojcik, Vice-Chairperson
Wilburt O. Shanklin
Brian Dershem
Michele Roberts
Brian Weaver
Lola Smith

***Gettysburg
Section 3 Line 3
Environmental Review***

Type of Review: Part 58

Name of RE: City of Dayton

Date ER was conducted: 10/18/18

Attach a copy of HUD's approval of the Environmental Review.

The following items are attached:

- *GDPM Request for Part 58 Review*
- *City of Dayton Part 58 Review*



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

September 7, 2018

Ken Marcellus
 Director's Office
 City of Dayton
 Department of Planning and Community Development
 101 W 3rd Street
 Dayton, Ohio

Subject: *Request for Part 58 Environmental Review
 Winters, Superba, Willow, Hoch, Gettysburg*

Dear Mr. Marcellus,

I am writing to formally request that the City of Dayton, as the HUD Responsible Entity, commence a Part 58 Environmental Review for the disposition (sale at fair market value) of the following properties:

Address	Number of Units	Bdrm.	Parcel No.	Auditor's Value
436-440 Winters Street, Dayton, Ohio 45417	6	6(1-bdrm)	R72 08105 0008, R72 08105 0009	\$57,340
3004-3005 Superba Court, Dayton Ohio 45403	24	20(2-bdrm) 4(3-bdrm)	R72 04702 0007	\$487,020
619 Willow Street, Dayton, Ohio 45404	6	6 (1-bdrm)	R72 05503 0027	\$152,250
261-263 Hoch Street, Dayton, Ohio 45410	6	6 (1-bdrm)	R72 02003 0033	\$151,070
138 N. Gettysburg Avenue, Dayton, Ohio 45417	5	6 (1-bdrm)	R72 12805 0014	\$51,640

The properties are obsolete with substantial physical issues that cannot be corrected in a cost-effective manner. GDPM intends to sell the properties at fair market value. If, at the time of sale, a public housing resident resides in the unit, GDPM will offer to relocate the tenant to another public housing unit or offer the tenant a Housing Choice Voucher. GDPM will pay all expenses related to the relocation, including moving costs and reconnection charges. If needed, GDPM will provide moving supplies and packing assistance along with any necessary advisory services for the tenant. GDPM does not anticipate that the

use of the property will change. I attached additional information about each property. GDPM anticipates the costs related to disposition will be as follows:

Development Budget	
Relocation	\$117,500
Closing Costs	\$53,959
Misc. (mark, meetings, Notices, PNAs)	\$15,000
	\$186,459

GDPM's Request

GDPM intends to sell the aforementioned properties at fair market value. Because the action involves disposition, a Part 58 Environmental Review is required. Therefore, GDPM respectfully requests the City of Dayton commence a Part 58 Environmental Review. Since the projects involves disposition with no anticipated change in use of the property, I anticipate that the necessary Environmental Review will result in a finding that the project is Categorically Excluded Subject to 24 CFR 58.5 and will convert to exempt.

If you have any questions or concerns or if you need additional information, you may contact me at your convenience. Thank you for taking the time to complete the Review.

Sincerely,



Angela Stearns
Compliance Officer
Development Counsel
Greater Dayton Premier Management
400 Wayne Ave
Dayton, Ohio 45410
937-910-7625
Astearns@dmha.org



U.S. Department of Housing and Urban
 Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
 Categorically Excluded Subject to Section 58.5
 Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: Disposition-Pt.-5---138-N-Gettysburg-Avenue

HEROS Number: 900000010070404

State / Local Identifier: 004478194

Project Location: 138 N Gettysburg Avenue, Dayton, OH 45417

Additional Location Information:

This property is located in the western part of the city in the planning district of Westwood in the city of Dayton, Montgomery County, Ohio. This is a single building with 5, 1 bedroom units. It is located on a major thoroughfare and is surrounded by similar housing units along with a single family residential neighborhood to the east of this location.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Dayton Metropolitan Housing Authority (DMHA) dba Greater Dayton Premier Management (GDPM) intends to sell five (5) multi-family properties located within the City of Dayton, Montgomery County, Ohio. The properties are as follows: 436-440 Winters Street, 45417; 3004-3005 Superba Court, 45403; 619 Willow Street, 45404; 261-263 Hoch Street, 45410; and 138 N. Gettysburg, 45417. The properties are obsolete with substantial physical issues that cannot be corrected in a cost-effective manner. GDPM intends to sell these properties at fair market value. If, at the time of sale, a public housing resident resides in the unit, GDPM will offer to relocate the tenant to another public housing unit or offer the tenant a Housing Choice Voucher. GDPM will pay all expenses related to the relocation, including moving costs and reconnection charges. It is anticipated that the properties will maintain their residential use. This review is the fifth of five reviews involving the aforementioned properties.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

- 58.34(a)(12)
- 58.35(a)(5)
- 58.35(a)(4)(ii)

Funding Information

Grant Number	HUD Program	Program Name
OH12P00550117	Public Housing	Other Public Housing Program

Estimated Total HUD Funded Amount: \$4,975,699.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$186,459.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Environmental Justice	Potential relocation	N/A	

Determination:

<input checked="" type="checkbox"/>	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
<input type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: *Kenneth Marcellus* Date: 10-19-18

Name / Title/ Organization: Kenneth Marcellus / / DAYTON

Responsible Entity Agency Official Signature: *Todd M. Kinskey* Date: 10-19-18

Name/ Title: Todd M. Kinskey, Dir. Planning & Comm. Dev.

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Gettysburg
Section 3 Line 4 & 5
Local Government Consultation

Attach copies of all letters of support from local government officials, along with a narrative description

On January 18, 2023 GDPM consulted, via written documentation, about the Gettysburg disposition. GDPM informed the City of Dayton Mayor that GDPM will be selling Gettysburg for fair market value and that it will use any proceeds to support future affordable housing development. Mayor Mimms did not ask any direct questions. However, Mayor Mimms commented that he understood the dynamics of the sale and that GDPM would relocate all tenants and pay all costs of relocation.

Date(s) of letter(s) of support from (local) government officials: 1/13/23

Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation.

The following items are attached:

- *Request Sent to City of Dayton*
- *City of Dayton Letter of Support*



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

January 13, 2023

Jeffrey Mims
Mayor
City of Dayton
101 W 3rd Street
Dayton, Ohio 45401

Subject: Request Letter of Support for Disposition of 138 Gettysburg

Dear Mayor Mims:

I am writing to share with the City of Dayton GDPM's upcoming development plans for 138 Gettysburg located within the City of Dayton. The address for this site is 138 N. Gettysburg Ave Dayton, OH 45417. The property consists of (5) units in 1 two-story apartment building. There are (5) two-bedroom units

138 Gettysburg was constructed in 1975 to meet the community's need for affordable housing. GDPM intends to dispose of the property by selling the property for fair market value. Currently, GDPM is awarded \$6.8 million annually in Capital Funds to address the needs and modernizations and development across the authority's 72 sites and 2,800 units.

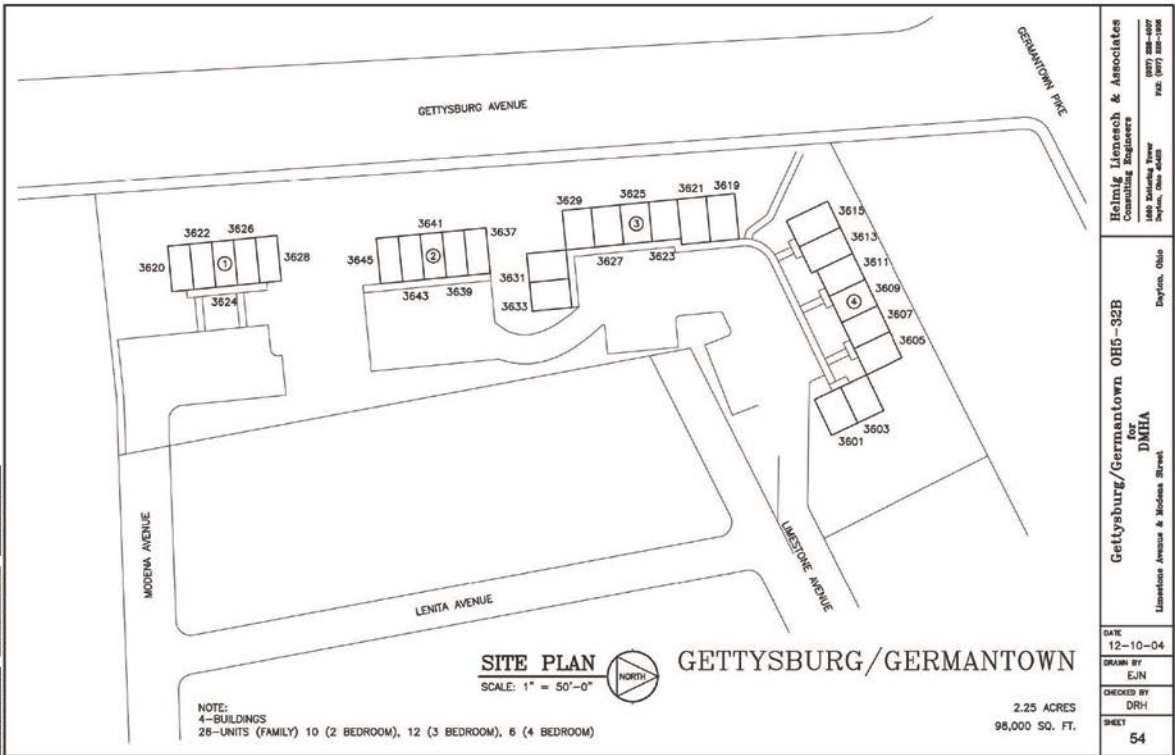
Consequently, GDPM intends to dispose of 138 Gettysburg. The building is physically obsolete and cost ineffective to repair. At least \$500,000 of needed repairs have been identified per our most recent physical needs assessment. GDPM intends to use its Capital Funds to pay the costs related to disposition, such as relocation. GDPM will relocate all current tenants to other GDPM owned properties and GDPM will pay all costs associated with relocation.

In order to receive HUD approval for disposition, GDPM must demonstrate that it has conducted a local government consultation. I have also attached a draft letter you may use. If you have any questions or concerns, please contact Angela Stearns, Senior Manager of Planning and Development, at 937-910-7625 or astearns@dmha.org.

Respectfully,

Kiya Patrick
Vice President

*Greater Dayton Premier Management
400 Wayne Avenue, Dayton, Ohio 45202
(937) 910-7500*



Greater Dayton Premier Management
 400 Wayne Avenue, Dayton, Ohio 45202
 (937) 910-7500



January 13, 2023

Jennifer N. Heapy, Chief Executive Officer
Greater Dayton Premier Management
400 Wayne Avenue
Dayton, Ohio 45410

Subject:

Dear Ms. Heapy:

Subject: Disposition of GDPM Scattered Sites

Dear Ms. Heapy:

The City of Dayton reviewed your request for a letter of support concerning GDPM's disposition of the following properties:

Address	Number of Units	Bdrm.	Parcel No.
436-440 Winters Street,	6	6(1-bdrm)	R72 08105 0008, R72 08105 0009
3004-3005 Superba Court,	24	20(2-bdrm) 4(3-bdrm)	R72 04702 0007
619 Willow Street, Dayton,	6	6 (1-bdrm)	R72 05503 0027
261-263 Hoch Street, Dayton,	6	6 (1-bdrm)	R72 02003 0033
138 N. Gettysburg Avenue,	5	6 (1-bdrm)	R72 12805 0014

It is my understanding that these units are obsolete and rehabilitation would not be cost-effective. GDPM intends to sell the properties for fair market value and use any net proceeds to support future development initiatives that may include Choice Neighborhoods and RAD conversions. The current tenants will be relocated to other GDPM units or issued a Housing Choice Voucher. GDPM will pay all costs related to relocation. The City of Dayton supports GDPM's disposition plans for this properties. If you have any questions or need additional information, please feel free to contact my office.

Sincerely,

Jeffrey J. Mims, Jr.
Mayor, the City of Dayton

Gettysburg Disposition

Section 4 Line 11

Existing Unit Distribution (Description of UFAS Distribution)

Description of distribution of UFAS accessible units: none

Gettysburg Disposition

Section 5 Line 4

Total Acreage Proposed for Removal

(a) Attach a description of the land (e.g. survey, copy of the legal description)

- Attached

(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)

- A copy of the deed and DOT are attached.

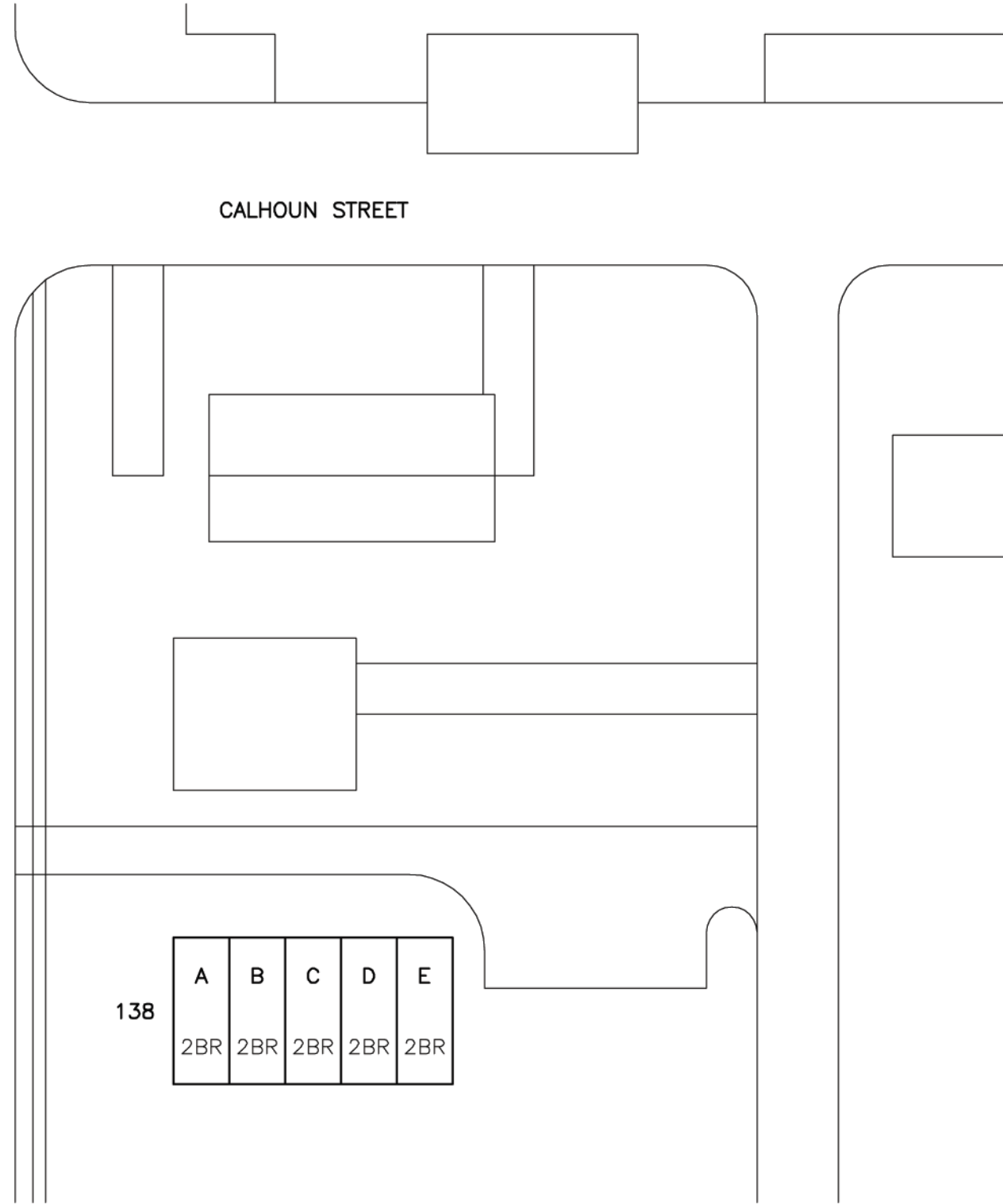
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

- Property site is contiguous

H:\5209\5209-M06.dwg, 05/05/2004 10:46:13 AM, Eric
EJN 5209-M06.dwg 5-5-04 10:46:04
EJN 5209-A06.dwg 4-24-04 12:14:34
4-24-04 11:51:47

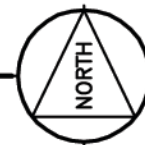
NOTE:
1-BUILDING (WALK-UP)
5-UNITS (FAMILY)

NORTH GETTYSBURG AVENUE



SITE PLAN

SCALE: 1" = 30'-0"



138 N. GETTYSBURG AVE.

.18 ACRES
7,800 SQ. FT.

DATE
4-12-04

DRAWN BY
EJN

CHECKED BY
DRH

SHEET
16

138 North Gettysburg Avenue OH5-13E
for
DMHA
138 North Gettysburg Avenue
Dayton, Ohio

Helmig Lienesch & Associates
Consulting Engineers

1660 Kettering Tower
Dayton, Ohio 45428
(937) 228-4007
FAX: (937) 228-1936

Legal Description

Being Twenty-Six feet taken by parallel lines off the South side of Lot numbered Forty-Eight Thousand Seven Hundred One (48701) and Thirty-Four (34) feet taken by parallel lines off the North side of Lot numbered Forty-Eight Thousand Seven Hundred Two (48702) of the consecutive numbers of Lots on the revised Plat of the City of Dayton, Ohio, excepting therefrom the following described premises: Situate in the City of Dayton, County of Montgomery, State of Ohio, and being part of Lots No. 48702 and 48701 of the revised and consecutive numbers of lots as shown on the plat of the City of Dayton, as conveyed to Charles W. Deuser by Deed recorded in Deed Book 1956, page 740, of the Deed Records of said County, being more particularly bounded and described as follows: Being a strip of land twelve (12) feet in width taken by parallel lines off of the West side of Part Lots number 48702 and 48701. Containing Seven Hundred Twenty (720) square feet more or less.

23469

BOOK 2875 - 402 628

OH5-13E

D-12-73

DECLARATION OF TRUST

WHEREAS, DAYTON METROPOLITAN HOUSING AUTHORITY (herein called the "Local Authority"), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the State of Ohio, and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937 (42 U.S.C. 1401, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract dated as of July 11, 1973 (herein called the "Annual Contributions Contract") providing for a loan and for annual contributions to be made by the Government to assist the Local Authority in financing a low-rent housing project s; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers certain low-rent housing in the State of Ohio, County of Montgomery, City of Dayton which will provide approximately 5 dwellings; and which low-rent housing will be known as Project No. OH5-13E 7 Project No. ~~with approximately dwellings, Project~~ ~~with approximately dwellings, and Project~~ ~~with approximately dwellings, and~~

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and Permanent Notes to aid in financing the Projects from time to time provided for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and (2) may from time to time issue and deliver its obligations (herein called "Refunding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each Project and acquisition of the site or sites thereof will have been financed with the proceeds of the Bonds and/or advances by the Government on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by pledges of specific amounts of the annual contributions payable to the Local Authority by the Government pursuant to said Contract; and (2) by a pledge of certain revenues of the Projects financed by an issue or issues of Bonds to the extent and in the manner described in the Annual Contributions Contract and the resolutions of the Local Authority authorizing such Bonds and Permanent Notes:

NOW, THEREFORE, to assure the Government and the holder or holders of the Bonds, Refunding Bonds, or Permanent Notes, and each of them, of the performance by the Local Authority of the covenants contained in the Annual Contributions Contract and the resolutions of the Local Authority authorizing the issuance of the Bonds, Refunding Bonds, or Permanent Notes, the Local Authority does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of the Government and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the purposes hereinafter stated, the following described real property situated in the

City of Dayton, County of Montgomery, State of Ohio
TO WIT:

Project No. OH5-13E

JCE D. PEGG
RECORDER
Nov 21 10 44 AM '73
MONTGOMERY CO. OHIO
RECORDED

See 500

Know all Men by These Presents; That, MARTIN L. MATUSOFF, Married
of Montgomery County, Ohio for
valuable consideration paid, grants, with general warranty covenants, to DAYTON METROPOLITAN
HOUSING AUTHORITY, whose tax mailing address is 340 West
Fourth Street, Dayton, Ohio 45402, the following real property: Situated in the County of
Montgomery in the State of Ohio and in the City
of Dayton and bounded and described as follows:

Being Twenty-Six feet taken by parallel lines off the South side
of Lot numbered Forty-Eight Thousand Seven Hundred One (48701)
and Thirty-Four (34) feet taken by parallel lines off the North
side of Lot numbered Forty-Eight Thousand Seven Hundred Two
(48702) of the consecutive numbers of Lots on the revised Plat
of the City of Dayton, Ohio, excepting therefrom the following
described premises: Situate in the City of Dayton, County of
Montgomery, State of Ohio, and being part of Lots No. 48702 and
48701 of the revised and consecutive numbers of lots as shown
on the plat of the City of Dayton, as conveyed to Charles W.
Deuser by Deed recorded in Deed Book 1956, page 740, of the
Deed Records of said County, being more particularly bounded and
described as follows: Being a strip of land twelve (12) feet in
width taken by parallel lines off of the West side of Part Lots
number 48702 and 48701. Containing Seven Hundred Twenty (720)
square feet more or less.

Prior Instrument of Reference: Deed No. 71569E07, Deed No. 71584D09 and
~~KAREN~~ Deed No. 71589A06

KAREN L. MATUSOFF, wife ~~KAREN~~ of the grantor, releases all rights of
dower therein.

Witness our hands this 30th day of October, 1973.

Signed and acknowledged in the presence of:

[Signature]

[Signature]
MARTIN L. MATUSOFF
[Signature]
KAREN L. MATUSOFF

THE STATE OF OHIO, MONTGOMERY COUNTY, ss.
Be It Remembered, That on this 30th day of October, 1973,
before me, the subscriber, a Notary Public in and for said County, personally came the
above named MARTIN L. MATUSOFF and KAREN L. MATUSOFF
the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their
voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, on the day
and year last aforesaid.

This Instrument was prepared by
HOWARD N. THEELE, JR., ATTORNEY AT LAW
TALBOFF TOWER, DAYTON, OHIO 45402

[Signature]
LOIS M. GOINGS, Notary Public
In and for Montgomery County, Ohio
My Commission Expires NOV. 25, 1973

- 1. Name of Grantee(s) and marital status
- 2. Description of land or interest therein and encumbrances, reservations, and exceptions, if any.
- 3. Delete whichever is not applicable.

This space for Auditor's Stamp

EL. I AON
COUNTY AUDITOR
AL. OSWALD
RECORDED

This space for Recorder's Stamp

JOE D. PEGG
RECORDER
Nov 1 11 03 AM '73
MONTGOMERY CO., OHIO
RECORDED

73573002

\$2.00

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and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the Government and the holders from time to time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above described Project property, TO WIT:

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1401, et seq., or (2), with the approval of the Government, release any Project which has not then been financed by an issue or issues of Bonds from the trust hereby created: Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the Local Authority of any Project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

When all indebtedness of the Local Authority to the Government arising under the Annual Contributions Contract has been fully paid and when all the Bonds, Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions of the Local Authority authorizing the issuance of such Bonds, Refunding Bonds, and Permanent Notes, the trust hereby created shall terminate and shall no longer be effective.

Nothing herein contained shall be construed to bestow upon the holder or holders of any of the Bonds or Refunding Bonds, or of the coupons appertaining thereto, or any holder of the Permanent Notes (other than the Government) any right or right of action or proceeding by which the Local Authority might be deprived of title to or possession of any Project.

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be

hereunto affixed and attested this 5th day of November, 19 73.

DAYTON METROPOLITAN HOUSING AUTHORITY

By Carl A. Copp
Chairman CARL A. COPP

(SEAL)
ATTEST:

Hughbert D. Poore
Secretary

HUGHBERT D. POORE



Know all Men by These Presents; That, MARTIN L. MATUSOFF, Married
, of Montgomery County, Ohio for
valuable consideration paid, grants, with general warranty covenants, to DAYTON METROPOLITAN
HOUSING AUTHORITY, whose tax mailing address is 340 West
Fourth Street, Dayton, Ohio 45402, the following real property: Situated in the County of
Montgomery in the State of Ohio and in the City
of Dayton and bounded and described as follows:;

73-1-73 016445# *****00

Being Twenty-Six feet taken by parallel lines off the South side
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~~XXXXXX~~ Deed No. 71589A06

KAREN L. MATUSOFF, wife ~~XXXXXX~~ of the grantor, releases all rights of
dower therein.

Witness our hands this 30th day of October, 1973.

Signed and acknowledged in the presence of:

[Signature]

[Signature]
MARTIN L. MATUSOFF
[Signature]
KAREN L. MATUSOFF

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Be It Remembered, That on this 30th day of October, 1973,
before me, the subscriber, a Notary Public in and for said County, personally came the
above named MARTIN L. MATUSOFF and KAREN L. MATUSOFF
the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their
voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, on the day
and year last aforesaid.

This Instrument was prepared by
HOWARD N. THELE, JR., ATTORNEY AT LAW
TALBOTT TOWER, DAYTON, OHIO 45402

[Signature]
LOIS M. GOINGS, Notary Public
In and for Montgomery County, Ohio
My Commission Expires NOV. 25, 1973

- 1. Name or names of Grantor(s) and marital status
- 2. Description of land or interest therein and encumbrances, reservations, and exceptions, if any.
- 3. Delete whichever is not applicable.

This space for Auditor's Stamp

EL. 1 AON

NOTARY PUBLIC
ALFONSO
COUNTY AUDITOR

This space for Recorder's Stamp

JOE D. PEGG
RECORDER

Nov 1 11 03 AM '73

MONTGOMERY CO., OHIO
RECORDED

73573002

\$2.00

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[Signature]
[Signature]
[Signature]

[Signature] 19 73.
MARTIN L. MATUSOFF
[Signature]
KAREN L. MATUSOFF

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HOWARD N. THELE, JR., ATTORNEY AT LAW
TALBOTT TOWER, DAYTON, OHIO 45402

[Signature]
LOIS M. GOINGS, Notary Public
in and for Montgomery County, Ohio
My Commission Expires NOV. 25, 1973

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EL. I AOM
AL. GWALD
COUNTY AUDITOR
DAYTON, OHIO

This space for Recorder's Stamp

JOE D. PEGG
RECORDER
Nov 1 11 03 AM '73
MONTGOMERY CO., OHIO
RECORDED

73573002

\$2.00

Gettysburg Disposition

Section 5 Line 5

Estimated Value of Property

Estimated Value: \$130,000

Date of Appraisal: 2/13/23

Name: Appraisal Stream

Attachment: Appraisal



RESTRICTED APPRAISAL REPORT

Of

Apartment Building

*138 N Gettysburg Ave
Dayton, OH 45417-1770
Montgomery County*

As of

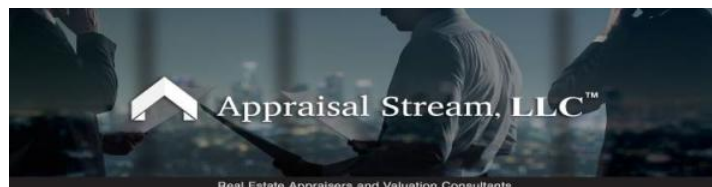
February 13, 2023

Prepared For

Angela Stearns
Greater Dayton Premier Management
400 Wayne Ave
Dayton, OH 45410

Prepared by

Garland EP Crawford, Ohio-2008004021
Certified General Appraiser
President
Appraisal Stream





Apartment Building

***138 N Gettysburg Ave
Dayton, OH 45417-1770
Montgomery County***

February 13, 2023

Angela Stearns
Greater Dayton Premier Management
400 Wayne Ave
Dayton, OH 45410

Re: *138 N Gettysburg Ave*
 Dayton, OH 45417-1770
 Montgomery County

Dear Ms. Stearns :

At your request, I have prepared an appraisal for the above referenced property. The purpose of this appraisal is to provide an opinion of market value for the subject property's fee simple estate. The intended use of this appraisal is to estimate market value for decision making purposes.

This Restricted Appraisal Report states a prominent use restriction that limits use of the report to the client and warns that the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's work file.

This is a Restricted Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2. This format provides for only basic property identification, appraisal statements and value conclusion(s).

I certify that we have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions. Acceptance of this report constitutes an agreement with these conditions and assumptions.

In my opinion, the value of the subject property, as of February 1, 2023 was as follows:

Subject Property "As Is" Premise, Fee Simple Estate

Value Conclusion _____ **\$130,000.00**

Further, I estimate the marketing time and exposure time necessary for the subject to have achieved this value to be 6 to 12 months.

Respectfully submitted,



Garland EP Crawford-2008004021

Certified General Appraiser

President

Appraisal Stream

Did Observe

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Summary of Important Facts and Conclusions

GENERAL

Subject:	138 N Gettysburg Ave Dayton, OH 45417-1770 Montgomery County
Owner:	Dayton Met Housing Auth
Tax Identification:	R72-12805-0014
Date of Report:	February 13, 2023
Date of Inspection:	February 1, 2023
Date of Value:	February 1, 2023
Property Rights Appraised:	Fee Simple
Intended Use:	The intended use of this appraisal is to estimate market value for decision making purposes.
Intended User(s):	The intended user is Angela Sterns, Greater Dayton Premier Management. Use of this report by others is not intended by the appraiser(s). This report was prepared for the sole benefit of Greater Dayton Premier Management and should not be relied upon by any other entity.
Appraisal Purpose:	The purpose of this appraisal is to provide an opinion of market value for the subject property's fee simple estate.
Assessed Value:	\$18,960 at 35%
Implied Market Value:	\$54,190 Taxes appear typical to the subject marketing area.
Property Tax:	\$0.00
Special Assessments:	\$82.00

PROPERTY

Land Area:	Total: 0.17 acre (7,554 Sq Ft)
Land to Building Ratio:	2.28:1
Improvements:	Building Type: Apartment Building Year Built: 1961 Condition: Average Number of stories: 2 Story Number of Buildings: 1 Gross Building Area: 4,872 SF
Zoning:	ER-3 – Eclectic Residential
Zoning Authority:	City of Dayton Planning Division
Highest and Best Use As Vacant:	The highest and best use of the subject site, as vacant, is for a commercial use permitted by ER-3 zoning regulations.
Highest and Best Use As Improved	The highest and best use of the subject as improved is the current use. The remaining economic life of the improvements allow for satisfactory investment. Razing the improvements and redeveloping the site would not be financially feasible

VALUE INDICATIONS

Cost Approach:	N/A
Sales Comparison Approach:	\$130,000.00
Income Approach:	N/A
Reconciled “As Is” Value Conclusion:	Premise: “As Is” as of February 1, 2023 Estate: Fee Simple Value Conclusion: \$130,000.00

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

The amount and type of information researched, and the analysis applied in an assignment.

Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.
-

SCOPE OF WORK

Scope:	This Restricted Appraisal Report states a prominent use restriction that limits use of the report to the client and warns that the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's work file.
Report Type:	This is a Restricted Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(b). This format provides for only basic property identification, appraisal statements and value conclusion(s).
Inspection:	Garland EP Crawford, Certified General Appraiser, observed the subject's exterior and site. He has investigated available market data for use in the sales approach to value. Information from this observation as well as the owner and county records were used in this analysis.
Highest and Best Use Analysis:	An analysis of the highest and best use has been made. The conclusions developed within this report are based upon the highest and best use conclusions.
Market Area and Analysis of Market Conditions:	As of the effective date of value the market area and market conditions are considered supportive of the property's highest and best use.

Valuation Analyses

Cost Approach:	The cost approach was not developed for this analysis. Due to the age of the improvements the cost approach is not applicable. The elimination of this approach does not prohibit a creditable opinion of value.
Sales Comparison Approach:	The direct sales comparison approach was developed utilizing reliable unit(s) of comparison for the value.
Income Approach:	Due to the lack of data on current leasing, the income approach was not developed. This scope of work was approved by the client.
Extraordinary Assumptions:	The appraiser is making the extraordinary assumption that the subject is in average condition. The appraiser assumes are peer reviewed and accepted data sources are accurate and credible. If any were found to be different that could impact assignment results.
Hypothetical Conditions:	None

Sale History

The subject has not transferred within the past 36 months prior to this appraisal.

Listing History

The subject is not currently listed for sale on Cincinnati Area Board of Realtors' Multiple Listing Services nor is it actively listing for sale on LoopNet/CoStar

Contract History

There is currently no contract on the subject property.

Prior Service

The appraiser has not performed a prior service on the subject within the past 36 months.

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property Appraisal Stream. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) our regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

"The appraiser has not identified any purchaser, borrower, or seller as an intended user of this appraisal and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property."

Market Value is defined as follows:

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Federal Register, Volume 55, 12 C.F.R. Part 34.42(g), Page 34696, August 24, 1990, as amended at Federal Register, Volume 57 Page 12202, April 9, 1992; Federal Register, Volume 59 Page 29499, June 7, 1994 & The Appraisal of Real Estate 14th Edition, Page 59.

Market Area Analysis

An analysis of population, employment, and income trends for Montgomery County and the State of Ohio is performed using data provided by county trends website.

The 2020 population in Montgomery County is 537,309. The 2010 Census revealed a population of 535,153, and in 2000 it was 559,062 representing a 0.29% annual decrease. It is estimated that the population in this area will be 496,650 in 2030, representing a decrease. Currently For 2020, the median age of the population in this area is 39.2, the majority of the population is between 25-64 years of age representing a total of 51.0% of the Montgomery County population.

Total Population			
Census			
1800		1910	163,763
1810	7,722	1920	209,532
1820	15,999	1930	273,481
1830	24,362	1940	295,480
1840	31,938	1950	398,441
1850	38,218	1960	527,080
1860	52,230	1970	606,148
1870	64,006	1980	571,697
1880	78,550	1990	573,809
1890	100,852	2000	559,062
1900	130,146	2010	535,153
		2020	537,309
Projected			
		2030	496,650
		2040	489,390

Population by Age	Number	Percent
ACS Total Population	531,670	100.0%
Under 5 years	32,677	6.1%
5 to 17 years	85,319	16.0%
18 to 24 years	49,121	9.2%
25 to 44 years	132,210	24.9%
45 to 64 years	138,619	26.1%
65 years and more	93,724	17.6%
Median Age	39.2	

The most recent information indicates there are 254,810 households in Montgomery County.

The most recent information indicates 53.68% of the 254,810 housing units are owner occupied, 34.35% renter occupied; and 11.96% vacant. The 2010 Census indicates 56.0% of the 251,775 housing units were owner occupied; 32.9% rented; and 12.1% vacant. In 2000, there were 248,443 housing units, of which 59.7% were owner occupied, 32.6% renter occupied and 7.7% vacant.

The most recent information indicates the median home value in Montgomery County is \$119,800. With 39.9% being under \$100,000 and 60.1% of the population being above \$100,000 home value.

			Value for Specified Owner-Occupied Housing Units		
					Number
Housing Units					
Total housing units			254,810		100.0%
Occupied housing units			224,328		88.0%
Owner occupied			136,792		61.0%
Renter occupied			87,536		39.0%
Vacant housing units			30,482		12.0%
			Specified owner-occupied housing units		
			136,792		100.0%
			Less than \$20,000		4,027
			\$20,000 to \$39,999		6,585
			\$40,000 to \$59,999		10,182
			\$60,000 to \$79,999		16,633
			\$80,000 to \$99,999		17,262
			\$100,000 to \$124,999		17,350
			\$125,000 to \$149,999		15,291
			\$150,000 to \$199,999		22,542
			\$200,000 to \$299,999		17,129
			\$300,000 to \$499,999		7,453
			\$500,000 to \$999,999		1,907
			\$1,000,000 or more		431
			Median value		\$119,800

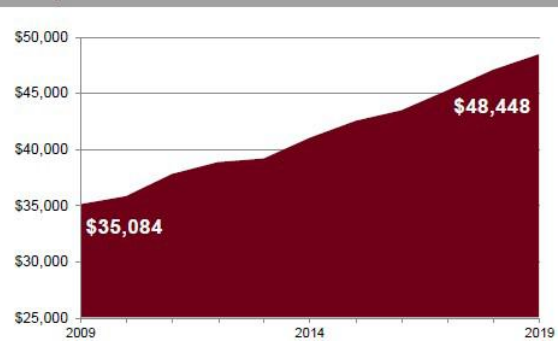
The per capita personal income in Montgomery County is \$48,448, compared to \$50,199 for the State of Ohio per capita income in 2019, in 2009 the per capita personal income was \$35,084 and is projected to continue to increase.

The 2019 median household income for this area is \$51,542, compared to \$56,602 for the State of Ohio and \$68,703 for the entire U.S.

Household Income	Number	Percent
Total Households	224,328	100.0%
Less than \$10,000	17,913	8.0%
\$10,000 to \$19,999	23,158	10.3%
\$20,000 to \$29,999	24,221	10.8%
\$30,000 to \$39,999	22,904	10.2%
\$40,000 to \$49,999	21,018	9.4%
\$50,000 to \$59,999	17,493	7.8%
\$60,000 to \$74,999	22,807	10.2%
\$75,000 to \$99,999	27,888	12.4%
\$100,000 to \$149,999	28,259	12.6%
\$150,000 to \$199,999	10,617	4.7%
\$200,000 or more	8,050	3.6%
Median household income	\$51,542	

Percentages may not sum to 100% due to rounding.

Per Capita Personal Income



The most recent information indicates 91.4% of the civilian labor force in Montgomery County is employed and 8.6% is unemployed. In comparison, 91.9% are employed and 8.1% unemployed, in the State of Ohio as well as 91.69% of the U.S. civilian workforce is employed and 8.31% unemployed.

Civilian Labor Force	2020	2019	2018	2017	2016
Civilian labor force	253,400	253,100	251,600	252,600	251,000
Employed	231,700	242,400	240,200	240,300	238,600
Unemployed	21,700	10,700	11,400	12,300	12,500
Unemployment rate	8.6	4.2	4.5	4.9	5.0

Largest Places	Census 2020	Census 2010	Land Use/Land Cover	Perce
Dayton city (part)	137,644	141,527	Developed, Lower Intensity	33.87
Kettering city (part)	57,123	55,696	Developed, Higher Intensity	10.67
Huber Heights city (part)	37,788	37,142	Barren (strip mines, gravel pits, etc.)	0.21
Washington twp UB	37,444	32,610	Forest	12.91
Miami twp UB	30,828	29,131	Shrub/Scrub and Grasslands	0.25
Riverside city	24,474	25,201	Pasture/Hay	7.70
Centerville city (part)	24,238	23,997	Cultivated Crops	32.97
Trotwood city	23,070	24,431	Wetlands	0.35
Harrison twp	21,814	22,397	Open Water	1.07
Miamisburg city	19,923	20,181		

Establishments, Employment, and Wages by Sector: 2019

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	11,628	225,254	\$10,920,743,475	\$932
Goods-Producing	1,493	39,625	\$2,264,813,726	\$1,099
Natural Resources and Mining	23	335	\$18,193,273	\$1,044
Construction	771	9,519	\$573,783,217	\$1,159
Manufacturing	699	29,770	\$1,672,837,236	\$1,081
Service-Providing	10,134	185,630	\$8,655,929,749	\$897
Trade, Transportation and Utilities	2,637	42,484	\$1,775,380,981	\$804
Information	182	6,455	\$456,906,440	\$1,361
Financial Services	1,226	14,141	\$922,974,119	\$1,255
Professional and Business Services	2,164	31,918	\$1,734,952,406	\$1,045
Education and Health Services	1,898	57,492	\$3,072,082,148	\$1,028
Leisure and Hospitality	1,246	26,120	\$469,725,282	\$346
Other Services	966	6,989	\$222,809,272	\$613
Federal Government		4,183	\$329,233,356	\$1,514
State Government		1,096	\$79,741,102	\$1,399
Local Government		25,203	\$1,259,376,082	\$961

Private Sector total includes Unclassified establishments not shown.

Change Since 2013

Private Sector	1.5%	4.8%	17.9%	12.4%
Goods-Producing	-1.4%	16.6%	24.3%	6.6%
Natural Resources and Mining	-4.2%	31.9%	58.6%	20.3%
Construction	2.4%	16.3%	33.4%	14.6%
Manufacturing	-5.0%	16.5%	21.2%	4.0%
Service-Producing	1.9%	2.6%	16.4%	13.5%
Trade, Transportation and Utilities	-0.7%	0.8%	13.2%	12.3%
Information	10.3%	-10.8%	-8.2%	3.0%
Financial Services	-1.2%	5.1%	23.8%	17.7%
Professional and Business Services	6.0%	0.6%	11.2%	10.5%
Education and Health Services	7.6%	6.6%	24.1%	16.4%
Leisure and Hospitality	-0.4%	3.7%	21.1%	16.9%
Other Services	-2.5%	-3.8%	11.3%	15.7%
Federal Government		0.6%	11.9%	11.2%
State Government		-21.2%	-0.8%	25.8%
Local Government		-1.0%	12.9%	14.1%

Residential

Construction	2020	2019	2018	2017	2016
Total units	913	440	761	449	411
Total valuation (000)	\$157,473	\$93,156	\$129,787	\$107,696	\$84,276
Total single-unit bldgs	481	406	469	447	409
Average cost per unit	\$226,382	\$216,700	\$229,500	\$240,583	\$205,564
Total multi-unit bldg units	432	34	292	2	2
Average cost per unit	\$112,461	\$152,239	\$75,863	\$77,802	\$100,000

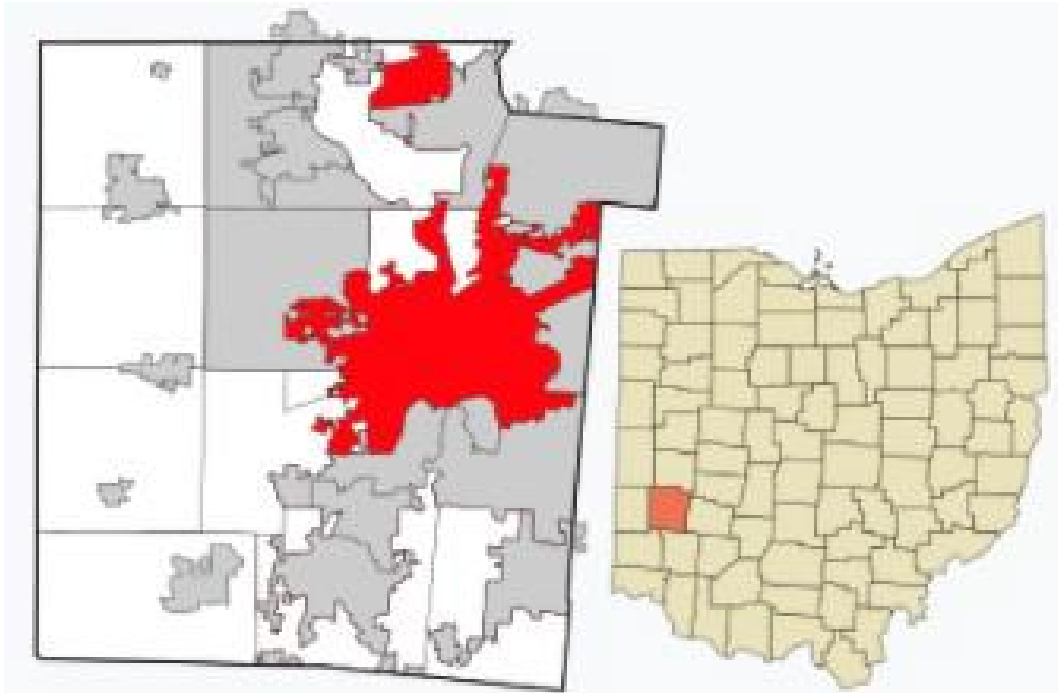
Montgomery County



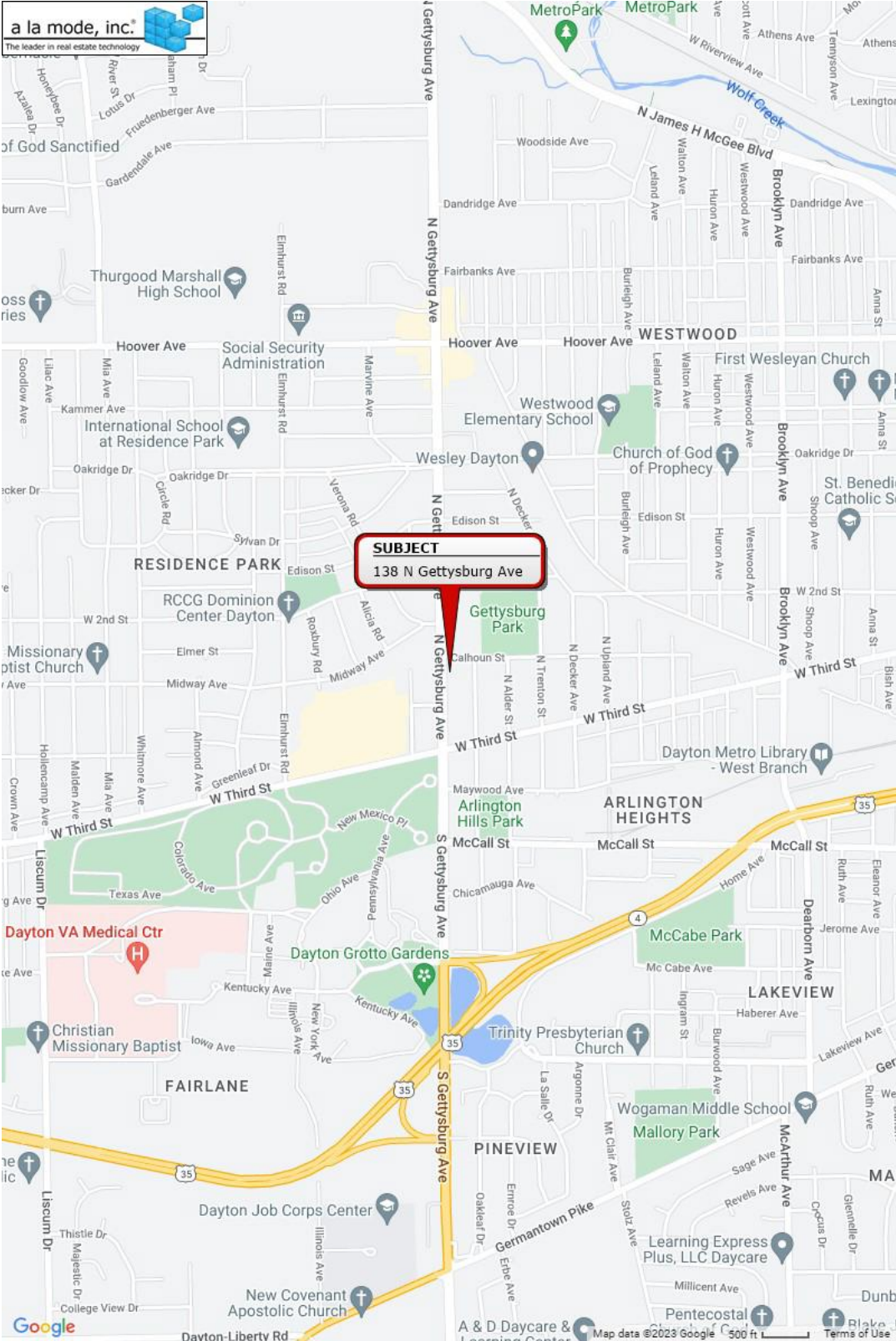
Overall, the economic outlook for Montgomery County is stable. Total population and households are projected to decrease slightly, however, more importantly; the area is projected to experience an increase in income and employment growth. Based on this analysis, it is anticipated that Montgomery County will continue to remain stable. The anticipated growth should provide an economic base that supports future demand for real estate in the subject's general market area and for the subject property.

*138 N Gettysburg Ave
Dayton, OH 45417-1770
Montgomery County*

Location of Dayton within Montgomery County



Area Location



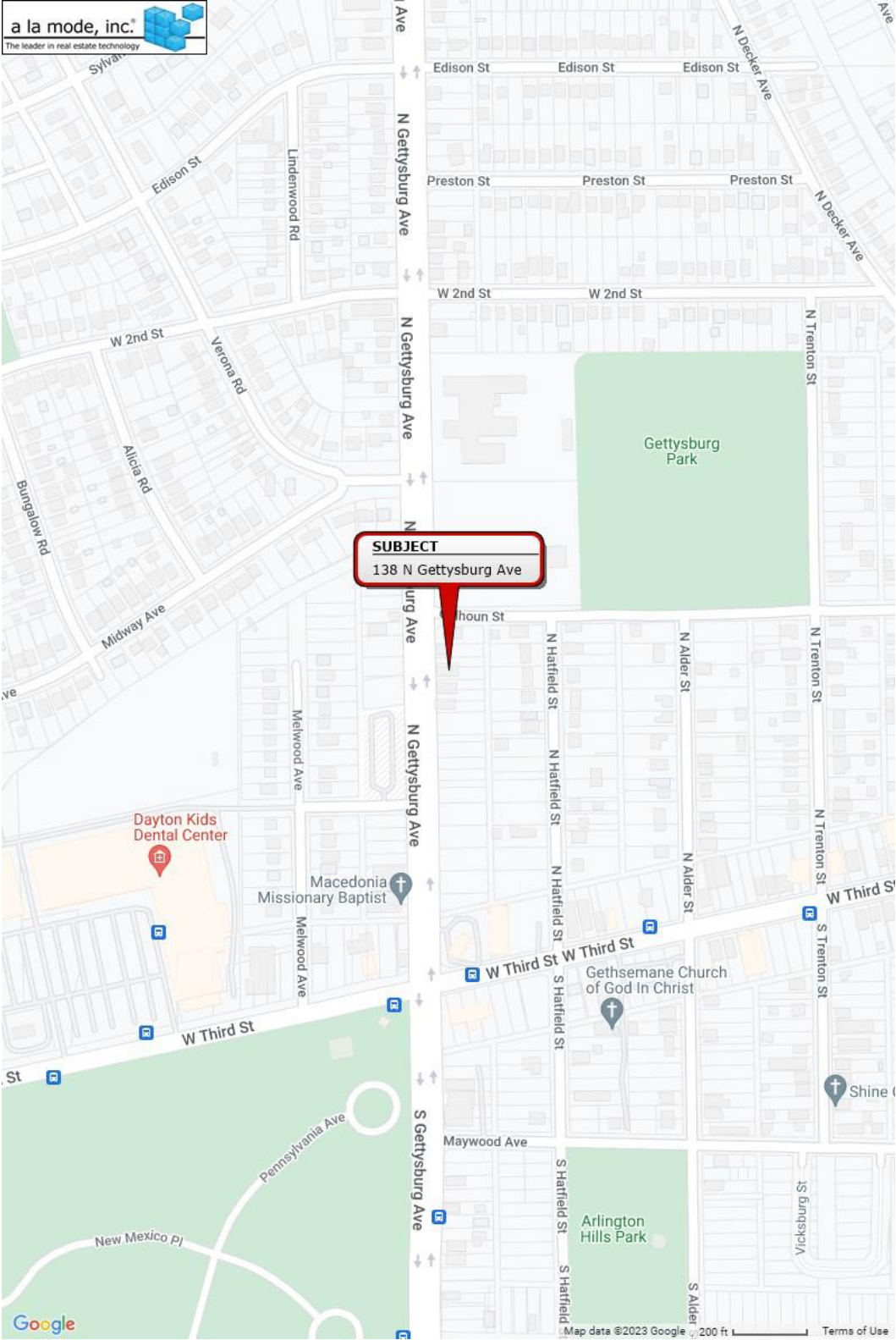
*138 N Gettysburg Ave
Dayton, OH 45417-1770
Montgomery County*

Neighborhood Aerial View



138 N Gettysburg Ave
Dayton, OH 45417-1770
Montgomery County

Neighborhood Map



Property Description

SITE

Information Sources:	Field observation, county records, CoStar/ LoopNet.
Total Site Size:	0.20 acre (8,700 Sq Ft)
Land to Building Ratio:	2.28:1
Corner Lot:	The site is not a corner lot.
Visibility:	Adequate
Shape:	Rectangular, see site map
Topography:	Level
Drainage:	Appears adequate
Soils:	Based on our viewing of the property and observation of development on nearby sites, we assume that the subject is not affected by any adverse soil conditions that would restrict it from being developed to its highest and best use. Nothing has been disclosed to the appraiser regarding hazardous substances.
Utilities:	Electricity: At Site/Public Sewer: At Site/Public Water: At Site/Public Natural Gas: At Site/Public Adequacy: Average
Flood Zone:	The subject is not located in a flood hazard zone. FEMA Map Number: 39113C0144E FEMA Map Date: 01/06/2005 FEMA Zone Classification: X
Easements:	None noted. I assume that there are no adverse easements, other than typical utility/access, encumbrances, or restrictions that would restrict the property from being developed to its highest and best use.
Encroachments:	An observation of the site revealed no apparent encroachments. It is assumed that the property is free and clear of encroachments.
Site Comments:	I am not aware of any land use regulations other than zoning that would affect the property.

FOUNDATION, FRAME & EXTERIOR

Foundation:	Concrete
Frame:	Frame/Brick
Exterior:	Brick
Roof:	Fiberglass Shingle
Access/ Overhead Doors:	The buildings is served by 3 walk-in doors.

INTERIOR ASSUMPTIONS

Interior Finish:	Typical apartment area with painted drywall.
Ceilings & Ceiling Height:	Drywall/8' Ceilings
Floor Cover:	Carpet and tile flooring/concrete
Doors:	Wood/Metal (Exterior)
Mezzanine:	None

MECHANICAL SYSTEMS ASSUMPTIONS

Heating:	Gas fired ducted forced hot air
Cooling:	Central Air
Hot Water:	Electric water heater
Electrical:	Adequate
Plumbing:	Adequate
Sprinkler:	No

*138 N Gettysburg Ave
Dayton, OH 45417-1770
Montgomery County*



Picture taken by Appraiser



Picture taken by Appraiser



Picture taken by Appraiser



Picture taken by Appraiser



Picture taken by Appraiser

Highest and Best Use

Highest and best use may be defined as

the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.¹

1. **Permissible Use.** What uses are permitted by zoning and other legal restrictions?
2. **Possible Use.** To what use is the site physically adaptable?
3. **Feasible Use.** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use as Vacant

The highest and best use of the subject site, as vacant, is for any commercial use permitted by MR-5, Mature Residential - Mixed Use zoning regulations. Due to neighborhood trends, location and surrounding land uses a commercial use is considered most probable. The property has adequate frontage, depth, accessibility and visibility, and is physically suited for a variety of industrial uses.

Highest and Best Use as Improved

The highest and best use of the subject as improved is the current use (Multi Family Building). The remaining economic life of the improvements allow for satisfactory investment. Razing the improvements and redeveloping the site would not be financially feasible. EREL is 40 years.

¹ *The Appraisal of Real Estate* 14th Edition, Page 333, Appraisal Institute

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ \hline = \text{Value} \end{array}$$

Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

In this appraisal:

- The cost approach was not developed for this analysis. Due to the age of the improvements the cost approach is not applicable.
- The direct sales comparison approach was developed utilizing reliable unit(s) of comparison.
- The income approach is not required to arrive at credible assignment results.

Sales Comparison Approach

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principals of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed, and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed, and the data reconciled for a final indication of value via the Sales Comparison Approach.

Comparables

I have researched and analyzed multiple comparable sales for this analysis. All sales have been researched through various sources. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Sales Analysis Grid

The sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

Following is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Comparable Sale Adjustments

Adjustments were necessary to the comparable for the typical asking vs selling price (Pending Sale), location, age/condition, building features, and land-to-building ratio. If a comparable was superior a downward adjustment was made and if a comparable was inferior an upward adjustment was made.

The adjusted values of the comparable sales range from \$22,842.00 to \$30,000.00 per unit. Taking into consideration the subject’s location and building quality/design consideration was given to comparable three because it is the most recent transactions. The appraiser selected a value per unit of \$26,000.00. This results in the following property value indication by the sales comparison approach:

Weighted Analysis			
<u>Comparable Sale</u>	<u>Adjusted Value</u>	<u>Weight Factor</u>	<u>Weighted Value</u>
29 S Decker Ave	\$30,000.00	30%	\$9,000.00
3530 Delphos Ave	\$26,250.00	30%	\$7,875.00
46-54 Morgan Ave	\$22,842.86	40%	\$9,137.14
	\$0.00	0%	\$0.00
		100%	\$26,012.14
Call			\$26,000.00

5 Units @ \$26,000.00 /Per Unit \$130,000
Rounded To: \$130,000

Sales Comparison Approach Conclusion

Based on the above analysis, I have reconciled to an improved “as-is” value as stated above, as of the effective date of this report, and subject to the Limiting Conditions and Assumptions of this appraisal.

Sales Adjustments Grid

	Subject	Comparable 1	Comparable 2	Comparable 3
Address	138 N Gettysburg Ave	29 S Decker Ave	3530 Delphos Ave	46-54 Morgan Ave
APN#	R72-12805-0014	R72-13102-0046	R72-12704-0026	H33300821-0069 H33300821-0070
Sale Date Confirmed	2/13/2023	4/30/2020	3/28/2020	10/28/2020
Sale Price		\$180,000	\$210,000	\$159,900
Price Per Unit		\$30,000	\$26,250	\$22,843
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00
Financing		Conventional	Conventional	Conventional
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00
Conditions of Sale		Normal	Normal	Normal
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00
Economic Trends	2/13/2023	4/30/2020	3/28/2020	10/28/2020
Annual % Adjustment		0.00%	0.00%	0.00%
\$ Adjustments		\$0	\$0.00	\$0
Adjusted Price		\$30,000	\$26,250	\$22,843
Location	Dayton	Dayton	Dayton	Dayton
Comparison		Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustment		\$0	\$0	\$0
Age/Condition	62/Average	58/Average	68/Average	60/Average
Comparison		Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustment		\$0	\$0.00	\$0.00
Number of Units	5	6	8	7
Comparison		Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0	\$0
Use/Design	5-1 Bed	4-1 Bed / 2-2 Bed	8 - 1 Bed	6-1 Bed/1-2 Bed
Comparison		Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustment		\$0	\$0	\$0
Typical Unit Size (SF)	600 - 1 Bed	625-1 Bed / 725-2 Bed	253- 1 Bed	531-1 Bed/1062-2
Comparison		Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00
Final Adjusted Value		\$30,000	\$26,250	\$22,843
Value per Unit	\$26,000			
Calculations	5	X	\$26,000	
Reconciled Value	\$130,000			
Rounded	\$130,000			

Final Reconciliation

The process of reconciliation involves the analysis of each developed approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed.

Value Indications

Cost Approach: N/A
Improved Sales Comparison: \$130,000.00
Income Approach: N/A

Value Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to the following “as-is” as of the effective date of this report, subject to the Limiting Conditions and Assumptions of this appraisal.

Reconciled Value Conclusion **Premise: “As Is” as of February 1, 2023**
Estate: Fee Simple
Value Conclusion: \$130,000.00

Certification Statement

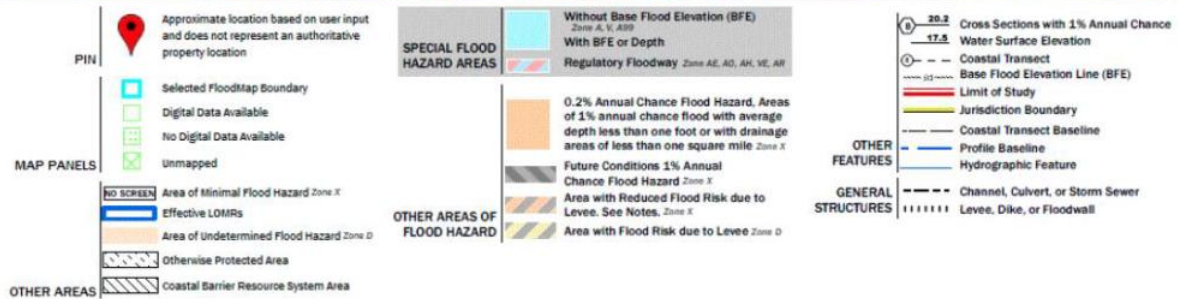
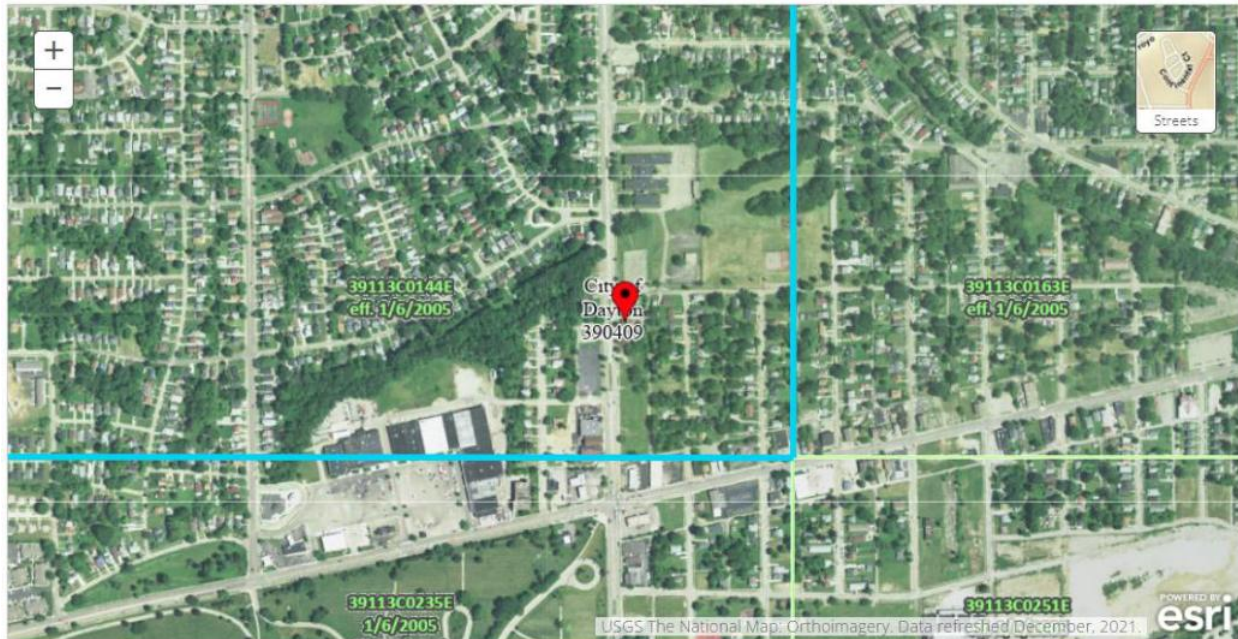
I certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have not performed an appraisal service regarding the property that is the subject of this report within the previous three-year period preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or report of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- This report conforms to appraisal requirements of the Office of the Comptroller of the Currency Appraisal Regulations, 12CFR part 34, Title XI of FIRREA.
- Garland EP Crawford, Certified General Appraiser, made a personal observation of the subject site that is the subject of this report.
- No one provided significant real property appraisal assistance to the person(s) signing this certification.



Garland EP Crawford Ohio-2008004021
Certified General Appraiser
President
Appraisal Stream
Did Observe

Flood Map




*138 N Gettysburg Ave
Dayton, OH 45417-1770
Montgomery County*

Addenda

Subject Info

138 N Gettysburg Ave, Dayton, OH 45417-1770, Montgomery County

APN: R72-12805-0014 CLIP: 8195782486

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	1	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	4,872	3,485	1961	MUNI PROP	

OWNER INFORMATION			
Owner Name	Dayton Met Housing Auth	Tax Billing Zip	45410
Owner Occupied	No	Tax Billing Zip+4	1118
Tax Billing Address	400 Wayne Ave	Mailing Carrier Route	C004
Tax Billing City & State	Dayton, OH		

LOCATION INFORMATION			
School District	Dayton City SD	Property Zip+4	1770
Township	Dayton Corp	Property Carrier Route	C022
Census Tract	39.00	Flood Zone Code	X
Topography	Flat/Level	Flood Zone Panel	39113C0144E
Location Influence	Apt/Condo Complex	Flood Zone Date	01/06/2005
Property Zip Code	45417		

TAX INFORMATION			
Parcel ID 1	R72-12805-0014	% Improved	85%
Lot #	14	Tax Area	R72
Legal Description	48701-02 PTS 128-5-43		


ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$18,960	\$18,960	\$18,960
Assessed Value - Land	\$2,770	\$2,770	\$2,770
Assessed Value - Improved	\$16,190	\$16,190	\$16,190
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$54,190	\$54,190	\$54,190
Market Value - Land	\$7,920	\$7,920	\$7,920
Market Value - Improved	\$46,270	\$46,270	\$46,270
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$82		
2021	\$82	\$0	0%
2022	\$82	\$0	0%

CHARACTERISTICS			
Land Use - County	Municipal Property	Building Type	Apartment Garden
Land Use - State	Exempt	Building Sq Ft	4,872
Land Use - CoreLogic	Municipal Property	Gross Sq Ft	4,872
Lot Acres	0.08	Total Baths	1
Lot Sq Ft	3,485	Full Baths	1
# of Buildings	1	Electric Service Type	Available
Total Units	4	Water	Public
Year Built	1961	Sewer	Public Service


SELL SCORE	
Value As Of	2023-02-05 04:40:22

LAST MARKET SALE & SALES HISTORY	
Owner Name	Dayton Met Housing Auth

Comparable 1

<p>29 S Decker Ave Dayton, OH 45417 Class C Apartments Building 6 Units of 4,192 SF Sold on 4/30/2020 for \$180,000 - Public Record</p>																																										
<p>buyer</p> <p>Samp Properties Llc 26105 Cherry Blossom Ct Lawrence Township, NJ 08648</p>																																										
<p>seller</p> <p>C & C Midwest Group Llc PO Box 3124 Dublin, OH 43016 (614) 659-0121</p>																																										
<p>vital data</p> <table border="0"> <tr> <td>Escrow/Contract: -</td> <td>Sale Price: \$180,000</td> </tr> <tr> <td>Sale Date: 4/30/2020</td> <td>Status: Confirmed</td> </tr> <tr> <td>Days on Market: 48 days</td> <td>Building SF: 4,192 SF</td> </tr> <tr> <td>Exchange: No</td> <td>Price/SF: \$42.94</td> </tr> <tr> <td>Conditions: -</td> <td>Pro Forma Cap Rate: -</td> </tr> <tr> <td>0 Bedroom: 6/100% (0 + 0)</td> <td>Actual Cap Rate: -</td> </tr> <tr> <td>1 Bedroom: 0</td> <td>No Units: 6</td> </tr> <tr> <td>2 Bedroom: 0</td> <td>Down Pmnt: -</td> </tr> <tr> <td>3 Bedroom: 0</td> <td>Pct Down: -</td> </tr> <tr> <td>Other: 0</td> <td>Doc No: 20-026993</td> </tr> <tr> <td>Land Area SF: 2,614</td> <td>Trans Tax: -</td> </tr> <tr> <td>Acres: 0.06</td> <td>Cover: No</td> </tr> <tr> <td>\$/SF Land Gross: \$68.87</td> <td>Zoning: -</td> </tr> <tr> <td>Year Built, Age: 1965 Age: 55</td> <td>Percent Improved: 72.7%</td> </tr> <tr> <td>Parking Spaces: 6</td> <td>Submarket: Arlington Heights-Montgom</td> </tr> <tr> <td>Parking Ratio: 1.00/Unit</td> <td>Map Page: -</td> </tr> <tr> <td>FAR: 1.60</td> <td>Parcel No: R72-13102-0046</td> </tr> <tr> <td>Lot Dimensions: -</td> <td>Property Type: Multi-Family</td> </tr> <tr> <td>Frontage: -</td> <td></td> </tr> <tr> <td>Comp ID: 5119508</td> <td></td> </tr> </table>			Escrow/Contract: -	Sale Price: \$180,000	Sale Date: 4/30/2020	Status: Confirmed	Days on Market: 48 days	Building SF: 4,192 SF	Exchange: No	Price/SF: \$42.94	Conditions: -	Pro Forma Cap Rate: -	0 Bedroom: 6/100% (0 + 0)	Actual Cap Rate: -	1 Bedroom: 0	No Units: 6	2 Bedroom: 0	Down Pmnt: -	3 Bedroom: 0	Pct Down: -	Other: 0	Doc No: 20-026993	Land Area SF: 2,614	Trans Tax: -	Acres: 0.06	Cover: No	\$/SF Land Gross: \$68.87	Zoning: -	Year Built, Age: 1965 Age: 55	Percent Improved: 72.7%	Parking Spaces: 6	Submarket: Arlington Heights-Montgom	Parking Ratio: 1.00/Unit	Map Page: -	FAR: 1.60	Parcel No: R72-13102-0046	Lot Dimensions: -	Property Type: Multi-Family	Frontage: -		Comp ID: 5119508	
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<p>income expense data</p> <table border="0"> <tr> <td>Expenses</td> <td>- Taxes</td> <td>\$2,103</td> </tr> <tr> <td></td> <td>- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td>Total Expenses</td> <td>\$2,103</td> </tr> </table>		Expenses	- Taxes	\$2,103		- Operating Expenses			Total Expenses	\$2,103	<p>Listing Broker</p> <p>West Fork Realty Group, LLC 8965 Columbia Rd Loveland, OH 45140 (513) 936-9110 Doug Broomhall</p> <p>Buyer Broker</p>																															
Expenses	- Taxes	\$2,103																																								
	- Operating Expenses																																									
	Total Expenses	\$2,103																																								
<p>financing</p>																																										

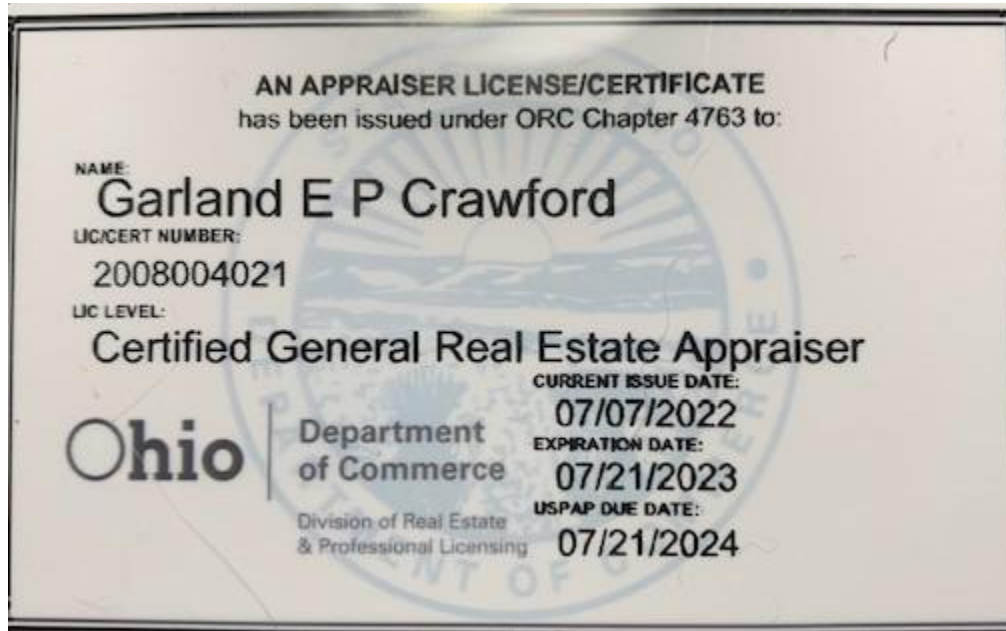
Comparable 2

3530 Delphos Ave 3530 & 3532 Delphos Ave. Dayton, OH 45417 Apartments Building 8 Units of 2,024 SF Sold on 3/28/2020 for \$210,000 - Research Complete											
buyer											
seller R & D R & E Solutions Llc 161 Feathertip Ln Lewis Center, OH 43035											
vital data											
Escrow/Contract: - Sale Date: 3/28/2020 Days on Market: 63 days Exchange: No Conditions: - 0 Bedroom: 0 1 Bedroom: 8/100% (1 + 1) 2 Bedroom: 0 3 Bedroom: 0 Other: 0 Land Area SF: 5,663 Acres: 0.13 \$/SF Land Gross: \$37.08 Year Built, Age: 1955 Age: 65 Parking Spaces: 6 Parking Ratio: 0.75/Unit FAR: 0.36 Lot Dimensions: - Frontage: - Comp ID: 5119545	Sale Price: \$210,000 Status: Confirmed Building SF: 2,024 SF Price/SF: \$103.75 Pro Forma Cap Rate: - Actual Cap Rate: 8.00% No Units: 8 GRM: 6.70 Down Pmnt: - Pct Down: - Doc No: - Trans Tax: - Corner: No Zoning: - Percent Improved: - Submarket: Westwood-Montgomery MF Map Page: - Parcel No: - Property Type: Multi-Family										
income expense data		Listing Broker									
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Expenses</td> <td style="width: 20%; text-align: right;">- Taxes</td> <td style="width: 20%; text-align: right;">\$3,632</td> </tr> <tr> <td></td> <td style="text-align: right;">- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">Total Expenses</td> <td style="text-align: right;">\$3,632</td> </tr> </table>	Expenses	- Taxes	\$3,632		- Operating Expenses			Total Expenses	\$3,632	Plum Tree Realty 5 E Mill St Springboro, OH 45066 (513) 214-0578 William Furlong	
Expenses	- Taxes	\$3,632									
	- Operating Expenses										
	Total Expenses	\$3,632									
		Buyer Broker									
financing		prior sale									
		Date/Doc No: 6/29/2018 Sale Price: \$131,000 CompID: 4347568									

Comparable 3

<p>46-54 Morgan Ave Dayton, OH 45417 Class C Apartments Building 7 Units of 4,250 SF Sold on 6/3/2022 for \$294,995 - Research Complete (Part of Portfolio)</p>	
<p>buyer</p>	
<p>Hemrajsinh D Waghela 5305 4th Ave Brooklyn, NY 11220</p>	
<p>seller</p>	
<p>Vaibhav Jain 38 S Allison Ave Xenia, OH 45385 (937) 352-0067</p>	
<p>vital data</p>	
<p>Escrow/Contract: - Sale Date: 6/3/2022 Days on Market: - Exchange: No Conditions: Bulk/Portfolio Sale 0 Bedroom: 0 1 Bedroom: 6/75% (1 + 1) 2 Bedroom: 2/25% (2 + 1) 3 Bedroom: 0 Other: 0 Land Area SF: 10,842 Acres: 0.25 \$/SF Land Gross: \$27.21 Year Built, Age: 1963 Age: 59 Parking Spaces: - Parking Ratio: - FAR 0.39 Lot Dimensions: - Frontage: - Comp ID: 6262626</p>	<p>Sale Price: \$294,995 Status: Allocated Building SF: 4,250 SF Price/SF: \$69.41 Pro Forma Cap Rate: - Actual Cap Rate: - Price/Unit: \$42,142 No Units: 7 Down Pmnt: - Pct Down: - Doc No: 22-036141 Trans Tax: - Comer: No Zoning: C Percent Improved: - Submarket: Outer Central/West MF Map Page: - Parcel No: - Property Type: Multi-Family</p>
<p>income expense data</p>	<p>Listing Broker</p>
	<p>Buyer Broker</p>
<p>financing</p>	<p>prior sale</p>
	<p>Date/Doc No: 10/28/2020 Sale Price: \$159,900 CompID: 5275956</p>

License



Gettysburg
Section 6, Line 2
Summary of Households

Section 6 Line 2: *Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability.*

Category	Number of Residents
Persons with Disabilities	2
Hispanic	1
Non-Hispanic	7
Black African American	8
White	0
American Indian	0
Asian	0
Native Hawaiian/Pacific Islander	0

Attached: Demographics Report

PHA Demographics

Demographic#
#REF!

Tenant Code	Family Income Limit	HOH Address 1	HOH Disability	HOH Ethnicity	Elderly/Disabled Family	Family Size	HOH Race	White	Black African American	American Indian Alaska Native	Asian	Native Hawaiian/Other Pacific Islander
t0031858	vli	138 N GETTYSBURG #B	Non Disabled	NonHispanic	No		1 Black/African Americ	No	Yes	No	No	No
t0506415	eli	138 N GETTYSBURG AVE	Non Disabled	NonHispanic	No		4 Black/African Americ	No	Yes	No	No	No
t0525344	eli	138 N GETTYSBURG AVE	Disabled	Hispanic	Yes		1 Black/African Americ	No	Yes	No	No	No
t0511855	vli	138 N GETTYSBURG AVE	Non Disabled	NonHispanic	No		2 Black/African Americ	No	Yes	No	No	No

Gettysburg

Section 6 Line 3

Relocation Counseling and Advisory Services

Section 6 Line 3: Counseling and Advisory Services

As part of the GDPM's relocation process, at least one in-person interview is required between staff and each head of household. This requirement will also be followed with Gettysburg residents through the Section 18 dispo/demo process. These interviews are intended to record any special requests, needs and preferences that each family may have related to moving such as utility deposit concerns and packing and unpacking needs (GDPM currently plans to hire, use and schedule their own moving company to move Gettysburg tenants). Additionally, tenants that express needs which the housing authority cannot assist with directly shall be referred to a community resource.

**Section 6 Line 6:
Comparable Housing Resources**

GDPM plans to provide new housing opportunities via a transfer to other GDPM owned properties, most notably and most likely being other AMP 4 properties. The table below reflects the current vacancies in AMP 4. Additionally, GDPM’s upcoming RAD development Huffman Parnell just received a funding award from the Ohio Housing Finance Agency. This is a twelve-unit public housing development. Construction is planned to begin in the Summer 2023. Huffman Parnell’s unit layout and location is comparable to Superba. For the past two years, units have been left vacant after a tenant moves out. After construction completion, GDPM expects it will have seven available. Additionally, GDPM’s Southern Montgomery County (SMC) tax credit development will be complete in April 2023. SMC has two family townhome developments; Westerfield and Indian Trails. If the tenants are qualified for the PBV Program and vacant units are available, GDPM will offer the Gettysburg residents either property.

Furthermore, GDPM currently has 77 vacant public housing units. A complete list of vacancies is attached hereto.

AMP 4 Current Vacancies

Bldg Num	Bldg Ent	Unit No	Unit Status	Address
15Q	1	515531	Vacant 3 bdrm	1086 Sunshine Ct
17A	1	517721	Vacant 1 bdrm	Wilmington #203
21H	5	521610	Vacant 2 bdrm	608 Mt Crest
21Q	6	521649	Vacant 2 bdrm	818 Mt Crest
86A	3	586725	Vacant 2 bdrm	11 Parnell #A
94A	1	594418	Vacant 1 bdrm	1509 S Smithville #18
94A	1	594422	Vacant 1 bdrm	1509 S Smithville #22
94C	1	594441	Vacant 1 bdrm	1438 Rosemonet #E

	Bldg Num	Bldg Ent	Unit No	Unit Status
1	02J	11	502078	Vacant
2	02K	9	502050	Vacant
3	02L	1	502182	Vacant
4	02L	6	502186	Vacant
5	02N	10	502031	Vacant
6	02V	8	502117	Vacant
7	05E	3	505329	Vacant
8	05E	8	505334	Vacant
9	05I	3	505465	Vacant
10	05L	1	505485	Vacant
11	05M	6	505450	Vacant
12	05N	6	505444	Vacant
13	05Y	3	505377	Vacant
14	2AB	9	502276	Vacant
15	2AH	5	502205	Vacant
16	2AJ	10	502310	Vacant
17	28E	1	528900	Vacant
18	28F	2	528901	Vacant
19	28U	1	528922	Vacant
20	32F	1	532232	Vacant
21	35A	2	535961	Vacant
22	35F	1	535980	Vacant
23	56E1	4	556004	Vacant
24	57A1	3	557003	Vacant
25	57D1	1	557301	Vacant
26	57D1	1	557304	Vacant
27	59A1	1	559002	Vacant
28	59A1	1	559003	Vacant
29	59A1	1	559004	Vacant
30	66A	1	566001	Vacant
31	72A	1	572022	Vacant
32	72A	1	572102	Vacant
33	72A	1	572109	Vacant
34	72A	1	572149	Vacant
35	72F	1	572196	Vacant
36	87B	1	587470	Vacant
37	87B	3	587472	Vacant
38	87B	4	587473	Vacant
39	15F	2	515509	Vacant
40	15Q	1	515531	Vacant
41	17A	1	517721	Vacant
42	17A	1	517755	Vacant
43	21H	5	521610	Vacant
44	21Q	2	521649	Vacant
45	21R	6	521639	Vacant
46	86A	3	586725	Vacant

47	94A	1	594422	Vacant
48	94C	1	594441	Vacant
49	94C	1	594450	Vacant
50	14A	1	514047	Vacant
51	14A	1	514048	Vacant
52	14A	1	514057	Vacant
53	14A	1	514069	Vacant
54	14A	1	514072	Vacant
55	14A	1	514073	Vacant
56	14A	1	514090	Vacant
57	14A	1	514103	Vacant
58	14A	1	514117	Vacant
59	14A	1	514128	Vacant
60	48A	4	548645	Vacant
61	48E	2	548635	Vacant
62	53A	6	553010	Vacant
63	53C	1	553024	Vacant
64	53E	5	553054	Vacant
65	53E	6	553056	Vacant
66	90A	1	590334	Vacant
67	90B	2	590337	Vacant
68	90C	3	590342	Vacant
69	90G	4	590356	Vacant
70	90H	3	590330	Vacant
71	91A	2	591361	Vacant
72	91A	4	591363	Vacant
73	91C	12	591387	Vacant
74	91D	1	591388	Vacant
75	16A	1	516062	Vacant
76	26A	1	526803	Vacant
77	97A	6	597706	Vacant

8 additional units

15Q 515531 Vacant 3 bdrm
17A 517721 Vacant 1 bdrm
21H 521610 Vacant 2 bdrm
21Q 521649 Vacant 2 bdrm
86A 586725 Vacant 2 bdrm
94A 594418 Vacant 1 bdrm
94A 594422 Vacant 1 bdrm
94C 594441 Vacant 1 bdrm

Gettysburg
Section 6 Line 7
Tenant Protection Vouchers

Attach a brief explanation supporting the TPV request.

Under current HUD policy, replacement or relocation Tenant Protection Vouchers (TPVs) may be issued in connection to an approved disposition application for vacant units that have been occupied by a HUD-assisted family in the past 24 months. Whether a TPV is a replacement or relocation TPV depends on whether the HUD-assisted housing is permanently lost. Here, all 5 Gettysburg units will be permanently lost as a result of the disposition. Because it does not have any immediate plans for the redevelopment of Gettysburg, GDPM considers the units to be permanently lost. Thus, GDPM will request 5 replacement TPVs.

GDPM oversees a Housing Choice Voucher Program that administers more than 4,000 Housing Choice Vouchers and is able to seamlessly absorb 5 vouchers. The TPVs will be in the form of a Housing Choice Voucher or Project Based Voucher. GDPM intends to apply for the TPVs within 180 days of SAC approval of the disposition application.

***Section 7 Line 4
RAB Consultation***

Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)

GDPM's Resident Advisory Board is referred to as Metro-Wide. GDPM periodically meets with Metro-Wide and discusses all development related activities. GDPM first consulted with Metro-Wide in 2018. GDPM discussed the disposition. Metro-Wide did not submit any comments and seemed favorable to the disposition during the meetings. Metro-Wide signed a certification indicating their support of the disposition.

In March 2023, GDPM met once again with Metro-Wide. GDPM discussed the sale and reminded the members that any proceeds would be used for a future RAD conversion. I attached copies of the meeting information.



Greater Dayton Premier Management

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METRO-WIDE MEETING MARCH 15, 2023

The Annual Plan and Significant Amendment to the Annual Plan includes projects and policy changes that GDPM intends to complete in the upcoming year. These projects and policy changes include:

- 1. Over Income Policy:** Current public housing tenants earning more than 120% AMI are considered to 'over-income'. Over-income tenants may be required to pay higher contract rent or may be subject to lease termination.
- 2. Germantown Crossing:** 50 unit, new construction family development. Construction is anticipated to begin Summer 2023.
- 3. Wilkinson Demolition** GDPM plans to submit an application to the U.S. Department of Housing and Urban Development (HUD) requesting approval to demolish the Wilkinson Hi-rise.
- 4. Wilkinson Redevelopment:** GDPM will explore all redevelopment options including RAD transfer of assistance, tax credit development, GDPM may buy or finance new property(ies) needed for the Wilkinson replacement, or may sell the property as part of the demolition and use the proceeds to fund a new development.
- 5. DeSoto Bass:** GDPM is exploring several redevelopment options for the Desoto Bass development. GDPM intends to submit an application to HUD requesting approval to demolish the Desoto Bass units in phases. GDPM may also submit a disposition application to dispose of some or all of the non-dwelling buildings at Desoto Bass.
- 6. Renew Miami Chapel Phase I:** In 2023, GDPM submitted a 9% tax credit application requesting funding for Renew Miami Chapel Phase I. This includes the redevelopment of up to 50 units on site at Desoto Bass.

7. **Disposition – HOCH, Willow, Superba, Winters, Gettysburg:** GDPM intends to seek disposition or demolition approval of the following properties:

AMP	Address	#of Units
005OH000004	3004-3005 Superba	24
005OH000005	261 Hoch	6
005OH000005	619 Willow	6
005OH000003	138 N. Gettysburg	5
005OH000003	436-440 Winters	6
005OH000005	443 Quitman	6

The units are obsolete as to physical condition and location and retention of the units is not in the best interest of the residents and GDPM. GDPM intends to dispose of the properties by sale at Fair Market Value. If GDPM is unable to dispose of the properties at Fair Market Value, it will dispose of the properties via public auction. If eligible, GDPM will seek TPV's, Asset Repositioning Fees (ARF) and Demolition Disposition Transition Funds (DDTF).

8. **Disposition of Vacant Parcels:** GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels. Disposition may be by sale at fair market value or by sale at less than fair market value, if the intended land use would be considered to have a commiserate public benefit. Vacant Parcels include, but are not limited to,:

- Several vacant lots in and around the HOPE VI area.
- Arlington Courts
- Dunbar Manor

9. **RAD Properties and RAD/ Section 18 Blending – Disposition:** GDPM intends to seek HUD approval for up to the maximum percentage allowable for all eligible RAD units to be disposed of under Section 18 of the U.S. Housing Act. In these cases, GDPM intends to dispose of the properties at less than fair market value in order to apply project-based vouchers to the properties under GDPM's Section 8 HCV/PBV Program.

10. Disposition-Scattered Sites Unit: In order to facilitate the use of project based vouchers, GDPM intends to dispose of the following scattered sites properties:

Address	AMP	# of Units
1204 Waterviliet	4	4
5330-5336 Hilgeford	5	4
1250-56 Governors Square	6	4
1301 Red Bluff	6	4

GDPM may dispose of the properties at less than fair market value to a non-profit because the properties may be more efficiently operated as Section 8 PBV units. Any proceeds realized will be used to support GDPM's RAD conversions or other development related items.

11. Disposition Proceeds: GDPM intends to use any proceeds realized from its property dispositions for development related activities

12. Tenant Protection Vouchers: GDPM intends to request tenant protection vouchers for all units demolished or disposed of. GDPM intends to project-base the tenant protection vouchers.

13. Rental Assistance Demonstration: To date, GDPM converted 346 units from the public housing program to the RAD project based voucher program. In 2023, GDPM intends to convert an additional 295 units. These conversions include:

- Northeast Montgomery County
 - Pompano, Bellefontaine, Channingway, Fisher, Wayne Meadows, and Misty Lane
- Fitch Hawthorn/Hawthorn Village
- Winston Woods
- Wolf Creek
- Huffman Parnell
- Imperial

I hereby acknowledge that GDPM met with Metro-Wide on March 15, 2023 at 400 Wayne Avenue, Dayton, Ohio. We reviewed and discussed the Significant Amendment to the current Annual Plan and the new Annual Plan which includes, but is not limited to, the above items. Metro-Wide may submit comments to all the Annual Plan, Significant Amendment and demolition/disposition/ development related items. At this time, Metro-Wide does not wish to purchase any GDPM property proposed for disposition and Metro-Wide does not object to any item delineated in the Significant Amendment or Annual Plan including the items set-forth above.

Linda J Taylor 3/15/23
Sign / Date

LINDA J TAYLOR
Print Name

Elaine Darter 3-15-23
Sign / Date

Elaine Darter
Print Name

Sign / Date

Print Name



**Significant Amendment
Metro-Wide
Sign-in Sheet**

March 7, 2023

Please sign below:

Name	Address	Phone number	Email Address
Leanne Darter	958201 Ingington Ave #304	937-520 2767	RUC music@gmta.com
Jenifer Taylor	465 W. Chandler #412	937-301-8993	RUC music@gmta.com
Karin Haley	400 Wayne Ave	910 7604	khaley@gdpm.org
Brenna Mastrom	400 Wayne		bmaschinot@gdpm.org
Daron Miller	400 Wayne Ave	910-5423	dmiller@gdpm.org
Katheryn Kumbill	400 Wayne Ave	910-7616	Kkumbill@gdpm.org
Kalen Chase Gordon	400 Wayne Ave	937-4928	kknax@gdpm.org



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Executive Summary

Disposition of Scattered Sites

August 8, 2018 Metro-Wide/GDPM Meeting

Disposition of Scattered Sites

GDPM intends to submit a disposition application to the HUD Special Applications Center requesting approval for the disposition of the following properties:

AMP	Building Numbers	Unit Numbers	Address	Parcel Number	Number of Units
OH005000004	85-F	585582, 585583, 585584, 585585	1204, 1206 Watervliet, Dayton, Ohio 45420	R72 14503 0042	4
OH005000005	56-E1	556001, 556002, 556003, 556004	5330-5336 Hilgefords Drive, Huber Heights, OH 45424	P70 00115 0005	4
OH005000006	61-A	561001, 561002, 561003, 561004	1250-1256 Governors Square, Dayton, Ohio 45458 (Washington Township)	O67 28009 0002	4
OH005000006	57-E1	557401, 557402, 557403, 557404	1301 Red Bluff, West Carrollton, Ohio 45449	K48 00906 0013	4
OH005000004	64-A	564001, 564002, 564003, 564004	2729 Argella, Dayton, Ohio 45410	R72 15104 0020	4
OH005000005	57-A1	557001, 557002, 557003, 557004	5531-5537 Fisher Drive, Dayton, Ohio 45424	P70 00807 0042	4

Disposition may be via long-term ground lease, or similar mechanism, to GDPM's instrumentality, Invictus Development Group, Inc., for less than fair market value (\$1/yr). Invictus will enter into a PBV HAP Contract with GDPM and the properties may become

affordable housing properties under the PBV program in lieu of the public housing program. GDPM intends to pursue this disposition because, due to the distance between the scattered sites properties and the non-uniformity of systems, it's unsustainable to operate as public housing. If Metro-Wide is interested in purchasing the properties, please let me know.

Certification

GDPM met with Metro-Wide Council to discuss the disposition of the above units. On behalf of Metro-Wide, I acknowledge the following:

- GDPM informed us of our right to purchase the properties, but we do not wish to purchase the properties
- Metro-wide may submit comments to the application;
- Metro-wide does not object to this action.

Geeta Bank August 8, 2018
Sign / Date

GEETA BANK
Print Name



Greater Dayton Premier Management

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Executive Summary
Disposition of Scattered Sites
 August 8, 2018 Metro-Wide/GDPM Meeting

Disposition of Scattered Sites

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OH005000006	61-A	561001, 561002, 561003, 561004	1250-1256 Governors Square, Dayton, Ohio 45458 (Washington Township)	O67 28009 0002	4
OH005000006	57-E1	557401, 557402, 557403, 557404	1301 Red Bluff, West Carrollton, Ohio 45449	K48 00906 0013	4
OH005000004	64-A	564001, 564002, 564003, 564004	2729 Argella, Dayton, Ohio 45410	R72 15104 0020	4
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- GDPM informed us of our right to purchase the properties, but we do not wish to purchase the properties
- Metro-wide may submit comments to the application;
- Metro-wide does not object to this action.

Elaine Carter 8-8-18
Sign / Date

Elaine Carter
Print Name



**Significant Amendment
Metro-Wide
Sign-in Sheet**

March 7, 2023

Please sign below:

Name	Address	Phone number	Email Address
Leanne Darter	958201 Ingoton Ave #344	937-525 2767	RUC music@gmta.com
Jondra Taylor	465 W. Chandler #412	937-301-8993	RUC music@gmta.com
Kimo Haley	400 Wayne Ave	910 7604	khaley@gdpm.org
Bm Maschinot	400 Wayne		bmaschinot@gdpm.org
Daron Miller	400 Wayne Ave	910-5423	dmiller@gdpm.org
Robert Kumbill	400 Wayne Ave	910-7616	Kumbill@gdpm.org
Kalen Chase Gordon	400 Wayne Ave	937-4928	knox@gdpm.org



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Executive Summary

Disposition of Winters, Superba, Willow, Hoch, Gettysburg

August 8, 2018 Metro-Wide/GDPM Meeting

Disposition of Winters, Superba, Willow, Hoch, Gettysburg

GDPM intends to submit a disposition application to the HUD Special Applications Center requesting approval for the disposition of the following properties:

Address	Number of Units	Bdrm.	Parcel No.	Estimated Rehab Needs (2020)	Auditor's/Appraised Value
436-440 Winters Street, Dayton, Ohio 45417	6	6(1-bdrm)	R72 08105 0008, R72 08105 0009	\$166,507	\$57,340
3004-3005 Superba Court, Dayton Ohio 45403	24	20(2-bdrm) 4(3-bdrm)	R72 04702 0007	\$309,743	\$487,020
619 Willow Street, Dayton, Ohio 45404	6	6 (1-bdrm)	R72 05503 0027	\$23,842	\$152,250
261-263 Hoch Street, Dayton, Ohio 45410	6	6 (1-bdrm)	R72 02003 0033	\$57,206	\$151,070
138 N. Gettysburg Avenue, Dayton, Ohio 45417	5	6 (1-bdrm)	R72 12805 0014	\$100,648	\$51,640

These properties are functionally or physically obsolete and it would be infeasible for GDPOM to spend the funds to rehabilitate the properties. If Metro-Wide is interested in purchasing the properties, please let me know.

Certification

GDPM met with Metro-Wide Council to discuss the disposition of the above units. On behalf of Metro-Wide, I acknowledge the following:

- GDPM informed us of our right to purchase the properties, but we do not wish to purchase the properties
- Metro-wide may submit comments to the application;
- Metro-wide does not object to this action.

Greta Banks August 8, 2018
Sign / Date

GARETA BANKS
Print Name



Greater Dayton Premier Management

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Executive Summary
Disposition of Winters, Superba, Willow, Hoch, Gettysburg
 August 8, 2018 Metro-Wide/GDPM Meeting

Disposition of Winters, Superba, Willow, Hoch, Gettysburg

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436-440 Winters Street, Dayton, Ohio 45417	6	6(1-bdrm)	R72 08105 0008, R72 08105 0009	\$166,507	\$57,340
3004-3005 Superba Court, Dayton Ohio 45403	24	20(2-bdrm) 4(3-bdrm)	R72 04702 0007	\$309,743	\$487,020
619 Willow Street, Dayton, Ohio 45404	6	6 (1-bdrm)	R72 05503 0027	\$23,842	\$152,250
261-263 Hoch Street, Dayton, Ohio 45410	6	6 (1-bdrm)	R72 02003 0033	\$57,206	\$151,070
138 N. Gettysburg Avenue, Dayton, Ohio 45417	5	6 (1-bdrm)	R72 12805 0014	\$100,648	\$51,640

These properties are functionally or physically obsolete and it would be infeasible for GDPOM to spend the funds to rehabilitate the properties. If Metro-Wide is interested in purchasing the properties, please let me know.

Certification

GDPM met with Metro-Wide Council to discuss the disposition of the above units. On behalf of Metro-Wide, I acknowledge the following:

- GDPM informed us of our right to purchase the properties, but we do not wish to purchase the properties
- Metro-wide may submit comments to the application;
- Metro-wide does not object to this action.

 Elsie Carter 8-8-18

Sign / Date

 Elsie Carter

Print Name

**Total Development Cost (TDC)
and Rehab Cost Estimate Addendum
HUD-52860-B**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0075
(exp. 08/31/2023)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This information is required as a supplement to the HUD-52860 for all SAC applications that propose a demolition under 24 CFR 970.15 or a disposition under 24 CFR 970.17 based on physical obsolescence. HUD will use this information to determine whether, and under what circumstances, to approve SAC applications as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. All terms not defined in this form have the meanings as 24 CFR part 970 and PIH notice 2018-04 (or any replacement notice). The information requested does not lend itself to confidentiality.

1. SAC Application Number in IMS/PIC **DDA** DDA0012350

Project (AMP) Name & Number in IMS/PIC **Gettysburg**

2. Housing Construction Cost (HCC) Calculation

Based on HUD Notice **PIH-2021-07** TDC's Year: **2022** For Locality: **Dayton, Ohio**

Complete the calculations below for the unit proposed for demolition and/or disposition based on physical obsolescence:

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X		\$0
0 - Bdr Row Dwelling		X		\$0
0 - Bdr Walk-Up		X		\$0
0 - Bdr elevator		X		\$0
1 - Bdr Detached and Semi detached		X		\$0
1 - Bdr Row Dwelling		X		\$0
1 - Bdr Walk-Up		X		\$0
1 - Bdr elevator		X		\$0
2 - Bdr Detached and Semi detached		X		\$0
2 - Bdr Row Dwelling		X		\$0
2 - Bdr Walk-Up	5	X	\$ 244,849.00	\$1,224,245
2 - Bdr elevator		X		\$0
3 - Bdr Detached and Semi detached		X		\$0
3 - Bdr Row Dwelling		X		\$0
3 - Bdr Walk-Up		X		\$0
3 - Bdr Elevator		X		\$0
4 - Bdr Detached and Semi detached		X		\$0
4 - Bdr Row Dwelling		X		\$0
4 - Bdr Walk-Up		X		\$0
4 - Bdr Elevator		X		\$0
5 - Bdr Detached and Semi detached		X		\$0
5 - Bdr Row Dwelling		X		\$0
5 - Bdr Walk-Up		X		\$0
5 - Bdr Elevator		X		\$0
6 - Bdr Detached and Semi detached		X		\$0
6 - Bdr Row Dwelling		X		\$0
6 - Bdr Walk-Up		X		\$0
6 - Bdr Elevator		X		\$0
Total Units	5			\$1,224,245

3. Estimated Cost of Rehabilitation

Attach a document showing rehabilitation needs by line item and dollar amount

\$712,691

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total HCC) x 100 =

58.21%

Provide attachments as needed. All attachments must reference the Section and line number to which they apply. Previous versions obsolete.

Instructions Form HUD-52860-B

Refer to SAC website at www.hud.gov/sac for more information

PHAs proposing to demolish or dispose of public housing developments based on physical obsolescence under 24 CFR part 970 must complete this HUD-52860-B in order to demonstrate to HUD that no reasonable program of modification is cost-effective to return the development to their useful life.

Item 1: Insert the number of the PIH Notice from which the PHA extracted the Total Development Cost (TDC) data. The year of the PIH Notice should coincide with the year the rehabilitation estimate was generated, which should not be more than two years prior to the SAC application submission date. Insert the name of the nearest locality to the proposed developments.

Item 2: TDC Calculation: Complete the TDC calculation for the proposed developments.

Item 3: Rehabilitation Calculation: Attach a document showing rehabilitation needs by line item and dollar amount for the proposed developments in accordance with 24 CFR 970.15 and PIH notice 2018-04 (or any replacement notice). Soft costs associated with the rehabilitation (e.g. construction contingency, architectural/engineer's design and construction monitoring fees; profit & overhead fees for specialty sub-contractor; general condition fees; and PHA administrative costs) should all be listed as separate line items. Certain costs may require additional third-party documentation. See PIH notice 2018-04 (or any replacement notice).

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Existing Conditions				\$ 6,813.00
2	024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	\$ 850.00	\$ 1,700.00
20	024119192000	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 43.66	\$ 873.20
20	024119192040	Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 63.17	\$ 1,263.40
40	024119192155	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, wheeled, including 11-21 riser stairs, cost to be added to demolition cost	C.Y.	\$ 33.91	\$ 1,356.40
20	024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	Ton	\$ 81.00	\$ 1,620.00
					\$ -
	Concrete	Select repair/patching of basement slab and walls based on observed cracking and delamination. Repair/replacement of gypcrete subfloor as a result from plumbing pipe replacement. Replacement of the front entry masonry/concrete stairs that was observed in poor condition.			\$ 23,171.72
50	024119161250	Selective demolition, cutout, concrete, slab on grade, bar reinforced, to 6" thick, 8-16 S.F., excludes loading and disposal	S.F.	\$ 19.64	\$ 982.00
32	030130622100	Patching concrete, walls, epoxy grout, 1/4" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 13.66	\$ 437.12
80	030130622150	Patching concrete, walls, epoxy grout, 1/2" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 21.82	\$ 1,745.60
160	030130622200	Patching concrete, walls, epoxy grout, 3/4" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 30.21	\$ 4,833.60
50	038116500820	Concrete sawing, concrete walls, rod reinforcing, per inch of depth	L.F.	\$ 14.88	\$ 744.00
2	030505100070	Selective concrete demolition, reinforcing more than 2% cross-sectional area, break up into small pieces, excludes shoring, bracing, saw or torch cutting, loading, hauling, dumping	C.Y.	\$ 320.16	\$ 640.32
2	030505100150	Selective concrete demolition, up to 2 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping	Ea.	\$ 111.16	\$ 222.32
2	033053403800	Structural concrete, in place, spread footing (3000 psi), under 1 C.Y., includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	C.Y.	\$ 557.69	\$ 1,115.38
128	033053407050	Structural concrete, in place, stair landing (3500 psi), cast on ground, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	S.F.	\$ 13.32	\$ 1,704.96
48	033053406850	Structural concrete, in place, stairs (3500 psi), 3'-6" wide, cast on ground, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing, excludes safety treads	LF Nose	\$ 35.63	\$ 1,710.24
178	033513300150	Concrete finishing, fresh concrete flatwork, floors, basic finishing for unspecified flatwork, bull float, manual float & broom finish, incl edging and joints, excl placing, striking off & consolidating	S.F.	\$ 0.81	\$ 144.18
3,600	035413501500	Poured gypsum underlayment, self-leveling, hand placed, 2500 psi, 3/4" thick	S.F.	\$ 2.47	\$ 8,892.00
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Masonry	Select repair and technical tuckpointing to the brick veneer from observed step-cracking under windows, broken/dislodged brick, repair/replacement of basement parging and cleaning (powerwashing) the brick veneer is recommended.			\$ 75,261.57
34	015423700090	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excludes planks	C.S.F.	\$ 210.65	\$ 7,162.10
34	015423700906	Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6' -4" x 5' frames, excludes planks	C.S.F.	\$ 104.58	\$ 3,555.72
50	015423705700	Scaffolding, planks, labor only to install & remove, 2"x10"x16', up to 50' high	Ea.	\$ 23.32	\$ 1,166.00
50	015423701800	Scaffolding, steel tubular, regular, accessory, plank, buy, 2" x 10" x 16' long	Ea.	\$ 85.16	\$ 4,258.00
25	024119162040	Selective demolition, cutout, brick, opening, to 4 S.F., 4" thick, excludes toothing, loading and disposal	Ea.	\$ 98.18	\$ 2,454.50
60	024119163100	Selective demolition, cutout, toothing masonry cutouts, brick, hard mortar, toothing	V.L.F.	\$ 17.37	\$ 1,042.20
120	024119251200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	L.F.	\$ 8.08	\$ 969.60
2720	040120200320	Pointing masonry, tuck, cut and re-point, hard mortar, common bond	S.F.	\$ 8.04	\$ 21,868.80
2720	040120520320	Cleaning masonry, heavy restoration, heavy soil, biological and mineral staining, paint, by chemical, high pressure wash, brush and rinse, excludes scaffolding	S.F.	\$ 4.22	\$ 11,478.40
625	042113132250	Brick veneer masonry, red brick, full headers throughout, truckload lots, 13.50/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing	S.F.	\$ 34.09	\$ 21,306.25
					\$ -
	Metals	Refurbishment of the steel supports for the HVAC outdoor condensing units is recommended. Replacement of the exterior steel stair railing is warranted.			\$ 4,124.30
100	050505100070	Selective metals demolition, structural bolts/nuts, 7/8" to 2" diameter, unbolt & remove, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 3.91	\$ 391.00
5	050505100380	Selective metals demolition, manufactured or fabricated specialty item, 121-500 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 56.22	\$ 281.10
500	050110516170	Metal cleaning, steel surface treatment, 250 - 500 SF/Day, wire brush, hand (SSPC-SP2) RLH	S.F.	\$ 1.31	\$ 655.00
30	055213500600	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' OC, 1-1/2" diameter, shop fabricated	L.F.	\$ 93.24	\$ 2,797.20
					\$ -
	Rough Carpentry	This represents the materials and labor to repair the damaged walls and subfloor at the 2nd floor units and material needed to replace the common stairs.			\$ 2,749.51
8	024119167200	Selective demolition, cutout, wood frame, floors, sheathing and flooring, to 2" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 104.98	\$ 839.84
256	061623100105	Subfloors, plywood, CDX, 5/8" thick, pneumatic nailed	SF Flr.	\$ 1.86	\$ 476.16
160	060505106720	Selective demolition, wood framing, wall framing, 2" x 4", includes studs, plates and blocking	S.F.	\$ 0.73	\$ 116.80
20	061110260200	Wood framing, partitions, standard & better lumber, 2" x 4" studs, 16" OC, 8' high, includes single bottom plate and double top plate, excludes waste	L.F.	\$ 19.88	\$ 397.60
0.1	061110405885	Wall framing, headers over openings, 2" x 8", pneumatic nailed	M.B.F.	\$ 3,797.76	\$ 379.78
0.2	061110406140	Wall framing, studs, 2" x 4", 8' high wall	M.B.F.	\$ 2,696.66	\$ 539.33
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Finish Carpentry	Costs included are for replacement of the deteriorated/damaged staircase in the common stairwell to the 2nd floor units and the stairs to the basement. Replacement of baseboards is due to plumbing line replacement in the units.			\$ 5,429.48
375	060505203000	Selective demolition, millwork and trim, baseboard, to 6" wide	L.F.	\$ 3.63	\$ 1,361.25
375	062213155380	Moldings, base, combination, base and shoe, 9/16" x 3-1/2" & 1/2" x 3/4", pine	L.F.	\$ 6.09	\$ 2,283.75
7	060505106200	Selective demolition, wood framing, stairs and stringers, straight run (common stair to 2nd floor)	Riser	\$ 16.66	\$ 116.62
7	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide (common stair to 2nd floor)	Riser	\$ 94.87	\$ 664.09
5	060505106200	Selective demolition, wood framing, stairs and stringers, straight run (common stair to 2nd floor)	Riser	\$ 16.66	\$ 83.30
5	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide (common stair to 2nd floor)	Riser	\$ 94.87	\$ 474.35
4	060505106200	Selective demolition, wood framing, stairs and stringers, straight run (common stair to basement)	Riser	\$ 16.66	\$ 66.64
4	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide (common stair to basement)	Riser	\$ 94.87	\$ 379.48
					\$ -
	Waterproofing	During the inspection areas of the foundation walls parging was observed cracked/damaged/missing and in poor condition (approximately 70%). Repair/replacement of the parging and waterproofing is recommended.D21			\$ 11,274.40
1360	070505105620	Selective demolition, thermal and moisture protection, cement parging	S.F.	\$ 1.26	\$ 1,713.60
680	071116200100	Cement parging, waterproofed Portland cement, 1/2" thick, 2 coats	S.F.	\$ 8.65	\$ 5,882.00
680	071113101000	Bituminous asphalt coating, for foundation, asphalt, with fibers, 1/2" thick, install dampproofing	S.F.	\$ 5.41	\$ 3,678.80
					\$ -
	Thermal & Moisture				\$ 7,636.42
3968	070505100020	Selective demolition, thermal and moisture protection, caulking/sealant, to 1" x 1" joint	L.F.	\$ 0.76	\$ 3,015.68
793.6	079213200055	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/4", in place	L.F.	\$ 2.04	\$ 1,618.94
595.2	079213200065	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/2", in place	L.F.	\$ 2.34	\$ 1,392.77
396.8	079213200080	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 1/2", in place	L.F.	\$ 2.58	\$ 1,023.74
198.4	079213200095	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 3/4", in place	L.F.	\$ 2.95	\$ 585.28
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Insulation	During the inspection areas of attic insulation was observed compressed//missing the required blown insulation, filling in and restoring the insulation to the required quantity is recommended.			\$ 4,060.00
1624	072126100120	Blown-in insulation, ceilings, with open access, cellulose, 10-7/8" thick, R38	S.F.	\$ 2.50	\$ 4,060.00
					\$ -
	Roofing	It was reported the roofing was replaced in 2015.			\$ -
					\$ -
	Sheet Metal	It was reported the soffits/fascia and gutters/downspouts were replaced in 2015.			\$ -
					\$ -
	Doors	The building entry door and dwelling unit entry doors were observed in poor condition with damage/delaminating and not closing tightly and completely, replacement is warranted. Select interior doors was observed with damage due to tenant abuse and age, replacement is recommended.			\$ 30,510.16
7	080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	Ea.	\$ 26.46	\$ 185.22
25	080505101520	Door demolition, interior door,Solid, 1-3/8" thick, remove and reset, minimum	Ea.	\$ 87.70	\$ 2,192.50
7	080505102000	Door demolition, door frames, metal, remove	Ea.	\$ 66.15	\$ 463.05
7	081313200060	Doors, residential, steel, prehung, insulated, exterior, embossed, full panel, 3'-0" x 7'-0"	Ea.	\$ 1,005.84	\$ 7,040.88
25	081416092080	Door, wood, architectural, flush, interior, 5 ply particle core, luan face, 1-3/8", 3'-0" x 7'-0"	Ea.	\$ 403.57	\$ 10,089.25
10	087120401000	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, non-keyed, passage	Ea.	\$ 358.15	\$ 3,581.50
15	087120401100	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, non-keyed, privacy	Ea.	\$ 178.68	\$ 2,680.20
7	087120401400	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, keyed, single cylinder function	Ea.	\$ 481.09	\$ 3,367.63
7	087120452010	Door hardware, peephole	Ea.	\$ 32.48	\$ 227.36
7	087120501600	Door hardware, doorstops, holder and bumper, for floor, aluminum	Ea.	\$ 25.42	\$ 177.94
7	087120652300	Threshold, aluminum, ADA, 4" wide x 36" long	Ea.	\$ 72.09	\$ 504.63
					\$ -
	Windows	The windows are not original to the site and observed in good condition.			\$ -
					\$ -
	Glass				\$ -
		NO SINGLE GLAZING INCLUDED			\$ -
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Lath and Plaster				\$ -
		NO LATH AND PLASTER INCLUDED			\$ -
					\$ -
	Drywall	The five dwelling units were observed with gypsum board (drywall) in fair to poor condition. The drywall as observed with areas of damage/cracking/separating/holes from various sources as well as removal/replacement during plumbing lines work. As a result, approximately 80% of the drywall in the units will need replacement and painting.			\$ 69,814.25
50	090170100100	Gypsum wallboard, repairs, fill and sand, pin / nail holes	Ea.	\$ 0.56	\$ 28.00
50	090170100110	Gypsum wallboard, repairs, fill and sand, screw head pops	Ea.	\$ 1.11	\$ 55.50
50	090170100120	Gypsum wallboard, repairs, fill and sand, dents, up to 2" square	Ea.	\$ 11.11	\$ 555.50
50	090170100130	Gypsum wallboard, repairs, fill and sand, dents, 2" to 4" square	Ea.	\$ 22.18	\$ 1,109.00
50	090170100140	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, up to 2" square	Ea.	\$ 44.29	\$ 2,214.50
50	090170100150	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 2" to 4" square	Ea.	\$ 48.55	\$ 2,427.50
50	090170100160	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square	Ea.	\$ 53.67	\$ 2,683.50
50	090170100170	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 8" to 12" square	Ea.	\$ 67.26	\$ 3,363.00
50	090170100180	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 12" to 32" square	Ea.	\$ 90.27	\$ 4,513.50
50	090170100210	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 16" by 48"	Ea.	\$ 109.73	\$ 5,486.50
50	090170100220	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 32" by 48"	Ea.	\$ 138.92	\$ 6,946.00
50	090170100230	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 48" square	Ea.	\$ 159.43	\$ 7,971.50
25	090170100240	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 60" square	Ea.	\$ 176.28	\$ 4,407.00
4,625	090170100500	Gypsum wallboard, repairs, skim coat surface with joint compound	S.F.	\$ 0.38	\$ 1,757.50
1,400	090170100510	Gypsum wallboard, repairs, prepare, retape and refinish joints	L.F.	\$ 9.81	\$ 13,734.00
25	024119166100	Selective demolition, cutout, drywall, to 5/8" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 21.83	\$ 545.75
2,075	090505100200	Ceiling demolition, gypsum wall board, furred and nailed, remove	S.F.	\$ 1.08	\$ 2,241.00
800	090505301000	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	S.F.	\$ 0.43	\$ 344.00
800	092116333400	Partition wall, interior, standard, taped both sides, installed on & incl. 2" x 4" wood studs, 16" OC, 8' to 12' high, 5/8" gypsum drywall	S.F.	\$ 5.70	\$ 4,560.00
25	092910302050	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.50	\$ 37.50
2,075	092910303050	Gypsum wallboard, on ceilings, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.78	\$ 3,693.50
1,000	092910305500	Gypsum wallboard, for acoustical sealant, add per bead	L.F.	\$ 1.14	\$ 1,140.00

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
					\$ -
	Ceramic Tile				\$ -
		<i>NONE INCLUDED</i>			\$ -
	Acoustical				\$ -
		<i>NONE INCLUDED</i>		\$ -	\$ -
	Wood Flooring				\$ -
		<i>NONE INCLUDED</i>		\$ -	\$ -
					\$ -
	Resilient Flooring	The four of the five dwelling units flooring was observed to be in poor condition with areas of missing/damaged vinyl tiles. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring in the units is recommended. The common stairwell flooring and stair treads was observed to be in poor condition with areas of missing/damaged vinyl, replacement is warranted.			\$ 33,687.30
3,500	090505200900	Flooring demolition, vinyl composition tile, 12" x 12"	S.F.	\$ 0.86	\$ 3,010.00
1,750	096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	S.F.	\$ 3.73	\$ 6,527.50
3,500	096519237800	Flooring, vinyl tile, max, premium colors/jpatterns, 12" x 12"x 1/8"	S.F.	\$ 5.13	\$ 17,955.00
120	096513231300	Stair treads & risers, landings, smooth sheet rubber, 3/16" thick	S.F.	\$ 12.33	\$ 1,479.60
140	096513231600	Stair treads & risers, nosings, colors, 3" w, 3/16" thick	L.F.	\$ 20.74	\$ 2,903.60
140	096513231900	Stair treads & risers, risers, coved, 7" h, 1/8" thick	L.F.	\$ 12.94	\$ 1,811.60
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Painting	Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.			\$ 36,776.72
4,872	090190920510	Paint preparation, surface protection, placement & removal, basic drop cloths	S.F.	\$ 0.07	\$ 341.04
4,872	090190920520	Paint preparation, surface protection, placement & removal, masking w/paper	S.F.	\$ 0.65	\$ 3,166.80
4,872	090190920530	Paint preparation, surface protection, placement & removal, volume cover up (using plastic sheathing or building paper)	S.F.	\$ 0.03	\$ 146.16
3,600	090190940660	Surface preparation, interior, walls, sand, gypsum board and plaster, light	S.F.	\$ 0.14	\$ 504.00
15,792	090190940670	Surface preparation, interior, walls, sand, gypsum board and plaster, medium	S.F.	\$ 0.21	\$ 3,316.32
19,392	090190940730	Surface preparation, interior, walls, wash, gypsum board and plaster	S.F.	\$ 0.14	\$ 2,714.88
14	099113800150	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 6" to 1" x 10"	L.F.	\$ 0.82	\$ 11.48
32	099123350400	Paints & coatings, interior latex, doors, panel, both sides, roll & brush, primer + 2 coats, incl. frame & trim	Ea.	\$ 180.33	\$ 5,770.56
800	099123527250	Paints & coatings, miscellaneous interior, trim, wood, paint 1 coat, oil base, brushwork, under 6" wide, incl. puttying	L.F.	\$ 0.75	\$ 600.00
10500	099123740790	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, cut-in by brush	L.F.	\$ 0.65	\$ 6,825.00
19392	099123740840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller	S.F.	\$ 0.69	\$ 13,380.48
					\$ -
	Specialties	Of the five units, four of the dwelling units mirrors were observed in poor condition and need to be replaced.			\$ 668.52
4	100505101105	Specialties demolition, demolition, mirror, wall mounted	Ea.	\$ 16.59	\$ 66.36
4	102813133100	Toilet accessories, mirror, 36" x 24", with stainless steel 3/4" square frame	Ea.	\$ 150.54	\$ 602.16
0	102819106900	Shower/dressing compartments, tub surround, PVC, 3 wall, excludes plumbing	Ea.	\$ 636.06	\$ -
					\$ -
	Special Equipment				\$ -
		NONE INCLUDED			\$ -
					\$ -
	Appliances	Only built-in and HA owned appliances are eligible to include per PIH 2021-07 (HA)			\$ 1,943.75
5	113013194200	Range hood, residential appliances, vented, 2 speed, 30" wide, maximum	Ea.	\$ 388.75	\$ 1,943.75
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Cabinets	The four of the five dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition and at the end of the estimated useful life (EUL). The fifth units cabinets/tops and vanities/tops were observed in fair condition and nearing the end of the EUL. The four units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in the units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.			\$ 43,706.60
35	060505201060	Selective demolition, millwork and trim, wood base cabinets, remove and reset	Ea.	\$ 60.53	\$ 2,118.55
50	060505201070	Selective demolition, millwork and trim, wood wall cabinets, remove and reset	Ea.	\$ 54.67	\$ 2,733.50
35	060505201550	Selective demolition, millwork and trim, counter top, straight runs, remove and reset	L.F.	\$ 21.87	\$ 765.45
50	123223109600	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, maximum	L.F.	\$ 574.93	\$ 28,746.50
5	123223308050	Wood casework vanities, base, 2 door, 30" h x 21" d x 30" w	Ea.	\$ 622.45	\$ 3,112.25
35	123623132200	Countertops, built in place, plastic laminate, 25" wide	L.F.	\$ 103.34	\$ 3,616.90
5	123661170040	Vanity top, solid surface, center bowl, 19" x 37"	Ea.	\$ 522.69	\$ 2,613.45
					\$ -
	Blinds, Shades & Art				\$ -
		<i>Non-eligible to include per PIH 2021-07 (HA)</i>			\$ -
					\$ -
	Carpets				\$ -
		<i>Non-eligible to include per PIH 2021-07 (HA)</i>			\$ -
					\$ -
	Special Construction				\$ 25,000.00
5	HCM Abatement	Special demolition handling and waste disposal for hazardous materials	Ea.	\$ 3,500.00	\$ 17,500.00
5	Final Cleaning	Apartment punch-out, cleaning, prelease procedures, historical costs	Ea.	\$ 1,500.00	\$ 7,500.00
					\$ -
	Elevators				\$ -
		NONE INCLUDED			\$ -
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Plumbing & Hot Water	The plumbing lines on-site were observed to be in poor condition with the site reporting multiple issues of leaks and backups in a majority of the inspected units. The cabinets below the sinks of kitchens and bathrooms in select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Water heaters were observed of various ages (2014 thru 2022).			\$ 86,636.86
4	220505101140	Fixture, steel tub/shower, selective demolition	Ea.	\$ 142.24	\$ 568.96
4	220505101220	Fixture, counter top lavatory, disconnect and remove	Ea.	\$ 88.49	\$ 353.96
4	220505101320	Fixture, sink, double compartment, selective demolition	Ea.	\$ 101.72	\$ 406.88
4	220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	Ea.	\$ 88.49	\$ 353.96
60	220505102050	Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	L.F.	\$ 4.76	\$ 285.60
90	220505102000	Pipe, metal pipe, to 1-1/2" diam., selective demolition	L.F.	\$ 3.56	\$ 320.40
40	220505102100	Pipe, metal pipe, 4" to 6" diam., selective demolition	L.F.	\$ 14.22	\$ 568.80
60	220505102160	Pipe, plastic, with fittings, up thru 1-1/2" diameter, selective demolition	L.F.	\$ 2.84	\$ 170.40
90	220505102162	Pipe, plastic, with fittings, 2" thru 3" diameter, selective demolition	L.F.	\$ 3.56	\$ 320.40
40	220505102164	Pipe, plastic, with fittings, 4" thru 6" diameter, selective demolition	L.F.	\$ 6.41	\$ 256.40
4	220523100550	Valves, brass, gas cocks, threaded, 1"	Ea.	\$ 106.44	\$ 425.76
4	220523100540	Valves, brass, gas cocks, threaded, 3/4"	Ea.	\$ 76.94	\$ 307.76
4	220523208814	Valves, bronze, water heater water & gas safety shut off, valve	Ea.	\$ 278.59	\$ 1,114.36
4	220523208818	Valves, bronze, water heater water & gas safety shut off, dam	Ea.	\$ 85.55	\$ 342.20
4	220523208822	Valves, bronze, water heater water & gas safety shut off, gas control wiring harness	Ea.	\$ 52.85	\$ 211.40
10	220523601230	Valves, plastic, PVC, ball, true union, socket or threaded, 1/2"	Ea.	\$ 77.98	\$ 779.80
10	220523601240	Valves, plastic, PVC, ball, true union, socket or threaded, 3/4"	Ea.	\$ 88.48	\$ 884.80
10	220523601250	Valves, plastic, PVC, ball, true union, socket or threaded, 1"	Ea.	\$ 102.95	\$ 1,029.50
60	221113440560	Pipe, steel, black, threaded, 1/2" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 18.02	\$ 1,081.20
4	224113131100	Water closet, tank type, vitreous china, floor mounted, close coupled, two piece, includes seat, supply pipe with stop	Ea.	\$ 523.12	\$ 2,092.48
4	224113131980	Water closet, tank type, vitreous china, floor mounted, rough-in, supply, waste and vent, one piece	Ea.	\$ 1,097.27	\$ 4,389.08
4	224116130640	Lavatory, vanity top, porcelain enamel on cast iron, white, oval, 33" x 19", includes trim	Ea.	\$ 1,050.07	\$ 4,200.28
4	224116133580	Lavatory, vanity top, rough-in, supply, waste and vent	Ea.	\$ 1,407.73	\$ 5,630.92
4	224116164100	Sink, kitchen, counter top style, steel, enameled, with ledge, self rimming, double bowl, 32" x 21", includes faucet and drain	Ea.	\$ 895.10	\$ 3,580.40
4	224116164980	Sink, kitchen, counter top style, rough-in, supply, waste and vent	Ea.	\$ 1,388.69	\$ 5,554.76

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
4	224119102000	Bath, tub, enameled formed steel, 4'-6" long	Ea.	\$ 922.62	\$ 3,690.48
4	224119109600	Bath, rough-in, supply, waste and vent for all above tubs	Ea.	\$ 1,553.31	\$ 6,213.24
4	224139100150	Faucets/fittings, bath, faucets, diverter spout combination, soldered	Ea.	\$ 202.47	\$ 809.88
4	224139101000	Faucets/fittings, kitchen sink faucets, top mount, cast spout	Ea.	\$ 180.74	\$ 722.96
4	224139101100	Faucets/fittings, kitchen sink faucets, top mount, cast spout, for spray, add	Ea.	\$ 52.23	\$ 208.92
4	224139102100	Faucets/fittings, lavatory faucet, center set, excludes drain	Ea.	\$ 160.99	\$ 643.96
4	224139104250	Faucets/fittings, shower pressure balancing mixing valve, satin nickel, with shower head, arm, flange and diverter tub spout	Ea.	\$ 828.69	\$ 3,314.76
60	221113741860	Pipe, plastic, PVC, 1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.09	\$ 1,505.40
90	221113741870	Pipe, plastic, PVC, 3/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 26.26	\$ 2,363.40
40	221113741880	Pipe, plastic, PVC, 1" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 20.81	\$ 832.40
60	221113741890	Pipe, plastic, PVC, 1-1/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 23.35	\$ 1,401.00
90	221113741900	Pipe, plastic, PVC, 1-1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 27.99	\$ 2,519.10
40	221113741910	Pipe, plastic, PVC, 2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 31.19	\$ 1,247.60
60	221113744410	Pipe, plastic, PVC, 1-1/4" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 27.19	\$ 1,631.40
90	221113744420	Pipe, plastic, PVC, 1-1/2" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.58	\$ 2,302.20
60	221113744460	Pipe, plastic, PVC, 2" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 28.83	\$ 1,729.80
90	221113744470	Pipe, plastic, PVC, 3" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 39.47	\$ 3,552.30
40	221113744480	Pipe, plastic, PVC, 4" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 48.15	\$ 1,926.00
60	221113744490	Pipe, plastic, PVC, 6" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 90.22	\$ 5,413.20
60	221316202120	Pipe, cast iron soil, one hub, service weight, 2" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 29.73	\$ 1,783.80
60	221316202160	Pipe, cast iron soil, one hub, service weight, 4" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 40.02	\$ 2,401.20
60	221316202200	Pipe, cast iron soil, one hub, service weight, 6" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 55.78	\$ 3,346.80
5	221316601100	Traps, cast iron, service weight, running P trap, 2", excluding vent	Ea.	\$ 369.32	\$ 1,846.60
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Heat & Ventilation	The units feature gas-fired furnaces for heat and outdoor condensing units with replacement on an as-needed basis. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Replacement of the furnaces, condensers, thermostats and select ductwork is recommended. Gas furnaces and condenser units were noted as manufactured in 1999 and exceeding the components EUL.			\$ 19,887.60
5	230505100100	Air conditioner, split unit air conditioner, 3 ton, selective demolition	Ea.	\$ 645.06	\$ 3,225.30
300	230505101100	Air conditioner, ductwork, rigid, 6" x 8", selective demolition	L.F.	\$ 6.85	\$ 2,055.00
5	235416133020	Furnace, gas, upflow, direct drive model, intermittent pilot, 45 MBH input, AGA certified, includes standard controls, excludes gas, oil or flue piping	Ea.	\$ 1,865.40	\$ 3,225.30
5	238143101020	Heat pump, air to air split system, 2 ton cooling, 8.5 MBH heat @ 0Deg.F, includes outside condensing unit only, excludes interconnecting tubing, curbs, pads and ductwork	Ea.	\$ 4,200.08	\$ 2,055.00
920	233353103344	Insulation, ductwork, board type, fiberglass liner, FSK, 1-1/2 lb. density, 1" thick	S. F.	\$ 11.57	\$ 9,327.00
					\$ -
	Air Conditioning				\$ -
		<i>None included</i>			\$ -
					\$ -
	Electrical	Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction (1975) and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported to be original to the date of construction (1975) and in various operating conditions. Replacement of the fans and ducting is recommended.			\$ 57,823.60
4,872	AEI Estimate	Electrical make safe for MEP demolition	S. F.	\$ 0.97	\$ 4,725.84
5	262416301300	Panelboards, 3 phase 4 wire, main lugs, 277/480 V, 100 amp, 20 circuits, NF, incl 20 A 1 pole bolt-on breakers	Ea.	\$ 5,684.53	\$ 28,422.65
5	260590102170	Switch devices, residential, 3-way, #14/3, type MC cable, 20', incl box & cover plate	Ea.	\$ 83.98	\$ 419.90
5	260590102120	Switch devices, residential, single pole, ivory, type MC cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 68.35	\$ 341.75
5	260590102220	Switch devices, residential, 4-way, #14/3, type MC cable, 20', incl box & cover plate	Ea.	\$ 93.29	\$ 466.45
10	260590102270	Switch devices, residential, single pole, #12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 84.15	\$ 841.50
5	260590102320	Switch devices, residential, single pole, rotary dimmer, type MC cable, 20', 600 W, incl box & cover plate	Ea.	\$ 106.21	\$ 531.05

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872	
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City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):	Residential/DBWR
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
5	260590104120	Receptacle devices, residential, duplex outlet, ivory, w/#12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 97.77	\$ 488.85
5	260590104370	Receptacle devices, residential, decorator style, GFI with #12/2, type MC cable, 20', incl box & cover plate	Ea.	\$ 115.66	\$ 578.30
5	260590104420	Receptacle devices, residential, decorator style, receptacle, #12/2, type MC cable, 20 amp, incl box & cover plate	Ea.	\$ 135.83	\$ 679.15
5	260590104580	Air conditioner outlet, residential, 30' of #12/2, 2 pole circuit breaker, type MC cable, 20 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 182.32	\$ 911.60
5	260590104680	Dryer outlet, residential, 30' of #10/3, 2 pole circuit breaker, type MC cable, 30 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 196.74	\$ 983.70
5	260590104720	Range outlet, residential, 30' of #8/3, type MC cable, 50 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 312.07	\$ 1,560.35
25	260590106120	Lighting outlets, residential, box 4" & wire (for fixture), type MC cable, 20'	Ea.	\$ 55.69	\$ 1,392.25
10	260590106220	Light fixtures, residential, canopy style, custom grade	Ea.	\$ 87.04	\$ 870.40
5	260590106320	Light fixtures, residential, kitchen fixture (fluorescent), custom grade	Ea.	\$ 274.52	\$ 1,372.60
10	260590107070	Smoke detectors, residential, box, #14/3, type MC cable, 20'	Ea.	\$ 103.63	\$ 1,036.30
5	260590108280	Bathroom vent fan, residential, hook-up, (use w/above hook-up), custom model, 50 CFM	Ea.	\$ 186.96	\$ 934.80
5	260590109070	Furnace/boiler, residential, hook-up, emergency switch & MC cable, 40'	Ea.	\$ 276.69	\$ 1,383.45
5	260590109530	Thermostat, residential, hook-up, using low voltage wire, heating/cooling, 25' of #18-4	Ea.	\$ 47.47	\$ 237.35
10	265113550100	Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, incl lamps, mounting hardware and connections	Ea.	\$ 484.33	\$ 4,843.30
10	265113550180	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections	Ea.	\$ 177.23	\$ 1,772.30
4	265623550200	Exterior LED fixture, wall mounted, outdoor, 110 watt, incl lamps	Ea.	\$ 321.29	\$ 1,285.16
4	265623550410	Exterior LED fixture, wall pack, poly w/photocell, 26 watt, incl lamps	Ea.	\$ 436.15	\$ 1,744.60
					\$ -
	Subtotal (Structures)				\$ 543,569.25
				\$ -	\$ -
	Accessory Structures	<i>Non-eligible to include per PIH 2021-07 (HA)</i>		\$ -	\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872	
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600	
Address:	138 Gettysburg Ave.		Number of Units:	5	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):	Residential/DBWR
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Total (Lines 33 and 34)			\$ -	\$ 543,569.25
	Earthwork				\$ 3,750.00
1,500	AEI Estimate	Building foundation perimeter mobilization/erosion control/import fill for positive drainage/site grading and restoration - five foot perimeter around the building.	Sq. Ft.	\$ 2.50	\$ 3,750.00
	Site Utilities				\$ -
					\$ -
					\$ -
	Roads & Wlks				\$ 17,600.00
2	AEI Estimate	Building entrance site sidewalks +/- 5' building perimeter/trip hazard/parking repairs	Entry	\$ 8,800.00	\$ 17,600.00
	Landscaping				\$ 15,000.00
1	AEI Allowance	Building foundation perimeter lawn restoration	Ea.	\$ 5,000.00	\$ 5,000.00
1	AEI Allowance	Building foundation perimeter planting and beds restoration	Ea.	\$ 10,000.00	\$ 10,000.00
					\$ -
		Land Improvements Hard Cost Subtotal:			\$ 36,350.00
		Structure(s) and Land Improvements Hard Cost Subtotal			\$ 579,919.25
		Soft Costs and Fees			
		Contingency	7.50%		\$ 43,493.94
		General Conditions	5.00%		\$ 28,995.96
		Builder's Profit & Overhead	10.00%		\$ 16,787.45
		Architectural Design Fees	5.50%		\$ 31,895.56
		PHA Administration Fee	2.00%		\$ 11,598.39
		Subtotal Soft Costs and Fees	30.00%		\$ 132,771.30
		TOTAL REHABILITATION / RETROFIT CONSTRUCTION COST BUDGET:			\$ 712,690.55
		HUD TOTAL DEVELOPMENT COST (TDC):			\$ 1,224,245.00
		TOTAL REHABILITATION ESTIMATE / TDC COST:			58.21%

Gettysburg

52860-A -Justification

Section 2 Line 1

Attach a narrative statement describing the justification for disposition.

The multi-family property, known as Gettysburg, has one 2-story apartment building containing 5 apartment units. The site area is approximately 0.17 acres. Construction of the property was completed in 1975. The building is physically obsolete and cost ineffective to repair. In accordance with HUD Notice *PIH 2021- 07 (HA) - Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers, and associated requirements*, GDPM has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise consistent with the 1937 Act. The units are obsolete as to physical condition. Obsolescence was determined in accordance with the applicable demolition criteria described at section 4. A.1 of the above reference notice.

GDPM procured engineering firm, AEI to complete a needs assessment for the property. The assessment was completed in accordance to the above referenced notice. The report was provided May 31, 2023.

AEI determined that the repair estimate for the properties needs over the next three years totals **\$712,691; 58.21% TDC.**

Please see attached complete narrative and cost estimate.



HUD Physical Needs Assessment

REPORT DATE: May 31, 2023

PROPERTY INFORMATION:

Gettysburg
138 Gettysburg Avenue
Dayton, Montgomery County, Ohio 45417

PROJECT INFORMATION:

AEI Project No. 468947
Site Assessment Date: October 26, 2022 & April 5, 2023

PREPARED FOR:

Greater Dayton Premier
Management
400 Wayne Avenue
Dayton, Ohio 45410

PREPARED BY:

AEI Consultants - Corporate Headquarters
2500 Camino Diablo
Walnut Creek, California 94597



May 31, 2023

Xavier Gullatte
Greater Dayton Premier Management
400 Wayne Avenue
Dayton, Ohio 45410

Subject: HUD Physical Needs Assessment
Gettysburg
138 Gettysburg Avenue
Dayton, Ohio 45417
AEI Project No. 468947

Dear Xavier Gullatte:

AEI's Physical Needs Assessment (PNA) (the Physical Inspection Report) has been prepared for the above-mentioned asset (the Property). During the property assessment and research, our needs assessor met with agents representing the Property, or agents of the owner, and reviewed the property and its history. This assessment and Physical Inspection Report have been prepared in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process", and HUD protocols, including PIH 2021-07.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Client and AEI.

The PNA was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. The Report may be relied upon by Greater Dayton Premier Management, their respective successors and assigns, and by the United States Department of Housing and Urban Development (HUD).

In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent capital needs assessor in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and



data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact Jeb Bonnett at 804-955-8373 or jbonnett@aeiconsultants.com.

Sincerely,

A handwritten signature in blue ink that reads "Jeb Bonnett". The signature is written in a cursive, flowing style.

Jeb Bonnett
Senior Vice President
AEI Consultants

A handwritten signature in blue ink that reads "Scott Moyer". The signature is written in a cursive, flowing style.

Scott Moyer
Senior Cost Estimator
AEI Consultants

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[APPENDIX H: Property 2023 Substantial Rehabilitation Estimate](#)
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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Greater Dayton Premier Management on September 6, 2022 to conduct a Physical Needs Assessment (PNA) for the property located at 138 Gettysburg Avenue, Dayton, Montgomery County, Ohio (the "Property"). The property features 5 dwelling units within 1 apartment building, which was built in 1975 and is situated on 0.17 acres. There is a common area stairwell connecting to all units as well as a common area basement which also acts as a laundry room. The basement houses the tenant water heaters and electrical meters. The property was observed in poor physical condition.

AEI's repair estimates for property needs over the next three years total \$712,691 HUD's 2022 Total Development Cost (TDC) values new construction of the (5) 2-BR units in (1) building style as featured at the property at \$1,224,245. According to HUD's Special Application Center's (SAC) PIH Notice 2021-07, in order for the property to be considered an qualified candidate for demolition or disposition, the ratio of renovation costs to new construction costs needs to exceed 57.14%. The \$712,691 estimated repair costs for the required scope of work reflect 58.21% and **Does Qualify** the property for application for the HUD SAC demolition/ disposition program.

It is AEI's understanding that typically only work directly related to the Resident Apartment buildings and extending 5-feet around its perimeter can be included the renovation costs and work needed for the rehabilitation of Accessory Structures, Land Improvements typically do not qualify; however, qualified utility service line replacement and associated demolition and restoration for this work can be included.

A summary of the Property improvements is provided in the following table:

Item	Description
Property Type	Multifamily
Number of Floors	3
Number of Apartment Units	5
Total Number of Buildings	1
Number of Apartment Buildings	1
Ancillary Buildings	Not applicable
Parking	5 total spaces 5 of Regular Spaces 0 of Accessible Spaces / 0 of Van Accessible Spaces Source: Site Inspection
Gross Floor Area	4,800 per Site Inspection
Net Rentable Floor Area	3,600 per Appraisal
Site Area	0.17 acres per Appraisal
Year of Construction	1975 per Appraisal



1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

Subject property improvements appear to have been carried out in compliance with contemporary building codes and standard building practices at the time of their construction. The Project Manager did not observe any obvious building code violations, nor did management or City report any violations. The quality of planning and design provided for site improvements appears to be suitable, reflecting a relatively efficient use of space and an acceptable use of building materials and systems.

Overall Condition of the Property

Based on AEI's observation of the Property and improvements, the Property appears to be in overall poor condition.

Recommendations in this Report

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken. No recommendations for immediate, further investigation have been included in the Assessment and Recommendation sections of this report.

Accessibility Deficiencies:

ADAAG Concerns:

- As there are not public areas of the property, ADAAG does not apply.

UFAS/State Code Concerns:

- Section 504 of the Rehabilitation Act of 1973 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have 15 or more units. As the property features a total of 6 units, UFAS does not apply.

FHA Design Concerns:

The property was built before March 13, 1991 and therefore FHA Design does not apply.

Building Envelope:

- Select repair/patching of basement slab and walls based on observed cracking and delamination. Repair/replacement of gypcrete subfloor as a result from plumbing pipe replacement. Replacement of the front entry masonry/concrete stairs that was observed in poor condition.
- Select repair and technical tuckpointing to the brick veneer from observed step-cracking under windows, broken/dislodged brick, repair/replacement of basement parging and cleaning (powerwashing) the brick veneer is recommended.
- Refurbishment of the steel supports for the HVAC outdoor condensing units is recommended. Replacement of the exterior steel stair railing is warranted.

- This represents the materials and labor to repair the damaged walls and subfloor at the 2nd floor units and material needed to replace the common stairs.
- Replacement of the deteriorated/damaged staircase in the common stairwell to the 2nd floor units and the stairs to the basement. Replacement of baseboards is due to plumbing line replacement in the units.
- During the inspection areas of the foundation walls parging was observed cracked/damaged/missing and in poor condition (approximately 70%). Repair/replacement of the parging and waterproofing is recommended.
- During the inspection areas of attic insulation was observed compressed//missing the required blown insulation, filling in and restoring the insulation to the required quantity is recommended.
- It was reported the roofing was replaced in 2015.
- It was reported the soffits/fascia and gutters/downspouts were replaced in 2015.
- The building entry door and dwelling unit entry doors were observed in poor condition with damage/delaminating and not closing tightly and completely, replacement is warranted. Select interior doors was observed with damage due to tenant abuse and age, replacement is recommended.
- The windows are not original to the site and observed in good condition.

Unit Finishes:

- The five dwelling units were observed with gypsum board (drywall) in fair to poor condition. The drywall as observed with areas of damage/cracking/separating/holes from various sources as well as removal/replacement during plumbing lines work. As a result, approximately 80% of the drywall in the units will need replacement and painting.
- The four of the five dwelling units flooring was observed to be in poor condition with areas of missing/damaged vinyl tiles. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring in the units is recommended. The common stairwell flooring and stair treads was observed to be in poor condition with areas of missing/damaged vinyl, replacement is warranted.
- Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.
- Of the five units, four of the dwelling units mirrors were observed in poor condition and need to be replaced.
- The four of the five dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition and at the end of the estimated useful life (EUL). The fifth units cabinets/tops and vanities/tops were observed in fair condition and nearing the end of the EUL. The four units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in the units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.

Plumbing System:

The plumbing lines on-site were observed to be in poor condition with the site reporting multiple issues of leaks and backups in a majority of the inspected units. The cabinets below the sinks of kitchens and bathrooms in select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Water heaters were observed of various ages (2014 thru 2022).

HVAC System:

The units feature gas-fired furnaces for heat and outdoor condensing units with replacement on an as-needed basis. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Replacement of the furnaces, condensers, thermostats and select ductwork is recommended. Gas furnaces and condenser units were noted as manufactured in 1999 and exceeding the components EUL.

Unit Electrical Service:

Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction (1975) and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported to be original to the date of construction (1975) and in various operating conditions. Replacement of the fans and ducting is recommended.

Fire & Life Safety: The Subject isn't provided with fire suppression sprinklers or a dedicated fire alarm system with off-site monitoring.

The dwelling unit bedrooms were observed without smoke detectors or with non-compliant smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report, we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.

Recommendations in this Report

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken. The condition of all items is to be described as good, fair, or poor based on the ASTM E2018-15 standards.

Good Condition: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair Condition: In working condition but may require immediate or short-term repairs above an agreed threshold.

Poor Condition: Not in working condition or requires immediate or short-term repairs above an agreed threshold.

The agreed threshold is presumed to be the *de minimus* reporting threshold.

1.2 REMAINING USEFUL LIFE

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is expiring.

1.3 LIST OF COMMONLY USED ACRONYMS

ADA	The Americans with Disabilities Act
AHU	Air Handling Unit
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
EUL	Expected Useful Life
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FHA	Forced Hot Air
FHW	Forced Hot Water
FIRMS	Flood Insurance Rate Maps
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
GFI	Ground Fault Interrupt (circuit)
GPNA	Green Physical Needs Assessment
GWB	Gypsum Wall Board
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
IM / IR	Critical or Non-Critical Repair
MEP	Mechanical, Electrical & Plumbing
MDP	Main Distribution Panel
NA	Not Applicable
NFPA	National Fire Protection Association
PCA	Property Condition Assessment

PCR	Property Condition Report
PML	Probable Maximum Loss
PTAC	Packaged Through-wall Air Conditioning (Unit)
R&M	Repair and Maintain - Routine Maintenance
RR	Replacement Reserve
RTU	Rooftop Unit
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
WDO	Wood Destroying Organisms

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

Estimates are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, AEI's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions.

Actual costs may differ from AEI's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from the United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

2.1 PURPOSE

The purpose of this survey and related report is to assist Greater Dayton Premier Management and HUD in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time. For this assessment, the Project Manager has performed a reconnaissance assessment of the subject property and its improvements, evaluated the apparent physical conditions, reviewed available documentation, assessed the expected useful life (EUL), and estimated the cost for repairs, replacements, and significant maintenance items. The Project Manager assessed a representative sample of the building/s; the assessment typically included roofs, operational components, parking structures, and all common areas and exteriors.

The PNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. This investigation was prepared for the sole use and benefit of Greater Dayton Premier Management and HUD. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Greater Dayton Premier Management and HUD.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

2.2 SCOPE OF WORK

AEI was retained by Greater Dayton Premier Management on September 6, 2022 to conduct a Physical Needs Assessment (PNA) to fulfill the due diligence requirements of a pending real estate transaction. The PNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and HUD's PIH Notice 2021-07. The PNA was performed for the property located at 138 Gettysburg Avenue, Dayton, Montgomery County, Ohio (the "Property"). The scope of work included the following:

- The inspection of at least 25% of each unit type;
- The visual examination of the property's components, including MEP equipment, exterior walls, roofing, foundations, landscaping, utilities, and interior elements;
- The interviewing of property management and tenants;
- The information gathering from Freedom of Information request letters from the local Building, Zoning, and Fire departments;

2.2.1 ASSESSMENT METHODOLOGY

The PNA meets the specifications of the lender and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The PNA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. A summary of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the PNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the PNA to reflect material physical deficiencies and the corresponding opinion of probable costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant.

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	October 26, 2022 updated site visit April 5th, 2023
Time of Site Visit	10:00am
Weather Conditions	70° F and Clear
Site Assessor	Christopher Johnson & Isoke Craig
Site Escorts	Datalion Culpepper
Point of Contact	Angela Stearns
Total Units Inspected	5 five -All

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
138 Gettysburg Avenue	2-bed/1-bath	E	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
138 Gettysburg Avenue	2-bed/1-bath	A	Vacant
138 Gettysburg Avenue	2-bed/1-bath	C	Occupied
updated site visit April 5th, 2023			
138 Gettysburg Avenue	2-bed/1-bath	A	Vacant
138 Gettysburg Avenue	2-bed/1-bath	B	Occupied
138 Gettysburg Avenue	2-bed/1-bath	C	Vacant
138 Gettysburg Avenue	2-bed/1-bath	D	Occupied
138 Gettysburg Avenue	2-bed/1-bath	E	Occupied

2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Greater Dayton Premier Management (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Greater Dayton Premier Management on September 6, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

The Project Manager's findings are derived from a thorough review of all available resources, including but not limited to, construction drawings, rent rolls, interviews with property management, and field inspection observations. Please note that the building and unit matrices were populated in the CNA E-Tool and the Building Unit Mix report generated from that effort is attached below:

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
2-bed/1-bath	600	5	3,600
		Total NSF:	3,600

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
138 Gettysburg Avenue	2 + Basement	4,800
	Total GSF:	4,800

3.2 SITE

3.2.1 SITE TOPOGRAPHY

The Property slopes moderately downward from west to the east across the site.

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Gentle slopes throughout Property	R&M	Good
Retaining Walls	Not applicable	NA	Not applicable
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Hardscape directs storm water to adjacent municipal street	R&M	Good
Foundation Drainage System	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of topography, drainage or retaining wall features were observed or reported.

Photographs



North Gettysburg Avenue



North Gettysburg Avenue



North and west facade

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by two entrances / exits from following adjoining municipal streets: North Gettysburg Avenue and municipal alley way	R&M	Good
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable
Easement or Alley Way	Not applicable	NA	Not applicable

Photographs



North Gettysburg Avenue



North Gettysburg Avenue



Site entrance from North Gettysburg Avenue



Site entrance from North Gettysburg Avenue



2nd entrance



2nd entrance



Municipal alley way



Municipal alley way

3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	IM/RR	Fair/Poor
Concrete Pavement	Not applicable	NA	Not applicable
Curbing	Not applicable	NA	Not applicable
Seal Coating	Worn and considered at the end of its useful life	IM/RR	Fair/Poor
Striping	Painted parking striping faded and worn	IM/RR	Fair/Poor
Total Number of Parking Spaces	5 spaces in open lots	NA	Not applicable
Number of ADA Spaces	0	NA	Not applicable

Photographs



Site entrance from North Gettysburg Avenue



Asphalt parking lot



Asphalt parking lot



Asphalt parking lot

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Item	Description	Action	Condition
Sidewalks	Concrete	IM/RR	Fair/Poor
Ramps	Poured in place concrete	IM/RR	Fair/Poor
Exterior Steps	Concrete steps and landing at building entrance	IM/RR	Fair/Poor
Handrails	Steel handrails protect exterior steps	IM/RR	Fair/Poor
Loading Docks	Not applicable	NA	Not applicable

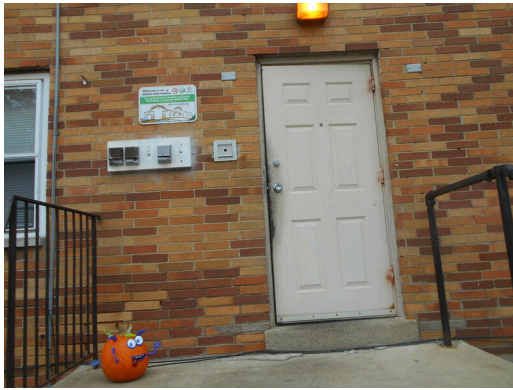
Photographs



North facade



Building entrance



Building entrance



Concrete sidewalk



Update- Main entry stair- damaged concrete stair



Update- Main entry stair- damaged concrete stair



Update- Main entry stair- damaged concrete stair



Update- Repair cracking concrete sidewalk



Update- Main sidewalk- install railings and rest area in ramp



Update- Main sidewalk- install railings and rest area in ramp



Update- Main entry stair- repair damaged stair railing

3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	R&M	Good
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Not applicable	NA	Not applicable
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Not applicable	NA	Not applicable
Site/Building Lighting	Exterior building mounted high intensity lights	IM/RR	Fair/Poor
Parking Area Lighting	Not applicable	NA	Not applicable
Signage	Not applicable	NA	Not applicable
Water Features	Not applicable	NA	Not applicable

Photographs



Building mounted lighting

3.2.7 RECREATIONAL FACILITIES

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not applicable	NA	Not applicable
Barbecue	Not applicable	NA	Not applicable
Picnic Areas	Not applicable	NA	Not applicable
Sport Courts	Not applicable	NA	Not applicable
Tennis Courts	Not applicable	NA	Not applicable
Playground	Not applicable	NA	Not applicable

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	Not applicable	NA	Not applicable
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

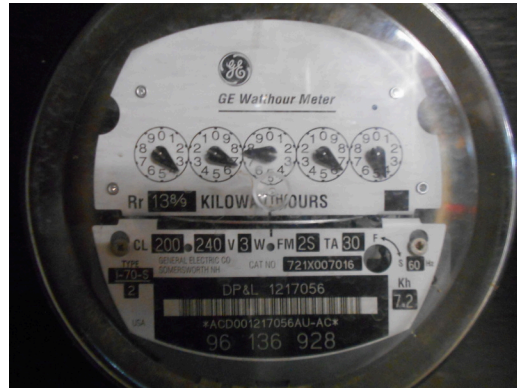
3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	Vectren
Electricity	Dayton Power and Light
Potable Water	City Of Dayton
Sanitary Sewerage	City Of Dayton
Storm Sewer	Municipal
Fuel Oil	Not applicable

Photographs



Tenant electrical breakers, old equipment



Tenant electrical breakers



Update- Gas Meters



Update-Basement- Meters



Update-Basement- Meters



Update- Replace electrical service wire



Update- Replace electrical service wire

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	IM	Poor
Waste Service Lines	Cast iron	IM	Poor
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Not applicable	NA	Not applicable
Transformers	Overhead lines and pole-mounted electrical transformer(s)	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs



Update- Unit A, 2 bedroom/1 bathroom- kitchen- Plumbing



Pole mounted transformer



Update- Unit B, 2 bedroom/1 bathroom-
Kitchen



Update- Unit B, 2 bedroom/1 bathroom-
Bathroom- Damaged vanity

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

Select repair/patching of basement slab and walls based on observed cracking and delamination. Repair/replacement of gypcrete subfloor as a result from plumbing pipe replacement. Replacement of the front entry masonry/concrete stairs that was observed in poor condition. During the inspection areas of the foundation walls parging was observed cracked/damaged/missing and in poor condition (approximately 70%).

Item	Description	Action	Condition
Foundation Type	Basement	IM	Fair/Poor
Foundation Walls	Concrete stem walls	R&M	Fair
Building Slab	Concrete slab-on-grade	IM	Fair/Poor
Moisture Control	Landscaping slopes away from the foundation.	R&M	Fair
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

Photographs



Update- West elevation cracking concrete



Common area laundry room



Update- Main entry stair- damaged concrete stair



Update- North elevation minor cracking



Update- West elevation cracking concrete



Update- Basement Window



Update- Main entry stair- damaged concrete stair



Update- North elevation minor cracking



Update- North elevation minor cracking



Update- Main entry stair- damaged concrete stair



Brick facade, requires repointing



Basement window well



Deteriorated concrete slab at basement floor



Basement foundation



Areas of missing parging



Areas of missing and cracking parging



Areas of missing and cracking parging

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Materials and labor to repair the damaged walls and subfloor at the 2nd floor units and material needed to replace the common stairs.

Replacement of the deteriorated/damaged staircase in the common stairwell to the 2nd floor units and the stairs to the basement. Replacement of baseboards is due to plumbing line replacement in the units.

Item	Description	Action	Condition
Wall Structure	Masonry bearing walls and wood framing	IM	Fair/Poor
Secondary Framing Members	Steel lintels at window and door openings	R&M	Good
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	Select damage to the 2nd floor dwelling uniits subfloor and walls were observed.	IM	Fair/Poor
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good
	Interior Common Stairs to 2nd floor and basement.	IM	Poor

Item	Description	Action	Condition

Photographs



Steel structure



Update- North elevation minor cracking



Update- North elevation minor cracking



Update- Unit E, 2 bedroom/1 bathroom-
Living room- damaged VCT



Update- North elevation minor cracking



Update- Unit C, 2 bedroom/1 bathroom-
Living room- damaged VCT

3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

There are no crawl spaces at the apartment buildings.

3.3.2.3 ROOF FRAME & SHEATHING

Item	Description	Action	Condition
Roof Design	Pitched with attic space	R&M	Fair
Roof Framing	Wood rafters	R&M	Fair
Roof Deck or Sheathing	Plywood decking	R&M	Fair
FRT Plywood	FRT plywood was not observed	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Photographs



North and west facade



DSCN9063

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall fair condition.

3.3.2.5 ATTICS & EAVES

The attics are ventilated by a combination of ridge vents and perforated eave vents. The ridge vent is aluminum and covered with shingles to match the rest of the roofing. It was reported the soffits/fascia and gutters/downspouts were replaced in 2015.

Limited access to the attics was available at the time of the site visit.

Photographs



Eaves



Soffit and fascia

3.3.2.6 INSULATION

The roofs are insulated with loose-fill fibers. The depth of the insulation was reported to be approximately 6 inches with a R value of approximately 24.

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Replacement of the front entry masonry/concrete stairs that was observed in poor condition. Replacement of the exterior steel stair railing is warranted.

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Metal railings at the front entry stairs	IM	Poor
Patio Construction	Not applicable	NA	Not applicable
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Masonry and concrete stoop and stairs into the building.	IM	Poor

Photographs



Update- Main entry stair- damaged concrete stair



Update- Main entry



Update- Main entry stair- damaged concrete stair



Update- Main entry stair- damaged concrete stair



Update- Main entry stair- repair damaged stair railing



Building entrance

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

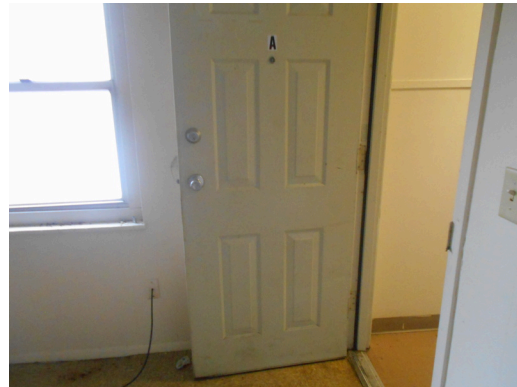
The building entry door and dwelling unit entry doors were observed in poor condition with damage/delaminating and not closing tightly and completely, replacement is warranted. Select interior doors was observed with damage due to tenant abuse and age, replacement is recommended.

Item	Description	Action	Condition
Unit Entry Doors	Metal clad	IM/RR	Fair/Poor
Service Doors	Not applicable	NA	Not applicable
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Metal clad	IM/RR	Fair/Poor

Photographs



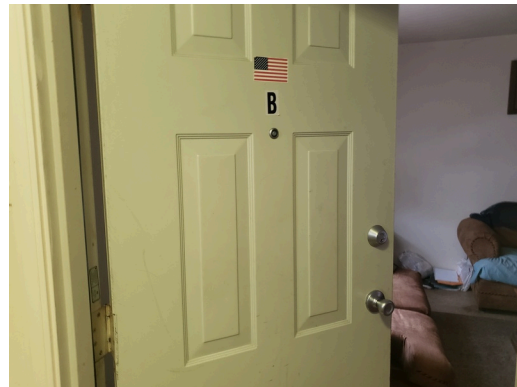
Unit A, 2 bedroom/1 bathroom, vacant - Threshold



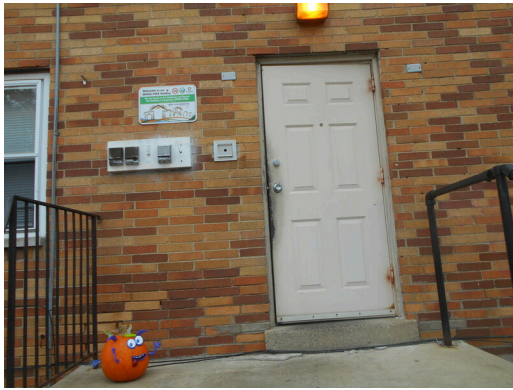
Unit A, 2 bedroom/1 bathroom, vacant - Door



Update- Main entry



Update- Unit B, 2 bedroom/1 bathroom



Building entrance



Update- Unit D, 2 bedroom/1 bathroom

3.3.3 SIDEWALL SYSTEM

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted Masonry Brick Veneer	IM	Fair/Poor
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Concealed	R&M	Good/Fair
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Not applicable	NA	Not applicable

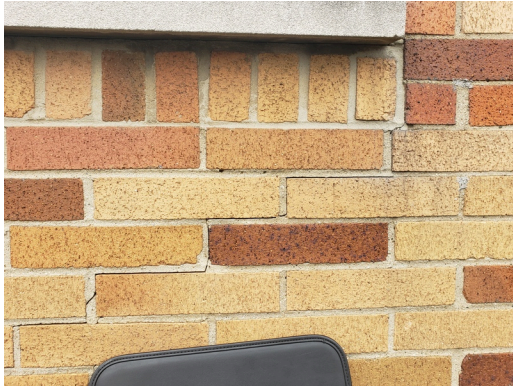
Photographs



North and west facade



Typical brick facade



Update- North elevation minor cracking



Update- North elevation minor cracking



Update- North elevation minor cracking



Western facade



Southern facade



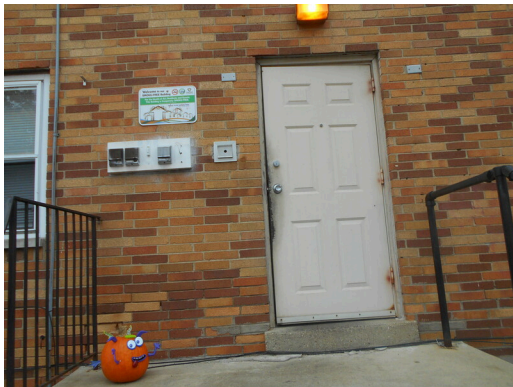
A/C coolant line



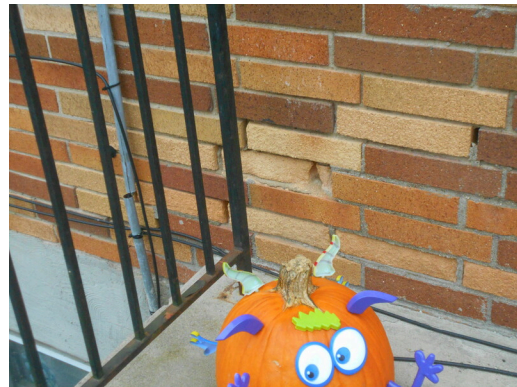
East facade



North facade



Building entrance



Brick facade, requires repointing



Brick veneer at window well



South & east facade

3.3.3.1 WINDOWS

The windows are not original to the site and observed in good condition.

Item	Description	Action	Condition
Window Type	Single hung windows	RR	Good
Window Frame	Vinyl	RR	Good
Window Panes	Single pane	RR	Good

Photographs



Unit A, 2 bedroom/1 bathroom, vacant - Vinyl window



Unit A, 2 bedroom/1 bathroom, vacant - Vinyl window



Unit A, 2 bedroom/1 bathroom, vacant - Vinyl window, single pane



Common area stairwell window



Typical window



Update- Window



Update- Basement window

3.3.4 ROOFING FINISH

It was reported the roofing was replaced in 2015.

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
All	Pitched with asphalt shingles	1,600 SF	8 years	12 years	Yes	RM	Good/Fair

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
All	Gutters and downspouts	Not applicable	Not applicable	R&M	Good/Fair

Photographs



North and west facade



Building mounted lighting



North facade

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

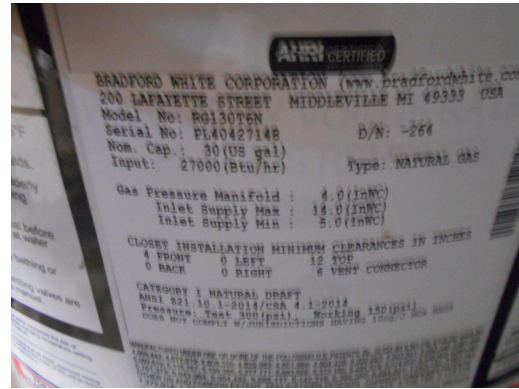
The plumbing lines on-site were observed to be in poor condition with the site reporting multiple issues of leaks and backups in a majority of the inspected units. The cabinets below the sinks of kitchens and bathrooms in select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Water heaters were observed of various ages (2014 thru 2022).

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	IM	Poor
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	Cast iron pipe	IM	Poor
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Individual small, gas-fired, tank-type water heaters with 40-gallon capacity.	R&M	Fair
Domestic Water Boilers	Not applicable	NA	Not applicable
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs



Tenant water heaters



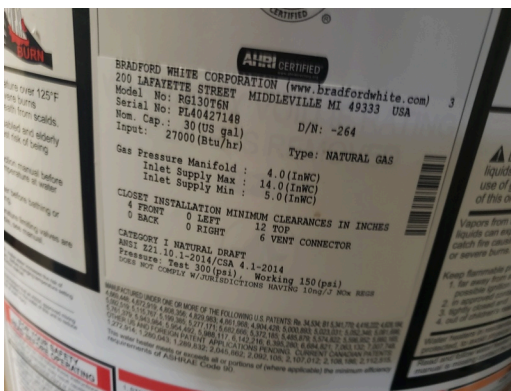
Tenant water heaters



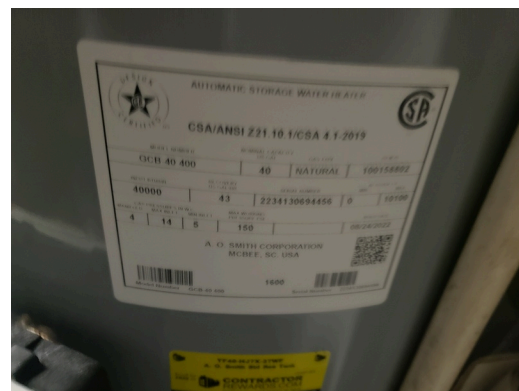
Expansion tank



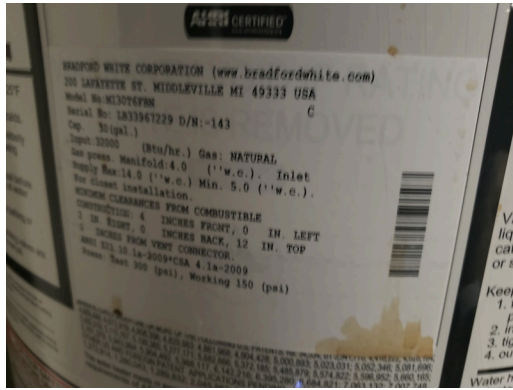
Update-Basement- Dwelling unit water heaters



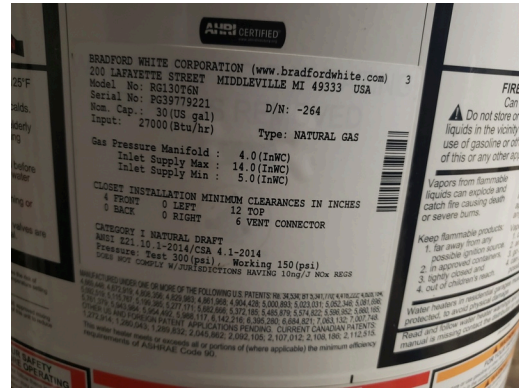
Update-Basement- Dwelling unit 30- Gal gas water heaters- MFG 2017



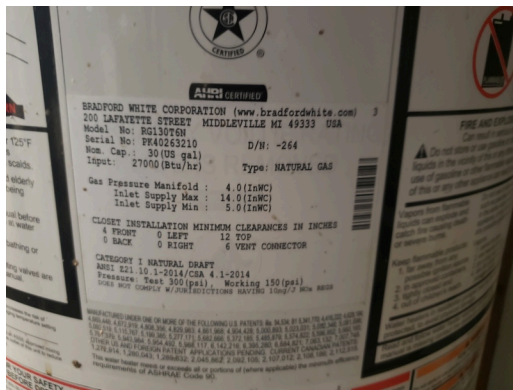
Update-Basement- Dwelling unit 40- Gal gas water heaters- MFG 2022



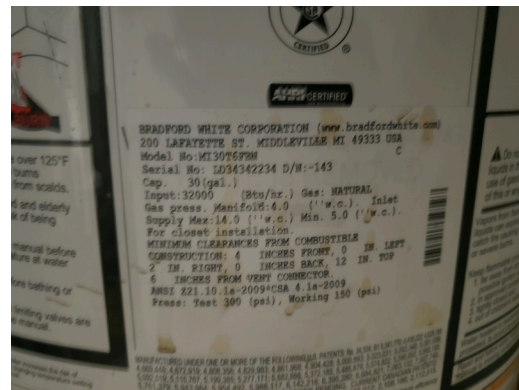
Update-Basement- Dwelling unit 30- Gal gas water heaters- MFG 2014



Update-Basement- Dwelling unit 30- Gal gas water heaters- MFG 2017



Update-Basement- Dwelling unit 30- Gal gas water heaters- MFG 2017



Update-Basement- Dwelling unit 30- Gal gas water heaters- MFG 2014



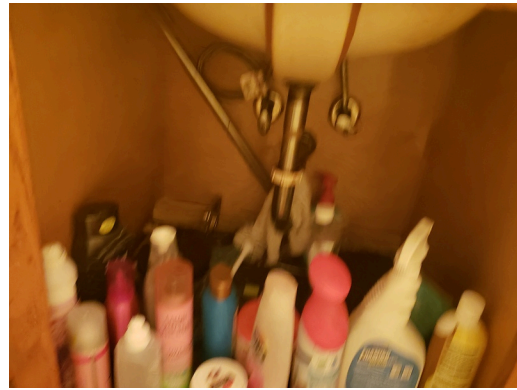
Update- Unit B, 2 bedroom/1 bathroom- Bathroom- Damaged vanity



Update- Unit E, 2 bedroom/1 bathroom- Furnace- Rusty plumbing



Update- Unit D, 2 bedroom/1 bathroom-
Kitchen- Plumbing



Update- Unit E, 2 bedroom/1 bathroom-

3.4.2 HVAC SYSTEMS

The units feature gas-fired furnaces for heat and outdoor condensing units with replacement on an as-needed basis. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Replacement of the furnaces, condensers, thermostats and select ductwork is recommended. Gas furnaces and condenser units were noted as manufactured in 1999 and exceeding the components EUL. Refurbishment of the steel supports for the HVAC outdoor condensing units is recommended.

Item	Description	Action	Condition
Cooling Equipment	Individual Split Systems with air-cooled condensing units	IM	Poor
Heating Equipment	Individual Gas Furnace (integral with Split system)	IM	Poor
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Not applicable	NA	Not applicable
Tonnage of Cooling Equipment	5 condenser units, each with a rated capacity of 2 tons	IM/RR	Poor
Distribution System	Ducted forced-air system	IM	Poor
Controls	Local Thermostat	IM	Poor
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

Photographs



Unit E, 2 bedroom/1 bathroom - Furnace, older unit



Unit E, 2 bedroom/1 bathroom - Furnace



Unit A, 2 bedroom/1 bathroom, vacant - Furnace



Unit A, 2 bedroom/1 bathroom, vacant - Furnace



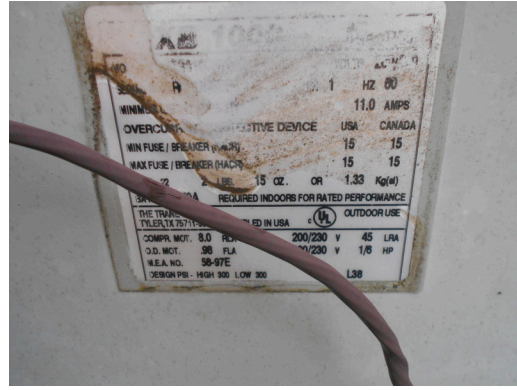
Unit A, 2 bedroom/1 bathroom, vacant - Vent



A/C units, well past their EUL



A/C units, deteriorated insulation line



A/C units, well past their EUL



A/C coolant line



Update- Unit A, 2 bedroom/1 bathroom-
Furnace



Update- Unit C, 2 bedroom/1 bathroom-
Furnace



Update- Unit C, 2 bedroom/1 bathroom-
Furnace



Update- Unit E, 2 bedroom/1 bathroom-
Furnace



Update- Unit E, 2 bedroom/1 bathroom-
Furnace- Vent



Update- Unit E, 2 bedroom/1 bathroom-
Furnace- Rusty plumbing



Update- HVAC 1.5 Ton- MFR- 2002



Update- HVAC Units replace insulation



Update- HVAC 1.5 Ton- MFR- 2006



Update- HVAC Units Older



Update- HVAC Units replace insulation



Update- HVAC 1.5 Ton- MFR- 2002



DSCN9055



DSCN9057

3.4.3 ELECTRICAL SYSTEM

Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction (1975) and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported to be original to the date of construction (1975) and in various operating conditions. Replacement of the fans and ducting is recommended.

Item	Description	Action	Condition
Service Type	Overhead lines and pole-mounted electrical transformer(s)	IM/RR	Poor
Building Service	120/240-Volt, three-phase, four-wire, alternating current (AC)	IM	Poor
Typical Tenant Service Amperage	100 Ampere breaker panel	IM	Poor
Panel Manufacturer	Square D	IM	Poor
Overload Protection	Circuit breaker switches	IM	Poor
Service Wire	Copper wiring observed	IM	Poor
Branch Wiring	Copper wiring observed	IM	Poor
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	IM/RR	Poor

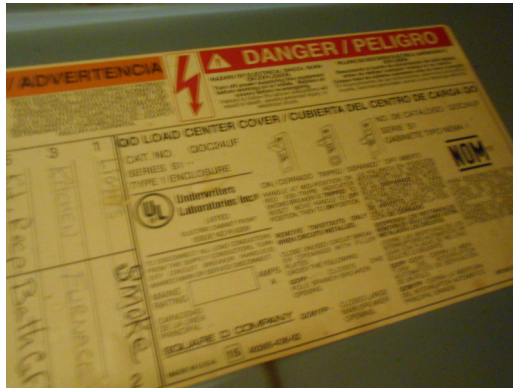
Photographs



Unit E, 2 bedroom/1 bathroom - Kitchen electrical breaker, older/rusted



Unit E, 2 bedroom/1 bathroom - Kitchen electrical breaker



Unit E, 2 bedroom/1 bathroom - Kitchen electrical breaker



Unit E, 2 bedroom/1 bathroom - Kitchen electrical breaker



Unit A, 2 bedroom/1 bathroom, vacant - Kitchen electrical panel



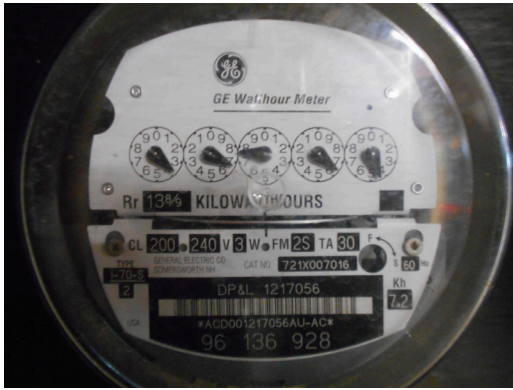
Unit A, 2 bedroom/1 bathroom, vacant - Kitchen electrical panel



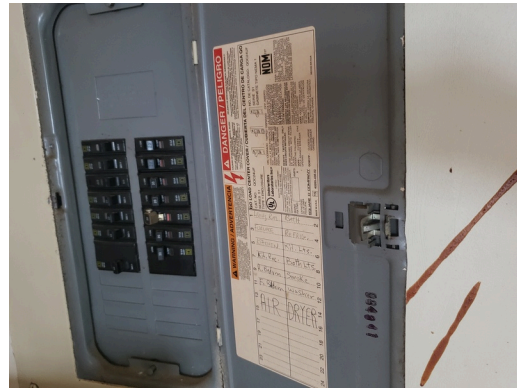
Unit C, 2 bedroom/1 bathroom - Electrical breaker



Tenant electrical breakers, old equipment



Tenant electrical meter



Update- Unit A, 2 bedroom/1 bathroom-
Electrical panel



Update- Unit C, 2 bedroom/1 bathroom-
Electrical panel



Update- Unit C, 2 bedroom/1 bathroom-
Electrical panel



Update- Unit C, 2 bedroom/1 bathroom- GFCI
outlet



Update- Unit E, 2 bedroom/1 bathroom-
Electrical Panel



Update-Basement- Meters



Update-Basement- Meters



Update- Replace electrical service wire



Update- Replace electrical service wire



Common area stairwell smoke detector



A/C units, deteriorated insulation line



Main service disconnect



Unit meters & disconnects



Electrical weatherhead



Tenant electrical meters & disconnects

ASSESSMENT / RECOMMENDATION

Apartment units' circuit breaker panels and electrical devices are obsolete and require 3-year modernization.

3.5 ELEVATORS

Elevator Summary

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
N/A	N/A	N/A	N/A	N/A	N/A	NA	Not applicable

Elevator Inspection

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevators	Annual		N/A	NA	Not applicable

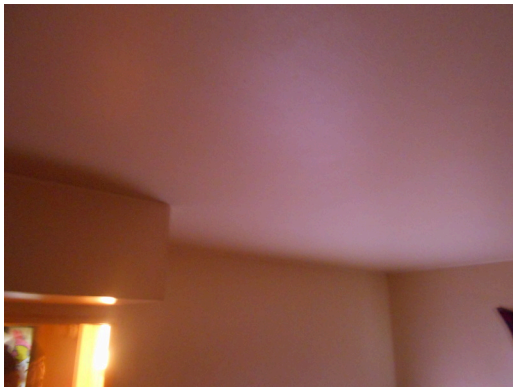
ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

3.6 LIFE & FIRE SAFETY

Item	Description	Condition	Action
Fire Suppression Systems	Not applicable	Not applicable	NA
Fire Suppression System Inspection Date	Not applicable	Not applicable	NA
Other Equipment and Devices	Tamper proof/hard-wired battery detectors in the Living areas and common areas No smoke detectors in bedrooms	Poor	IM/RR
Fire Extinguishers	Not applicable	Not applicable	NA
Fire Alarms	Not applicable	Not applicable	NA
Fire Alarm Inspection Date	Not applicable	Not applicable	NA
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	The building features interior staircases	Fair/Poor	IM/RR

Photographs



Unit E, 2 bedroom/1 bathroom - Bedroom 1 ceiling, no smoke detector



Unit E, 2 bedroom/1 bathroom - Bedroom 2 ceiling, no smoke detector



Unit A, 2 bedroom/1 bathroom, vacant -
Bedroom 1 ceiling, no smoke detector



Common area laundry room smoke detector



Common area stairwell smoke detector

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not applicable	NA	Not applicable
Club Room	Not applicable	NA	Not applicable
Business Center	Not applicable	NA	Not applicable
Common Area Kitchen	Not applicable	NA	Not applicable
Common Area Laundry	A common area laundry room with washers and dryers is located in the basement, the equipment is reportedly owned by the property. Finishes include polished concrete flooring, painted CMU walls and unfinished ceilings.	IM/RR	Fair/Poor

Photographs



Common area laundry room

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

- The five dwelling units were observed with gypsum board (drywall) in fair to poor condition. The drywall as observed with areas of damage/cracking/separating/holes from various sources as well as removal/replacement during plumbing lines work. As a result, approximately 80% of the drywall in the units will need replacement and painting.
- The four of the five dwelling units flooring was observed to be in poor condition with areas of missing/damaged vinyl tiles. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring in the units is recommended. The common stairwell flooring and stair treads was observed to be in poor condition with areas of missing/damaged vinyl, replacement is warranted.
- Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.
- Of the five units, four of the dwelling units mirrors were observed in poor condition and need to be replaced.

Unit Finishes

Item	Description	Action	Condition
Carpet	Not applicable	NA	Not applicable
Resilient Flooring (vinyl)	Vinyl tile	IM/RR	Fair/Poor
Other	Not applicable	NA	Not applicable
Walls	Gypsum board with painted finish	IM	Fair
Ceilings	Gypsum board with painted finish	IM	Fair
Window Coverings	Window blinds are provided	IM	Fair

Photographs



Unit E, 2 bedroom/1 bathroom - Bedroom 1



Unit E, 2 bedroom/1 bathroom - Bedroom 2



Unit A, 2 bedroom/1 bathroom, vacant -
Bathroom



Unit A, 2 bedroom/1 bathroom, vacant -
Bedroom 2

Appliances

Item	Description	Action	Condition
Refrigerators	Units are older	IM/RR	Fair
Ranges	Units are older	IM/RR	Fair
Range hoods	Not applicable	IM	Poor
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Not applicable	NA	Not applicable

Photographs



Unit E, 2 bedroom/1 bathroom - Kitchen



Unit E, 2 bedroom/1 bathroom - Kitchen refrigerator



Unit E, 2 bedroom/1 bathroom - Kitchen, cabinets are more than 20-years old



Unit E, 2 bedroom/1 bathroom - Kitchen overhead



Unit C, 2 bedroom/1 bathroom - Kitchen



Unit C, 2 bedroom/1 bathroom - Kitchen

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	IM	Poor

Item	Description	Action	Condition
Bathroom Sink and Countertop	Plastic laminated particle board	IM	Poor
Kitchen Cabinetry	Wood frame with solid wood doors	IM	Fair/Poor
Bathroom Cabinetry	Wood frame with solid wood doors	IM	Poor
Bathtub/Shower and Enclosure	Fiberglass bathtub with fiberglass tub surround	IM	Poor
Toilet	Tank top toilet with large capacity tank	IM	Poor
Accessories	Medicine cabinet	IM/RR	Fair/Poor
	Towel bars		
	Wall mounted mirror		

Photographs



Unit E, 2 bedroom/1 bathroom - Kitchen



Unit E, 2 bedroom/1 bathroom - Kitchen, cabinets are more than 20-years old



Unit E, 2 bedroom/1 bathroom - Kitchen overhead



Unit E, 2 bedroom/1 bathroom - Kitchen sink



Unit E, 2 bedroom/1 bathroom - Bathroom sink



Unit E, 2 bedroom/1 bathroom - Bathroom sink



Unit E, 2 bedroom/1 bathroom - Bathroom shower



Unit E, 2 bedroom/1 bathroom - Bathroom toilet



Update- Unit C, 2 bedroom/1 bathroom- Kitchen



Update- Unit E, 2 bedroom/1 bathroom- Kitchen



Update- Unit A, 2 bedroom/1 bathroom-
kitchen- Plumbing



Update- Unit A, 2 bedroom/1 bathroom-
Kitchen- Damaged cabinets



Update- Unit B, 2 bedroom/1 bathroom-
Bathroom- Damaged vanity



Update- Unit A, 2 bedroom/1 bathroom-
Kitchen



Update- Unit E, 2 bedroom/1 bathroom-
Bathroom



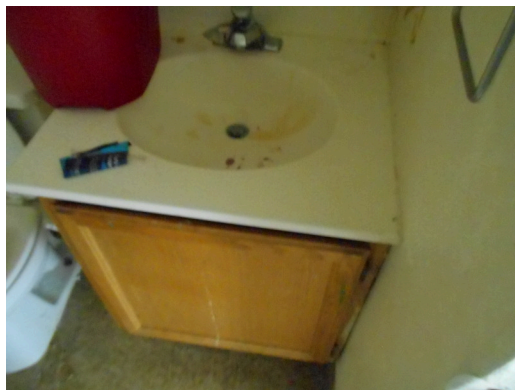
Update- Unit E, 2 bedroom/1 bathroom-
Electrical Panel



Update- Unit C, 2 bedroom/1 bathroom-
Kitchen Cabinet



Unit E, 2 bedroom/1 bathroom - Bathroom,
poor quality finishes



Unit A, 2 bedroom/1 bathroom, vacant -
Bathroom sink



Unit C, 2 bedroom/1 bathroom - Kitchen



Update- Unit E, 2 bedroom/1 bathroom-



Unit E, 2 bedroom/1 bathroom - Bathroom
medicine cabinet, damaged glass, poor
quality finishes

The four of the five dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition and at the end of the estimated useful life (EUL). The fifth units cabinets/tops and vanities/tops were observed in fair condition and nearing the end of the EUL. The four units were observed with broken /missing hardware, delaminating doors/drawers, rotted

bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in the units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities). However, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PNA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Datalion Culpepper reported that he was not aware of suspected mold or microbial growth at the Property and that tenant occupants have not had complaints concerning suspected mold or microbial growth. Datalion Culpepper indicated that no formal indoor air quality management plan currently exists at the Property.

ASSESSMENT / RECOMMENDATION

No repair or reserve funding is recommended at this time.

4.2 PEST MANAGEMENT

As part of the site and property assessment, AEI conducted limited, visual, non-intrusive observations to ascertain if there was evidence of wood destroying organism (WDO) activity on the physical structures at the Property during our site visit. Our WDO assessment process included visual observation of select interior and exterior building systems for noticeable signs of WDO activity, such as damaged or deteriorated wood, noticeable remnants of deceased WDO's (termites, beetles, ants, bees, etc.), and applying hand pressure (with a hard object tool) to reachable areas where these types of organisms generally attack to determine if there is any hidden damage to such surfaces (surfaces generally limited to trim work along baseboards and around windows).

Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces. This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

Our WDO assessment did not identify any unusual problems or concerns related to WDO activity on the property.

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns with termites or wood destroying organisms were reported or observed.

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

AEI reviewed the property location in order to determine whether or not the site is located in an area that may constitute a seismic hazard as determined by the ASCE/SEI Standard ASCE 41-13 "Seismic Evaluation and Retrofit of Existing Buildings. The determination employs output from design mapping with data provided from the US Geological Survey.

Per HUD MAP Guide (revised March 19, 2021), any detached or semi-detached structure where the calculated Design Earthquake Spectral Response Acceleration Parameter (S_{XS}) is less than .400g and any building where both Design Earthquake Spectral Response Acceleration Parameters (S_{XS} and S_{X1}) are less than .330g and .133g respectively, a detailed seismic hazard and building performance analysis is not required.

The values for S_{XS} and S_{X1} have been provided as output from a Design Maps Summary Report as derived from current USGS data.

A copy of the USGS data is included in the USGS Design Maps Appendix.

The value for S_{XS} was calculated at LESS than 0.330g.

The value for S_{X1} was calculated at LESS than 0.133g.

ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone IV.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 39113C0144E, dated 01/06/2005, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

The following list of Known Problematic Building Materials has been developed by Fannie Mae and is typically referenced in CNA reports as a general summary of systems or organisms that have been part of a manufacturer recalled or have been specifically identified as problematic. If these items are identified through reports or observation, the topic will be further discussed in the report sections listed in the following table:

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable
Federal Pacific Electric Stab-Lok panels	No	Not applicable

Red Flag Material or System	Identified	Action Recommended
Polybutylene Water Distribution Lines	No	Not applicable
Galvanized Steel Water Distribution Lines	No	Not applicable
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	Not applicable
Recalled Cadet Brand Electric in-Wall Heaters	No	Not applicable
Recalled General Electric / Hotpoint dishwashers	No	Not applicable
Microbial Growth	No	Not applicable
Wood Destroying Organisms	No	Not applicable

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Not provided	NA
Construction Drawings	Not provided	NA
ALTA Survey	Not provided	NA
Historical Capital Schedule	Not provided	NA
Rent Roll	Not provided	NA

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Angela Stearns	Senior Manager	937-910-7625	Provided site related documentation
Kurt Beck	Maintenance Supervisor	Not provided	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Dayton Building Department.

As of the date of this report, a written response has not been provided. AEI will continue to follow-up with the respective parties and will forward information received separately as soon as it has been received.

5.4 FIRE CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Dayton Fire Department.

No open violations were reported for the Property at the time of the assessment.

5.5 ZONING COMPLIANCE

The property is zoned ER-3 and based on online research the property is a legal conforming use.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was not provided with a copy of the most recent REAC inspection for review. Therefore, it is recommended that the owner provide a copy of the most recent REAC inspection for review.

6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

Application	Yes/No	Definition
Age: Was this property constructed after July 1992? (ADAAG Question)	No	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Does the property feature areas of public accommodation? (ADAAG Question)	No	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure? (ADAAG Question)	No	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure? (ADAAG Question)	No	Properties classified as such are exempt from complying with the ADAAG.
Use: Does the property plan a significant renovation that is at least 20% of the value of the building? (If so, the renovation budget should include upgrades to correct all ADA issues). (ADAAG Question)	No	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.
Use: Does the property feature federal financial assistance? (UFAS Question)	Yes	Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States. . .shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing

Application	Yes/No	Definition
		and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.
Age: Was this property constructed prior to July 11, 1988? (UFAS Question)	Yes	While UFAS is still applicable for all project based properties; HUD has allowed for load bearing wall, financial, and administrative burden exceptions to retroactively achieving UFAS compliance.
Age: Was this property constructed after March 13, 1991? (FHA Question)	No	Multi-family properties constructed after March 13, 1991 should be in compliance with the Fair Housing Act Accessibility Guidelines. There are select exceptions.
Age: Was this property provided original building permits after June 15, 1990? (FHA Question)	No	Buildings where the last building permit was issued on or before June 15, 1990 are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the property was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✓		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✓		
5.	Is any litigation pending related to ADA issues?		✓		

Parking

1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			✓	5 total spaces 0 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?			✓	
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?			✓	
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			✓	
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			✓	

Building History		Yes	No	N/A	Comments
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) Please note shorter ramps can be more steep than 1:12 if rise is less than 6-inches.			✓	
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	
3.	Does the width between railings appear to be at least 36 inches?			✓	
4.	Are the cross slopes less steep than 1:48?			✓	
5.	Do the ramp runs rise no more than 30-inches?			✓	
6.	Are there level landings at the bottom and top of the ramp runs?			✓	
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			✓	There are no public areas of the property.
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			✓	
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?			✓	
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			✓	
3.	Is there a path of travel that does not require the use of stairs?			✓	
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2.	Are there visual and audible signals inside cars indicating floor change?			✓	
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	

Building History		Yes	No	N/A	Comments
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?			✓	
2.	Are pull handles push/pull or lever type?			✓	
3.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			✓	
4.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" • turning diameter)?			✓	
5.	Are toilet stall doors wheelchair accessible (appear to be at least 32" • wide)?			✓	
6.	Are grab bars provided in toilet stalls?			✓	
7.	Are sinks provided with clearance for a wheelchair to roll under?			✓	
8.	Are sink handles operable with one hand without grasping, pinching or twisting?			✓	
9.	Are exposed pipes under sink sufficiently insulated against contact?			✓	
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

Building History		Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?			✓	
2.	Do the common laundry rooms have a front controlled washing machine?		✓		
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?		✓		The only common area is a stairwell leading to the 2nd floor units and common area laundry room.

Building History		Yes	No	N/A	Comments
Play Area					
1.	Are the common area playgrounds accessible by wheelchair?			✓	
Designated Handicapped Dwelling Units					
1.	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?			✓	There are no designated handicap units at this property.
2.	Do all accessible doors have adequate space provided at latch side of door (see UFAS Figure 25)?			✓	
3.	Are exterior balconies/decks <1/2" below interior floor level?			✓	
4.	Are all switches, controls and outlets located at between 15" and 54" above floor			✓	
5.	Accessible Kitchens: Is a 30x48 clear space provided at range/cooktop as well as front controls?			✓	
6.	Accessible Kitchens: Is 40" clearance provided between counters, cabinets, walls, or appliances and opposing item. Is a 60" turning radius available in U-shaped kitchens if sink or range/cooktop is located at base of U? Are the sinks roll-under for a 30"x48" forward approach?			✓	
7.	Accessible Kitchens: Are the countertops and sinks lowered from 36" to approximately 34"?			✓	
8.	Accessible Bathrooms: Do the bathrooms feature adequate clear floor space to each of the fixtures?			✓	
9.	Accessible Bathrooms: Do the bathrooms feature accessible accessories (levered hardware, shower hoses, shower chairs or benches, lowered mirrors etc)?			✓	

Abbreviated Screening Checklist for FHA Compliance

Building History		Yes	No	N/A	Comments
Fair Housing Act Accessibility Review					
1.	Requirement 1. Are there accessible building entrances on an accessible route? All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.			✓	
2.	Requirement 2. Are the public and common use areas accessible? Covered housing must have accessible and			✓	

Building History	Yes	No	N/A	Comments
usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.				
3. Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)? All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs (32-inch nominal clearance).			✓	
4. Requirement 4. Is there an accessible route into and through the dwelling unit? There must be an accessible route into and through each covered unit.			✓	
5. Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations? Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.			✓	
6. Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars? Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.			✓	
7. Requirement 7. Are the kitchens and bathrooms "Usable"? Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.			✓	

RECOMMENDATIONS

ADAAG Concerns:

- As there are not public areas of the property, ADAAG does not apply.

UFAS/State Code Concerns:

- Section 504 of the Rehabilitation Act of 1973 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have 15 or more units. As the property features a total of 6 units, UFAS does not apply.

FHA Design Concerns:

The property was built before March 13, 1991 and therefore FHA Design does not apply.

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements.

7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$1	\$1
1-10 Year Inflated Costs	\$1	\$1
11-20 Year Un-Inflated Costs	\$1	\$1
11-20 Year Inflated Costs	\$1	\$1
1-20 Year Un-Inflated Costs	\$1	\$1
1-20 Year Inflated Costs	\$1	\$1

7.2 CRITICAL REPAIRS

7.3 NON-CRITICAL REPAIRS

7.4 REPLACEMENT RESERVES

7.5 PROPERTY INSURANCE SCHEDULE OF REPLACEMENT COST

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
Apartment Building 1	\$171.00	RS MEANS	<u>\$833,105</u>
		TOTAL:	\$833,105

8.0 ASSESSOR QUALIFICATIONS

I understand that my Physical Needs Assessment will be used by Greater Dayton Premier Management to document to the U.S. Department of Housing and Urban Development and was prepared and reviewed in accordance with HUD requirements. I certify that my review was in accordance with the HUD requirements applicable on the date of my review and that I have no financial interest or family relationship with the officers, directors, stockholders, or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

I am under contract for this specific assignment (as Needs Assessor) and I have no other side deals, agreements, or financial considerations with the Client or others in connection with this transaction.

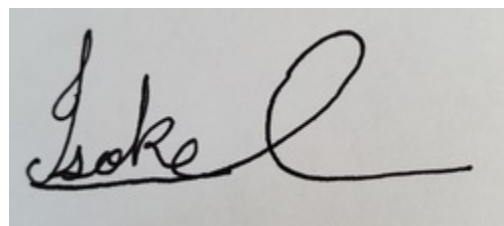
I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.

The site inspection was completed on October 26, 2022

A resume of the property evaluator and the senior reviewers are included in the appendix of this report.



Christopher Johnson, Assessment Project Manager



Isoke Craig, Assessment Project Manager



Jeb Bonnett, Senior Vice President - HUD Building Assessments



Scott Moyer, Cost Estimation Project Manager



Roy Anderson PE, Vice President

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years or both.

9.0 LIMITING CONDITIONS

Capital Needs Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual inspection of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

No destructive or invasive testing was included in the scope of this Assessment.

APPENDIX A

Update Photo Documentation



1. Update- Unit E, 2 bedroom/1 bathroom-
Bedroom- Damaged drywall



2. Update- Unit E, 2 bedroom/1 bathroom- Cabinet



3. Update- Unit C, 2 bedroom/1 bathroom-
Electrical panel



4. Update- Unit C, 2 bedroom/1 bathroom-
Bedroom



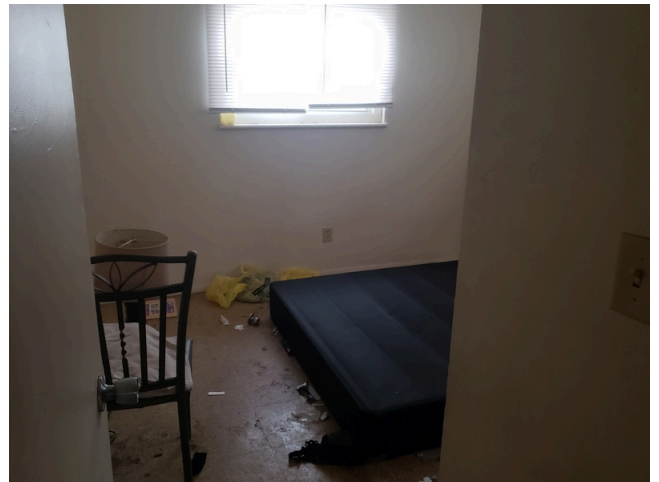
5. Update- Unit C, 2 bedroom/1 bathroom- Bathroom



6. Update- Unit D, 2 bedroom/1 bathroom- Bedroom



7. Update- Unit C, 2 bedroom/1 bathroom- Kitchen



8. Update- Unit C, 2 bedroom/1 bathroom- Bedroom



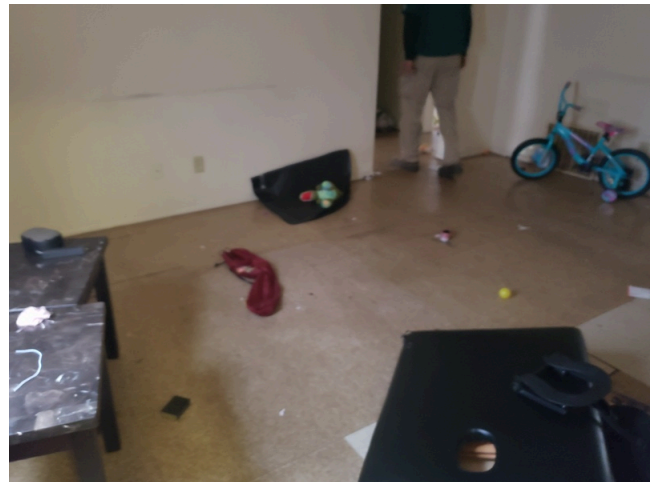
9. Update- Unit C, 2 bedroom/1 bathroom- Furnace



10. Update- Unit E, 2 bedroom/1 bathroom- Kitchen



11. Update- Unit D, 2 bedroom/1 bathroom- Bedroom



12. Update- Unit C, 2 bedroom/1 bathroom- Living room



13. Update- Unit B, 2 bedroom/1 bathroom- Living room



14. Update- Unit D, 2 bedroom/1 bathroom- Kitchen



15. Update- Unit B, 2 bedroom/1 bathroom- Kitchen



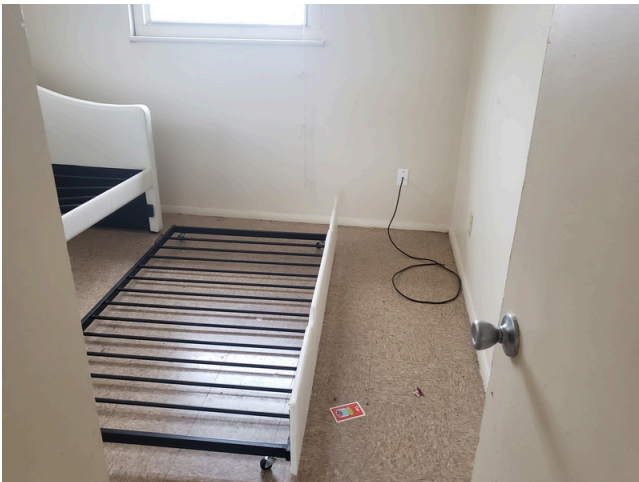
16. Update- Unit B, 2 bedroom/1 bathroom- Bathroom- Damaged vanity



17. Update- Unit A, 2 bedroom/1 bathroom-
Bathroom- repair damage VCT



18. Update- Unit D, 2 bedroom/1 bathroom-
Kitchen- Plumbing



19. Update- Unit A, 2 bedroom/1 bathroom-
Bedroom



20. Update- Unit B, 2 bedroom/1 bathroom



21. Update- Unit D, 2 bedroom/1 bathroom- Living room



22. Update- Unit A, 2 bedroom/1 bathroom- Living room- repair damaged VCT



23. Update- Unit A, 2 bedroom/1 bathroom- kitchen- Plumbing



24. Update- Unit A, 2 bedroom/1 bathroom- Kitchen- Damaged cabinets



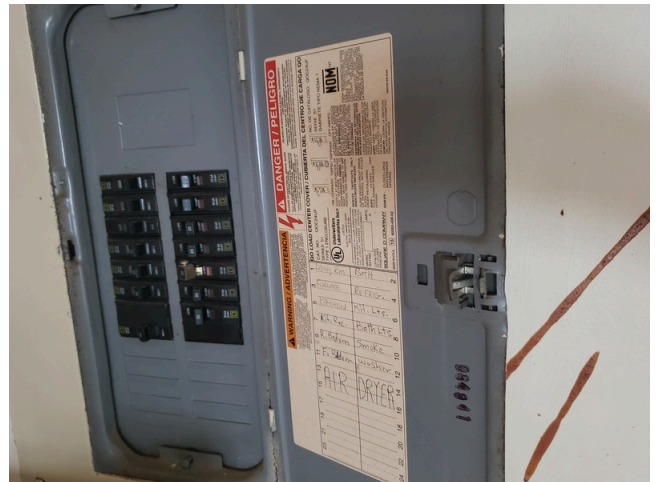
25. Update- Unit A, 2 bedroom/1 bathroom-
Kitchen- Paint



26. Update- Unit D, 2 bedroom/1 bathroom



27. Update- Unit A, 2 bedroom/1 bathroom-
Bedroom



28. Update- Unit A, 2 bedroom/1 bathroom-
Electrical panel



29. Update- Unit B, 2 bedroom/1 bathroom-
Bathroom- Damaged vanity



30. Update- Unit E, 2 bedroom/1 bathroom-
Bedroom- VCT older



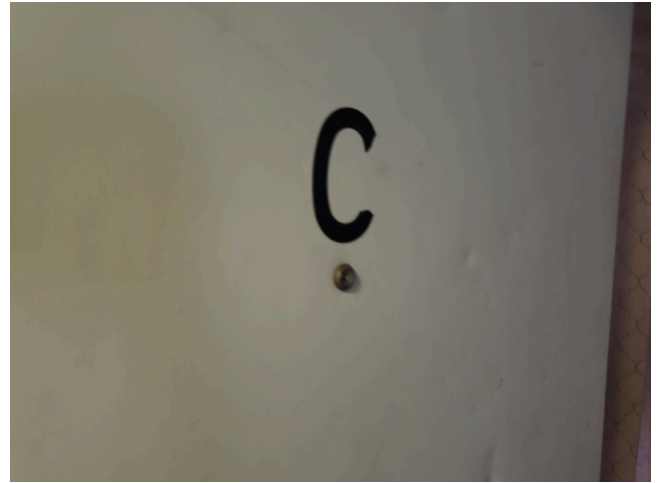
31. Update- Unit A, 2 bedroom/1 bathroom-
Furnace



32. Update- Unit A, 2 bedroom/1 bathroom-
Kitchen



33. Update- Unit B, 2 bedroom/1 bathroom-
Kitchen



34. Update- Unit C, 2 bedroom/1 bathroom



35. Update- Unit C, 2 bedroom/1 bathroom-
Electrical panel



36. Update- Unit D, 2 bedroom/1 bathroom-
Bathroom- Vanity



37. Update- Unit C, 2 bedroom/1 bathroom-
Bathroom- Vanity



38. Update- Unit D, 2 bedroom/1 bathroom-
Kitchen- Cabinet



39. Update- Unit C, 2 bedroom/1 bathroom- GFCI
outlet



40. Update- Unit D, 2 bedroom/1 bathroom-
Bathroom



41. Update- Unit C, 2 bedroom/1 bathroom-
Furnace



42. Update- Unit E, 2 bedroom/1 bathroom- Living
room- damaged VCT



43. Update- Unit E, 2 bedroom/1 bathroom-
Electrical Panel



44. Update- Unit E, 2 bedroom/1 bathroom-
Furnace- Rusty plumbing



45. Update- Unit C, 2 bedroom/1 bathroom- Living room- damaged VCT



46. Update- Unit E, 2 bedroom/1 bathroom- Furnace



47. Update- Unit E, 2 bedroom/1 bathroom- Bathroom



48. Update- Unit E, 2 bedroom/1 bathroom- Bathroom- Damaged vanity



49. Update- Unit E, 2 bedroom/1 bathroom-
Bedroom



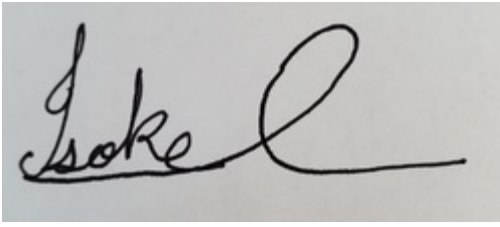
50. Update- Unit E, 2 bedroom/1 bathroom-
Electrical Panel



51. Update- Unit E, 2 bedroom/1 bathroom-
Furnace- Vent



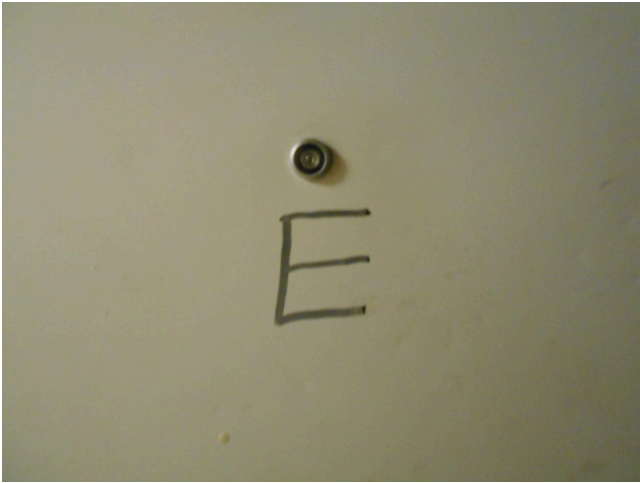
52. Update- Unit C, 2 bedroom/1 bathroom-
Kitchen Cabinet

A handwritten signature in black ink on a light gray background. The signature reads "Isoke" in a cursive style, with a long horizontal flourish extending to the right.

53. Craig Isoke

APPENDIX B

Dwelling Unit Photo Documentation



1. Unit E, 2 bedroom/1 bathroom, vacant - Unit ID



2. Unit E, 2 bedroom/1 bathroom - Threshold



3. Unit E, 2 bedroom/1 bathroom - Living area



4. Unit E, 2 bedroom/1 bathroom - Kitchen



5. Unit E, 2 bedroom/1 bathroom - Kitchen refrigerator



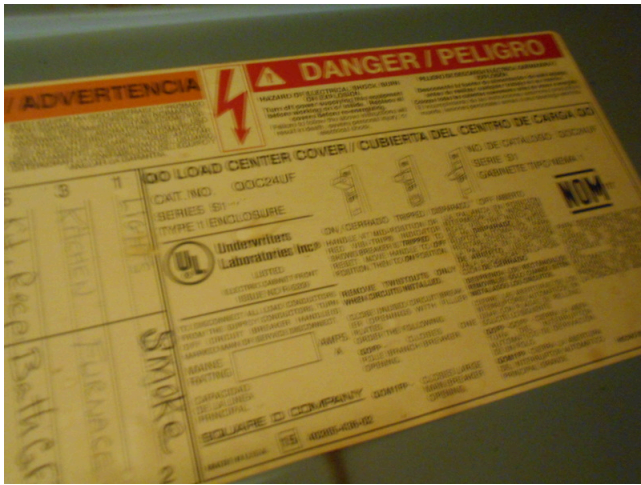
6. Unit E, 2 bedroom/1 bathroom - Kitchen, cabinets are more than 20-years old



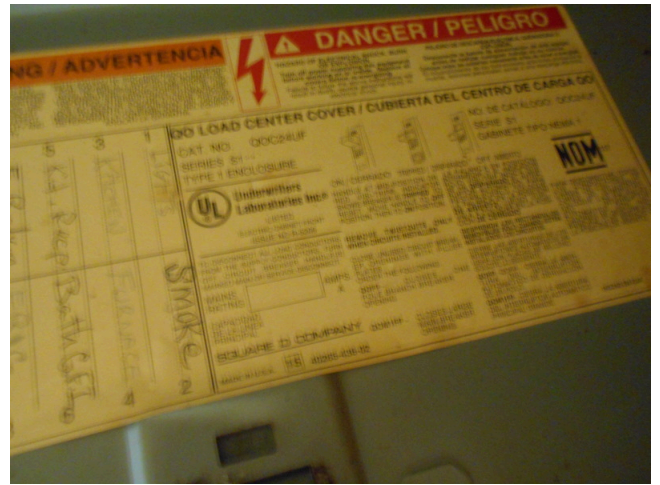
7. Unit E, 2 bedroom/1 bathroom - Kitchen electrical breaker, older/rusted



8. Unit E, 2 bedroom/1 bathroom - Kitchen electrical breaker



9. Unit E, 2 bedroom/1 bathroom - Kitchen electrical breaker



10. Unit E, 2 bedroom/1 bathroom - Kitchen electrical breaker



11. Unit E, 2 bedroom/1 bathroom - Furnace, older unit



12. Unit E, 2 bedroom/1 bathroom - Furnace



13. Unit E, 2 bedroom/1 bathroom - Kitchen overhead



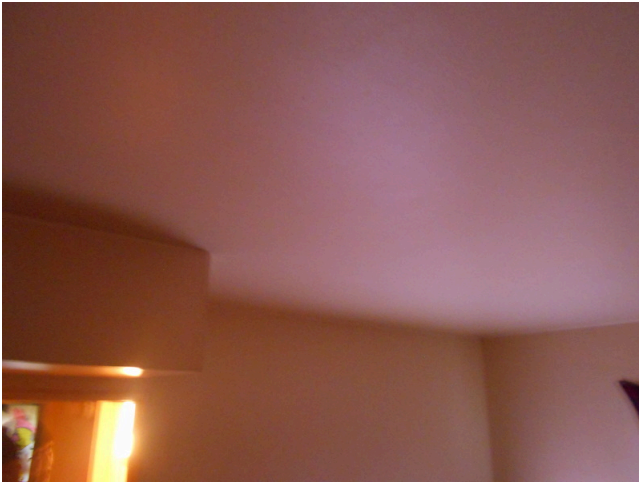
14. Unit E, 2 bedroom/1 bathroom - Kitchen sink



15. Unit E, 2 bedroom/1 bathroom - Living area smoke detectors



16. Unit E, 2 bedroom/1 bathroom - Bedroom 1



17. Unit E, 2 bedroom/1 bathroom - Bedroom 1 ceiling, no smoke detector



18. Unit E, 2 bedroom/1 bathroom - Bathroom, poor quality finishes



19. Unit E, 2 bedroom/1 bathroom - Bathroom sink



20. Unit E, 2 bedroom/1 bathroom - Bathroom sink



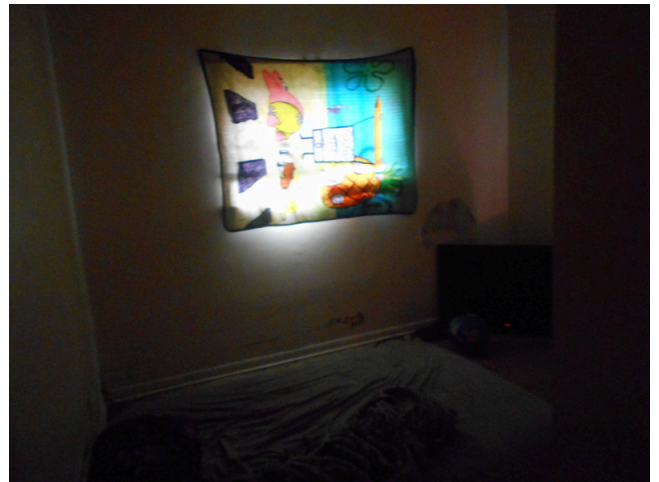
21. Unit E, 2 bedroom/1 bathroom - Bathroom medicine cabinet, damaged glass, poor quality finishes



22. Unit E, 2 bedroom/1 bathroom - Bathroom shower



23. Unit E, 2 bedroom/1 bathroom - Bathroom toilet



24. Unit E, 2 bedroom/1 bathroom - Bedroom 2



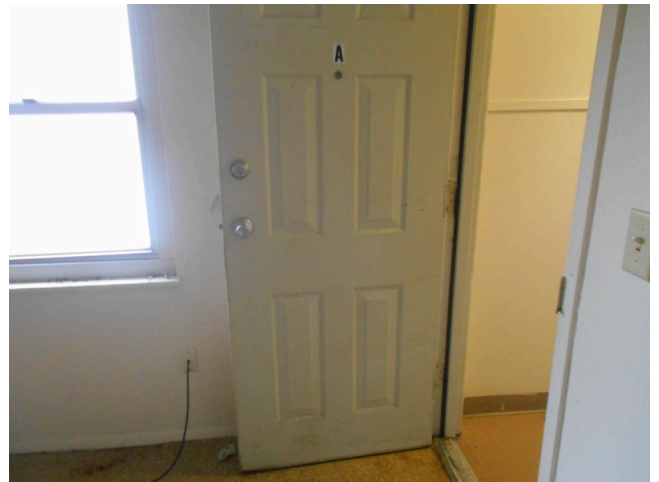
25. Unit E, 2 bedroom/1 bathroom - Bedroom 2 ceiling, no smoke detector



26. Unit A, 2 bedroom/1 bathroom, vacant - Threshold



27. Unit A, 2 bedroom/1 bathroom, vacant - Unit ID



28. Unit A, 2 bedroom/1 bathroom, vacant - Door



29. Unit A, 2 bedroom/1 bathroom, vacant - Living area



30. Unit A, 2 bedroom/1 bathroom, vacant - Vinyl window



31. Unit A, 2 bedroom/1 bathroom, vacant - Vinyl window



32. Unit A, 2 bedroom/1 bathroom, vacant - Vinyl window, single pane



33. Unit A, 2 bedroom/1 bathroom, vacant -
Intercom, disconnected from previous door
intercom system



34. Unit A, 2 bedroom/1 bathroom, vacant -
Kitchen



35. Unit A, 2 bedroom/1 bathroom, vacant -
Kitchen



36. Unit A, 2 bedroom/1 bathroom, vacant -
Kitchen refrigerator



37. Unit A, 2 bedroom/1 bathroom, vacant -
Kitchen electrical panel



38. Unit A, 2 bedroom/1 bathroom, vacant -
Kitchen electrical panel



39. Unit A, 2 bedroom/1 bathroom, vacant -
Furnace



40. Unit A, 2 bedroom/1 bathroom, vacant -
Furnace



41. Unit A, 2 bedroom/1 bathroom, vacant - Vent



42. Unit A, 2 bedroom/1 bathroom, vacant -
Bedroom 1



43. Unit A, 2 bedroom/1 bathroom, vacant -
Bedroom 1



44. Unit A, 2 bedroom/1 bathroom, vacant -
Bedroom 1 ceiling, no smoke detector



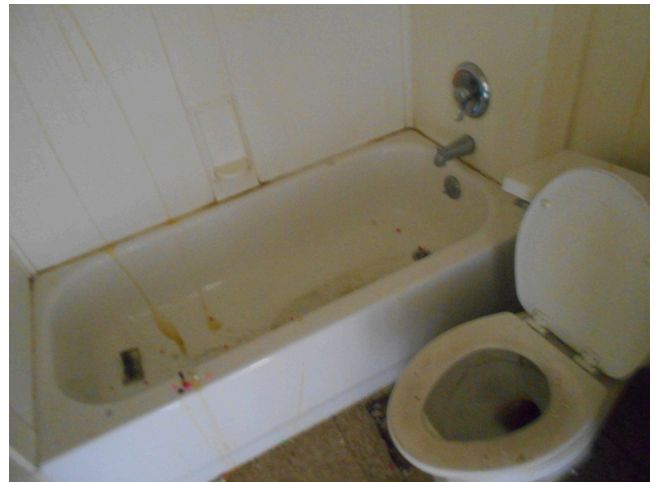
45. Unit A, 2 bedroom/1 bathroom, vacant -
Bedroom 1 closet



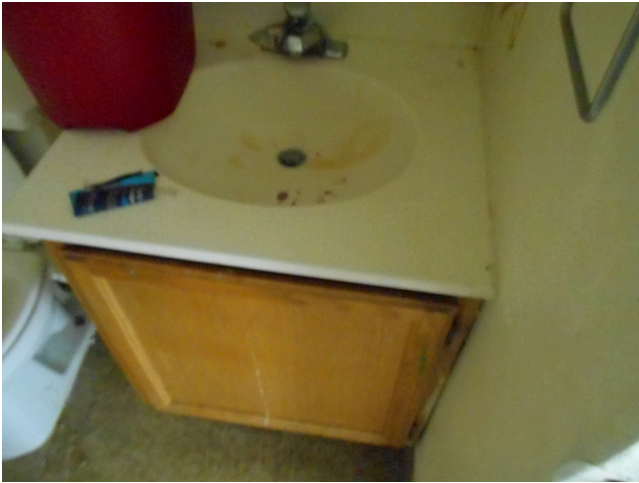
46. Unit A, 2 bedroom/1 bathroom, vacant -
Bedroom 1 closet



47. Unit A, 2 bedroom/1 bathroom, vacant -
Bathroom



48. Unit A, 2 bedroom/1 bathroom, vacant -
Bathroom



49. Unit A, 2 bedroom/1 bathroom, vacant -
Bathroom sink



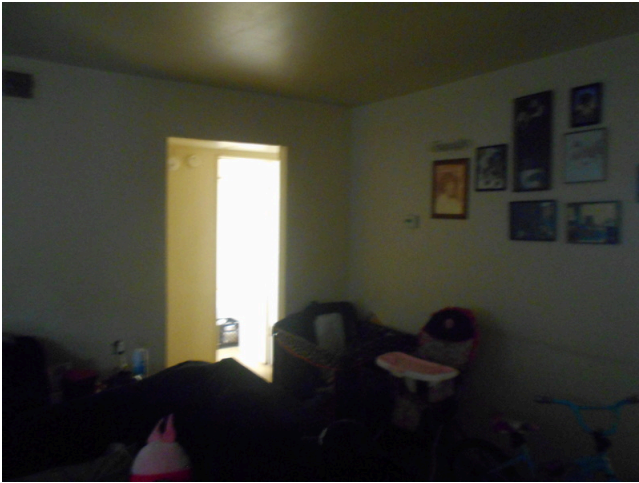
50. Unit A, 2 bedroom/1 bathroom, vacant -
Bedroom 2



51. Unit A, 2 bedroom/1 bathroom, vacant -
Bedroom 2



52. Unit C, 2 bedroom/1 bathroom - Unit ID



53. Unit C, 2 bedroom/1 bathroom - Living area



54. Unit C, 2 bedroom/1 bathroom - Kitchen



55. Unit C, 2 bedroom/1 bathroom - Kitchen



56. Unit C, 2 bedroom/1 bathroom - Electrical breaker



57. Unit C, 2 bedroom/1 bathroom - Kitchen



58. Unit C, 2 bedroom/1 bathroom - Kitchen



59. Unit C, 2 bedroom/1 bathroom - Kitchen



60. Update- Unit E, 2 bedroom/1 bathroom-



61. Update- Unit A, 2 bedroom/1 bathroom-



62. Update- Unit E, 2 bedroom/1 bathroom-



63. Update- Unit E, 2 bedroom/1 bathroom-



64. DSCN9014



65. Update- Unit B, 2 bedroom/1 bathroom-

APPENDIX C

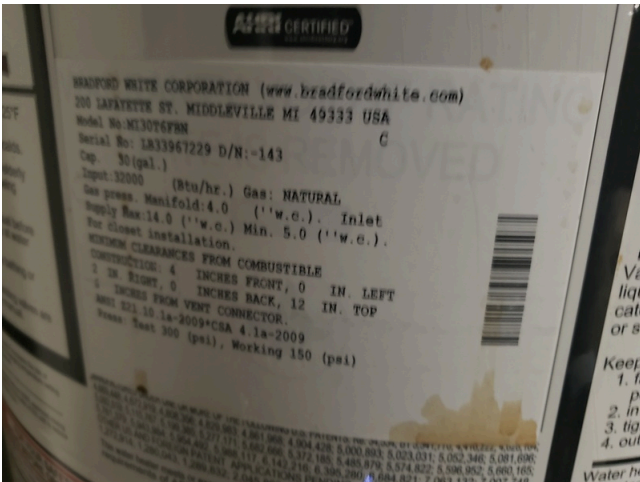
Update General Photo Documentation



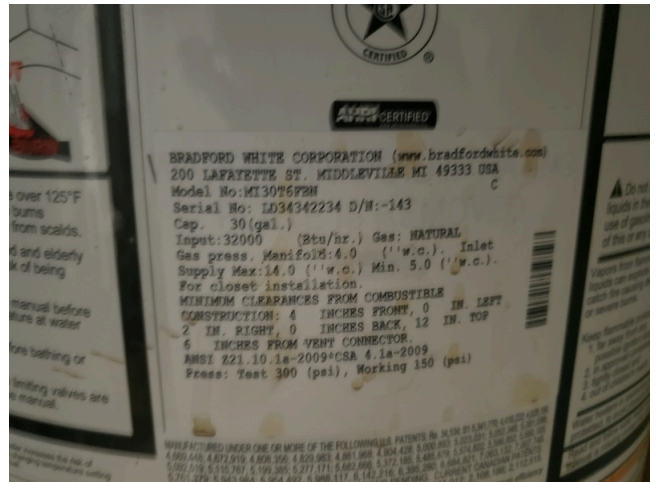
1. Update-Basement- Dwelling unit water heaters



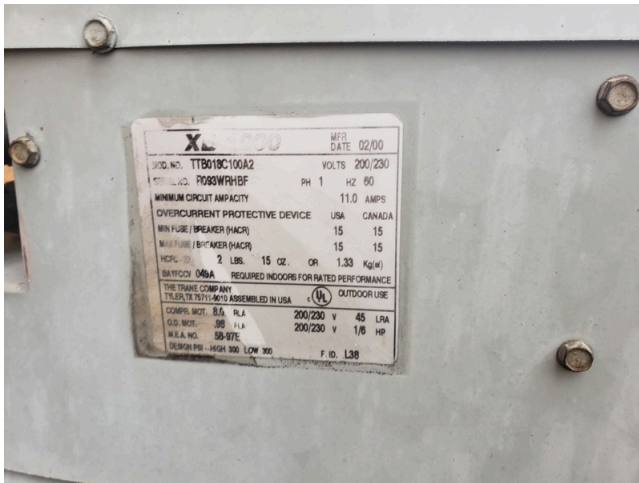
2. Update-Basement- Meters



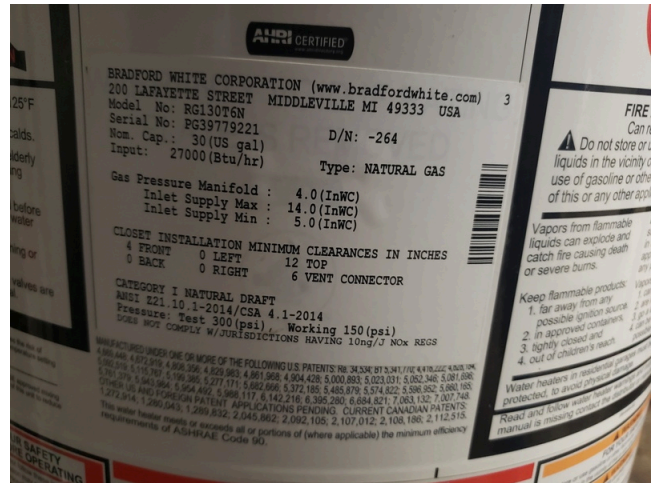
3. Update-Basement- Dwelling unit 30- Gal gas water heaters- MFG 2014



4. Update-Basement- Dwelling unit 30- Gal gas water heaters- MFG 2014



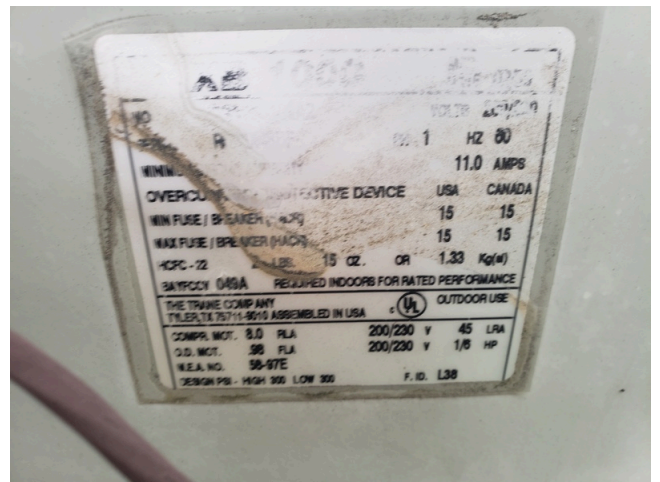
5. Update- HVAC 1.5 Ton- MFR- 2002



6. Update-Basement- Dwelling unit 30- Gal gas water heaters- MFG 2017



7. Update- HVAC Units replace insulation



8. Update- HVAC Units Older



9. Update- Interior stair damaged threads



10. Update- West elevation cracking concrete



11. Update- Main entry stair- damaged concrete stair



12. Update- Repair cracking concrete sidewalk



13. Update- Main entry



14. Update- Sump pump not in use



15. Update- Main sidewalk- install railings and rest area in ramp



16. Update- North elevation minor cracking



17. Update- Basement window



18. Update- Window



19. Update- Main sidewalk- install railings and rest area in ramp



20. Update- West elevation cracking concrete



21. Update- Basement Window



22. Update- Main entry stair- damaged concrete stair



23. Update- North and West Façade



24. Update- North elevation minor cracking



25. Update- North elevation minor cracking



26. Update- Main sidewalk- install railings and rest area in ramp



27. Update- Main entry stair- damaged concrete stair



28. Update- Interior stair damaged thread



29. Update- Gas Meters



30. Update- Main entry stair- repair damaged stair railing



31. Update- HVAC 1.5 Ton- MFR- 2006



32. Update- HVAC Units Older



33. Update- Interior stair damaged drywall



34. Update- HVAC Units replace insulation



35. Update-Basement- Meters



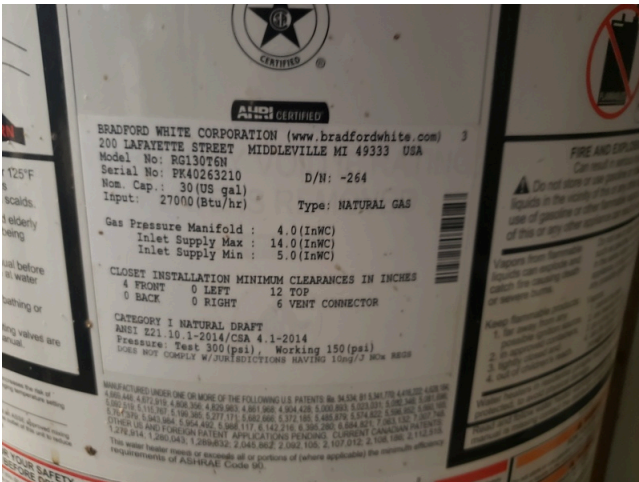
36. Update- Building interior damaged mailbox



37. Update- Basement- Common Area Laundry

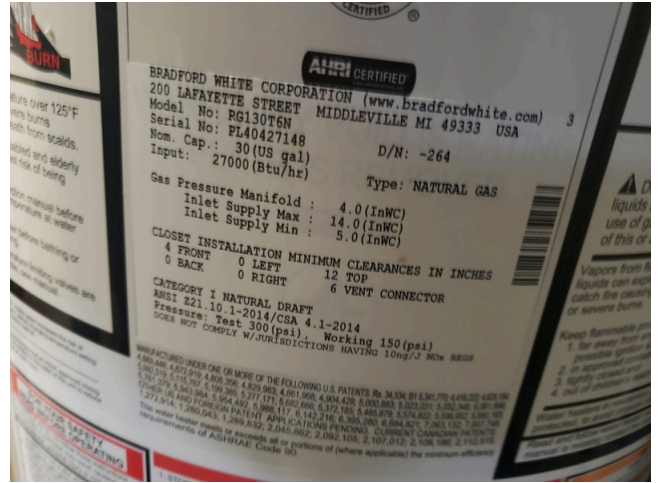


38. Update- HVAC 1.5 Ton- MFR- 2002





41. Update- Replace electrical service wire



42. Update-Basement- Dwelling unit 30- Gal gas water heaters- MFG 2017



43. Update- Replace electrical service wire

APPENDIX D

General Photo Documentation



1. Common area stairwell



2. Entrance to basement common area laundry room



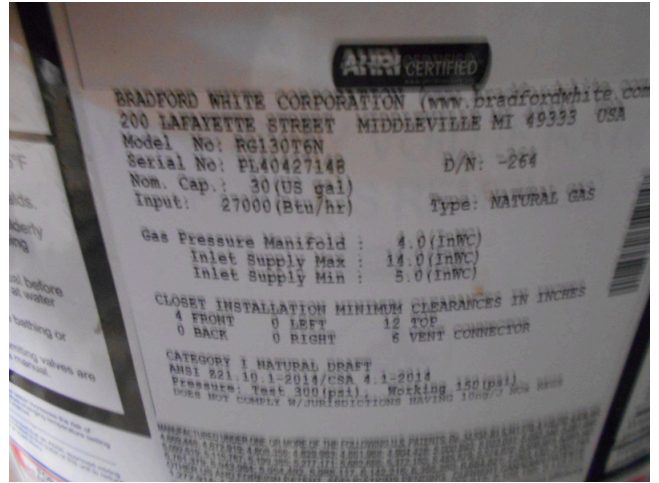
3. Common area laundry room



4. Common area laundry room smoke detector



5. Tenant water heaters



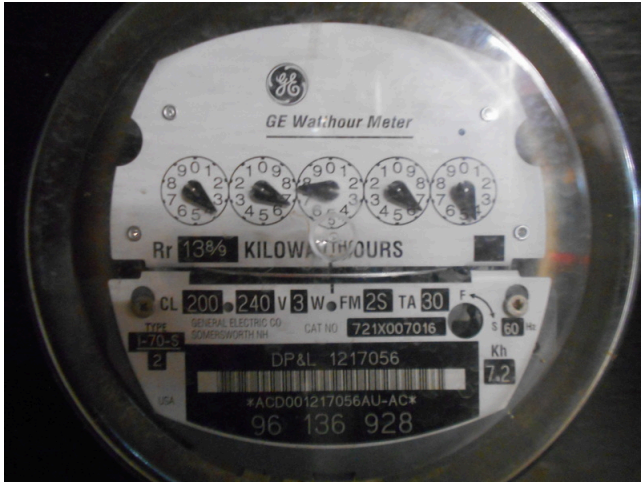
6. Tenant water heaters



7. Expansion tank



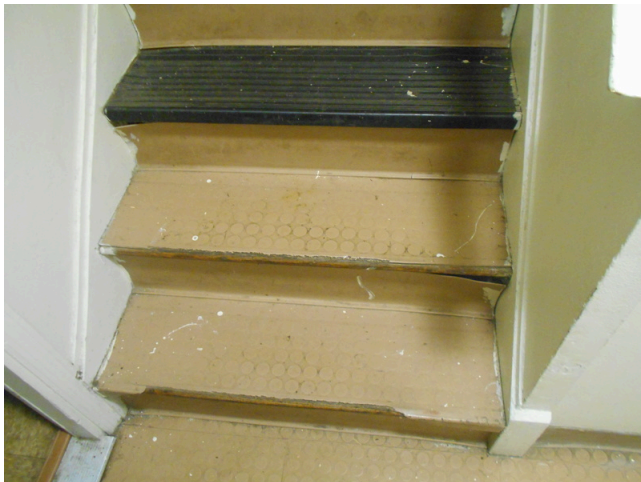
8. Tenant electrical breakers, old equipment



9. Tenant electrical breakers



10. Steel structure



11. Common area stairwell, deteriorated



12. Common area stairwell, deteriorated



13. Common area stairwell mailboxes



14. Common area stairwell, deteriorated



15. Common area stairwell, deteriorated



16. Common area stairwell window



17. Common area stairwell window



18. Common area stairwell window, double pane



19. Common area stairwell smoke detector



20. North Gettysburg Avenue



21. North Gettysburg Avenue



22. Site entrance from North Gettysburg Avenue



23. Site entrance from North Gettysburg Avenue



24. North and west facade



25. Western facade



26. Typical brick facade



27. Typical window



28. 2nd entrance



29. 2nd entrance



30. Southern facade



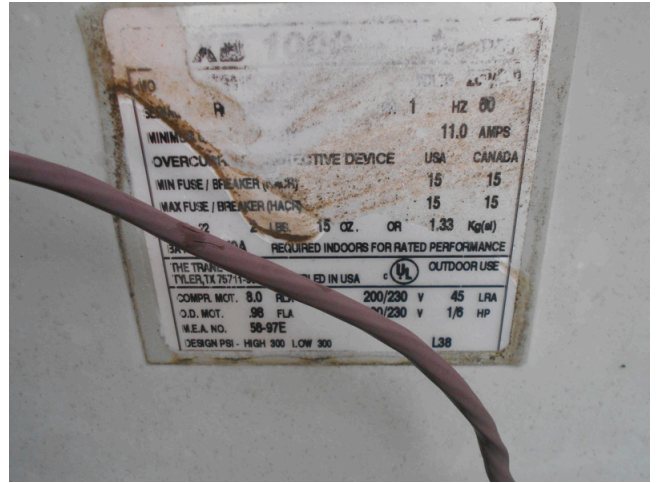
31. Gas meters



32. A/C units, well past their EUL



33. A/C units, deteriorated insulation line



34. A/C units, well past their EUL



35. A/C coolant line



36. East facade



37. Building mounted lighting



38. Pole mounted transformer



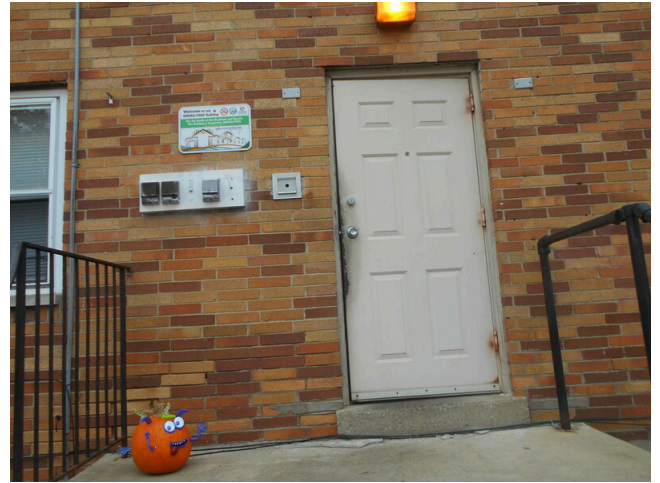
39. Exhaust vents



40. North facade



41. Building entrance



42. Building entrance



43. Concrete sidewalk



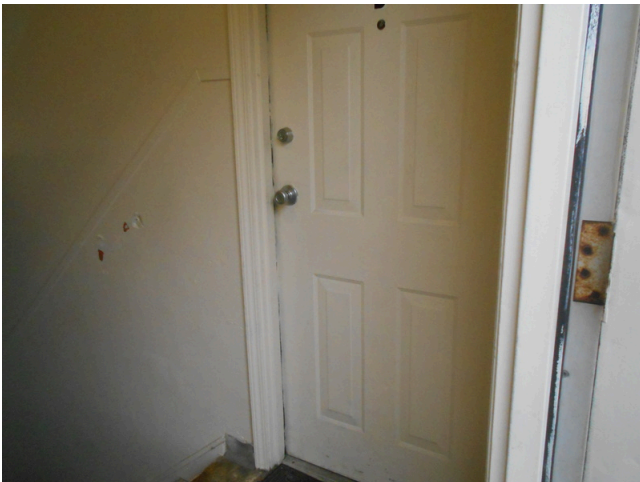
44. Building intercom, reported inoperable



45. Building entrance door



46. Common area stairwell entrance



47. Typical unit door



48. Brick facade, requires repointing



49. Asphalt parking lot



50. Asphalt parking lot



51. Asphalt parking lot



52. Municipal alley way



53. Municipal alley way



54. Refuse area



55. DSCN9043



56. DSCN9073



57. DSCN9055



58. DSCN9057



59. Update-



60. Update-



61. Update-



62. Update-



63. DSCN9075



64. DSCN9063



65. DSCN9054

APPENDIX E

Street Map and Aerial Photo



STREET MAP

138 Gettysburg Avenue, Dayton, Ohio 45417
AEI Project Number: 468947





AERIAL PHOTO

138 Gettysburg Avenue, Dayton, Ohio 45417

AEI Project Number: 468947



APPENDIX F

USGS Seismic Design Map



138 N Gettysburg Ave, Dayton, OH 45417, USA

Latitude, Longitude: 39.7517553, -84.2528411



Date	11/22/2022, 12:05:09 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _s	spectral response (0.2 s)	0.154
S ₁	spectral response (1.0 s)	0.072
S _{Xs}	site-modified spectral response (0.2 s)	0.246
S _{X1}	site-modified spectral response (1.0 s)	0.174
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.167
crs	coefficient of risk (0.2 s)	0.921

Type	Description	Value
ssrt	risk-targeted hazard (0.2 s)	0.154
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.082
cr1	coefficient of risk (1.0 s)	0.887
s1rt	risk-targeted hazard (1.0 s)	0.072
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.164
S_{X1}	site-modified spectral response (1.0 s)	0.116

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.098
S_1	spectral response (1.0 s)	0.052
S_{XS}	site-modified spectral response (0.2 s)	0.157
S_{X1}	site-modified spectral response (1.0 s)	0.125
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.038
S_1	spectral response (1.0 s)	0.02
S_{XS}	site-modified spectral response (0.2 s)	0.06
S_{X1}	site-modified spectral response (1.0 s)	0.047
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	12

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APPENDIX G

Form HUD 52860-B/HUD SAC PIH Notice 2021-07/ 2022 Total Development Cost (TDC)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This information is required as a supplement to the HUD-52860 for all SAC applications that propose a demolition under 24 CFR 970.15 or a disposition under 24 CFR 970.17 based on physical obsolescence. HUD will use this information to determine whether, and under what circumstances, to approve SAC applications as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. All terms not defined in this form have the meanings as 24 CFR part 970 and PIH notice 2018-04 (or any replacement notice). The information requested does not lend itself to confidentiality.

1. SAC Application Number in IMS/PIC DDA
Project (AMP) Name & Number in IMS/PIC Gettysburg

2. Housing Construction Cost (HCC) Calculation

Based on HUD Notice PIH-2021-07 TDC's Year: 2022 For Locality: Dayton, Ohio

Complete the calculations below for the unit proposed for demolition and/or disposition based on physical obsolescence:

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X		\$0
0 - Bdr Row Dwelling		X		\$0
0 - Bdr Walk-Up		X		\$0
0 - Bdr elevator		X		\$0
1 - Bdr Detached and Semi detached		X		\$0
1 - Bdr Row Dwelling		X		\$0
1 - Bdr Walk-Up		X		\$0
1 - Bdr elevator		X		\$0
2 - Bdr Detached and Semi detached		X		\$0
2 - Bdr Row Dwelling		X		\$0
2 - Bdr Walk-Up	5	X	\$ 244,849.00	\$1,224,245
2 - Bdr elevator		X		\$0
3 - Bdr Detached and Semi detached		X		\$0
3 - Bdr Row Dwelling		X		\$0
3 - Bdr Walk-Up		X		\$0
3 - Bdr Elevator		X		\$0
4 - Bdr Detached and Semi detached		X		\$0
4 - Bdr Row Dwelling		X		\$0
4 - Bdr Walk-Up		X		\$0
4 - Bdr Elevator		X		\$0
5 - Bdr Detached and Semi detached		X		\$0
5 - Bdr Row Dwelling		X		\$0
5 - Bdr Walk-Up		X		\$0
5 - Bdr Elevator		X		\$0
6 - Bdr Detached and Semi detached		X		\$0
6 - Bdr Row Dwelling		X		\$0
6 - Bdr Walk-Up		X		\$0
6 - Bdr Elevator		X		\$0
Total Units	5			\$1,224,245

3. Estimated Cost of Rehabilitation

Attach a document showing rehabilitation needs by line item and dollar amount

\$712,691

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total HCC) x 100 =

58.21%

Provide attachments as needed. All attachments must reference the Section and line number to which they apply. Previous versions obsolete.

Instructions Form HUD-52860-B

Refer to SAC website at www.hud.gov/sac for more information

PHAs proposing to demolish or dispose of public housing developments based on physical obsolescence under 24 CFR part 970 must complete this HUD-52860-B in order to demonstrate to HUD that no reasonable program of modification is cost-effective to return the development to their useful life.

Item 1: Insert the number of the PIH Notice from which the PHA extracted the Total Development Cost (TDC) data. The year of the PIH Notice should coincide with the year the rehabilitation estimate was generated, which should not be more than two years prior to the SAC application submission date. Insert the name of the nearest locality to the proposed developments.

Item 2: TDC Calculation: Complete the TDC calculation for the proposed developments.

Item 3: Rehabilitation Calculation: Attach a document showing rehabilitation needs by line item and dollar amount for the proposed developments in accordance with 24 CFR 970.15 and PIH notice 2018-04 (or any replacement notice). Soft costs associated with the rehabilitation (e.g. construction contingency, architectural/engineer's design and construction monitoring fees; profit & overhead fees for specialty sub-contractor; general condition fees; and PHA administrative costs) should all be listed as separate line items. Certain costs may require additional third-party documentation. See PIH notice 2018-04 (or any replacement notice).

2022 UNIT TOTAL DEVELOPMENT COST (TDC) LIMITS

Number of Bedrooms

0		1		2		3		4		5		6	
HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
500 sqft		700 sqft		900 sqft		1200 sqft		1500 sqft		1700 sqft		1900 sqft	

Region V - Midwest

OHIO

COLUMBUS

Detached/Semi-Detached	110,240	192,921	142,993	250,238	170,873	299,028	203,649	356,385	239,676	419,433	262,795	459,891	285,147	499,007
Row House	86,606	151,560	113,422	198,488	137,374	240,404	168,023	294,040	199,290	348,758	219,591	384,284	238,558	417,477
Walkup	82,761	144,833	112,855	197,496	142,904	250,082	188,358	329,626	233,402	408,454	262,978	460,211	292,190	511,332
Elevator	88,832	142,131	124,365	198,983	159,897	255,836	213,197	341,115	266,496	426,393	302,028	483,246	337,561	540,098

DAYTON

Detached/Semi-Detached	107,985	188,974	140,071	245,124	167,384	292,922	199,494	349,115	234,789	410,881	257,438	450,516	279,337	488,840
Row House	84,814	148,425	111,079	194,389	134,542	235,448	164,567	287,992	195,195	341,592	215,081	376,391	233,662	408,908
Walkup	81,034	141,809	110,495	193,367	139,914	244,849	184,413	322,723	228,512	399,895	257,465	450,564	286,062	500,609
Elevator	87,004	139,207	121,806	194,889	156,607	250,572	208,810	334,096	261,012	417,620	295,814	473,303	330,616	528,985

HAMILTON

Detached/Semi-Detached	105,133	183,983	136,358	238,627	162,936	285,138	194,177	339,809	228,521	399,912	250,559	438,479	271,863	475,760
Row House	82,657	144,650	108,236	189,413	131,079	229,388	160,297	280,521	190,115	332,701	209,473	366,578	227,558	398,226
Walkup	79,036	138,313	107,787	188,627	136,496	238,868	179,921	314,861	222,956	390,174	251,215	439,626	279,127	488,472
Elevator	84,750	135,599	118,649	189,839	152,549	244,079	203,399	325,439	254,249	406,798	288,149	461,038	322,049	515,278

LIMA

Detached/Semi-Detached	102,347	179,108	132,766	232,340	158,661	277,657	189,108	330,939	222,571	389,500	244,045	427,079	264,812	463,420
Row House	80,335	140,586	105,224	184,142	127,461	223,057	155,927	272,872	184,957	323,675	203,806	356,661	221,420	387,485
Walkup	76,715	134,251	104,597	183,044	132,437	231,765	174,551	305,465	216,285	378,498	243,684	426,446	270,744	473,802
Elevator	82,435	131,896	115,409	184,654	148,383	237,412	197,843	316,549	247,304	395,687	280,278	448,445	313,252	501,203

LORAIN

Detached/Semi-Detached	110,174	192,804	142,872	250,027	170,700	298,725	203,400	355,951	239,357	418,875	262,430	459,253	284,724	498,267
Row House	86,771	151,849	113,591	198,784	137,529	240,676	168,124	294,217	199,368	348,893	219,650	384,387	238,592	417,536
Walkup	83,085	145,399	113,337	198,340	143,546	251,205	189,235	331,161	234,519	410,408	264,258	462,452	293,637	513,866
Elevator	88,892	142,228	124,449	199,119	160,006	256,010	213,341	341,346	266,677	426,683	302,234	483,574	337,791	540,465

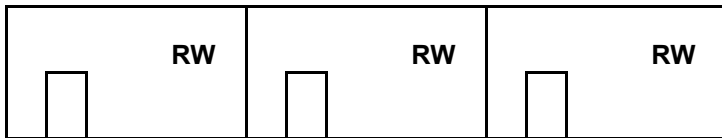
Row/Townhouse Dwelling (RW)

A structure containing three or more separate living units, each having individual outside entrances at ground level (which may face in different directions)
Each unit may have more than one level.

3 configurations

1

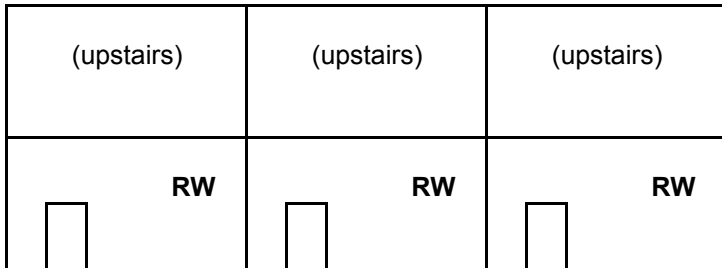
Front view



One building
3 units/entrances
3 addresses

2

Front view

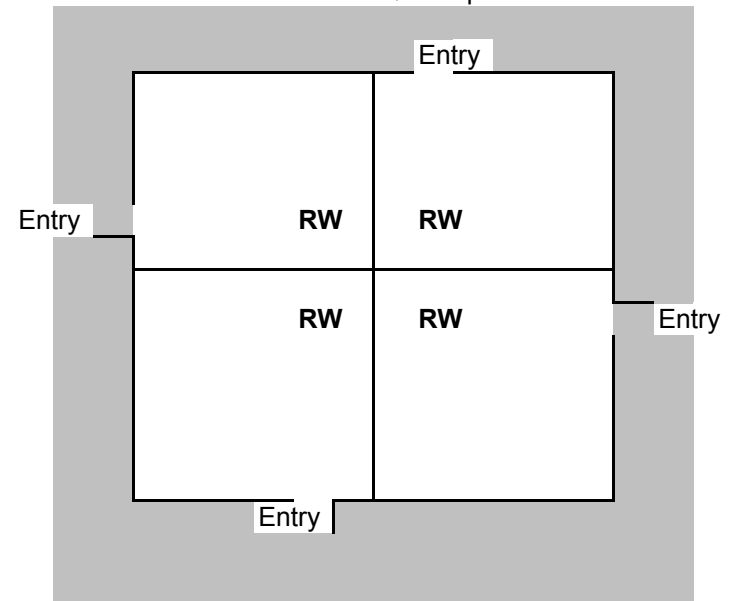


One building
3 units/entrances
3 addresses

One building
4 entrances - 4 addresses - 4 units

3

View from above Quadrplex





ASSISTANT SECRETARY FOR
PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

Special Attention of:
Public Housing Agencies (PHAs)
Public Housing Directors
Resident Management Corporations

Notice PIH 2021-07 (HA)

Issued: January 19, 2021

This notice supersedes and replaces Notice PIH 2018-04. This notice remains in effect until amended, superseded or rescinded.

Cross-References: Notices: PIH 2011-7; 2016-13; 2016-20; 2016-22; 2016-23; 2017-10; 2017-22; 2017-24; 2020-04; RAD Final Implementation Notice Revision 4 (H-2019-09 PIH-2019-23 (HA))

Subject: Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers, and associated requirements.

1) Purpose. This notice explains application requirements to request HUD approval to demolish and/or dispose of public housing property under Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act) and related Tenant Protection Voucher (TPV) eligibility for such actions. This notice is used in conjunction with HUD's implementing regulations at 24 CFR part 970 and related rules and applies to all SAC applications, including those under review or already approved by HUD if the PHA is requesting an amendment of HUD's approval.

For purposes of this notice, public housing or public housing property means low-income housing, and all necessary appurtenances thereto, assisted under the 1937 Act, other than assistance under 42 U.S.C. 1437f of the 1937 Act (section 8), and includes public housing units developed pursuant to the mixed-finance development method. The term "project" is defined by section 3(b)(1) of the 1937 Act and means housing developed, acquired, or assisted by a PHA under the 1937 Act, and the improvements of any such housing. Public housing includes non-dwelling property (e.g., vacant land, administrative buildings and community buildings) acquired, developed, modernized, operated, or maintained with 1937 Act funds.

The contents of this notice, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

2) SAC Application Requirements.¹

A. Processing. HUD's Special Applications Center (SAC) reviews applications for demolition and disposition (SAC applications) in accordance with the requirements of 24 CFR part 970. SAC only reviews complete SAC applications. Pursuant to 24 CFR 970.29, HUD disapproves a SAC application if HUD determines: (1) a certification made by the PHA under 24 CFR part 970 is clearly inconsistent with the PHA Plan or any information and data available to or requested by HUD; or (2) the application was not developed in consultation with residents, resident groups, and local government officials.

B. PHA Plan. Proposed demolition or disposition must be included in a PHA Annual Plan, Significant Amendment, or MTW Annual Plan. All PHAs, including qualified PHAs, must discuss the demolition or disposition at a public hearing, as required by 24 CFR 903.17.²

C. Environmental Requirements. Proposed demolitions and disposition must comply with 24 CFR 970.13 and have environmental clearance, which means final approval from a HUD Approving Official or the Responsible Entity of an environmental review conducted under 24 CFR part 50 or 58. See Notice PIH 2016-22. PHAs are responsible for providing the Responsible Entity or local Office of Public Housing (Field Office) with a full description of the activities in connection with the demolition and/or disposition (including relocation, known future use of the site, use of disposition proceeds) to comply with aggregation requirements.³ The site re-use is not limited to future actions by the PHA, but includes any future known re-use. See 24 CFR 970.13(b) for factors in determining what constitutes a known future use.

D. Resident Consultation. In addition to resident consultation for PHA Plans, PHAs must comply with resident consultation requirements under 24 CFR 970.9, including consultation with: (i) residents who may be affected by the demolition or disposition action; (ii) resident organizations for the affected project, if any; (iii) PHA-wide resident organizations, if any; and (iv) the Resident Advisory Board or equivalent body. PHAs must ensure communications and materials are accessible to individuals with disabilities and take reasonable steps to provide meaningful access to persons with Limited English Proficiency (LEP). See section 6)F.5.

E. Offer of Sale to Resident Organizations (Disposition Only). PHAs must, in appropriate circumstances as determined by the Assistant Secretary, provide resident entities the opportunity to purchase the project, subject to certain exceptions. See 24 CFR 970.9(b)(3). A PHA requesting consideration of exceptions to 24 CFR 970.9(b)(1) must follow the process stated at 24 CFR 970.9(b)(4).

F. Board Resolution. A PHA must obtain a signed and dated resolution from its Board of Commissioners authorizing the PHA to submit the SAC application. The Board must be consulted and approve all material parts of the SAC application including the justification;

¹ Note that these items are not a substitute for the SAC application requirements described in 24 CFR part 970 or HUD-52860. Rather, the below provide additional guidance and clarification on certain requirements.

³ See 24 CFR 58.32 and 24 CFR 50.21.

method of disposition (if applicable); use of proceeds; and relocation plan. The authorizing resolution must be dated after all local government and resident consultations are conducted.

G. Phased Applications. PHAs may submit SAC applications through a “phased” method with staggered timelines, so that buildings in later phases remain eligible for Operating Funds. A PHA submits a SAC application in IMS/PIC for each phase, with different relocation start timelines. The same supporting documentation (e.g., board resolution, resident consultation, government consultation) may be used for its all phases. See 24 CFR 970.7(a).

H. Amendments. PHAs must comply with all material terms of the SAC application. If after receiving HUD approval a PHA’s plan changes on material terms, SAC approval of the change is required. Material terms include (i) method of disposition; (ii) public bid sale where offer is less than 80% of fair market value (FMV) appraisal submitted in the SAC application (the PHA must describe its due diligence in offering the public housing property for sale on the open and competitive market and its rationale for accepting an offer that is less than 80% of appraised FMV; alternatively, the PHA may submit an updated appraisal); and (iii) terms of commensurate public benefit disposition (the PHA must describe the revised future use of the property so HUD can confirm the commensurate public benefit). PHAs request amendments by sending an email to SACTA@hud.gov with the information noted above and a board resolution approving the change. On a case-by-case basis, SAC may require additional supporting documentation to support an amendment (e.g., evidence of local government and/or resident consultation; confirmation of environmental clearance).

3) Disposition.

A. Justification Criteria for Dwelling Units. HUD reviews PHA certifications and narratives, along with other information available to or requested by HUD, on a case-by-case basis. HUD approves SAC applications for dispositions based on at least one of the following two reasons:

1. Retention of the property is not in the best interests of the residents or the PHA.

HUD will approve a request for disposition by sale or other transfer of a public housing project or other real property if the PHA certifies that the retention of the property is not in the best interests of the residents, relative to:

a. Surrounding Area (24 CFR 970.17(a)): The conditions in the area surrounding the project (e.g., density, industrial or commercial development) adversely affect the health or safety of the residents or the feasible operation of the project by the PHA. The PHA supports its application with at least one of the following:

(1) Health or safety. PHAs demonstrate conditions that present serious obstacles in maintaining the units as healthy or safe housing and why the PHA cannot cure or mitigate those conditions in a cost-effective manner. HUD encourages PHAs to submit supporting third-party documentation, which include environmental reviews conducted under 24 CFR part 58. HUD may consider other available information, including analyses of land development, socioeconomic, community

facilities and services, and natural features. In accordance with Notice PIH 2016-22, HUD may elect to perform an environmental review under 24 CFR part 50; or

(2) Infeasible operation. PHAs demonstrate a lack of demand for the units. Supporting documentation includes evidence the units have long-term vacancy issues, notwithstanding due diligence in marketing (e.g., census tract data on declining population in the jurisdiction; units located in an isolated area with limited access to transportation and infrastructure; high turnover rates). On a case-by-case basis, HUD may require a PHA to submit a market analysis or HUD may perform one.

b. Improved Efficiency/Effectiveness Through Off-Site Development of Low-income Housing (24 CFR 970.17(b)). The disposition allows for the development of other properties that will be more efficiently or effectively operated as low-income housing projects. For purposes of this notice, “low-income housing” is limited to public housing units, project-based voucher (PBV) units, or Section 8 PBRA units and does not include housing where tenants are using tenant-based Section 8 Housing Choice Vouchers (HCV). Development may include acquisition (with or without rehabilitation) or new construction. PHAs must demonstrate why the replacement low-income housing units are preferable (e.g., more energy efficient; better unit configuration; better location in terms of transportation, jobs, or schools; furthers minority or economic de-concentration where units are relocated from an area of minority concentration to one that is not concentrated). The units being acquired, developed, or rehabilitated must be off-site. In providing the statement justifying the proposed disposition pursuant to 24 CFR 970.7(a)(5), PHAs explain their intention to acquire, develop, or rehabilitate low-income housing projects. For public housing units, the PHA submits the development proposal to HUD under 24 CFR part 905. For PBV units, the PHA submits an “intent to project-base” notification to the Field Office.

2. PHA certifies that it has determined the disposition to be appropriate (24 CFR 970.17(c)). A PHA has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise consistent with the 1937 Act. In making such a certification, a PHA considers its need for public housing units, the purpose and mandate of the 1937 Act, the mission and obligations of the PHA to maintain and operate projects as decent and safe housing in accordance with its ACC, and other tools available to the PHA to preserve and reposition its public housing stock. SAC applications are reviewed on a case-by-case basis. Below are examples:

a. Unit obsolescence. The units are obsolete as to physical condition in accordance with applicable demolition criteria described at section 4)A.1 of this notice.

b. Very Small PHAs. The PHA owns and operates 50 or fewer public housing units under its ACC and has determined that it is in the best interests of the residents and

PHA to close out its Section 9 public housing program in accordance with Notice PIH 2016-23.

- c. Improved Efficiency/Effectiveness Through On-Site Development of Low-income Housing (24 CFR 970.17(c)).** The requirements of Section 3)A.1.b of this notice apply except that the replacement low-income housing units are located on-site. The replacement low-income housing units may be newly constructed or the same public housing units after modernization (rehabilitation).⁴
- d. Scattered Site Units.** Due to distance between units and lack of uniformity of systems (e.g. HVAC, utilities), the PHA demonstrates an unsustainability to operate and/or maintain the units as public housing. For purposes of this notice, scattered site units generally mean units in non-contiguous buildings with four or fewer total units.
- e. Blending Section 18 Disposition Approvals with Rental Assistance Demonstration (RAD) Conversion.** The PHA is converting a portion of the public housing units within a Converting Project and is replacing the units proposed for disposition with project-based Section 8 assistance within the Covered Project, as the terms “Converting Project” and “Covered Project” are defined in the RAD Final Implementation Notice Revision 4 (H-2019-09 PIH-2019-23 (HA)), as amended from time to time (the “RAD Notice”). The aggregate number of replacement units (RAD and project-based Section 8) must meet the RAD “substantial conversion of assistance” requirements.

 - (1) RAD/Section 18 Construction Blend.** The percentage of units eligible for disposition within the Converting Project is based on the hard construction costs, including general requirements, overhead and profit, and payment and performance bonds, proposed for the new construction or rehabilitation of the Covered Project. To be eligible, the proposed transaction may not use 9% Low Income Housing Tax Credits. The following sets forth the percentage of units eligible for disposition within the Converting Project based on the level of construction activity:

 - (a)** If the hard construction costs are equal to or exceed ninety percent (90%) of the Housing Construction Costs as published by HUD for the given market area, at the PHA’s discretion up to sixty percent (60%) of the units in the Converting Project may be disposed of under Section 18. For high-cost areas, defined as those where HCC exceeds 120% of the national average,⁵ at the PHA’s discretion up to eighty percent (80%) of the units in the Converting Project may be disposed of under Section 18.

⁴ If the PHA is proposing to dispose of public housing units to allow the same units to be modernized (rehabilitated) under mixed-finance public housing development rules of 24 CFR part 905, the PHA submits the SAC application under the “MF-MOD” disposition application type in IMS/PIC. This ensures Capital Fund and Operating Fund subsidy are accurate.

⁵ To calculate the national average HCC and the HCC for each jurisdiction, HUD used the average of the 2-BR HCC for Elevator and Walk-up structures.

- (b) If the hard construction costs are equal to or exceed sixty percent (60%) but are less than ninety percent (90%) of the Housing Construction Costs as published by HUD for the given market area, at the PHA's discretion up to forty percent (40%) of the units in the Converting Project may be disposed of under Section 18.
- (c) If the hard construction costs are equal to or exceed thirty percent (30%) but are less than sixty percent (60%) of the Housing Construction Costs as published by HUD for the given market area, at the PHA's discretion up to twenty percent (20%) of the units in the Converting Project may be disposed of Section 18.

(2) **RAD/Section 18 Small PHA Blend.** For any PHA with 250 or fewer public housing units under its ACC, at the PHA's discretion up to eighty percent (80%) of the units in a Converting Project may be disposed of under Section 18. The PHA is not required to remove all of its remaining public housing units through a Small PHA Blend transaction. However, to be eligible for the Small PHA blend, the PHA must submit to HUD a feasible repositioning plan approved by the PHA's board of commissioners and acceptable to HUD that removes all of a PHA's public housing ACC units, reflects that the PHA will not develop additional public housing units under otherwise available Faircloth authority, and will not transfer that Faircloth authority to another PHA and will result in the closeout of the PHA's Section 9 public housing program and termination of its Section 9 ACC. Any PBV contract created under this subparagraph must be administered by an HCV contract administrator with at least 250 HCV units under its HCV ACC prior to creation of such PBV contract.

Please see Section 1.5.B of the RAD Notice relating to the applicability of RAD relocation requirements to residents of the Section 18 units and Section 1.6 of the RAD Notice relating to the applicability of RAD requirements to non-RAD units to facilitate the uniform treatment of residents where specified in the RAD Notice.

RAD/Section 18 blends are primarily processed by the Office of Recapitalization and are subject to RAD requirements and processes related to Financing Plan submission requirements, underwriting, DOT releases, terms of the disposition (e.g., treatment of proceeds), and placement of a long-term use agreement at the Covered Project. Notwithstanding processing by the Office of Recapitalization, in addition to RAD requirements, the PHA must also comply with Section 18 submission requirements.

B. Justification Criteria of Non-Dwelling Buildings and Vacant Land. The PHA certifies, by narrative statement and supporting documentation, that disposition of non-dwelling buildings or vacant land meets the criteria of 24 CFR 970.17(d) because the property exceeds the needs of the project after the date of full availability (DOFA); or the disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the project.

C. Commensurate Public Benefit. In accordance with 24 CFR 970.19, dispositions proposed below FMV require a finding of commensurate public benefit, which HUD determines on a case-by-case basis. Generally, the disposed property is developed for affordable housing purposes serving low-income families (incomes at or below 80% of area median). Such affordable housing may include, but is not limited to, public housing, project-based Section 8 housing, and housing developed with low-income housing tax credits (LIHTCs). HUD encourages PHAs to maximize economic opportunities available to residents (as described in section 6)F.5 of this notice) when requesting HUD approval of a below FMV disposition based on commensurate public benefit. PHAs should specifically describe these economic opportunity benefits in their SAC applications as part of the commensurate public benefit description. To ensure compliance with a HUD-approved commensurate public benefit, a use restriction may be required (such that it survives foreclosure of mortgages and other liens) and publicly recorded in the land records. As part of the SAC application, a PHA may propose a preferred form of use restriction (e.g., LIHTC extended use agreement, HOME agreement, reversion clause in transfer documents, provision in ground lease, separate use agreement). The use restriction must be in a form acceptable to HUD. Field Offices will not release the Declaration of Trust/Declaration of Restricted Covenants (DOT/DORC) (HUD-52190) (4/2018) (or previous versions) until the PHA evidences compliance.

4) Demolition.

A. Justification Criteria. HUD reviews demolition requests in accordance with the following criteria: (1) the project or portion of a project is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes; and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life; and (2) in the case of an application for demolition of a portion of a project, the demolition will help to ensure the viability of the remaining portion of the project.

- 1. Physical Condition (24 CFR 970.15(b)(1)(i) and (b)(2)).** PHAs must demonstrate substantial physical issues of the buildings/units (e.g., critical structural issues, deficiencies in major systems, deterioration due to prolonged deferred maintenance) that cannot be corrected in a cost-effective manner. PHAs may submit Physical Needs Assessments (PNAs), government inspections (including condemnation orders), and/or independent architect or engineer's reports as supporting documentation.⁶ HUD may consider other available information, including REAC scores; Capital Fund Program Five Year Action Plans, Energy Performance Contracting (EPC) information; and/or on-site inspections by HUD staff. To support a certification of physical obsolescence and cost-ineffectiveness, the PHA submits

⁶ In accordance with 24 CFR 905.314(g), PHAs are permitted to rehabilitate and address the capital needs of projects provided the rehabilitation costs do not exceed 90% of total development cost TDC. Accordingly, per 24 CFR 970.15(b)(2), if a project's rehabilitation costs are between 57.14% (or 62.5% if elevator) and 90% of TDC, the PHA may either voluntarily pursue a demolition or disposition action for the project or may rehabilitate the project with Capital Funds. However, if rehabilitation costs for a project exceed 90% of TDC, the PHA's only choice is to pursue a demolition or disposition or use funds other than Capital Funds to address the project's capital needs.

form HUD-52860-A (4/2018) and HUD-52860-B (4/2018), along with a list of specific and detailed work items that require rehabilitation or repair, preferably prepared by an outside engineer or architect, in two components: scope of work and cost-estimates. The following generally applies to the scope of work:

- a.** Estimates based on the standards outlined in the most recent International Building Code (IBC) and National Fire Protection Association (NFPA) 5000 standards. PHAs may include local code requirements (e.g., fire codes; requirements for natural disasters such as flooding or wildfires);
- b.** Building systems (e.g., HVAC, plumbing, electric), external amenities (e.g., roofs, doors, windows), and internal amenities (e.g., kitchens, bathrooms, flooring) limited to those that address immediate capital needs for a maximum of three years. Replacement costs are restricted to the remaining useful life of an item for three years or less. Actual service life may depend on initial quality of the item, local environmental factors, use/abuse, and levels of routine maintenance. Age of an item alone is not evidence of need to repair or replace. Each item is individually estimated and may reference life cycle values per the R.S. Means Facilities Maintenance and Repair Cost Data book;
- c.** Underground utilities (e.g., sewer, water, gas, electric), regardless of distances, provided the PHA owns the utility and evidences the need for replacement;
- d.** Mitigation costs of asbestos, lead-based paint, or other environmental issues supported by reports submitted with the SAC application;
- e.** Structural defects when supported by reports from a licensed professional engineer;
- f.** Accessibility improvements for persons with mobility, vision, hearing or other impairments, provided improvements are consistent with standards, regulations, and other requirements under Section 504 of the Rehabilitation Act of 1973 (including the Uniform Federal Accessibility Standards (UFAS)), Fair Housing Act, Americans with Disabilities Act, other applicable federal authorities, state or local requirements that exceed federal baseline requirements, and accessibility requirements in remedial agreements or orders;
- g.** Imminent health and/or safety issues even if such costs are otherwise not eligible provided the PHA provides supporting documentation from an independent party evidencing the occurrence and resulting health and/or safety risks.

HUD reserves the right to disallow items in a scope of work if HUD determines there are more cost-effective alternatives to address the rehabilitation or replacement needs. If PHAs complete major capital work after the scope of work is prepared, the PHA must include a description of that work in the SAC application. HUD generally does not allow the following costs to be included in a rehabilitation scope of work:

- a.** Work associated with enhancements or improvements of working systems or fixtures at the project (including energy efficiency “green” improvements);
- b.** Amenities not currently existing at the project (e.g., solar panels; tankless water heaters; trash enclosures, washer/dryer hook-ups; garbage disposals; central air-conditioning; addition of new porches);
- c.** Work items that address a project’s needs beyond three years;
- d.** Local code compliance if the building code requirements are otherwise not triggered by the rehabilitation/repair;
- e.** Landscaping or other site work beyond five feet of the exterior walls of a building;
- f.** Upgrading utility lines that are otherwise in working condition;
- g.** Work items associated with site improvements and appurtenances (e.g., parking lots, security cameras, playgrounds, community centers), even if those site improvements or appurtenances exist and in need of repairs; and
- h.** Replacing PHA personal property (e.g., replacing appliances or other removable fixtures such as refrigerators, ovens, and window treatments).

The following generally applies to cost estimates of the eligible scope of work items:

- a.** Total development costs (TDC) comparisons per HUD-posted costs for the year the rehabilitation estimate is made. See 24 CFR 905.314.
- b.** R.S. Means cost index, Marshall and Swift cost index, or other accurate and reliable cost estimates (e.g., actual and competitive bids).
- c.** Hard construction costs (HCC) as defined in 24 CFR part 905 (including existing items inside a building or within five feet of the exterior walls; and costs to repair landscaping damaged due to rehabilitation).

PHAs may not include additional costs attributable to inflation or “cost escalation.” For example, if a PNA completed in 2017 indicates a roof replacement is necessary in 2019, the PHA must use current estimated costs without any escalation, cost adjustments or other means of adjusting for inflation for work projected to be undertaken/completed in 2019. Instead, the PHA uses 2017 cost index information.

The following fees are maximum amounts for soft costs associated with public housing rehabilitation.⁷ PHAs may flexibly determine costs for each item provided the total cost does not exceed the maximum. Percentages are based on hard construction and will vary based on the project size:

- a. Construction contingency: 7.5 percent
 - b. Architectural/engineer's design and construction monitoring fees: 5.5 percent
 - c. Profit and overhead fees for specialty subcontractor (e.g. HVAC, electric, plumbing, elevator): 10 percent
 - d. General condition fees (e.g., permit, insurance, bonds): 5 percent
 - e. PHA administrative costs: 2 percent
2. **Location (24 CFR 970.15(b)(1)(ii) and (b)(2)).** PHA demonstrates the location of the units causes obsolescence, including physical deterioration of the neighborhood; change in neighborhood from residential to industrial or commercial; or environmental conditions which jeopardize the suitability of the site or a portion of the site and its housing structures for residential use. The cost test for obsolescence based on location includes the PHA's cost to cure the obsolescence (e.g., buffering nearby industrial or commercial development; mitigating environmental conditions) and whether these costs exceed applicable TDC percentages. In some cases, there may be no way to cure the obsolescence, regardless of cost (e.g., project is in a Federal Emergency Management Agency (FEMA) designated floodway). In other cases, the obsolescence may be curable with a mitigation cost (e.g., flood-proofing and flood insurance for designated floodplains).
3. **Other Factors (24 CFR 970.15(b)(1)(iii) and (b)(2)).** PHA demonstrates factors impacting the marketability, usefulness, or management of the units that seriously impede operations for residential use supported by third party documentation. The cost test for obsolescence based on other factors includes the PHA's cost to cure the cause and whether these costs exceed applicable TDC percentages. In some cases, curing the obsolescence is not possible regardless of costs. In cases where the obsolescence may be curable, include the PHA's cost of due diligence in marketing and to cure obsolete factors (e.g., cost to add a second bathroom to units with a high number of bedrooms).

B. *De Minimis* Demolition. In any 5-year period, a PHA may demolish the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units without the need to obtain HUD approval under 24 CFR part 970, provided the resulting space is used to meet the service or other needs of the residents or the PHA determines the unit(s) are beyond repair. Demolition criteria of 970.15 do not apply to *de minimis* demolitions. Prior to

⁷ HUD may consider higher percentages for soft costs for compelling reasons on a case-by-case basis.

demolishing units under this authority, the PHA must submit information to HUD via IMS/PIC, including a description of the proposed units and other items required by 24 CFR 970.7(a)(1), (2), (12), (13), and (14).

5) Eligibility and Application Process for Tenant-Protection Vouchers (TPVs).

A. TPV Eligibility. As part of HUD's approval of a SAC application, a PHA may be eligible to receive Section 8 HCV assistance from HUD in the form of TPVs. The issuance of TPVs to a PHA does not occur with SAC approval of an application. Instead, the PHA must apply separately for TPVs in accordance with the current PIH funding notice for the HCV program.

HUD determines a PHA's TPV award based on the relevant appropriations and other HUD-issued guidance (including the applicable year's HCV funding notice). HUD's approval of the SAC application indicates the maximum number of both relocation and replacement TPVs that a PHA may be eligible to receive.

Based on limited availability of TPV funding, HUD is limiting the maximum TPV awards for dispositions based on improved efficiency or effectiveness under Section 3)A.1.b or 3)A.2.c of this notice to 25 percent of the occupied units at the project. However, even if a PHA is not eligible to receive TPVs in a SAC-approved disposition, the PHA must still comply with relocation requirements of 24 CFR 970.21.

B. TPV Application Process. A PHA must submit the following to the Field Office:

1. Name and IMS/PIC number for the units approved in the SAC application. Number of TPVs (both relocation and replacement) requested which must equal or be less than the maximum number of TPVs identified in the SAC approval and address relevant appropriation limits including HUD TPV guidance. See Notice PIH 2017-10 (or the current replacement PIH funding notice for the HCV program) concerning the differences between replacement and relocation TPVs.
2. Form HUD-52515 (Voucher Funding Application). If lease-up covers more than one calendar year, the PHA must submit a separate Form HUD-52515 for each calendar year.
3. Leasing schedule identifying the number of TPVs leased on a month-to-month basis. If lease-up covers more than one calendar year, the PHA must submit separate leasing schedules for each calendar year. If the PHA is approved for both replacement and relocation TPVs as part of the same SAC approval, the PHA must submit separate leasing schedule(s) for each type of TPV.
4. SAC application approval as a PDF copy, signed and dated.
5. If the PHA is a Public Housing-only PHA (and therefore cannot receive or administer TPVs), the name and PHA code of the PHA that has agreed to administer the TPVs, along with an agreement letter from that PHA. HUD does not allow Public Housing-only PHAs to create Section 8 HCV programs based solely on TPV eligibility.

The Field Office conducts a threshold review of the TPV request prior to sending the request to HUD's Financial Management Division (FMD) for processing. HUD's Financial Management Center (FMC) notifies PHAs of final TPV awards.

6) Other Requirements.

A. Existing Financial Transactions. PHAs with an approved transaction through the Capital Fund Financing Program (CFFP), Section 30 (including PHA Mortgaged Transaction (PMT)), Energy Performance Contracting (EPC), or Operating Fund Financing Program (OFFP) must comply with additional instructions provided by HUD regarding such financing and may not take any steps to implement a SAC-approved application without receiving confirmation from HUD that all applicable requirements of the financing are satisfied. PHAs must certify an existing financial agreement is not at risk because of the proposed demolition or disposition action.

B. Operating Fund Accuracy. Updating Days to Relocation. As part of the SAC application, PHAs include an estimated number of days from a SAC-approved application that it plans to start relocation. HUD recognizes relocation plans sometimes change. However, because HUD relies on relocation information to determine Operating Funds, PHAs are responsible to ensure the relocation information remain reasonably accurate. If days to relocation in a SAC application is not reasonably accurate, Asset Repositioning Fee (ARF) payments under 24 CFR 990.190 will be affected. See Notice PIH 2017-22 on how to update relocation dates.

C. Re-occupying Units Proposed for Demolition or Disposition. 24 CFR 970.25(a) states a PHA should not re-rent units at turnover while HUD is considering a SAC application. However, due to community needs or for other reasons consistent with its PHA Plan, a PHA may decide it is in the best interests of the PHA, its residents, and the community to re-occupy vacated units that are under SAC review. If the PHA proposes demolition or disposition because units are structurally unsound, located in a floodway, or otherwise uninhabitable, the PHA cannot reoccupy the units. PHAs cannot re-occupy units after issuance of the 90-day relocation notice.

D. Reporting Requirements. Within seven days of completion of the demolition or disposition (e.g., execution of the sale or lease contract for disposition), PHAs must report the action in IMS/PIC. On a case-by-case basis, HUD may require other reporting information.

E. False Certifications and HUD Enforcement. Any person knowingly presenting a false, fictitious or fraudulent statement or claim in a HUD matter, including certifications and supporting documentation submitted with SAC applications, is subject to criminal penalties, civil liability, or administrative actions which HUD may prosecute. HUD may pursue debarment/suspensions of principals and PHAs, and any enforcement actions available including, but not limited to, injunctive relief and other equitable remedies.

F. Civil Rights Requirements. This notice does not modify a PHA's fair housing, civil rights, or accessible housing obligations. It does clarify those obligations with respect to public housing demolition/disposition under Section 18.

- 1. PHA Certification.** As part of the SAC application, PHAs certify they will carry out the removal action in compliance with all applicable civil rights requirements, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, all regulations implementing these authorities, other applicable Federal, State, and local civil rights laws, and the duty to affirmatively further fair housing. A PHA's certification means that it will fulfill the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (See 42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C–1(d)(16)). PHAs also certify that, if HUD approves the SAC application, subsequent implementation complies with all applicable civil rights requirements, including environmental determinations for environmental justice.
- 2. HUD Civil Rights Review.** HUD's Office of Fair Housing and Equal Opportunity (FHEO) conducts a civil rights review of SAC applications, which may include applications for non-dwelling property. Pursuant to 24 CFR 970.7(a)(17), HUD may request additional information, including information about the PHA's compliance with nondiscrimination requirements in relocations under 24 CFR 970.21(a) and the PHA's affirmatively furthering fair housing certification under 24 CFR 903.7(o).
- 3. Disclosure of Remedial Orders and Compliance Agreements.** In its SAC application, the PHA provides a certification that the demolition or disposition does not violate any remedial civil rights order or agreement, voluntary compliance agreement, final judgment, consent decree, settlement agreement, or other court order or agreement (per 24 CFR § 970.9(a)(16)). In addition, the PHA states whether it is operating under any federal, state, or local remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance. If the PHA is operating under such a document, it must provide a citation to the document and attach a narrative description explaining how the proposed demolition or disposition is consistent with such document.
- 4. Federal Labor Standards and Economic Opportunity.** PHAs using HUD funds for demolition or disposition must comply with all applicable federal labor standards of Section 12 of the 1937 Act (42 U.S.C. 1437j) (Davis-Bacon) and requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C 1701u), as amended. Activities include but are not limited to demolition and resident relocation. Under Section 3 and 24 CFR part 75, recipients of certain HUD financial assistance must provide employment, training, and economic opportunities to the greatest extent feasible

to Section 3 residents or business concerns. Recipients of HUD funds have Section 3 obligations regardless of the amount of funds (see 24 CFR 75.3).

5. Resident Consultation for Persons with Disabilities and Persons with Limited English Proficiency. To ensure individuals with disabilities have reasonable opportunities to consult on the SAC application, PHAs must ensure communications and materials are accessible and in compliance with Section 504 of the Rehabilitation Act of 1973, 24 CFR 8.6, and the Americans with Disabilities Act of 1990, 28 CFR parts 35.160-35.163. This includes ensuring written and oral communications, including resident meetings, are provided in appropriate alternative formats as needed, e.g., Braille, audio, large type, accessible electronic communications, assistive listening devices, sign language interpreters, computer-assisted real time transcription of meetings, Brailled materials, large print documents, accessible web-based and email communications, and when providing materials via the Web. In selecting locations for consultation with residents, the PHA must provide equal access for persons with disabilities, conducting sessions at locations that are physically accessible to persons with disabilities, including individuals who use wheelchairs. Individuals with disabilities must receive services in the most integrated setting appropriate to their needs, meeting the needs of qualified individuals with disabilities that enables interactions to the fullest extent possible. The PHA is guided by the goal of maximizing participation in an integrated setting so that residents with disabilities and residents without disabilities may hear and consider each other's views. Priority shall be given to on-site accessible locations (e.g., TV rooms or informal gathering places) even if to do so requires multiple sessions with smaller groups of residents. Title VI of the Civil Rights Act of 1964 and regulations at 24 CFR part 1, require PHAs to take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English (i.e., individuals who have limited English proficiency or LEP persons). Written materials provided in English are to be provided in regularly encountered languages among the residents. PHAs may need to provide interpreters to communicate between different languages to ensure LEP persons have meaningful access. PHAs hold meetings in languages other than English to provide direct communication and participation.

7) Relocation of Residents. If residents are relocated due to a demolition and/or disposition, the PHA must follow relocation requirements at 24 CFR 970.21, and not the relocation requirements at 49 CFR part 24, which implements the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. However, if subsequent acquisition, rehabilitation or demolition carried out with HUD funds or carried out with other HUD-funded activities causes residents to relocate, the URA may apply to those relocations. Additionally, if CDBG or HOME funds are used in the demolition or with conversion of lower-income dwelling units to a use other than lower-income dwelling units, the project may be subject to section 104(d) of the Housing and Community Development Act of 1974, including relocation assistance and one-for-one replacement provisions under 24 CFR part 42 subpart C.

8) Technical Assistance. Contact SACTA@hud.gov.

9) Paperwork Reduction Act. Information collection requirements contained in this notice are approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The OMB control numbers are 2577-0029, 2502-0612 and 2577-0075.

/s/

Dominique Blom
General Deputy Assistant Secretary for Public and Indian
Housing

APPENDIX H

Property 2023 Substantial Rehabilitation Estimate

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Existing Conditions				\$ 6,813.00
2	024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	\$ 850.00	\$ 1,700.00
20	024119192000	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 43.66	\$ 873.20
20	024119192040	Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 63.17	\$ 1,263.40
40	024119192155	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, wheeled, including 11-21 riser stairs, cost to be added to demolition cost	C.Y.	\$ 33.91	\$ 1,356.40
20	024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	Ton	\$ 81.00	\$ 1,620.00
					\$ -
	Concrete	Select repair/patching of basement slab and walls based on observed cracking and delamination. Repair/replacement of gypcrete subfloor as a result from plumbing pipe replacement. Replacement of the front entry masonry/concrete stairs that was observed in poor condition.			\$ 23,171.72
50	024119161250	Selective demolition, cutout, concrete, slab on grade, bar reinforced, to 6" thick, 8-16 S.F., excludes loading and disposal	S.F.	\$ 19.64	\$ 982.00
32	030130622100	Patching concrete, walls, epoxy grout, 1/4" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 13.66	\$ 437.12
80	030130622150	Patching concrete, walls, epoxy grout, 1/2" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 21.82	\$ 1,745.60
160	030130622200	Patching concrete, walls, epoxy grout, 3/4" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 30.21	\$ 4,833.60
50	038116500820	Concrete sawing, concrete walls, rod reinforcing, per inch of depth	L.F.	\$ 14.88	\$ 744.00
2	030505100070	Selective concrete demolition, reinforcing more than 2% cross-sectional area, break up into small pieces, excludes shoring, bracing, saw or torch cutting, loading, hauling, dumping	C.Y.	\$ 320.16	\$ 640.32
2	030505100150	Selective concrete demolition, up to 2 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping	Ea.	\$ 111.16	\$ 222.32
2	033053403800	Structural concrete, in place, spread footing (3000 psi), under 1 C.Y., includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	C.Y.	\$ 557.69	\$ 1,115.38
128	033053407050	Structural concrete, in place, stair landing (3500 psi), cast on ground, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	S.F.	\$ 13.32	\$ 1,704.96
48	033053406850	Structural concrete, in place, stairs (3500 psi), 3'-6" wide, cast on ground, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing, excludes safety treads	LF Nose	\$ 35.63	\$ 1,710.24
178	033513300150	Concrete finishing, fresh concrete flatwork, floors, basic finishing for unspecified flatwork, bull float, manual float & broom finish, incl edging and joints, excl placing, striking off & consolidating	S.F.	\$ 0.81	\$ 144.18
3,600	035413501500	Poured gypsum underlayment, self-leveling, hand placed, 2500 psi, 3/4" thick	S.F.	\$ 2.47	\$ 8,892.00
					\$ -

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City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Masonry	Select repair and technical tuckpointing to the brick veneer from observed step-cracking under windows, broken/dislodged brick, repair/replacement of basement parging and cleaning (powerwashing) the brick veneer is recommended.			\$ 75,261.57
34	015423700090	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excludes planks	C.S.F.	\$ 210.65	\$ 7,162.10
34	015423700906	Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6' -4" x 5' frames, excludes planks	C.S.F.	\$ 104.58	\$ 3,555.72
50	015423705700	Scaffolding, planks, labor only to install & remove, 2"x10"x16', up to 50' high	Ea.	\$ 23.32	\$ 1,166.00
50	015423701800	Scaffolding, steel tubular, regular, accessory, plank, buy, 2" x 10" x 16' long	Ea.	\$ 85.16	\$ 4,258.00
25	024119162040	Selective demolition, cutout, brick, opening, to 4 S.F., 4" thick, excludes toothing, loading and disposal	Ea.	\$ 98.18	\$ 2,454.50
60	024119163100	Selective demolition, cutout, toothing masonry cutouts, brick, hard mortar, toothing	V.L.F.	\$ 17.37	\$ 1,042.20
120	024119251200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	L.F.	\$ 8.08	\$ 969.60
2720	040120200320	Pointing masonry, tuck, cut and re-point, hard mortar, common bond	S.F.	\$ 8.04	\$ 21,868.80
2720	040120520320	Cleaning masonry, heavy restoration, heavy soil, biological and mineral staining, paint, by chemical, high pressure wash, brush and rinse, excludes scaffolding	S.F.	\$ 4.22	\$ 11,478.40
625	042113132250	Brick veneer masonry, red brick, full headers throughout, truckload lots, 13.50/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing	S.F.	\$ 34.09	\$ 21,306.25
					\$ -
	Metals	Refurbishment of the steel supports for the HVAC outdoor condensing units is recommended. Replacement of the exterior steel stair railing is warranted.			\$ 4,124.30
100	050505100070	Selective metals demolition, structural bolts/nuts, 7/8" to 2" diameter, unbolt & remove, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 3.91	\$ 391.00
5	050505100380	Selective metals demolition, manufactured or fabricated specialty item, 121-500 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 56.22	\$ 281.10
500	050110516170	Metal cleaning, steel surface treatment, 250 - 500 SF/Day, wire brush, hand (SSPC-SP2) RLH	S.F.	\$ 1.31	\$ 655.00
30	055213500600	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' OC, 1-1/2" diameter, shop fabricated	L.F.	\$ 93.24	\$ 2,797.20
					\$ -
	Rough Carpentry	This represents the materials and labor to repair the damaged walls and subfloor at the 2nd floor units and material needed to replace the common stairs.			\$ 2,749.51
8	024119167200	Selective demolition, cutout, wood frame, floors, sheathing and flooring, to 2" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 104.98	\$ 839.84
256	061623100105	Subfloors, plywood, CDX, 5/8" thick, pneumatic nailed	SF Flr.	\$ 1.86	\$ 476.16
160	060505106720	Selective demolition, wood framing, wall framing, 2" x 4", includes studs, plates and blocking	S.F.	\$ 0.73	\$ 116.80
20	061110260200	Wood framing, partitions, standard & better lumber, 2" x 4" studs, 16" OC, 8' high, includes single bottom plate and double top plate, excludes waste	L.F.	\$ 19.88	\$ 397.60
0.1	061110405885	Wall framing, headers over openings, 2" x 8", pneumatic nailed	M.B.F.	\$ 3,797.76	\$ 379.78
0.2	061110406140	Wall framing, studs, 2" x 4", 8' high wall	M.B.F.	\$ 2,696.66	\$ 539.33
					\$ -

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Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Finish Carpentry	Costs included are for replacement of the deteriorated/damaged staircase in the common stairwell to the 2nd floor units and the stairs to the basement. Replacement of baseboards is due to plumbing line replacement in the units.			\$ 5,429.48
375	060505203000	Selective demolition, millwork and trim, baseboard, to 6" wide	L.F.	\$ 3.63	\$ 1,361.25
375	062213155380	Moldings, base, combination, base and shoe, 9/16" x 3-1/2" & 1/2" x 3/4", pine	L.F.	\$ 6.09	\$ 2,283.75
7	060505106200	Selective demolition, wood framinig, stairs and stringers, straight run (common stair to 2nd floor)	Riser	\$ 16.66	\$ 116.62
7	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide (common stair to 2nd floor)	Riser	\$ 94.87	\$ 664.09
5	060505106200	Selective demolition, wood framinig, stairs and stringers, straight run (common stair to 2nd floor)	Riser	\$ 16.66	\$ 83.30
5	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide (common stair to 2nd floor)	Riser	\$ 94.87	\$ 474.35
4	060505106200	Selective demolition, wood framinig, stairs and stringers, straight run (common stair to basement)	Riser	\$ 16.66	\$ 66.64
4	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide (common stair to basement)	Riser	\$ 94.87	\$ 379.48
					\$ -
	Waterproofing	During the inspection areas of the foundation walls parging was observed cracked/damaged/missing and in poor condition (approximately 70%). Repair/replacement of the parging and waterproofing is recommended.D21			\$ 11,274.40
1360	070505105620	Selective demolition, thermal and moisture protection, cement parging	S.F.	\$ 1.26	\$ 1,713.60
680	071116200100	Cement parging, waterproofed Portland cement, 1/2" thick, 2 coats	S.F.	\$ 8.65	\$ 5,882.00
680	071113101000	Bituminous asphalt coating, for foundation, asphalt, with fibers, 1/2" thick, install dampproofing	S.F.	\$ 5.41	\$ 3,678.80
					\$ -
	Thermal & Moisture				\$ 7,636.42
3968	070505100020	Selective demolition, thermal and moisture protection, caulking/sealant, to 1" x 1" joint	L.F.	\$ 0.76	\$ 3,015.68
793.6	079213200055	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/4", in place	L.F.	\$ 2.04	\$ 1,618.94
595.2	079213200065	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/2", in place	L.F.	\$ 2.34	\$ 1,392.77
396.8	079213200080	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 1/2", in place	L.F.	\$ 2.58	\$ 1,023.74
198.4	079213200095	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 3/4", in place	L.F.	\$ 2.95	\$ 585.28
					\$ -

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Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Insulation	During the inspection areas of attic insulation was observed compressed//missing the required blown insulation, filling in and restoring the insulation to the required quantity is recommended.			\$ 4,060.00
1624	072126100120	Blown-in insulation, ceilings, with open access, cellulose, 10-7/8" thick, R38	S.F.	\$ 2.50	\$ 4,060.00
					\$ -
	Roofing	It was reported the roofing was replaced in 2015.			\$ -
					\$ -
	Sheet Metal	It was reported the soffits/fascia and gutters/downspouts were replaced in 2015.			\$ -
					\$ -
	Doors	The building entry door and dwelling unit entry doors were observed in poor condition with damage/delaminating and not closing tightly and completely, replacement is warranted. Select interior doors was observed with damage due to tenant abuse and age, replacement is recommended.			\$ 30,510.16
7	080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	Ea.	\$ 26.46	\$ 185.22
25	080505101520	Door demolition, interior door,Solid, 1-3/8" thick, remove and reset, minimum	Ea.	\$ 87.70	\$ 2,192.50
7	080505102000	Door demolition, door frames, metal, remove	Ea.	\$ 66.15	\$ 463.05
7	081313200060	Doors, residential, steel, prehung, insulated, exterior, embossed, full panel, 3'-0" x 7'-0"	Ea.	\$ 1,005.84	\$ 7,040.88
25	081416092080	Door, wood, architectural, flush, interior, 5 ply particle core, luan face, 1-3/8", 3'-0" x 7'-0"	Ea.	\$ 403.57	\$ 10,089.25
10	087120401000	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, non-keyed, passage	Ea.	\$ 358.15	\$ 3,581.50
15	087120401100	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, non-keyed, privacy	Ea.	\$ 178.68	\$ 2,680.20
7	087120401400	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, keyed, single cylinder function	Ea.	\$ 481.09	\$ 3,367.63
7	087120452010	Door hardware, peephole	Ea.	\$ 32.48	\$ 227.36
7	087120501600	Door hardware, doorstops, holder and bumper, for floor, aluminum	Ea.	\$ 25.42	\$ 177.94
7	087120652300	Threshold, aluminum, ADA, 4" wide x 36" long	Ea.	\$ 72.09	\$ 504.63
					\$ -
	Windows	The windows are not original to the site and observed in good condition.			\$ -
					\$ -
	Glass				\$ -
		NO SINGLE GLAZING INCLUDED			\$ -
					\$ -

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	Lath and Plaster				\$ -
		NO LATH AND PLASTER INCLUDED			\$ -
					\$ -
	Drywall	The five dwelling units were observed with gypsum board (drywall) in fair to poor condition. The drywall as observed with areas of damage/cracking/separating/holes from various sources as well as removal/replacement during plumbing lines work. As a result, approximately 80% of the drywall in the units will need replacement and painting.			\$ 69,814.25
50	090170100100	Gypsum wallboard, repairs, fill and sand, pin / nail holes	Ea.	\$ 0.56	\$ 28.00
50	090170100110	Gypsum wallboard, repairs, fill and sand, screw head pops	Ea.	\$ 1.11	\$ 55.50
50	090170100120	Gypsum wallboard, repairs, fill and sand, dents, up to 2" square	Ea.	\$ 11.11	\$ 555.50
50	090170100130	Gypsum wallboard, repairs, fill and sand, dents, 2" to 4" square	Ea.	\$ 22.18	\$ 1,109.00
50	090170100140	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, up to 2" square	Ea.	\$ 44.29	\$ 2,214.50
50	090170100150	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 2" to 4" square	Ea.	\$ 48.55	\$ 2,427.50
50	090170100160	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square	Ea.	\$ 53.67	\$ 2,683.50
50	090170100170	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 8" to 12" square	Ea.	\$ 67.26	\$ 3,363.00
50	090170100180	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 12" to 32" square	Ea.	\$ 90.27	\$ 4,513.50
50	090170100210	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 16" by 48"	Ea.	\$ 109.73	\$ 5,486.50
50	090170100220	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 32" by 48"	Ea.	\$ 138.92	\$ 6,946.00
50	090170100230	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 48" square	Ea.	\$ 159.43	\$ 7,971.50
25	090170100240	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 60" square	Ea.	\$ 176.28	\$ 4,407.00
4,625	090170100500	Gypsum wallboard, repairs, skim coat surface with joint compound	S.F.	\$ 0.38	\$ 1,757.50
1,400	090170100510	Gypsum wallboard, repairs, prepare, retape and refinish joints	L.F.	\$ 9.81	\$ 13,734.00
25	024119166100	Selective demolition, cutout, drywall, to 5/8" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 21.83	\$ 545.75
2,075	090505100200	Ceiling demolition, gypsum wall board, furred and nailed, remove	S.F.	\$ 1.08	\$ 2,241.00
800	090505301000	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	S.F.	\$ 0.43	\$ 344.00
800	092116333400	Partition wall, interior, standard, taped both sides, installed on & incl. 2" x 4" wood studs, 16" OC, 8' to 12' high, 5/8" gypsum drywall	S.F.	\$ 5.70	\$ 4,560.00
25	092910302050	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.50	\$ 37.50
2,075	092910303050	Gypsum wallboard, on ceilings, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.78	\$ 3,693.50
1,000	092910305500	Gypsum wallboard, for acoustical sealant, add per bead	L.F.	\$ 1.14	\$ 1,140.00

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
					\$ -
	Ceramic Tile				\$ -
		<i>NONE INCLUDED</i>			\$ -
	Acoustical				\$ -
		<i>NONE INCLUDED</i>		\$ -	\$ -
	Wood Flooring				\$ -
		<i>NONE INCLUDED</i>		\$ -	\$ -
					\$ -
	Resilient Flooring	The four of the five dwelling units flooring was observed to be in poor condition with areas of missing/damaged vinyl tiles. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring in the units is recommended. The common stairwell flooring and stair treads was observed to be in poor condition with areas of missing/damaged vinyl, replacement is warranted.			\$ 33,687.30
3,500	090505200900	Flooring demolition, vinyl composition tile, 12" x 12"	S.F.	\$ 0.86	\$ 3,010.00
1,750	096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	S.F.	\$ 3.73	\$ 6,527.50
3,500	096519237800	Flooring, vinyl tile, max, premium colors/jpatterns, 12" x 12"x 1/8"	S.F.	\$ 5.13	\$ 17,955.00
120	096513231300	Stair treads & risers, landings, smooth sheet rubber, 3/16" thick	S.F.	\$ 12.33	\$ 1,479.60
140	096513231600	Stair treads & risers, nosings, colors, 3" w, 3/16" thick	L.F.	\$ 20.74	\$ 2,903.60
140	096513231900	Stair treads & risers, risers, coved, 7" h, 1/8" thick	L.F.	\$ 12.94	\$ 1,811.60
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walkup Multifamily Apartment Buildings	Gross Square Feet:	4,872
Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Painting	Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.			\$ 36,776.72
4,872	090190920510	Paint preparation, surface protection, placement & removal, basic drop cloths	S.F.	\$ 0.07	\$ 341.04
4,872	090190920520	Paint preparation, surface protection, placement & removal, masking w/paper	S.F.	\$ 0.65	\$ 3,166.80
4,872	090190920530	Paint preparation, surface protection, placement & removal, volume cover up (using plastic sheathing or building paper)	S.F.	\$ 0.03	\$ 146.16
3,600	090190940660	Surface preparation, interior, walls, sand, gypsum board and plaster, light	S.F.	\$ 0.14	\$ 504.00
15,792	090190940670	Surface preparation, interior, walls, sand, gypsum board and plaster, medium	S.F.	\$ 0.21	\$ 3,316.32
19,392	090190940730	Surface preparation, interior, walls, wash, gypsum board and plaster	S.F.	\$ 0.14	\$ 2,714.88
14	099113800150	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 6" to 1" x 10"	L.F.	\$ 0.82	\$ 11.48
32	099123350400	Paints & coatings, interior latex, doors, panel, both sides, roll & brush, primer + 2 coats, incl. frame & trim	Ea.	\$ 180.33	\$ 5,770.56
800	099123527250	Paints & coatings, miscellaneous interior, trim, wood, paint 1 coat, oil base, brushwork, under 6" wide, incl. puttying	L.F.	\$ 0.75	\$ 600.00
10500	099123740790	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, cut-in by brush	L.F.	\$ 0.65	\$ 6,825.00
19392	099123740840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller	S.F.	\$ 0.69	\$ 13,380.48
					\$ -
	Specialties	Of the five units, four of the dwelling units mirrors were observed in poor condition and need to be replaced.			\$ 668.52
4	100505101105	Specialties demolition, demolition, mirror, wall mounted	Ea.	\$ 16.59	\$ 66.36
4	102813133100	Toilet accessories, mirror, 36" x 24", with stainless steel 3/4" square frame	Ea.	\$ 150.54	\$ 602.16
0	102819106900	Shower/dressing compartments, tub surround, PVC, 3 wall, excludes plumbing	Ea.	\$ 636.06	\$ -
					\$ -
	Special Equipment				\$ -
		NONE INCLUDED			\$ -
					\$ -
	Appliances	Only built-in and HA owned appliances are eligible to include per PIH 2021-07 (HA)			\$ 1,943.75
5	113013194200	Range hood, residential appliances, vented, 2 speed, 30" wide, maximum	Ea.	\$ 388.75	\$ 1,943.75
					\$ -

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Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Cabinets	The four of the five dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition and at the end of the estimated useful life (EUL). The fifth units cabinets/tops and vanities/tops were observed in fair condition and nearing the end of the EUL. The four units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in the units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.			\$ 43,706.60
35	060505201060	Selective demolition, millwork and trim, wood base cabinets, remove and reset	Ea.	\$ 60.53	\$ 2,118.55
50	060505201070	Selective demolition, millwork and trim, wood wall cabinets, remove and reset	Ea.	\$ 54.67	\$ 2,733.50
35	060505201550	Selective demolition, millwork and trim, counter top, straight runs, remove and reset	L.F.	\$ 21.87	\$ 765.45
50	123223109600	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, maximum	L.F.	\$ 574.93	\$ 28,746.50
5	123223308050	Wood casework vanities, base, 2 door, 30" h x 21" d x 30" w	Ea.	\$ 622.45	\$ 3,112.25
35	123623132200	Countertops, built in place, plastic laminate, 25" wide	L.F.	\$ 103.34	\$ 3,616.90
5	123661170040	Vanity top, solid surface, center bowl, 19" x 37"	Ea.	\$ 522.69	\$ 2,613.45
					\$ -
	Blinds, Shades & Art				\$ -
		<i>Non-eligible to include per PIH 2021-07 (HA)</i>			\$ -
					\$ -
	Carpets				\$ -
		<i>Non-eligible to include per PIH 2021-07 (HA)</i>			\$ -
					\$ -
	Special Construction				\$ 25,000.00
5	HCM Abatement	Special demolition handling and wast disposal for hazardous materials	Ea.	\$ 3,500.00	\$ 17,500.00
5	Final Cleaning	Apartment punch-out, cleaning, prelease procedures, historical costs	Ea.	\$ 1,500.00	\$ 7,500.00
					\$ -
	Elevators				\$ -
		<i>NONE INCLUDED</i>			\$ -
					\$ -

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Project:	Gettysburg Apt's		Net Leasable Square Feet:	3,600
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City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
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Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Plumbing & Hot Water	The plumbing lines on-site were observed to be in poor condition with the site reporting multiple issues of leaks and backups in a majority of the inspected units. The cabinets below the sinks of kitchens and bathrooms in select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Water heaters were observed of various ages (2014 thru 2022).			\$ 86,636.86
4	220505101140	Fixture, steel tub/shower, selective demolition	Ea.	\$ 142.24	\$ 568.96
4	220505101220	Fixture, counter top lavatory, disconnect and remove	Ea.	\$ 88.49	\$ 353.96
4	220505101320	Fixture, sink, double compartment, selective demolition	Ea.	\$ 101.72	\$ 406.88
4	220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	Ea.	\$ 88.49	\$ 353.96
60	220505102050	Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	L.F.	\$ 4.76	\$ 285.60
90	220505102000	Pipe, metal pipe, to 1-1/2" diam., selective demolition	L.F.	\$ 3.56	\$ 320.40
40	220505102100	Pipe, metal pipe, 4" to 6" diam., selective demolition	L.F.	\$ 14.22	\$ 568.80
60	220505102160	Pipe, plastic, with fittings, up thru 1-1/2" diameter, selective demolition	L.F.	\$ 2.84	\$ 170.40
90	220505102162	Pipe, plastic, with fittings, 2" thru 3" diameter, selective demolition	L.F.	\$ 3.56	\$ 320.40
40	220505102164	Pipe, plastic, with fittings, 4" thru 6" diameter, selective demolition	L.F.	\$ 6.41	\$ 256.40
4	220523100550	Valves, brass, gas cocks, threaded, 1"	Ea.	\$ 106.44	\$ 425.76
4	220523100540	Valves, brass, gas cocks, threaded, 3/4"	Ea.	\$ 76.94	\$ 307.76
4	220523208814	Valves, bronze, water heater water & gas safety shut off, valve	Ea.	\$ 278.59	\$ 1,114.36
4	220523208818	Valves, bronze, water heater water & gas safety shut off, dam	Ea.	\$ 85.55	\$ 342.20
4	220523208822	Valves, bronze, water heater water & gas safety shut off, gas control wiring harness	Ea.	\$ 52.85	\$ 211.40
10	220523601230	Valves, plastic, PVC, ball, true union, socket or threaded, 1/2"	Ea.	\$ 77.98	\$ 779.80
10	220523601240	Valves, plastic, PVC, ball, true union, socket or threaded, 3/4"	Ea.	\$ 88.48	\$ 884.80
10	220523601250	Valves, plastic, PVC, ball, true union, socket or threaded, 1"	Ea.	\$ 102.95	\$ 1,029.50
60	221113440560	Pipe, steel, black, threaded, 1/2" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 18.02	\$ 1,081.20
4	224113131100	Water closet, tank type, vitreous china, floor mounted, close coupled, two piece, includes seat, supply pipe with stop	Ea.	\$ 523.12	\$ 2,092.48
4	224113131980	Water closet, tank type, vitreous china, floor mounted, rough-in, supply, waste and vent, one piece	Ea.	\$ 1,097.27	\$ 4,389.08
4	224116130640	Lavatory, vanity top, porcelain enamel on cast iron, white, oval, 33" x 19", includes trim	Ea.	\$ 1,050.07	\$ 4,200.28
4	224116133580	Lavatory, vanity top, rough-in, supply, waste and vent	Ea.	\$ 1,407.73	\$ 5,630.92
4	224116164100	Sink, kitchen, counter top style, steel, enameled, with ledge, self rimming, double bowl, 32" x 21", includes faucet and drain	Ea.	\$ 895.10	\$ 3,580.40
4	224116164980	Sink, kitchen, counter top style, rough-in, supply, waste and vent	Ea.	\$ 1,388.69	\$ 5,554.76
4	224119102000	Bath, tub, enameled formed steel, 4'-6" long	Ea.	\$ 922.62	\$ 3,690.48

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Address:	138 Gettysburg Ave.		Number of Units:	5
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
4	224119109600	Bath, rough-in, supply, waste and vent for all above tubs	Ea.	\$ 1,553.31	\$ 6,213.24
4	224139100150	Faucets/fittings, bath, faucets, diverter spout combination, soldered	Ea.	\$ 202.47	\$ 809.88
4	224139101000	Faucets/fittings, kitchen sink faucets, top mount, cast spout	Ea.	\$ 180.74	\$ 722.96
4	224139101100	Faucets/fittings, kitchen sink faucets, top mount, cast spout, for spray, add	Ea.	\$ 52.23	\$ 208.92
4	224139102100	Faucets/fittings, lavatory faucet, center set, excludes drain	Ea.	\$ 160.99	\$ 643.96
4	224139104250	Faucets/fittings, shower pressure balancing mixing valve, satin nickel, with shower head, arm, flange and diverter tub spout	Ea.	\$ 828.69	\$ 3,314.76
60	221113741860	Pipe, plastic, PVC, 1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.09	\$ 1,505.40
90	221113741870	Pipe, plastic, PVC, 3/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 26.26	\$ 2,363.40
40	221113741880	Pipe, plastic, PVC, 1" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 20.81	\$ 832.40
60	221113741890	Pipe, plastic, PVC, 1-1/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 23.35	\$ 1,401.00
90	221113741900	Pipe, plastic, PVC, 1-1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 27.99	\$ 2,519.10
40	221113741910	Pipe, plastic, PVC, 2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 31.19	\$ 1,247.60
60	221113744410	Pipe, plastic, PVC, 1-1/4" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 27.19	\$ 1,631.40
90	221113744420	Pipe, plastic, PVC, 1-1/2" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.58	\$ 2,302.20
60	221113744460	Pipe, plastic, PVC, 2" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 28.83	\$ 1,729.80
90	221113744470	Pipe, plastic, PVC, 3" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 39.47	\$ 3,552.30
40	221113744480	Pipe, plastic, PVC, 4" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 48.15	\$ 1,926.00
60	221113744490	Pipe, plastic, PVC, 6" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 90.22	\$ 5,413.20
60	221316202120	Pipe, cast iron soil, one hub, service weight, 2" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 29.73	\$ 1,783.80
60	221316202160	Pipe, cast iron soil, one hub, service weight, 4" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 40.02	\$ 2,401.20
60	221316202200	Pipe, cast iron soil, one hub, service weight, 6" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 55.78	\$ 3,346.80
5	221316601100	Traps, cast iron, service weight, running P trap, 2", excluding vent	Ea.	\$ 369.32	\$ 1,846.60
					\$ -

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City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Heat & Ventilation	The units feature gas-fired furnaces for heat and outdoor condensing units with replacement on an as-needed basis. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Replacement of the furnaces, condensers, thermostats and select ductwork is recommended. Gas furnaces and condenser units were noted as manufactured in 1999 and exceeding the components EUL.			\$ 19,887.60
5	230505100100	Air conditioner, split unit air conditioner, 3 ton, selective demolition	Ea.	\$ 645.06	\$ 3,225.30
300	230505101100	Air conditioner, ductwork, rigid, 6" x 8", selective demolition	L.F.	\$ 6.85	\$ 2,055.00
5	235416133020	Furnace, gas, upflow, direct drive model, intermittent pilot, 45 MBH input, AGA certified, includes standard controls, excludes gas, oil or flue piping	Ea.	\$ 1,865.40	\$ 3,225.30
5	238143101020	Heat pump, air to air split system, 2 ton cooling, 8.5 MBH heat @ 0Deg.F, includes outside condensing unit only, excludes interconnecting tubing, curbs, pads and ductwork	Ea.	\$ 4,200.08	\$ 2,055.00
920	233353103344	Insulation, ductwork, board type, fiberglass liner, FSK, 1-1/2 lb. density, 1" thick	S. F.	\$ 11.57	\$ 9,327.00
					\$ -
	Air Conditioning				\$ -
		<i>None included</i>			\$ -
					\$ -
	Electrical	Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction (1975) and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported to be original to the date of construction (1975) and in various operating conditions. Replacement of the fans and ducting is recommended.			\$ 57,823.60
4,872	AEI Estimate	Electrical make safe for MEP demolition	S. F.	\$ 0.97	\$ 4,725.84
5	262416301300	Panelboards, 3 phase 4 wire, main lugs, 277/480 V, 100 amp, 20 circuits, NF, incl 20 A 1 pole bolt-on breakers	Ea.	\$ 5,684.53	\$ 28,422.65
5	260590102170	Switch devices, residential, 3-way, #14/3, type MC cable, 20', incl box & cover plate	Ea.	\$ 83.98	\$ 419.90
5	260590102120	Switch devices, residential, single pole, ivory, type MC cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 68.35	\$ 341.75
5	260590102220	Switch devices, residential, 4-way, #14/3, type MC cable, 20', incl box & cover plate	Ea.	\$ 93.29	\$ 466.45
10	260590102270	Switch devices, residential, single pole, #12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 84.15	\$ 841.50
5	260590102320	Switch devices, residential, single pole, rotary dimmer, type MC cable, 20', 600 W, incl box & cover plate	Ea.	\$ 106.21	\$ 531.05

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Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
5	260590104120	Receptacle devices, residential, duplex outlet, ivory, w/#12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 97.77	\$ 488.85
5	260590104370	Receptacle devices, residential, decorator style, GFI with #12/2, type MC cable, 20', incl box & cover plate	Ea.	\$ 115.66	\$ 578.30
5	260590104420	Receptacle devices, residential, decorator style, receptacle, #12/2, type MC cable, 20 amp, incl box & cover plate	Ea.	\$ 135.83	\$ 679.15
5	260590104580	Air conditioner outlet, residential, 30' of #12/2, 2 pole circuit breaker, type MC cable, 20 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 182.32	\$ 911.60
5	260590104680	Dryer outlet, residential, 30' of #10/3, 2 pole circuit breaker, type MC cable, 30 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 196.74	\$ 983.70
5	260590104720	Range outlet, residential, 30' of #8/3, type MC cable, 50 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 312.07	\$ 1,560.35
25	260590106120	Lighting outlets, residential, box 4" & wire (for fixture), type MC cable, 20'	Ea.	\$ 55.69	\$ 1,392.25
10	260590106220	Light fixtures, residential, canopy style, custom grade	Ea.	\$ 87.04	\$ 870.40
5	260590106320	Light fixtures, residential, kitchen fixture (fluorescent), custom grade	Ea.	\$ 274.52	\$ 1,372.60
10	260590107070	Smoke detectors, residential, box, #14/3, type MC cable, 20'	Ea.	\$ 103.63	\$ 1,036.30
5	260590108280	Bathroom vent fan, residential, hook-up, (use w/above hook-up), custom model, 50 CFM	Ea.	\$ 186.96	\$ 934.80
5	260590109070	Furnace/boiler, residential, hook-up, emergency switch & MC cable, 40'	Ea.	\$ 276.69	\$ 1,383.45
5	260590109530	Thermostat, residential, hook-up, using low voltage wire, heating/cooling, 25' of #18-4	Ea.	\$ 47.47	\$ 237.35
10	265113550100	Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, incl lamps, mounting hardware and connections	Ea.	\$ 484.33	\$ 4,843.30
10	265113550180	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections	Ea.	\$ 177.23	\$ 1,772.30
4	265623550200	Exterior LED fixture, wall mounted, outdoor, 110 watt, incl lamps	Ea.	\$ 321.29	\$ 1,285.16
4	265623550410	Exterior LED fixture, wall pack, poly w/photocell, 26 watt, incl lamps	Ea.	\$ 436.15	\$ 1,744.60
					\$ -
	Subtotal (Structures)				\$ 543,569.25
				\$ -	\$ -
	Accessory Structures	<i>Non-eligible to include per PIH 2021-07 (HA)</i>		\$ -	\$ -

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Zip:	45410		R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Total (Lines 33 and 34)			\$ -	\$ -
					\$ 543,569.25
					\$ -
	Earthwork				\$ 3,750.00
1,500	AEI Estimate	Building foundation perimeter mobilization/erosion control/import fill for positive drainage/site grading and restoration - five foot perimeter around the building.	Sq. Ft.	\$ 2.50	\$ 3,750.00
					\$ -
	Site Utilities				\$ -
					\$ -
					\$ -
	Roads & Wlks				\$ 17,600.00
2	AEI Estimate	Building entrance site sidewalks +/- 5' building perimeter/trip hazard/parking repairs	Entry	\$ 8,800.00	\$ 17,600.00
					\$ -
	Landscaping				\$ 15,000.00
1	AEI Allowance	Building foundation perimeter lawn restoration	Ea.	\$ 5,000.00	\$ 5,000.00
1	AEI Allowance	Building foundation perimeter planting and beds restoration	Ea.	\$ 10,000.00	\$ 10,000.00
					\$ -
		Land Improvements Hard Cost Subtotal:			\$ 36,350.00
		Structure(s) and Land Improvements Hard Cost Subtotal			\$ 579,919.25
		Soft Costs and Fees			
		Contingency	7.50%		\$ 43,493.94
		General Conditions	5.00%		\$ 28,995.96
		Builder's Profit & Overhead	10.00%		\$ 16,787.45
		Architectural Design Fees	5.50%		\$ 31,895.56
		PHA Administration Fee	2.00%		\$ 11,598.39
		Subtotal Soft Costs and Fees	30.00%		\$ 132,771.30
		TOTAL REHABILITATION / RETROFIT CONSTRUCTION COST BUDGET:			\$ 712,690.55
		HUD TOTAL DEVELOPMENT COST (TDC):			\$ 1,224,245.00
		TOTAL REHABILITATION ESTIMATE / TDC COST:			58.21%

APPENDIX I

Property Insurance Schedule of Replacement Cost

Square Foot Cost Estimate Report

Date: **3/20/2023**

Estimate Name	Gettysburg Apartments
	Dayton OH
Building Type	Apartment, 1-3 Story with Stone Veneer / Wood Frame
Location	DAYTON, OH
	2.00
Stories Height	10.00
Floor Area (S.F.)	4,872.00
LaborType	STD
Basement Included	Yes
Data Release	Year 2023 Quarter 1
Cost Per Square Foot	\$171.00
Total Building Cost	\$833,104.75



Costs are derived from a building model with basic components.
Scope differences and market conditions can cause costs to vary significantly.

**** Area, Perimeter entered is outside the range recommended by RSMeans.**

Assembly Customization Type :

- + Added
- ◐ Partially Swapped
- ◑ Fully Swapped

	Quantity	% of Total	Cost Per SF	Cost
A Substructure		12.7%	\$19.07	\$92,901.02
A1010			\$4.48	\$21,821.32
Standard Foundations				
Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	170.00		\$1.67	\$8,115.38
Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	14.35		\$2.81	\$13,705.94
A1030			\$3.02	\$14,717.39
Slab on Grade				
Slab on grade, 4" thick, non industrial, reinforced	2,436.00		\$3.02	\$14,717.39
A2010			\$1.94	\$9,454.21
Basement Excavation				

		Quantity	% of Total	Cost Per SF	Cost
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	2,436.00		\$1.94	\$9,454.21
A2020	Basement Walls			\$9.63	\$46,908.10
	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick	170.00		\$9.63	\$46,908.10
B Shell			25.0%	\$37.56	\$182,979.29
B1010	Floor Construction			\$21.68	\$105,607.09
	● Steel column, 5" pipe, 25 K, 16' unsupported length, 36 PLF	172.24		\$1.34	\$6,540.03
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load	4,872.00		\$0.89	\$4,317.13
	● Floor, wood joist, 2 x 14 @16" O.C., 1/2" CDX subfloor	2,436.00		\$4.54	\$22,094.52
	Wood beam and joist floor, 12"x16" girder, 8"x16" beam, 2x10 joists @ 16", 20'x20' bay, 75 PSF LL, 102 PSF total load	2,436.00		\$12.02	\$58,584.95
	Fireproofing, gypsum board, fire rated, 3 layer, 1.5" thick, 8" steel column, 3 hour rating, 23 PLF	306.00		\$2.89	\$14,070.46
B1020	Roof Construction			\$5.86	\$28,529.63
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span	2,436.00		\$5.86	\$28,529.63
B2010	Exterior Walls			\$1.15	\$5,599.37
	Insulation, fiberglass batts, 6" thick, R19	2,720.00		\$1.15	\$5,599.37
B2020	Exterior Windows			\$6.85	\$33,350.82
	● Windows, wood, vinyl clad, double-hung, insulated glass, 3'-0" x 5'-0"	45.33		\$6.85	\$33,350.82
B2030	Exterior Doors			\$0.68	\$3,326.77
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-6" x 7'-0" opening	0.87		\$0.68	\$3,326.77
B3010	Roof Coverings			\$1.35	\$6,565.61
	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ	2,436.00		\$1.35	\$6,565.61
C Interiors			29.6%	\$44.45	\$216,577.37
C1010	Partitions			\$19.11	\$93,123.40
	● Brick veneer/wood stud backup, standard face, 2x6-wood backup stud, 16"stud spacing, running bond	2,720.00		\$11.90	\$57,990.40
	Wood partition, 5/8"fire rated gypsum board face, none base,2 x 4,@ 16" OC framing,same opposite face, 0 insul	2,165.33		\$2.41	\$11,747.13
	Wood partition, 5/8" fire rated gypsum board face, 1/4"sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound attenuation insul	2,165.33		\$3.93	\$19,158.37
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	2,720.00		\$0.54	\$2,619.22

		Quantity	% of Total	Cost Per SF	Cost
	Add for the following: taping and finishing	2,720.00		\$0.33	\$1,608.28
C1020	Interior Doors			\$6.94	\$33,812.39
	● Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, hollow core	36.91		\$5.60	\$27,265.85
C1030	Fittings			\$5.91	\$28,812.79
	Doors, interior fire door, drywall frame, 1-3/8" thick, 3'-0" x 7'-0"	4.06		\$1.34	\$6,546.54
	Cabinets, residential, base, hardwood, 1 top drawer & 1 door below x 24" W	24.68		\$2.85	\$13,880.45
	Cabinets, residential, wall, two doors x 48" wide	12.34		\$2.32	\$11,301.79
	Cabinets, residential, counter top-laminated plastic, stock, economy	96.90		\$0.75	\$3,630.55
C2010	Stair Construction			\$0.99	\$4,815.57
	Stairs, wood, prefab box type, oak treads, wood rails 3'-6" wide, 14 risers	1.30		\$0.99	\$4,815.57
C3010	Wall Finishes			\$2.39	\$11,631.25
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	2,720.00		\$0.43	\$2,090.54
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	8,228.27		\$1.30	\$6,324.08
	Ceramic tile, thin set, 4-1/4" x 4-1/4"	433.07		\$0.66	\$3,216.63
C3020	Floor Finishes			\$4.75	\$23,123.05
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 24 oz	2,582.16		\$2.38	\$11,616.36
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	1,218.00		\$1.30	\$6,315.16
	Vinyl, composition tile, maximum	584.64		\$0.27	\$1,294.18
	Tile, ceramic natural clay	487.20		\$0.80	\$3,897.35
C3030	Ceiling Finishes			\$4.36	\$21,258.92
	Gypsum board ceilings, 1/2" fire rated gypsum board, painted and textured finish, 7/8"resilient channel furring, 24" OC support	4,872.00		\$4.36	\$21,258.92
D Services			31.3%	\$46.97	\$228,816.51
D2010	Plumbing Fixtures			\$10.09	\$49,136.65
	● Kitchen sink w/trim, countertop, stainless steel, 19" x 18" single bowl	5.00		\$2.50	\$12,173.75
	● Bathroom, three fixture, 2 wall plumbing, lavatory, water closet & bathtub, stand alone	5.00		\$7.59	\$36,962.90
D2020	Domestic Water Distribution			\$7.16	\$34,872.00
	● Gas fired water heater, residential, 100< F rise, 75 gal tank, 63 GPH	6.00		\$7.16	\$34,872.00
D2040	Rain Water Drainage			\$0.69	\$3,353.22

		Quantity	% of Total	Cost Per SF	Cost
	Roof drain, DWV PVC, 4" diam, diam, 10' high	1.08		\$0.43	\$2,104.79
	Roof drain, DWV PVC, 4" diam, for each additional foot add	25.98		\$0.26	\$1,248.43
D3050	Terminal & Package Units			\$5.21	\$25,383.12
	● Split system, air cooled condensing unit, apartment corridors, 5,000 SF, 9.17 ton	4,872.00		\$5.21	\$25,383.12
D5010	Electrical Service/Distribution			\$13.39	\$65,257.50
	Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	150.00		\$9.33	\$45,477.30
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 800 A	1.00		\$4.06	\$19,780.20
D5020	Lighting and Branch Wiring			\$8.69	\$42,341.37
	Receptacles incl plate, box, conduit, wire, 10 per 1000 SF, 1.2 watts per SF	4,872.00		\$3.24	\$15,795.17
	Wall switches, 2.5 per 1000 SF	4,872.00		\$0.63	\$3,051.53
	Miscellaneous power, 2 watts	4,872.00		\$0.61	\$2,980.79
	Central air conditioning power, 3 watts	4,872.00		\$0.72	\$3,508.13
	Motor installation, three phase, 200 V, 15 HP motor size	1.00		\$0.74	\$3,619.00
	Incandescent fixtures recess mounted, type A, 1 watt per SF, 8 FC, 6 fixtures per 1000 SF	4,872.00		\$2.75	\$13,386.75
D5030	Communications and Security			\$1.74	\$8,472.65
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.22		\$1.01	\$4,902.60
	Fire alarm command center, addressable without voice, excl. wire & conduit	1.00		\$0.73	\$3,570.05
	Internet wiring, 2 data/voice outlets per 1000 S.F.	1.00		\$0.00	\$0.00
E Equipment & Furnishin			1.3%	\$1.95	\$9,519.45
E1090	Other Equipment			\$1.95	\$9,519.45
	Architectural equipment, appliances, range, 30" free standing, 1 oven, gas, average	4.11		\$1.23	\$5,969.08
	Architectural equipment, appliances, dish washer, built-in, 2 cycles, economy	4.11		\$0.73	\$3,550.37
F Special Construction			0.0%	\$0.00	\$0.00
G Building Sitework			0.0%	\$0.00	\$0.00

	Quantity	% of Total	Cost Per SF	Cost
Sub Total		100%	\$150.00	\$730,793.64
Contractor's Overhead & Profit		14.0%	\$21.00	\$102,311.11
Architectural Fees		0.0%	\$0.00	\$0.00
User Fees		0.0%	\$0.00	\$0.00
Total Building Cost			\$171.00	\$833,104.75

APPENDIX J

Record of all Documents Reviewed, Interviews, and Supporting Information

From: [Courtney Winters](#)
To: ["Brad.French@daytonohio.gov"](mailto:Brad.French@daytonohio.gov)
Subject: Fire Open Records Request - Gettysburg - 468947
Date: Monday, September 12, 2022 10:42:00 PM
Attachments: [image001.png](#)

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Gettysburg located at: 138 Gettysburg Avenue, Dayton, OH 45417. Is this property within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,
Courtney



Courtney Winters (she/her)
Administrative Assistant

AEI Consultants
4009 Fitzhugh Avenue, Suite 200
Richmond, VA 23230
E: cwinters@aeiconsultants.com

From: [Courtney Winters](mailto:Courtney.Winters@daytonohio.gov)
To: cityhall@daytonohio.gov
Subject: Open Records Request - Gettysburg - 468947
Date: Monday, September 12, 2022 10:42:00 PM
Attachments: [image001.png](#)

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Gettysburg located at: 138 Gettysburg Avenue, Dayton, OH 45417. Is this property within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,
Courtney





Courtney Winters (she/her)
Administrative Assistant

AEI Consultants
4009 Fitzhugh Avenue, Suite 200
Richmond, VA 23230
E: cwinters@aeiconsultants.com

From: [Rowlett, Christopher](#)
To: [Courtney Winters](#)
Cc: [Public Information Request](#); [Patterson, Greg](#); [Rowlett, Christopher](#)
Subject: FW: 20220912_PRR_Multiple-Fire-Bldg-Zoning_Capital NeedsEnvAssessment-Multiple Addresses
Date: Thursday, September 15, 2022 10:26:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[rdDLi35yijoindivyexek14b4yao-880db801d3f34535b9b99b873f96bd10.xls](#)
[SKM_368e22091510130.pdf](#)
[SKM_368e22091510221.pdf](#)
[SKM_368e22091510300.pdf](#)

Good Morning,

Thank you for your multiple requests. I have attached fire inspection and emergency run documentation for the requested properties, along with one drive links for some of the larger properties. If you have any fire-specific related questions, please contact me. Thank you.

- 911 Oldfield Ave.
 - Dayton Fire department does not have any inspection or emergency run records for this property
- 3004-3005 Superbra Ct.
 - Dayton Fire Department does not have any inspection or emergency run records for this property
- 619 Willow
 - Dayton Fire Department does not have any inspection records for this property. Emergency run documentation is attached
- 261 Hoch st
 - Dayton Fire Department does not have any inspection records for this property. Emergency run documentation is attached.
- 138 Gettysburg Ave.
 - One Drive folder access  [138 Gettysburg](#)
- 436-440 Winters St
 - Dayton fire Department does not have any inspection records for this property. Emergency run documentation is attached.
- 126 W Fifth St.
 - One drive access for all inspection records  [126 W Fifth St](#)
 - The emergency runs to this address are very lengthy, consisting of medical calls, fire alarms, and several fire calls. Looking through the run history, there has only been one call referencing any hazardous materials, and I have attached the narrative to this.

If you have any further fire-related questions please contact me. Thank you

Regards,

Chris

Chris Rowlett
Community Services Lieutenant
Department of Fire
Support Services | City of Dayton
300 N. Main St | Dayton, Ohio 45402

From: Public Information Request <publicinformation@daytonohio.gov>

Sent: Wednesday, September 14, 2022 11:10 AM

To: Daugherty, Carl <Carl.Daugherty@daytonohio.gov>; Zimmer, Dennis <Dennis.Zimmer@daytonohio.gov>; Williams, Denver <Denver.Williams@daytonohio.gov>; Mundy, Ranette <Ranette.Mundy@daytonohio.gov>; Adams, Scott <Scott.Adams@daytonohio.gov>; Schoener, Steve <Steve.Schoener@daytonohio.gov>; Rowlett, Christopher <Christopher.Rowlett@daytonohio.gov>; Patterson, Greg <Greg.Patterson@daytonohio.gov>; Steele, Andrew <Andrew.Steele@daytonohio.gov>

Cc: Public Information Request <publicinformation@daytonohio.gov>

Subject: FW: 20220912_PRR_Multiple-Fire-Bldg-Zoning_Capital NeedsEnvAssessment-Multiple Addresses

The following request had multiple emails with the same request language for each of the following addresses.
(See initial email below) Simplifying this request into 1 email.

1. Wilkinson Hi-Rise: 126 West Fifth Street, Dayton, OH 45402.
2. Desoto Bass Courts - 468943 :911 Oldfield Avenue, Dayton, OH 45417
3. Superba - 468944: 3004-3005 Superba Court, Dayton, OH 45403
4. Willow - 468945: 619 Willow Street, Dayton, OH 45404
5. Hoch - 468946: 261 Hoch Street, Dayton, OH 45410
6. Gettysburg - 468947: 138 Gettysburg Avenue, Dayton, OH 45417
7. Winters 468948: 436-440 Winters Street, Dayton, OH, 45417

Please see below.

Please cc: publicinformation@daytonohio.gov in your response, including the same subject line (with one of the 7 corresponding addresses at the end) & this initial request when replying to the requestor directly or forwarding it to the appropriate responder.



Public Records | Office of Communication & Public Affairs | City of Dayton, Ohio

Office 937.333.3616 | Fax 937.333.4269 | publicinformation@daytonohio.gov | www.daytonohio.gov

This email and its attachments contain information that is privileged, confidential, and exempt from disclosure. If you are not an intended recipient, use and disclosure of this message are prohibited. If you received this transmission in error, please notify the sender by reply email and delete the message and its attachments.

From: Bankston, Toni <Toni.Bankston@daytonohio.gov>

Sent: Tuesday, September 13, 2022 5:26 AM

To: Public Information Request <publicinformation@daytonohio.gov>

Subject: 20220912_PRR_Multiple-Fire-Bldg-Zoning_Capital NeedsEnvAssessment-Multiple Addresses - 468948

Toni Bankston's iPhone

Begin forwarded message:

From: Courtney Winters <cwinters@aeiconsultants.com>

Date: September 12, 2022 at 10:47:54 PM EDT

To: City Hall <CityHall@daytonohio.gov>

Subject: Open Records Request - 468948

You don't often get email from cwinters@aeiconsultants.com. [Learn why this is important](#)

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property:

Winters located at: **436-440 Winters Street, Dayton, OH, 45417**. Is this property within your jurisdiction?

(inserting all addresses inquired about)

1. **Wilkinson Hi-Rise: 126 West Fifth Street, Dayton, OH 45402.**
2. **Desoto Bass Courts - 468943 :911 Oldfield Avenue, Dayton, OH 45417**
3. **Superba - 468944: 3004-3005 Superba Court, Dayton, OH 45403**
4. **Willow - 468945: 619 Willow Street, Dayton, OH 45404**
5. **Hoch - 468946: 261 Hoch Street, Dayton, OH 45410**
6. **Gettysburg - 468947: 138 Gettysburg Avenue, Dayton, OH 45417**
7. **Winters 468948: 436-440 Winters Street, Dayton, OH, 45417)**

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,
Courtney



Courtney Winters (she/her)
Administrative Assistant

AEI Consultants
4009 Fitzhugh Avenue, Suite 200

Richmond, VA 23230
E: cwinters@aeiconsultants.com

CAUTION: This email originated from outside of our organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alarm Date between 2018-01-01 and 2022-09-15 Street Number 138 Street Name gettysburg

Incident Date

1/10/2020 12:00 AM
8/14/2020 12:00 AM
3/7/2022 12:00 AM
7/20/2020 12:00 AM
8/14/2021 12:00 AM
4/9/2021 12:00 AM
4/6/2021 12:00 AM
7/19/2020 12:00 AM

Ident Num	FIRS Number	ber Or Mile	Street Prefi	Or Highway	Street Type	Apartment Num	City	Zip
DF2001100	0000949	138	North	GETTYSBUR	Avenue	APT D	Dayton	45417
DF2008140	0022532	138	North	GETTYSBUR	Avenue	AP E	Dayton	45417
DF2203070	0007278	138	North	GETTYSBUR	Avenue	APT B	DAYTON	45417
DF2007200	0019960	138	North	GETTYSBUR	Avenue	APT D	Dayton	45417
DF2108140	0023528	138	North	GETTYSBUR	Avenue	APT D	Dayton	45417
DF2104090	0009568	138	North	GETTYSBUR	Avenue	APT D	Dayton	45417
DF2104060	0009162	138	North	GETTYSBUR	Avenue	APT D	DAYTON	45417
DF2007190	0019823	138	North	GETTYSBUR	Avenue	AP E	Dayton	45417

dent Type Incident Tydress Groups Combined More

321	EMS call, ex 138 North G 138 N GETTYSBURG AVE
611	Dispatched i 138 North G 138 N GETTYSBURG AVE
321	EMS call, ex 138 North G 138 N GETTYSBURG AVE
321	EMS call, ex 138 North G 138 N GETTYSBURG AVE
321	EMS call, ex 138 North G 138 N GETTYSBURG AVE
321	EMS call, ex 138 North G 138 N GETTYSBURG AVE
320	Emergency i 138 North G 138 N GETTYSBURG AVE
300	Rescue, EMS 138 North G 138 N GETTYSBURG AVE

FIN-40 INSPECTION HISTORY REPORT
 INFORMATION GROUP REPORT NARR INFORMATION GROUP REPORT
 NARR

INSPECTION.....	yes	yes	PRE-FIRE PLAN:
VIOLATION.....	yes	yes	MAIN.....
BUILDING.....	yes	yes	BLDG. CONSTR....
OCCUPANT.....	yes	yes	FIRE SYSTEMS....
PERMITS.....			EXPOSURES.....
OWNER(S).....			UTILITIES.....
INSPECTION ASSIGN...			ENVIR/HEALTH....
FACILITY CHEMICALS:			NON-KDT.....
FACILITY INFO....			REVIEW AS'GN....
CHEMICAL INFO....			

BUILDING INFO

BPI: 005 05 001 BLDG: 502
 LOT: 10637 CENSUS TRACT: 0036 CENSUS BLOCK: 0001 PLAN
 SHEET:
 NEIGH. CODE: NEIGHBORHOOD:
 JURIS: DA
 COMMON PLACE:
 ATLAS:
 ADDRESS: 126 W FIFTH ST APT:
 CITY, STATE ZIP: , 45402 COUNTY:
 Montgomery
 PROPERTY: 01 One FPU Bldg. (earth wal NO. FLOORS: 14
 CONSTRUCT: 01 Fire resistive
 REMARKS:
 CHEM: no WELLFIELD: no PRE-PLAN: no MULTIPLE OCC: NO NO INSPED: 1
 BUILDING NARRATIVE
 *** NO BUILDING NARRATIVE INFO

BUILDING OCCUPANT

BPIO: 005 05 001 0002 BLDG: 502
 COMMON PLACE: JURIS:
 DA
 ADDRESS..: 126 W FIFTH ST ROOM NO:
 OCCUPANT NAME: WILKINSON PLAZA PHONE: 937-222-
 4208
 CONTACT NAME: PHONE: 937-000-
 0000
 AFTER HOURS.: PHONE: 937-000-
 0000

INSPECTION - FIRST: 09/26/1980 LAST: 01/01/2020 ASGN: 08/11/2005
 FREQ: 12
 FPU.....: 424 over 20 units NO. FLOORS: 14
 OF: 14
 OCCP. LOAD: 0 ALARM: 02 Remote Station (no longer
 used)

FIRE DETECT. DEV: 02 Partial Smoke D 06 Suppression Act 07 Manual Fire
Ala

SUPPRS. DEV: 02 Standpipe Syste 03 A/S Wet Sprinkl 09 Fire Ext
portab

USE GROUP: FACILITY CODE :

REMARKS: High rise residential with 14 floors

INSP: YES BLDG PREPLAN: NO CHEM: NO EHS: NO WELLFIELD: NO

PERMITS: 0

OCCUPANT NARRATIVE

*** NO OCCUPANT NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502

INSPECTION DIV: SUP CO: 11 PLT: 02 APP: LT011 TIME INSP'TN REQ'D:

01:30

INSP. SEQ: 0001 INSPECTION CLASS: 01 ISSUE: 09/26/1980 INSPECTION:

09/26/1980

DAYS TO CORRECT: 00 INSPECTED BY: 0

NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:

1

OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 1 TOTAL VIOL CORRECTED:

0

BUREAU APPROVAL REQUIRED: NO

ON:

BUREAU APPROVED: NO BY: 0

@:

NO TIMES PRINTED: 0

PRINTED:

PRINT?: NO

NO

PERMITS: 0

VOID: no BY:

ON:

@:

REMARKS: VRX Transferred

REVIEWED: yes 09/26/1980 BY:

NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0001 COUNT: 02 SOURCE: NOCODE YEAR: 0000 SECTION:

CODE DESC ..: ET0402NOCODE 0926800001C

33021110801301110800002C 33

2

VIOLATION

EXTINGUISHER IN KITCHEN SHOULD BE MOUNTED EXTINGUISHER IN ELECTRICAL
ROOM S

HOULD BE MOUNTED

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 11/10/1980 ACTION: 1 Notification Issued

DAYS: 30

DETECTED.: 0001 09/26/1980 DIV: SUP CO: 11 PLT: 02 APP: LT011

OUTSTNDNG: NO

CORRECTED: 0002 11/10/1980 DIV: SUP CO: 11 PLT: 02 APP: LT011

REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0

CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: SUP CO: 11 PLT: 02 APP: LT011 TIME INSP'TN REQ'D:
00:30
INSP. SEQ: 0002 INSPECTION CLASS: 02 ISSUE: 11/03/1980 INSPECTION:
11/10/1980
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 1 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 11/10/1980 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0001 COUNT: 02 SOURCE: NOCODE YEAR: 0000 SECTION:
CODE DESC ..: ET0402NOCODE 0926800001C
33021110801301110800002C 33
2

VIOLATION

EXTINGUISHER IN KITCHEN SHOULD BE MOUNTED EXTINGUISHER IN ELECTRICAL
ROOM S
HOULD BE MOUNTED

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/10/1980 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0001 09/26/1980 DIV: SUP CO: 11 PLT: 02 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0002 11/10/1980 DIV: SUP CO: 11 PLT: 02 APP: LT011
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: SUP CO: 11 PLT: 03 APP: LT011 TIME INSP'TN REQ'D:
01:00

INSP. SEQ: 0003 INSPECTION CLASS: 01 ISSUE: 01/06/1986 INSPECTION:
01/09/1986
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 2 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
2
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 2 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 01/09/1986 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0002 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION:
504.4
CODE DESC ..: EX1201UFC 504.4 0109860003W
33030521864300521860005E 33
3

VIOLATION

EMERGENCY LIGHT ON 2ND FLOOR NOT WORKING

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/21/1986 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0003 01/09/1986 DIV: SUP CO: 11 PLT: 03 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0005 05/21/1986 DIV: SUP CO: 11 PLT: 03 APP: LT011
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0003 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION:
305.1
CODE DESC ..: GP0501UFC 305.1 0109860003W
33030331861300331860004W 33
3

VIOLATION

REFRIGERATORS STORED IN POWER ROOM

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 03/31/1986 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0003 01/09/1986 DIV: SUP CO: 11 PLT: 03 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0004 03/31/1986 DIV: SUP CO: 11 PLT: 03 APP: LT011
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: SUP CO: 11 PLT: 03 APP: LT011 TIME INSP'TN REQ'D:
00:30
INSP. SEQ: 0004 INSPECTION CLASS: 02 ISSUE: 03/24/1986 INSPECTION:
03/31/1986
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 2 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 03/31/1986 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0003 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION:
305.1
CODE DESC ..: GP0501UFC 305.1 0109860003W
33030331861300331860004W 33
3

VIOLATION

REFRIGERATORS STORED IN POWER ROOM

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 03/31/1986 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0003 01/09/1986 DIV: SUP CO: 11 PLT: 03 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0004 03/31/1986 DIV: SUP CO: 11 PLT: 03 APP: LT011
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: SUP CO: 11 PLT: 03 APP: LT011 TIME INSP'TN REQ'D:
00:20
INSP. SEQ: 0005 INSPECTION CLASS: 02 ISSUE: 05/05/1986 INSPECTION:
05/21/1986
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 1 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 05/21/1986 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0002 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION:
504.4
CODE DESC ..: EX1201UFC 504.4 0109860003W
33030521864300521860005E 33
3

VIOLATION

EMERGENCY LIGHT ON 2ND FLOOR NOT WORKING

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/21/1986 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0003 01/09/1986 DIV: SUP CO: 11 PLT: 03 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0005 05/21/1986 DIV: SUP CO: 11 PLT: 03 APP: LT011
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502

INSPECTION DIV: SUP CO: 11 PLT: 01 APP: LT011 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0006 INSPECTION CLASS: 01 ISSUE: 11/23/1987 INSPECTION:
05/03/1988
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 5 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
5
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 3 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 05/03/1988 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0004 COUNT: 01 SOURCE: NFPA YEAR: 0000 SECTION: 72A
1 2.
CODE DESC ..: FA0301NFPA 72A 1 2.4 0503880006E
3301112492907000000000000000
0

VIOLATION

ANNUAL TEST OF FIRE ALARM SYSTEM DUE .

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/24/1992 ACTION: 9 Cleared by Bureau Inspection
DAYS: 7
DETECTED.: 0006 05/03/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0000 DIV: 00 CO: 00 PLT: 00 APP:
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0005 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION: F
404.5
CODE DESC ..: SP0201UFC F 404.5 0503880006E
3301112492907000000000000000
0

VIOLATION

ANNUAL TEST OF FIRE PUMP DUE.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/24/1992 ACTION: 9 Cleared by Bureau Inspection
DAYS: 7
DETECTED.: 0006 05/03/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0000 DIV: 00 CO: 00 PLT: 00 APP:
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0006 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION: F
404.4
CODE DESC ...: AS0401UFC F 404.4 0503880006E
33010929944050929940021B 55
0

VIOLATION

ANNUAL TEST OF SPRINKLER SYSTEM DUEPRO VIDE TEST RECORDS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/29/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0006 05/03/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0021 09/29/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0007 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION: F
105.10
CODE DESC ...: GP0101UFC F 105.10 0503880006E
33010909881300909880007E 33
1

VIOLATION

ELEVATOR RECALL & FIRE SERVICE NOT WOR KING.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/09/1988 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0006 05/03/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0007 09/09/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0

CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0008 COUNT: 02 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ...: GP9902* 0503880006E
33010909881300909880007E 33
1

VIOLATION

NO SUPPRESSION SYSTEM OVER STOVES IN 1ST FLOOR KITCHEN.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/09/1988 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0006 05/03/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0007 09/09/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: SUP CO: 11 PLT: 01 APP: LT011 TIME INSP'TN REQ'D:
00:10
INSP. SEQ: 0007 INSPECTION CLASS: 02 ISSUE: 06/27/1988 INSPECTION:
09/09/1988
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 0 TOTAL VIOL CORRECTED:
2

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 09/09/1988 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0007 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION: F
105.10
CODE DESC ...: GP0101UFC F 105.10 0503880006E
33010909881300909880007E 33

1

VIOLATION

ELEVATOR RECALL & FIRE SERVICE NOT WORKING.

REFFERAL ADM: no CO: no OTH: no
 LAST REINSPT'N: 09/09/1988 ACTION: 1 Notification Issued
 DAYS: 30
 DETECTED.: 0006 05/03/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
 OUTSTNDNG: NO
 CORRECTED: 0007 09/09/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
 REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
 CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
 BPIO: 005 05 001 0002 BLDG: 502
 VIOL SEQ: 0008 COUNT: 02 SOURCE: * YEAR: 0000 SECTION:
 CODE DESC ..: GP9902* 0503880006E
 33010909881300909880007E 33
 1

VIOLATION

NO SUPPRESSION SYSTEM OVER STOVES IN 1ST FLOOR KITCHEN.

REFFERAL ADM: no CO: no OTH: no
 LAST REINSPT'N: 09/09/1988 ACTION: 1 Notification Issued
 DAYS: 30
 DETECTED.: 0006 05/03/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
 OUTSTNDNG: NO
 CORRECTED: 0007 09/09/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
 REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
 CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
 INSPECTION
 BPIO.....: 005 05 001 0002 BLDG: 502
 INSPECTION DIV: ADM CO: FP PLT: DD APP: FP007 TIME INSP'TN REQ'D:
 00:45
 INSP. SEQ: 0008 INSPECTION CLASS: 02 ISSUE: 10/10/1988 INSPECTION:
 03/06/1989
 DAYS TO CORRECT: 00 INSPECTED BY: 0
 NO. VIOLATIONS DETECTED: 5 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
 5
 OUTSTANDING VIOLATIONS BEFORE: 1 AFTER: 5 TOTAL VIOL CORRECTED:
 0

BUREAU APPROVAL REQUIRED: NO ON:
 BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 03/06/1989 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0009 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ..: GP9901* 0306890008B
57001124924071124920015B 55
0

VIOLATION

ED DAVIS OR TALBERT GROOMS DMHA PRO JECT 5-10 REQUISITION #77 (WORK
ORDER
TO HAVE THE ALARM-PUMP- SPRINKLER TESTED).

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/24/1992 ACTION: 4 Time Extension Granted
DAYS: 7
DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0015 11/24/1992 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/03/1999 BY: 0
CHANGED: 05/03/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0010 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ..: FA9901* 0306890008B
57000507974300909960029B 56
0

VIOLATION

FIRE ALARM NEEDS UPGRADE, BATTERY BAC KUP, AUDIBLE & VISUAL SIGNALS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/07/1997 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0029 09/09/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0011 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION: F
314.1
CODE DESC ...: GP2601UFC F 314.1 0306890008B
57000502964600425960027B 56
0

VIOLATION

ELEVATOR RECALL REQUIRED IN BLDGS. OF MORE THAN 6 STORIES.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/1996 ACTION: 4 Time Extension Granted
DAYS: 60
DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0027 04/25/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0012 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ...: AS9901* 0306890008B
57001124924070808900015B 55
0

VIOLATION

REPLACE MISSING CUPS ON FIRE DEPT. CONNECTION ON 5TH STR. PAINT FIRE
DEPT.
CONNECTION RED (IS RUSTING).

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/24/1992 ACTION: 4 Time Extension Granted
DAYS: 7
DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0015 08/08/1990 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0013 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ...: AS9901* 0306890008B
57001124924070808900015B 55
0

VIOLATION

CAPS FROZE & BROKE TEST HEADER AT REAR OF BLDG. VALVE MAY BE
LEAKING INSIDE

.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 11/24/1992 ACTION: 4 Time Extension Granted
DAYS: 7
DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0015 08/08/1990 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP007 TIME INSP'TN REQ'D:
00:20
INSP. SEQ: 0009 INSPECTION CLASS: 06 ISSUE: 04/10/1989 INSPECTION:
07/12/1989
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 2 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
2
OUTSTANDING VIOLATIONS BEFORE: 6 AFTER: 0 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 07/12/1989 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0014 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ..: GP9901* 0712890009B
5700031390907000000000000000
0

VIOLATION

DMHA REFUSED INSPECTION PER 6/7/89, ATT ACHED LETTER TO G. ALEXANDER.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 03/13/1990 ACTION: 9 Cleared by Bureau Inspection
DAYS: 7
DETECTED.: 0009 07/12/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0000 DIV: 00 CO: 00 PLT: 00 APP:
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0

CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0015 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ...: GP9901* 0712890009B
5700031390907000000000000000
0

VIOLATION

HOLD FOR 15 DAYS PENDING CITY OF DAY TON LAW DEPT. OPINION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 03/13/1990 ACTION: 9 Cleared by Bureau Inspection
DAYS: 7
DETECTED.: 0009 07/12/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0000 DIV: 00 CO: 00 PLT: 00 APP:
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP004 TIME INSP'TN REQ'D:
02:00
INSP. SEQ: 0010 INSPECTION CLASS: 06 ISSUE: 07/31/1989 INSPECTION:
08/24/1989
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 2 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
2
OUTSTANDING VIOLATIONS BEFORE: 6 AFTER: 2 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:
NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 08/24/1989 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0016 COUNT: 02 SOURCE: UFC YEAR: 0000 SECTION:
504.4
CODE DESC ...: EX1202UFC 504.4 0824890010B
54000313904300313900012B 57

0

VIOLATION

REPAIR EMERGENCY LIGHTING IN FIRST FLO OR LOBBY.

REFFERAL ADM: no CO: no OTH: no
 LAST REINSPT'N: 03/13/1990 ACTION: 4 Time Extension Granted
 DAYS: 30
 DETECTED.: 0010 08/24/1989 DIV: ADM CO: FP PLT: 00 APP: FP004
 OUTSTNDNG: NO
 CORRECTED: 0012 03/13/1990 DIV: ADM CO: FP PLT: DD APP: FP007
 REMARKS: VRX Transfered

ENTERED: 05/01/1999 BY: 0
 CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
 BPIO: 005 05 001 0002 BLDG: 502
 VIOL SEQ: 0017 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION:
 505.1.1
 CODE DESC ..: EX1501UFC 505.1.1 0824890010B
 54001019891071019890011B 57
 0

VIOLATION

DO NOT BLOCK OPEN FIRE RATED DOORS.

REFFERAL ADM: no CO: no OTH: no
 LAST REINSPT'N: 10/19/1989 ACTION: 1 Notification Issued
 DAYS: 7
 DETECTED.: 0010 08/24/1989 DIV: ADM CO: FP PLT: 00 APP: FP004
 OUTSTNDNG: NO
 CORRECTED: 0011 10/19/1989 DIV: ADM CO: FP PLT: DD APP: FP007
 REMARKS: VRX Transfered

ENTERED: 05/01/1999 BY: 0
 CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
 INSPECTION
 BPIO.....: 005 05 001 0002 BLDG: 502
 INSPECTION DIV: ADM CO: FP PLT: DD APP: FP007 TIME INSP'TN REQ'D:
 00:30
 INSP. SEQ: 0011 INSPECTION CLASS: 06 ISSUE: 09/18/1989 INSPECTION:
 10/19/1989
 DAYS TO CORRECT: 00 INSPECTED BY: 0
 NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
 0
 OUTSTANDING VIOLATIONS BEFORE: 8 AFTER: 0 TOTAL VIOL CORRECTED:
 1

BUREAU APPROVAL REQUIRED: NO ON:
 BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 10/19/1989 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0017 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION:
505.1.1
CODE DESC ..: EX1501UFC 505.1.1 0824890010B
54001019891071019890011B 57
0

VIOLATION

DO NOT BLOCK OPEN FIRE RATED DOORS.

REFERRAL ADM: no CO: no OTH: no
LAST REINSPT'N: 10/19/1989 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0010 08/24/1989 DIV: ADM CO: FP PLT: 00 APP: FP004
OUTSTNDNG: NO
CORRECTED: 0011 10/19/1989 DIV: ADM CO: FP PLT: DD APP: FP007
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP007 TIME INSP'TN REQ'D:
00:30
INSP. SEQ: 0012 INSPECTION CLASS: 06 ISSUE: 12/04/1989 INSPECTION:
03/13/1990
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 7 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 03/13/1990 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0016 COUNT: 02 SOURCE: UFC YEAR: 0000 SECTION:
504.4
CODE DESC ...: EX1202UFC 504.4 0824890010B
54000313904300313900012B 57
0

VIOLATION

REPAIR EMERGENCY LIGHTING IN FIRST FLO OR LOBBY.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 03/13/1990 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0010 08/24/1989 DIV: ADM CO: FP PLT: 00 APP: FP004
OUTSTNDNG: NO
CORRECTED: 0012 03/13/1990 DIV: ADM CO: FP PLT: DD APP: FP007
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP007 TIME INSP'TN REQ'D:
00:30
INSP. SEQ: 0014 INSPECTION CLASS: 07 ISSUE: 08/08/1990 INSPECTION:
08/08/1990
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 5 INITIAL CORRECTIONS: 4 TO DATE CORRECTED:
4
OUTSTANDING VIOLATIONS BEFORE: 6 AFTER: 1 TOTAL VIOL CORRECTED:
4

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:
NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 08/08/1990 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0018 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ...: AS9901* 0808900014B
570000000000000808900014B 57

0

VIOULATION

REPLACE MISSING CAPS ON FIRE DEPT CON NECTION

REFFERAL ADM: no CO: no OTH: no
 ACTION: 0 Corrected at scene, init insp
 LAST REINSPT'N:
 DAYS: 0
 DETECTED.: 0014 08/08/1990 DIV: ADM CO: FP PLT: 00 APP: FP007
 OUTSTNDNG: NO
 CORRECTED: 0014 08/08/1990 DIV: ADM CO: FP PLT: DD APP: FP007
 REMARKS: VRX Transfered

ENTERED: 05/01/1999 BY: 0
 CHANGED: 05/01/1999 BY: 0

VIOULATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
 BPIO: 005 05 001 0002 BLDG: 502
 VIOL SEQ: 0019 COUNT: 02 SOURCE: UFC YEAR: 0000 SECTION:
 504.4
 CODE DESC ..: EX1202UFC 504.4 0808900014B
 570000000000000808900014B 57
 0

VIOULATION

REPAIR EMERGENCY LIGHTS

REFFERAL ADM: no CO: no OTH: no
 ACTION: 0 Corrected at scene, init insp
 LAST REINSPT'N:
 DAYS: 0
 DETECTED.: 0014 08/08/1990 DIV: ADM CO: FP PLT: 00 APP: FP007
 OUTSTNDNG: NO
 CORRECTED: 0014 08/08/1990 DIV: ADM CO: FP PLT: DD APP: FP007
 REMARKS: VRX Transfered

ENTERED: 05/01/1999 BY: 0
 CHANGED: 05/01/1999 BY: 0

VIOULATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
 BPIO: 005 05 001 0002 BLDG: 502
 VIOL SEQ: 0020 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
 CODE DESC ..: AS9901* 0808900014B
 570000000000000808900014B 57
 0

VIOULATION

CAPS FROZE & BROKE AT TEST HEADER OF S PRINKLER SYSTEM

REFFERAL ADM: no CO: no OTH: no
 ACTION: 0 Corrected at scene, init insp
 LAST REINSPT'N:
 DAYS: 0
 DETECTED.: 0014 08/08/1990 DIV: ADM CO: FP PLT: 00 APP: FP007
 OUTSTNDNG: NO
 CORRECTED: 0014 08/08/1990 DIV: ADM CO: FP PLT: DD APP: FP007

REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0021 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ..: FA9901* 0808900014B
5700000000000000808900014B 57
0

VIOLATION

LAST REINSPT'N: REFFERAL ADM: no CO: no OTH: no
ACTION: 0 Corrected at scene, init insp
DAYS: 0
DETECTED.: 0014 08/08/1990 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0014 08/08/1990 DIV: ADM CO: FP PLT: DD APP: FP007
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0022 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
701.0
CODE DESC ..: EMERGENCY PLANNING AND PREPAREDNESS
GENERAL

VIOLATION

IT IS THE RESPONSIBILITY OF THE OWN ER/AGENT TO KEEP FIRE SAFETY
ANDEVACUA
TION PROCEDURES AVAILABLE AND UPDAT ED AS NECESSARY

LAST REINSPT'N: 11/09/2004 REFFERAL ADM: no CO: no OTH: no
ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0014 08/08/1990 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 11/22/2004 BY: 20364 SMITH, GREGORY A
VIOLATION NARRATIVE

INSPECTION

*** NO VIOLATION NARRATIVE INFO
BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
01:30

INSP. SEQ: 0015 INSPECTION CLASS: 06 ISSUE: 02/25/1991 INSPECTION:
11/24/1992
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 11 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
11
OUTSTANDING VIOLATIONS BEFORE: 7 AFTER: 12 TOTAL VIOL CORRECTED:
3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 11/24/1992 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0009 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ..: GP9901* 0306890008B
57001124924071124920015B 55
0

VIOLATION

ED DAVIS OR TALBERT GROOMS DMHA PRO JECT 5-10 REQUISITION #77 (WORK
ORDER
TO HAVE THE ALARM-PUMP- SPRINKLER TESTED).

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/24/1992 ACTION: 4 Time Extension Granted
DAYS: 7
DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0015 11/24/1992 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/03/1999 BY: 0
CHANGED: 05/03/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0012 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ..: AS9901* 0306890008B
57001124924070808900015B 55
0

VIOLATION

REPLACE MISSING CUPS ON FIRE DEPT. CONNECTION ON 5TH STR. PAINT FIRE
DEPT.
CONNECTION RED (IS RUSTING).

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 11/24/1992 ACTION: 4 Time Extension Granted
DAYS: 7
DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0015 08/08/1990 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0013 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:
CODE DESC ..: AS9901* 0306890008B
57001124924070808900015B 55
0

VIOLATION

CAPS FROZE & BROKE TEST HEADER AT REA R OF BLDG. VALVE MAY BE
LEAKINGINSIDE

.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/24/1992 ACTION: 4 Time Extension Granted
DAYS: 7
DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0015 08/08/1990 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0023 COUNT: 10 SOURCE: DFC YEAR: 0000 SECTION: F-
604.0
CODE DESC ..: Alterations

VIOLATION

THROUGHOUT BUILDING-CHECK THAT ALL EME RGENCY LIGHTS ARE WORKING
CORREC
TLY. NEW LIGHTS INSTALLED.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 06/30/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0018 06/30/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0024 COUNT: 02 SOURCE: DFC YEAR: 0000 SECTION: F-311.0
CODE DESC ...: Fire lanes

VIOLATION

FIRST FLOOR REC. ROOM FIRE DOOR BLO CKED OPEN AND DISCONNECTED FROM
SELF C
LOSURE. CONNECT SELF CLOSURE AND DON'T BLOCK DOOR OPEN. FIX SELF
CLOSURE
ON TRASH ROOM

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 01/13/1993 ACTION: 1 Notification Issued
DAYS: 5
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0016 01/13/1993 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0025 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-500.0
CODE DESC ...: FP9901DFC F-500.0 1124920015B
55000630944250630940018B 55
0

VIOLATION

PROVIDE SIGN FOR FIRE ALARM CONTROLROO M AND PROVIDE KEYS FOR ON SITE
PERSON
NEL

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 06/30/1994 ACTION: 4 Time Extension Granted
DAYS: 25
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0018 06/30/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0026 COUNT: 05 SOURCE: DFC YEAR: 0000 SECTION: F-311.0
CODE DESC ...: Fire lanes

VIOLATION

FIRE DOORS HOLD OPEN DEVICES, REM OVE HOLD OPEN DEVICES AND KEEP
DOORS
CLOSED-LAUNDRY ROOMS 14, 11, 8, 5, 2

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/06/1995 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0026 09/06/1995 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0027 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
503.0
CODE DESC ...: Existing structures

VIOLATION

NO SPRINKLER HEAD IN CLOSET - LAU NDRY ROOM 1ST FLOOR, HEAD
MISSIN
G AND PLUGGED. PROVIDE SPRINKLER HEAD

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 06/30/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0018 06/30/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0028 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
602.0
CODE DESC ...: Definitions

VIOLATION

PANIC BAR MISSING ON STAIRWELL DOOR1ST FLOOR, PROVIDE PANIC BAR

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/01/1994 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0019 08/01/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0029 COUNT: 02 SOURCE: DFC YEAR: 0000 SECTION: F-600.0
CODE DESC ...: EX9902DFC F-600.0 1124920015B
55000801944300801940019B 55
0

VIOLATION

EXIT SIGNS USED TO POWER SECURITY SYS TEM-1ST FLOOR. DISCONNECT
SECURI
TY SYSTEM AND PROVIDE PROPER EL ECTRIC

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/01/1994 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0019 08/01/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0030 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-300.0
CODE DESC ...: GP9901DFC F-300.0 1124920015B
55000113931030113930016B 55
0

VIOLATION

TRASH IN BOTTOM OF ELEVATOR SHAFT KEE P BOTTOM OF SHAFT CLEAN

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 01/13/1993 ACTION: 1 Notification Issued
DAYS: 3
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0016 01/13/1993 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0031 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-501.0
CODE DESC ...: Fire protection systems

VIOLATION

BUSHES BLOCKING FIRE DEPARTMENT CONNECTION. TRIM OR REMOVE BUSHES SO
THAT FIRE DEPT. CONNECTION CAN BE SEEN

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 06/30/1994 ACTION: 4 Time Extension Granted
DAYS: 1
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0018 06/30/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0032 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
501.0
CODE DESC ...: Fire protection systems

VIOLATION

SPRINKLER, STANDPIPES AND FIRE PUMP SHALL BE TESTED ANNUALLY.
PROVIDE ANNUAL TEST RECORDS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/29/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0021 09/29/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0033 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
511.0
CODE DESC ...: Wet-chemical extinguishing systems

VIOLATION

FIRE ALARM SHALL BE TESTED. PROVIDE TEST RECORDS OF FIRE ALARM. AAA
TESTED
7-93.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/29/1994 ACTION: 4 Time Extension Granted
DAYS: 5

DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0021 09/29/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
01:15
INSP. SEQ: 0016 INSPECTION CLASS: 06 ISSUE: 01/04/1993 INSPECTION:
01/13/1993
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 15 AFTER: 1 TOTAL VIOL CORRECTED:
2

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 01/13/1993 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0024 COUNT: 02 SOURCE: DFC YEAR: 0000 SECTION: F-
311.0
CODE DESC ..: Fire lanes

VIOLATION

FIRST FLOOR REC. ROOM FIRE DOOR BLO CKED OPEN AND DISCONNECTED FROM
SELF C
LOSURE. CONNECT SELF CLOSURE AND DON'T BLOCK DOOR OPEN. FIX SELF
CLOSURE
ON TRASH ROOM

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 01/13/1993 ACTION: 1 Notification Issued
DAYS: 5
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0016 01/13/1993 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0

CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0030 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-300.0
CODE DESC ...: GP9901DFC F-300.0 1124920015B
55000113931030113930016B 55
0

VIOLATION

TRASH IN BOTTOM OF ELEVATOR SHAFT KEE P BOTTOM OF SHAFT CLEAN

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 01/13/1993 ACTION: 1 Notification Issued
DAYS: 3
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0016 01/13/1993 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 05/01/1999 BY: 0
CHANGED: 05/01/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0017 INSPECTION CLASS: 06 ISSUE: 02/15/1993 INSPECTION:
06/09/1993
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 13 AFTER: 2 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 06/09/1993 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0034 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-300.0

CODE DESC ...: GP9901DFC F-300.0 0609930017B
55001103944051103940022B 55
0

VIOLATION

PROVIDE ELEVATOR KEY. ELEVATOR KEY NOT PROVIDED

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/03/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0017 06/09/1993 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0022 11/03/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
01:30
INSP. SEQ: 0018 INSPECTION CLASS: 06 ISSUE: 07/12/1993 INSPECTION:
06/30/1994
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 14 AFTER: 2 TOTAL VIOL CORRECTED:
4

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 06/30/1994 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0023 COUNT: 10 SOURCE: DFC YEAR: 0000 SECTION: F-
604.0
CODE DESC ...: Alterations

VIOLATION

THROUGHOUT BUILDING-CHECK THAT ALL EME RGENCY LIGHTS ARE WORKING
CORREC
TLY. NEW LIGHTS INSTALLED.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 06/30/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0018 06/30/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0025 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
500.0
CODE DESC ..: FP9901DFC F-500.0 1124920015B
55000630944250630940018B 55
0

VIOLATION

PROVIDE SIGN FOR FIRE ALARM CONTROLROOM AND PROVIDE KEYS FOR ON SITE
PERSON
NEL

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 06/30/1994 ACTION: 4 Time Extension Granted
DAYS: 25
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0018 06/30/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0027 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
503.0
CODE DESC ..: Existing structures

VIOLATION

NO SPRINKLER HEAD IN CLOSET - LAUNDRY ROOM 1ST FLOOR, HEAD
MISSING AND PLUGGED. PROVIDE SPRINKLER HEAD

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 06/30/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0018 06/30/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0

CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0031 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-501.0
CODE DESC ...: Fire protection systems

VIOLATION

BUSHES BLOCKING FIRE DEPARTMENT CONNECTION. TRIM OR REMOVE BUSHES SO
THAT FIRE DEPT. CONNECTION CAN BE SEEN

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 06/30/1994 ACTION: 4 Time Extension Granted
DAYS: 1

DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO

CORRECTED: 0018 06/30/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0

CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0035 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-503.0
CODE DESC ...: Existing structures

VIOLATION

SPRINKLER HEAD NOT APPROVED FOR SIDEWALL INSTALLATION, 11TH FLOOR.
LAUNDRY CLOSET. INSTALL PROPER SPRINKLER HEAD.

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 04/24/1995 ACTION: 4 Time Extension Granted
DAYS: 30

DETECTED.: 0018 06/30/1994 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO

CORRECTED: 0023 04/24/1995 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0

CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0019 INSPECTION CLASS: 06 ISSUE: 08/01/1994 INSPECTION:
08/01/1994
DAYS TO CORRECT: 00 INSPECTED BY: 0

NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 11 AFTER: 1 TOTAL VIOL CORRECTED:
2

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 08/01/1994 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0028 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
602.0
CODE DESC ...: Definitions

VIOLATION

PANIC BAR MISSING ON STAIRWELL DOOR1ST FLOOR, PROVIDE PANIC BAR

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/01/1994 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0019 08/01/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0029 COUNT: 02 SOURCE: DFC YEAR: 0000 SECTION: F-
600.0
CODE DESC ...: EX9902DFC F-600.0 1124920015B
55000801944300801940019B 55
0

VIOLATION

EXIT SIGNS USED TO POWER SECURITY SYS TEM-1ST FLOOR. DISCONNECT
SECURI
TY SYSTEM AND PROVIDE PROPER EL ECTRIC

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/01/1994 ACTION: 4 Time Extension Granted
DAYS: 30

DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0019 08/01/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0020 INSPECTION CLASS: 06 ISSUE: 09/05/1994 INSPECTION:
09/06/1994
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 9 AFTER: 1 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 09/06/1994 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

No Violation found

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
00:15
INSP. SEQ: 0021 INSPECTION CLASS: 06 ISSUE: 09/26/1994 INSPECTION:
09/29/1994
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 9 AFTER: 2 TOTAL VIOL CORRECTED:
3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS: VRX Transferred
REVIEWED: yes 09/29/1994 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0006 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION: F
404.4
CODE DESC ..: AS0401UFC F 404.4 0503880006E
33010929944050929940021B 55
0

VIOLATION

ANNUAL TEST OF SPRINKLER SYSTEM DUEPRO VIDE TEST RECORDS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/29/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0006 05/03/1988 DIV: SUP CO: 11 PLT: 01 APP: LT011
OUTSTNDNG: NO
CORRECTED: 0021 09/29/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0032 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
501.0
CODE DESC ..: Fire protection systems

VIOLATION

SPRINKLER, STANDPIPES AND FIRE PUM P SHALL BE TESTED ANNUALLY.
PROVID
E ANNUAL TEST RECORDS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/29/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0021 09/29/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0033 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
511.0

CODE DESC ...: Wet-chemical extinguishing systems

VIOLATION

FIRE ALARM SHALL BE TESTED. PROVIDETES T RECORDS OF FIRE ALARM. AAA TESTED 7-93.

REFFERAL ADM: no CO: no OTH: no
ACTION: 4 Time Extension Granted
LAST REINSPT'N: 09/29/1994
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0021 09/29/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0036 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-510.0
CODE DESC ...: Dry-chemical extinguishing systems

VIOLATION

STANDPIPES SHALL BE TESTED EVERY TWO YEARS. PROVIDE TEST RECORDS.

REFFERAL ADM: no CO: no OTH: no
ACTION: 4 Time Extension Granted
LAST REINSPT'N: 05/02/1996
DETECTED.: 0021 09/29/1994 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0027 05/02/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
INSPECTION
BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D: 01:00
INSP. SEQ: 0022 INSPECTION CLASS: 06 ISSUE: 10/24/1994 INSPECTION: 11/03/1994
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 2 INITIAL CORRECTIONS: 0 TO DATE CORRECTED: 2
OUTSTANDING VIOLATIONS BEFORE: 7 AFTER: 3 TOTAL VIOL CORRECTED: 1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 11/03/1994 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0034 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
300.0
CODE DESC ...: GP9901DFC F-300.0 0609930017B
55001103944051103940022B 55
0

VIOLATION

PROVIDE ELEVATOR KEY. ELEVATOR KEY NOT PROVIDED

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/03/1994 ACTION: 4 Time Extension Granted
DAYS: 5
DETECTED.: 0017 06/09/1993 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0022 11/03/1994 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/30/1999 BY: 0
CHANGED: 04/30/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0037 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-
503.0
CODE DESC ...: Existing structures

VIOLATION

NEW SECOND FLOOR LAUNDRY ROOM WALL REM OVED NOW CAUSING INADEQUATE
SPRINK
LER COVERAGE. REMOVE SIDE WALL HEAD S AND PROVIDE APPROVED
COVERAGE. OB
TAIN PROPER PERMITS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/07/1997 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0022 11/03/1994 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0029 05/07/1997 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0038 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-503.0
CODE DESC ... Existing structures

VIOLATION

(CONTINUED) PRIOR TO MODIFICATION TO SYSTEM.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/07/1997 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0022 11/03/1994 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0029 05/07/1997 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0023 INSPECTION CLASS: 06 ISSUE: 12/04/1994 INSPECTION:
04/24/1995
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 8 AFTER: 1 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 04/24/1995 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0035 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-503.0
CODE DESC ... Existing structures

VIOLATION

SPRINKLER HEAD NOT APPROVED FOR SID EWALL INSTALLATION, 11TH FLOOR.
LAUNDRY CLOSET. INSTALL PROPER SPRINKLER HEAD.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 04/24/1995 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0018 06/30/1994 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0023 04/24/1995 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP004 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0024 INSPECTION CLASS: 07 ISSUE: 04/05/1995 INSPECTION:
04/05/1995
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 3 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
3
OUTSTANDING VIOLATIONS BEFORE: 7 AFTER: 4 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 04/05/1995 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0039 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
501.0
CODE DESC ...: Fire protection systems

VIOLATION

REPLACE PENDANT SPRINKLER HEAD USEDAS SIDE WALL HEAD IN ROOM 1219

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/1996 ACTION: 4 Time Extension Granted
DAYS: 10

DETECTED.: 0024 04/05/1995 DIV: ADM CO: FP PLT: 00 APP: FP004
OUTSTNDNG: NO
CORRECTED: 0027 05/02/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0040 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-501.0
CODE DESC ...: Fire protection systems

VIOLATION

REPLACE SIDE WALL SPRINKLER HEADS IN CORRIDOR BY MAINTENANCE ROOM,
1ST FL
OOR (PAINTED HEAD)

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/07/1996 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0024 04/05/1995 DIV: ADM CO: FP PLT: 00 APP: FP004
OUTSTNDNG: NO
CORRECTED: 0028 08/07/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0041 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-501.0
CODE DESC ...: Fire protection systems

VIOLATION

REFILL SPRINKLER HEAD CABINET WITH SIDE WALL HEADS-NOT LESS THAN 6
HEADS
TO BE MAINTAINED IN CABINET

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/07/1996 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0024 04/05/1995 DIV: ADM CO: FP PLT: 00 APP: FP004
OUTSTNDNG: NO
CORRECTED: 0028 08/07/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
01:30
INSP. SEQ: 0025 INSPECTION CLASS: 06 ISSUE: 06/05/1995 INSPECTION:
07/07/1995
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 10 AFTER: 1 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 07/07/1995 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

No Violation found

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP005 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0026 INSPECTION CLASS: 06 ISSUE: 08/07/1995 INSPECTION:
09/06/1995
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 10 AFTER: 1 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 09/06/1995 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0026 COUNT: 05 SOURCE: DFC YEAR: 0000 SECTION: F-
311.0

CODE DESC ...: Fire lanes

VIOLATION

FIRE DOORS HOLD OPEN DEVICES, REM OVE HOLD OPEN DEVICES AND KEEP DOORS CLOSED-LAUNDRY ROOMS 14, 11, 8, 5, 2

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/06/1995 ACTION: 4 Time Extension Granted
DETECTED.: 0015 11/24/1992 DIV: ADM CO: FP PLT: 00 APP: FP005
CORRECTED: 0026 09/06/1995 DIV: ADM CO: FP PLT: DD APP: FP005
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP006 TIME INSP'TN REQ'D: 00:45
INSP. SEQ: 0027 INSPECTION CLASS: 06 ISSUE: 11/06/1995 INSPECTION: 05/02/1996
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED: 1
OUTSTANDING VIOLATIONS BEFORE: 9 AFTER: 2 TOTAL VIOL CORRECTED: 3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 05/02/1996 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0011 COUNT: 01 SOURCE: UFC YEAR: 0000 SECTION: F 314.1
CODE DESC ...: GP2601UFC F 314.1 0306890008B
57000502964600425960027B 56
0

VIOLATION

ELEVATOR RECALL REQUIRED IN BLDGS. OF MORE THAN 6 STORIES.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/1996 ACTION: 4 Time Extension Granted
DAYS: 60
DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007
OUTSTNDNG: NO
CORRECTED: 0027 04/25/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0036 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-510.0
CODE DESC ...: Dry-chemical extinguishing systems

VIOLATION

STANDPIPES SHALL BE TESTED EVERY TWO YEARS. PROVIDE TEST RECORDS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/1996 ACTION: 4 Time Extension Granted
DAYS: 60
DETECTED.: 0021 09/29/1994 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0027 05/02/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0039 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-501.0
CODE DESC ...: Fire protection systems

VIOLATION

REPLACE PENDANT SPRINKLER HEAD USEDAS SIDE WALL HEAD IN ROOM 1219

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/1996 ACTION: 4 Time Extension Granted
DAYS: 10
DETECTED.: 0024 04/05/1995 DIV: ADM CO: FP PLT: 00 APP: FP004
OUTSTNDNG: NO
CORRECTED: 0027 05/02/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0042 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-501.0
CODE DESC ...: Fire protection systems

VIOLATION

COOKING WITH GREASE BEING DONE ON 1ST FLOOR KITCHEN. PROVIDE HOOD SUPPRE
SION SYSTM OR DISCONTINUE KITCHEN U SE

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/07/1996 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0027 05/02/1996 DIV: ADM CO: FP PLT: 00 APP: FP006
OUTSTNDNG: NO
CORRECTED: 0028 08/07/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP006 TIME INSP'TN REQ'D:
00:45
INSP. SEQ: 0028 INSPECTION CLASS: 06 ISSUE: 06/10/1996 INSPECTION:
08/07/1996
DAYS TO CORRECT: 00 INSPECTED BY: 0
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 7 AFTER: 1 TOTAL VIOL CORRECTED:
3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: VRX Transferred
REVIEWED: yes 08/07/1996 BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0040 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-501.0
CODE DESC ...: Fire protection systems

VIOLATION

REPLACE SIDE WALL SPRINKLER HEADS IN CORRIDOR BY MAINTENANCE ROOM,
1ST FL
COR (PAINTED HEAD)

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/07/1996 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0024 04/05/1995 DIV: ADM CO: FP PLT: 00 APP: FP004
OUTSTNDNG: NO
CORRECTED: 0028 08/07/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0041 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
501.0
CODE DESC ...: Fire protection systems

VIOLATION

REFILL SPRINKLER HEAD CABINET WITH SIDE WALL HEADS-NOT LESS THAN 6
HEADS
TO BE MAINTAINED IN CABINET

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/07/1996 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0024 04/05/1995 DIV: ADM CO: FP PLT: 00 APP: FP004
OUTSTNDNG: NO
CORRECTED: 0028 08/07/1996 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0042 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
501.0
CODE DESC ...: Fire protection systems

VIOLATION

COOKING WITH GREASE BEING DONE ON 1ST FLOOR KITCHEN. PROVIDE HOOD
SUPPRESSION SYSTEM OR DISCONTINUE KITCHEN USE

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/07/1996 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0027 05/02/1996 DIV: ADM CO: FP PLT: 00 APP: FP006
OUTSTNDNG: NO
CORRECTED: 0028 08/07/1996 DIV: ADM CO: FP PLT: DD APP: FP006

REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0

CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502

INSPECTION DIV: ADM CO: FP PLT: DD APP: FP006 TIME INSP'TN REQ'D:

00:45

INSP. SEQ: 0029 INSPECTION CLASS: 06 ISSUE: 09/09/1996 INSPECTION:

05/07/1997

DAYS TO CORRECT: 00 INSPECTED BY: 0

NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:

0

OUTSTANDING VIOLATIONS BEFORE: 4 AFTER: 2 TOTAL VIOL CORRECTED:

3

BUREAU APPROVAL REQUIRED: NO

ON:

BUREAU APPROVED: NO BY: 0

@:

NO TIMES PRINTED: 0

PRINTED:

PRINT?: NO

NO

PERMITS: 0

VOID: no BY:

ON:

@:

REMARKS: VRX Transferred

REVIEWED: yes 05/07/1997 BY:

NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0010 COUNT: 01 SOURCE: * YEAR: 0000 SECTION:

CODE DESC ..: FA9901* 0306890008B

57000507974300909960029B 56

0

VIOLATION

FIRE ALARM NEEDS UPGRADE, BATTERY BAC KUP, AUDIBLE & VISUAL SIGNALS.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 05/07/1997 ACTION: 4 Time Extension Granted

DAYS: 30

DETECTED.: 0008 03/06/1989 DIV: ADM CO: FP PLT: 00 APP: FP007

OUTSTNDNG: NO

CORRECTED: 0029 09/09/1996 DIV: ADM CO: FP PLT: DD APP: FP006

REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0

CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0037 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-503.0
CODE DESC ...: Existing structures

VIOLATION

NEW SECOND FLOOR LAUNDRY ROOM WALL REM OVED NOW CAUSING INADEQUATE
SPRINK
LER COVERAGE. REMOVE SIDE WALL HEAD S AND PROVIDE APPROVED
COVERAGE. OB
TAIN PROPER PERMITS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/07/1997 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0022 11/03/1994 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0029 05/07/1997 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transfered

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0038 COUNT: 01 SOURCE: DFC YEAR: 0000 SECTION: F-503.0
CODE DESC ...: Existing structures

VIOLATION

(CONTINUED) PRIOR TO MODIFICATION TO SYSTEM.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/07/1997 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0022 11/03/1994 DIV: ADM CO: FP PLT: 00 APP: FP005
OUTSTNDNG: NO
CORRECTED: 0029 05/07/1997 DIV: ADM CO: FP PLT: DD APP: FP006
REMARKS: VRX Transfered

ENTERED: 04/29/1999 BY: 0
CHANGED: 04/29/1999 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0043 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-500.0
CODE DESC ...: FP9901DFC F-500.0 0507970029B
5600000000114000000000000000
0

VIOLATION

SPRINKLER SYSTEM IN BOILER ROOM ON 14T H FLOOR WAS MODIFIED WITHOUT A
SPRINK
LER PERMIT. REPAIR SYSTEM WITH A LI CENSED CONTRACTOR AND PERMIT.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 10/24/2002 ACTION: 9 Violation N/A or voided by FPB
DAYS: 30
DETECTED.: 0029 05/07/1997 DIV: ADM CO: FP PLT: 00 APP: FP006
OUTSTNDNG: NO
CORRECTED: 0000 DIV: CO: PLT: APP:
REMARKS: VRX Transferred

ENTERED: 04/29/1999 BY: 0
CHANGED: 12/02/2002 BY: 27039 Miller, Erin N.
VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp003 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0030 INSPECTION CLASS: 06 ISSUE: 06/16/1997 INSPECTION:
02/05/2002
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 1 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: ? @:

NO TIMES PRINTED: 1 PRINTED: 01/27/2000 PRINT?: NO NO
PERMITS: 0

VOID: no BY: void removed ON: @:
REMARKS: lost form turned in 2006 by bell, had been voided.
REVIEWED: yes 04/24/2006 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0081 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
500.0
CODE DESC ...: FIRE PROTECTION SYSTEMS

VIOLATION

Bell wrote 7 violations, see subsequen inspections.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 02/05/2002 ACTION: 0 Corrected at scene, init insp
DAYS: 0
DETECTED.: 0030 02/05/2002 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO
CORRECTED: 0030 02/05/2002 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 04/24/2006 BY: 19911 STEELE, ANDREW M.
CHANGED: 04/24/2006 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp005 TIME INSP'TN REQ'D:
00:30
INSP. SEQ: 0031 INSPECTION CLASS: 17 ISSUE: 03/04/2002 INSPECTION:
03/04/2002
DAYS TO CORRECT: 00 INSPECTED BY: 21655 MADDUX, RICHARD E.
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 2 AFTER: 2 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 03/04/2002 PRINT?: NO NO
PERMITS: 0

VOID: no BY: ON: @:

REMARKS: Inspection was done 3/1/02, entered on computer 3/4/02 asteele

REVIEWED: yes 03/12/2002 BY: 19911 STEELE, ANDREW M.

NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0044 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
608.0
CODE DESC ...: MEANS OF EGRESS
EGRESS DOORS

VIOLATION

All egress doors shall be readily openable -unable to open due to
mag-
lock device malfunction

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 03/01/2002 ACTION: 0 Corrected at scene, init insp

DAYS: 0

DETECTED.: 0031 03/01/2002 DIV: adm CO: fp PLT: dd APP: fp005

OUTSTNDNG: NO

CORRECTED: 0000 DIV: CO: PLT: APP:

REMARKS:

ENTERED: 03/04/2002 BY: 21655 MADDUX, RICHARD E.

CHANGED: 03/04/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502

INSPECTION DIV: ADM CO: FP PLT: DD APP: fp004 TIME INSP'TN REQ'D:
02:30
INSP. SEQ: 0032 INSPECTION CLASS: 05 ISSUE: 03/12/2002 INSPECTION:
09/13/2002
DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A
NO. VIOLATIONS DETECTED: 18 INITIAL CORRECTIONS: 1 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 2 AFTER: 19 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 03/12/2002 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 09/19/2002 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0045 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
317.0
CODE DESC ..: PRECAUTIONS AGAINST FIRE
GENERAL STORAGE

VIOLATION

STAIRWELL WEST-REMOVE STORAGE FROM STAIRWELL 9GRILL) FIRST FLOOR.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0046 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
303.0
CODE DESC ..: PRECAUTIONS AGAINST FIRE
FIRERESISTANCE RATED ASSEM

VIOLATION

FIRE DOOR WEST STAIRWELL WON'T CLOSE COMPLETE-REPAIR DOOR SO AS TO STAY
CLOSED. FIRST FLOOR.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0047 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-301.0
CODE DESC ..: PRECAUTIONS AGAINST FIRE
GENERAL PRECAUTIONS AGAINST FIRE

VIOLATION

2ND FLOOR LAUNDRY CLEAN OUT AND CLEAR LIND FROM BEHIND DRYERS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0048 COUNT: 03 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ..: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

14TH FLOOR SOLARIUM SPRINKLER HEAD LINKS PAINTED HAVE HEADS RESTORED TO OPERABLE CONDITION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 04/21/2003 ACTION: 4 Time Extension Granted
DAYS: 15
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0034 04/21/2003 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 12/02/2002 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0049 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-310.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE ELECTRICAL

VIOLATION

14TH FLOOR SOLARUIM-EXTENTION CORD REMOVE EXTENTION CORD.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/13/2002 ACTION: 0 Corrected at scene, init insp
DAYS: 0
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0050 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS PROTECTION MAINTENANCE

VIOLATION

13TH FLOOR NEAR ROOM 1317 SPORINKLER HEAD CLOGGED WITH DEBRIS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 04/21/2003 ACTION: 4 Time Extension Granted
DAYS: 15
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0034 04/21/2003 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 12/02/2002 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0051 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ...: MEANS OF EGRESS ILLUMINATION AND SIGNS

VIOLATION

12TH FLOOR EAST STAIRWELL EMERGENCY LIGHT OUT. RESTORE TO OPERABLE CONDTION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0052 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

12TH FLOOR NEAR ROOM 1214 EMERGENCY LIGHT OUT. RESTORE TO OPERABLE
CONDITION.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0053 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

11TH FLOOR WEST STAIRWELL EMERGENCY LIGHT OUT. RESTORE TO OPERABLE
CONDITION.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0054 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0

CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

9TH FLOOR WEST STAIRWELL EMERGENCY LIGHT OUT. RESTORE TO OPERABLE
CONDITION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0055 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
610.0

CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

8TH FLOOR WEST STAIRWELL EMERGENCY LIGHT OUT RESTORE TO OPERABLE
CONDITION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0056 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
303.0

CODE DESC ...: PRECAUTIONS AGAINST FIRE
FIRERESISTANCE RATED ASSEM

VIOLATION

7TH FLOOR EAST STAIRWELL DOOR WILL NOT SHUT COMPLETELY HAVE DOOR HARD
WARE REPAIRED.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004

REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0057 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

6TH FLOOR ROOM 607 STROBE LENS SEPARATED FROM MOUNT. REPAIR OR REMOUNT.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO

CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004

REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0058 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

5TH FLOOR NEAR ROOM 509 EMERGENCY LIGHT OUT RESTORE TO OPERABLE
CONDITIO
N.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO

CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004

REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0059 COUNT: 03 SOURCE: DFC YEAR: 1994 SECTION: F-517.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
FIRE DEPARTMENT CONNECTIONS

VIOULATION

BUILDING FRONT OUTSIDE FIRE DEPT. CONNECTION MISSING PROTECTIVE
CAPS.
REPLACE CAPS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 04/21/2003 ACTION: 4 Time Extension Granted
DAYS: 15
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0034 04/21/2003 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 12/02/2002 BY: 27039 Miller, Erin N.

VIOULATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0060 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
707.0
CODE DESC ...: EMERGENCY PLANNING AND PREPAREDNESS
HIGH-RISE BUILDINGS

VIOULATION

BUILDING OUTSIDE EAST EXIT DOOR GATE CHAINED AND LOCK REMOVE LOCK OR
REVISE EMERGENCY EXIT PLAN

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOULATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0061 COUNT: 08 SOURCE: DFC YEAR: 1994 SECTION: F-
310.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
ELECTRICAL

VIOULATION

BUILDING OUTSIDE CABLE T.V. JUNCTION BOXES MISSING COVERS. REPLACE
COVERS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004

REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0062 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-512.0

CODE DESC ..: FIRE PROTECTION SYSTEMS
FIRE PROTECTIVE SIGNALING SYSTEMS

VIOLATION

ALARM SYSTEM IN TROUBLE HAVE SYSTEM RESTORED TO NORMAL OPERABLE
CONDITION SYSTEM.

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 09/05/2003 ACTION: 4 Time Extension Granted
DAYS: 7

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO

CORRECTED: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 04/21/2003 BY: 20364 SMITH, GREGORY A

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp004 TIME INSP'TN REQ'D:
01:45

INSP. SEQ: 0033 INSPECTION CLASS: 06 ISSUE: 10/14/2002 INSPECTION:
10/24/2002

DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A

NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0

OUTSTANDING VIOLATIONS BEFORE: 18 AFTER: 18 TOTAL VIOL CORRECTED:
13

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 10/14/2002 PRINT?: NO NO
PERMITS: 0

VOID: no BY: ON: @:

REMARKS:

REVIEWED: yes 12/10/2002 BY: 25049 ALEXANDER, ROBERT L.

NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0045 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-317.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
GENERAL STORAGE

VIOLATION

STAIRWELL WEST-REMOVE STORAGE FROM STAIRWELL 9GRILL) FIRST FLOOR.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0046 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-303.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
FIRERESISTANCE RATED ASSEM

VIOLATION

FIRE DOOR WEST STAIRWELL WON'T CLOSE COMPLETE-REPAIR DOOR SO AS TO STAY CLOSED. FIRST FLOOR.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0047 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-301.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
GENERAL PRECAUTIONS AGAINST FIRE

VIOLATION

2ND FLOOR LAUNDRY CLEAN OUT AND CLEAR LIND FROM BEHIND DRYERS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 7

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0051 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ..: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

12TH FLOOR EAST STAIRWELL EMERGENCY LIGHT OUT. RESTORE TO OPERABLE
CONDITON.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0052 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ..: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

12TH FLOOR NEAR ROOM 1214 EMERGENCY LIGHT OUT. RESTORE TO OPERABLE
CONDITION.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0053 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0

CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

11TH FLOOR WEST STAIRWELL EMERGENCY LIGHT OUT. RESTORE TO OPERABLE
CONDITION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0054 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
610.0

CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

9TH FLOOR WEST STAIRWELL EMERGENCY LIGHT OUT. RESTORE TO OPERABLE
CONDITTION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0055 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
610.0

CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

8TH FLOOR WEST STAIRWELL EMERGENCY LIGHT OUT RESTORE TO OPERABLE
CONDITION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004

REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0056 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-303.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
FIRERESISTANCE RATED ASSEM

VIOLATION

7TH FLOOR EAST STAIRWELL DOOR WILL NOT SHUT COMPLETELY HAVE DOOR HARDWARE REPAIRED.

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 7

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO

CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0057 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

6TH FLOOR ROOM 607 STROBE LENS SEPARATED FROM MOUNT. REPAIR OR REMOUNT.

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14

DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO

CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0058 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

5TH FLOOR NEAR ROOM 509 EMERGENCY LIGHT OUT RESTORE TO OPERABLE
CONDITIO
N.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 14
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0060 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-707.0
CODE DESC ...: EMERGENCY PLANNING AND PREPAREDNESS
HIGH-RISE BUILDINGS

VIOLATION

BUILDING OUTSIDE EAST EXIT DOOR GATE CHAINED AND LOCK REMOVE LOCK OR
REVISE EMERGENCY EXIT PLAN

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0061 COUNT: 08 SOURCE: DFC YEAR: 1994 SECTION: F-310.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
ELECTRICAL

VIOLATION

BUILDING OUTSIDE CABLE T.V. JUNCTION BOXES MISSING COVERS. REPLACE
COVERS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0033 10/24/2002 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 09/19/2002 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp004 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0034 INSPECTION CLASS: 06 ISSUE: 12/10/2002 INSPECTION:
04/21/2003
DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 18 AFTER: 15 TOTAL VIOL CORRECTED:
3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 12/10/2002 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS:
REVIEWED: yes 04/25/2003 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0048 COUNT: 03 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ..: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

14TH FLOOR SOLARIUM SPRINKLER HEAD LINKS PAINTED HAVE HEADS RESTORED
TO
OPERABLE CONDITION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 04/21/2003 ACTION: 4 Time Extension Granted
DAYS: 15
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0034 04/21/2003 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 12/02/2002 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0050 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0

CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

13TH FLOOR NEAR ROOM 1317 SPORINKLER HEAD CLOGGED WITH DEBRIS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 04/21/2003 ACTION: 4 Time Extension Granted
DAYS: 15
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0034 04/21/2003 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 12/02/2002 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0059 COUNT: 03 SOURCE: DFC YEAR: 1994 SECTION: F-517.0

CODE DESC ...: FIRE PROTECTION SYSTEMS
FIRE DEPARTMENT CONNECTIONS

VIOLATION

BUILDING FRONT OUTSIDE FIRE DEPT. CONNECTION MISSING PROTECTIVE
CAPS.
REPLACE CAPS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 04/21/2003 ACTION: 4 Time Extension Granted
DAYS: 15
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0034 04/21/2003 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 12/02/2002 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp004 TIME INSP'TN REQ'D:
00:15
INSP. SEQ: 0035 INSPECTION CLASS: 06 ISSUE: 05/30/2003 INSPECTION:
05/30/2003
DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 15 AFTER: 15 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 05/30/2003 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: cycle out of sequence forms, seq. #37 is current
REVIEWED: yes 09/02/2003 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

No Violation found

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp002 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0036 INSPECTION CLASS: 07 ISSUE: 06/17/2003 INSPECTION:
06/17/2003
DAYS TO CORRECT: 00 INSPECTED BY: 19911 STEELE, ANDREW M.
NO. VIOLATIONS DETECTED: 3 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 15 AFTER: 17 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: complaint inspection
REVIEWED: yes 07/17/2003 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0063 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
601.0
CODE DESC ...: MEANS OF EGRESS
GENERAL

VIOLATION

Complaint - Items stored in stairway bottom. Unfounded, no items found

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 06/17/2003 ACTION: 0 Corrected at scene, init insp
DAYS: 0
DETECTED.: 0036 06/17/2003 DIV: adm CO: fp PLT: dd APP: fp002
OUTSTNDNG: NO

CORRECTED: 0000 DIV: CO: PLT: APP:
REMARKS:

ENTERED: 07/17/2003 BY: 19911 STEELE, ANDREW M.
CHANGED: 07/17/2003 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0064 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

Fire Alarm in Trbl - alarm service company has been called (Acuff Equ.Co)

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/05/2003 ACTION: 1 Notification Issued
DAYS: 3
DETECTED.: 0036 06/17/2003 DIV: adm CO: fp PLT: dd APP: fp002
OUTSTNDNG: NO
CORRECTED: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/17/2003 BY: 19911 STEELE, ANDREW M.
CHANGED: 07/17/2003 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0065 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

13th floor alarm board failed, Part ordered to restore 13th floor.
(6/17 p
per phone call to Acuff.)

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/05/2003 ACTION: 1 Notification Issued
DAYS: 3
DETECTED.: 0036 06/17/2003 DIV: adm CO: fp PLT: dd APP: fp002
OUTSTNDNG: NO
CORRECTED: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/17/2003 BY: 19911 STEELE, ANDREW M.
CHANGED: 07/17/2003 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
INSPECTION
BPIO.....: 005 05 001 0002 BLDG: 502

INSPECTION DIV: adm CO: fp PLT: dd APP: fp004 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0037 INSPECTION CLASS: 06 ISSUE: 07/17/2003 INSPECTION:
09/05/2003
DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A
NO. VIOLATIONS DETECTED: 3 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
3
OUTSTANDING VIOLATIONS BEFORE: 17 AFTER: 17 TOTAL VIOL CORRECTED:
3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 07/17/2003 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 09/11/2003 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0062 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
512.0
CODE DESC ..: FIRE PROTECTION SYSTEMS
FIRE PROTECTIVE SIGNALING SYSTEMS
VIOLATION
ALARM SYSTEM IN TROUBLE HAVE SYSTEM RESTORED TO NORMAL OPERABLE
CONDITION SYSTEM.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/05/2003 ACTION: 4 Time Extension Granted
DAYS: 7
DETECTED.: 0032 09/13/2002 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 09/19/2002 BY: 27039 Macy, Erin N.
CHANGED: 04/21/2003 BY: 20364 SMITH, GREGORY A
VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0064 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ..: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE
VIOLATION

Fire Alarm in Trbl - alarm service company has been called (Acuff
Equ.Co)

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/05/2003 ACTION: 1 Notification Issued
DAYS: 3
DETECTED.: 0036 06/17/2003 DIV: adm CO: fp PLT: dd APP: fp002
OUTSTNDNG: NO
CORRECTED: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/17/2003 BY: 19911 STEELE, ANDREW M.
CHANGED: 07/17/2003 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0065 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

13th floor alarm board failed, Part ordered to restore 13th floor.
(6/17 p
per phone call to Acuff.)

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/05/2003 ACTION: 1 Notification Issued
DAYS: 3
DETECTED.: 0036 06/17/2003 DIV: adm CO: fp PLT: dd APP: fp002
OUTSTNDNG: NO
CORRECTED: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/17/2003 BY: 19911 STEELE, ANDREW M.
CHANGED: 07/17/2003 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0066 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

1ST FLOOR HOOD SUPP.SYSTEM PERMIT # FSP2001-00113 NEEDS FINAL
APPROVAL-
SCHEDULE FOR FINAL.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/05/2003 ACTION: 9 Violation N/A or voided by FPB
DAYS: 30
DETECTED.: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0000 DIV: CO: PLT: APP:
REMARKS:

ENTERED: 09/08/2003 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0067 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

FIRE ALARM DIALER-NEEDS FINAL INSPECTION AND APPROVAL PERMIT #
FAS-2002-00625 SCHEDULE FOR FINAL.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 09/08/2003 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0068 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-601.0
CODE DESC ...: MEANS OF EGRESS
GENERAL

VIOLATION

PROVIDE DOCUMENTS OF FINAL APPROVAL FROM BLDG. DEPT PERMIT#OBC-2002-00076
DOOR ACCESS CONTROL-FRONT DOOR. *TESTED 8-11-05-REJECTED

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/01/2005 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0044 09/01/2005 DIV: ADM CO: FP PLT: DD APP: FP004
REMARKS:

ENTERED: 09/08/2003 BY: 27039 Miller, Erin N.
CHANGED: 08/25/2005 BY: 202 FDA NOT ON FILE!

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp004 TIME INSP'TN REQ'D:
03:30
INSP. SEQ: 0038 INSPECTION CLASS: 06 ISSUE: 10/13/2003 INSPECTION:
07/16/2004
DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A
NO. VIOLATIONS DETECTED: 9 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0

OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 12 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 10/10/2003 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS:
REVIEWED: yes 07/27/2004 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0069 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

FLOOR 13 WEST STAIRWELL STAND PIPE CAP CORRODED. HAVE CAPS CLEANED OF ALL
CORROSION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0070 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
610.0
CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

WEST STAIRWELL-10TH FLOOR-EMERGECECNY LI GHT NOT WORKING-REPIAR EMERGECECNY
LIGHT

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 15
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0071 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-301.0

CODE DESC ...: PRECAUTIONS AGAINST FIRE
GENERAL PRECAUTIONS AGAINST FIRE

VIOLATION

NEAR ROOM #301 -TRASH CHUTE CLOSURE HARDWARE-BROKEN-KEEP ALL TRASH
CHUTE D

OORS OPERATING PROPERLY.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 07/27/2005 ACTION: 4 Time Extension Granted
DAYS: 15

DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO

CORRECTED: 0040 07/27/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 11/15/2004 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0072 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0

CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

EAST STAIRWELL-3RD FLOOR-EMERGECENY LIGHT NOT WORKING-REAPIR EMERGECENY
LIGHT.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 15

DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO

CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0073 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0

CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

TRASH CHUTE ROOM-SLIDING DOOR MISSING FUSE LINK-REPLACE FUSE LINK ASSEMBLY.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 10
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0074 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

OFFICE STORAGE-OUTSIDE SPRINKLER HEAD COVERED WITH PAINT AND COMPOUND-REPLACE SPRINKLER HEAD.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 07/27/2005 ACTION: 4 Time Extension Granted
DAYS: 15
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0040 07/27/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 11/15/2004 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0075 COUNT: 04 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

DUE TO NUMBER OF FALSE ALARMS-HAVE PROTECTIVE COVERS PLACED ON ALL 1ST FLOOR ALARM PULL STATIONS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 15
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0076 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

THROUGHOUT BLDG-MANY PULL STATIONS MISSING GLASS RODS-REPLACE ALL
MISSING RODS.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 15
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0077 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-100.0
CODE DESC ...: ADMINISTRATION
ADMINISTRATION

VIOLATION

RECOMMENDATION-PLACE WARNING SIGNS ON FLOORS THAT READ "PULLING FIRE
ALARM P
ULL BOXES FOR ANYTHING OTHER THAN A FI RE EMERGENCY IS A CRIMINAL
OFFENSE-
MGMNT WILL PROSECUTE"

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 07/27/2005 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0040 07/27/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 11/15/2004 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp004 TIME INSP'TN REQ'D:
02:00
INSP. SEQ: 0039 INSPECTION CLASS: 06 ISSUE: 08/16/2004 INSPECTION:
11/09/2004

DETECTED.: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 09/08/2003 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0069 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

FLOOR 13 WEST STAIRWELL STAND PIPE CAP CORRODED. HAVE CAPS CLEANED OF ALL
CORROSION.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 30

DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0070 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

WEST STAIRWELL-10TH FLOOR-EMERGECECNY LI GHT NOT WORKING-REPIAR EMERGECECNY
LIGHT

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 15

DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0072 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-610.0
CODE DESC ...: MEANS OF EGRESS
ILLUMINATION AND SIGNS

VIOLATION

EAST STAIRWELL-3RD FLOOR-EMERGE CNY LIGHT NOT WORKING-REPAIR EMERGE CNY LIGHT.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 15
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0073 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

TRASH CHUTE ROOM-SLIDING DOOR MISSING FUSE LINK-REPLACE FUSE LINK ASSEMBLY.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 10
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0075 COUNT: 04 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

DUE TO NUMBER OF FALSE ALARMS-HAVE PROTECTIVE COVERS PLACED ON ALL 1ST FLOOR ALARM PULL STATIONS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 15

DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0076 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ..: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

THROUGHOUT BLDG-MANY PULL STATIONS MISSING GLASS RODS-REPLACE ALL
MISSING RODS.

REFERRAL ADM: no CO: no OTH: no
LAST REINSPT'N: 11/09/2004 ACTION: 1 Notification Issued
DAYS: 15

DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0039 11/09/2004 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 07/20/2004 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp004 TIME INSP'TN REQ'D:
01:30
INSP. SEQ: 0040 INSPECTION CLASS: 06 ISSUE: 12/13/2004 INSPECTION:
07/27/2005
DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 4 AFTER: 2 TOTAL VIOL CORRECTED:
3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 12/10/2004 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS:
REVIEWED: yes 08/11/2005 BY: 27039 MILLER, ERIN N.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0071 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-301.0
CODE DESC ... PRECAUTIONS AGAINST FIRE
GENERAL PRECAUTIONS AGAINST FIRE

VIOLATION

NEAR ROOM #301 -TRASH CHUTE CLOSURE HARDWARE-BROKEN-KEEP ALL TRASH CHUTE DOORS OPERATING PROPERLY.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 07/27/2005 ACTION: 4 Time Extension Granted
DAYS: 15
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0040 07/27/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 11/15/2004 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0074 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ... FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

OFFICE STORAGE-OUTSIDE SPRINKLER HEAD COVERED WITH PAINT AND COMPOUND-REPLACE SPRINKLER HEAD.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 07/27/2005 ACTION: 4 Time Extension Granted
DAYS: 15
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0040 07/27/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 11/15/2004 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0077 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-100.0
CODE DESC ... ADMINISTRATION
ADMINISTRATION

VIOLATION

RECOMMENDATION-PLACE WARNING SIGNS ON FLOORS THAT READ "PULLING FIRE ALARM PULL BOXES FOR ANYTHING OTHER THAN A FIRE EMERGENCY IS A CRIMINAL OFFENSE-

MGMNT WILL PROSECUTE"

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 07/27/2005 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0038 07/16/2004 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0040 07/27/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/20/2004 BY: 27039 Miller, Erin N.
CHANGED: 11/15/2004 BY: 27039 Miller, Erin N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0078 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

FIRE ALARM IN "TROUBLE"- IMMEDIATELY RESTORE ALARM PANEL TO
"NORMAL" STATE TESTED 8-11-05

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2005 ACTION: 1 Notification Issued
DAYS: 3
DETECTED.: 0040 07/27/2005 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0043 08/15/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/29/2005 BY: 20364 SMITH, GREGORY A
CHANGED: 08/22/2005 BY: 19911 STEELE, ANDREW M.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP004 TIME INSP'TN REQ'D:
01:30
INSP. SEQ: 0041 INSPECTION CLASS: 06 ISSUE: 07/29/2005 INSPECTION:
07/29/2005
DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 2 AFTER: 3 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 07/29/2005 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:

REVIEWED: yes 08/11/2005 BY: 27039 MILLER, ERIN N.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0079 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-100.0
CODE DESC ..: ADMINISTRATION
ADMINISTRATION

VIOLATION

ISSUE LEGAL ORDER #2005-06

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 08/15/2005 ACTION: 3 Written Order

DAYS: 5

DETECTED.: 0041 07/29/2005 DIV: ADM CO: FP PLT: DD APP: FP004

OUTSTNDNG: NO

CORRECTED: 0043 08/15/2005 DIV: adm CO: fp PLT: dd APP: fp004

REMARKS:

ENTERED: 08/01/2005 BY: 20364 SMITH, GREGORY A

CHANGED: 08/22/2005 BY: 19911 STEELE, ANDREW M.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP004 TIME INSP'TN REQ'D:
01:30

INSP. SEQ: 0042 INSPECTION CLASS: 06 ISSUE: 08/01/2005 INSPECTION:
08/05/2005

DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A

NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0

OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 4 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:

BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 08/01/2005 PRINT?: NO NO

PERMITS: 0

VOID: no BY: ON: @:

REMARKS:

REVIEWED: yes 08/11/2005 BY: 27039 MILLER, ERIN N.

NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0080 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-100.0
CODE DESC ...: ADMINISTRATION
ADMINISTRATION

VIOLATION

SEE FIELD REPORT 8-5-05

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2005 ACTION: 1 Notification Issued
DAYS: 5
DETECTED.: 0042 08/05/2005 DIV: ADM CO: FP PLT: DD APP: FP004
OUTSTNDNG: NO
CORRECTED: 0043 08/15/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 08/05/2005 BY: 20364 SMITH, GREGORY A
CHANGED: 08/22/2005 BY: 19911 STEELE, ANDREW M.
VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp004 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0043 INSPECTION CLASS: 07 ISSUE: 08/11/2005 INSPECTION:
08/15/2005
DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 0 TOTAL VIOL CORRECTED:
3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: ? @:

NO TIMES PRINTED: 1 PRINTED: 08/11/2005 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:

REVIEWED: yes 08/22/2005 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0078 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

FIRE ALARM IN "TROUBLE"- IMMEDIATELY RESTORE ALARM PANEL TO
"NORMAL" STATE TESTED 8-11-05

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2005 ACTION: 1 Notification Issued
DAYS: 3
DETECTED.: 0040 07/27/2005 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0043 08/15/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 07/29/2005 BY: 20364 SMITH, GREGORY A
CHANGED: 08/22/2005 BY: 19911 STEELE, ANDREW M.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0079 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-100.0
CODE DESC ...: ADMINISTRATION
ADMINISTRATION

VIOLATION

ISSUE LEGAL ORDER #2005-06

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2005 ACTION: 3 Written Order
DAYS: 5
DETECTED.: 0041 07/29/2005 DIV: ADM CO: FP PLT: DD APP: FP004
OUTSTNDNG: NO
CORRECTED: 0043 08/15/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 08/01/2005 BY: 20364 SMITH, GREGORY A
CHANGED: 08/22/2005 BY: 19911 STEELE, ANDREW M.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0080 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-100.0
CODE DESC ...: ADMINISTRATION
ADMINISTRATION

VIOLATION

SEE FIELD REPORT 8-5-05

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2005 ACTION: 1 Notification Issued
DAYS: 5
DETECTED.: 0042 08/05/2005 DIV: ADM CO: FP PLT: DD APP: FP004
OUTSTNDNG: NO
CORRECTED: 0043 08/15/2005 DIV: adm CO: fp PLT: dd APP: fp004
REMARKS:

ENTERED: 08/05/2005 BY: 20364 SMITH, GREGORY A
CHANGED: 08/22/2005 BY: 19911 STEELE, ANDREW M.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: FP004 TIME INSP'TN REQ'D:
00:20
INSP. SEQ: 0044 INSPECTION CLASS: 06 ISSUE: 08/15/2005 INSPECTION:
09/01/2005
DAYS TO CORRECT: 00 INSPECTED BY: 20364 SMITH, GREGORY A
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 1 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 2 PRINTED: 08/22/2005 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 09/07/2005 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0068 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
601.0
CODE DESC ...: MEANS OF EGRESS
GENERAL

VIOLATION

PROVIDE DOCUMENTS OF FINAL APPROVAL FROM BLDG. DEPT PERMIT#OBC-2002-
00076
DOOR ACCESS CONTROL-FRONT DOOR. *TESTED 8-11-05-REJECTED

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/01/2005 ACTION: 4 Time Extension Granted
DAYS: 30
DETECTED.: 0037 09/05/2003 DIV: adm CO: fp PLT: dd APP: fp004
OUTSTNDNG: NO
CORRECTED: 0044 09/01/2005 DIV: ADM CO: FP PLT: DD APP: FP004
REMARKS:

ENTERED: 09/08/2003 BY: 27039 Miller, Erin N.
CHANGED: 08/25/2005 BY: 202 FDA NOT ON FILE!

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp003 TIME INSP'TN REQ'D:
06:00
INSP. SEQ: 0045 INSPECTION CLASS: 05 ISSUE: 08/29/2006 INSPECTION:
04/23/2007
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME

NO. VIOLATIONS DETECTED: 2 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 2 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 08/29/2006 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS:
REVIEWED: yes 04/30/2007 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0082 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

INSTALL FIRE ALARM THROUGHOUT BLDG

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/2007 ACTION: 4 Time Extension Granted
DAYS: 7
DETECTED.: 0045 04/23/2007 DIV: ADM CO: FP PLT: DD APP: fp003
OUTSTNDNG: NO
CORRECTED: 0047 05/02/2007 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 04/26/2007 BY: 27039 MILLER, ERIN N.
CHANGED: 05/03/2007 BY: 27039 MILLER, ERIN N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0083 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

HORN/STROBES NOT WORKING ON 14TH FLOOR

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 04/26/2007 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0045 04/23/2007 DIV: ADM CO: FP PLT: DD APP: fp003
OUTSTNDNG: NO
CORRECTED: 0046 04/26/2007 DIV: adm CO: fp PLT: dd APP: fp003

REMARKS:

ENTERED: 04/26/2007 BY: 27039 MILLER, ERIN N.
CHANGED: 04/26/2007 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp003 TIME INSP'TN REQ'D:
02:00
INSP. SEQ: 0046 INSPECTION CLASS: 05 ISSUE: 04/26/2007 INSPECTION:
04/26/2007
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME
NO. VIOLATIONS DETECTED: 3 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 1 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 04/26/2007 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS:
REVIEWED: yes 05/30/2007 BY: 21655 MADDUX, RICHARD E.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0083 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

HORN/STROBES NOT WORKING ON 14TH FLOOR

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 04/26/2007 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0045 04/23/2007 DIV: ADM CO: FP PLT: DD APP: fp003
OUTSTNDNG: NO
CORRECTED: 0046 04/26/2007 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 04/26/2007 BY: 27039 MILLER, ERIN N.
CHANGED: 04/26/2007 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0084 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0

CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

FIRE PUMP NEEDS REPACKING

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/2007 ACTION: 1 Notification Issued
DAYS: 7

DETECTED.: 0046 04/26/2007 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO

CORRECTED: 0047 05/02/2007 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 05/03/2007 BY: 27039 MILLER, ERIN N.

CHANGED: 05/03/2007 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0085 COUNT: 05 SOURCE: DFC YEAR: 1994 SECTION: F-504.0

CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

TAMPER SWITCH NEEDS REPLACING

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/2007 ACTION: 1 Notification Issued
DAYS: 7

DETECTED.: 0046 04/26/2007 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO

CORRECTED: 0047 05/02/2007 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 05/03/2007 BY: 27039 MILLER, ERIN N.

CHANGED: 05/03/2007 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0086 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0

CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

STROBE IN ROOM 505 NOT WORKING

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/2007 ACTION: 1 Notification Issued
DAYS: 7

DETECTED.: 0046 04/26/2007 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO
CORRECTED: 0047 05/02/2007 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 05/03/2007 BY: 27039 MILLER, ERIN N.
CHANGED: 05/03/2007 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp003 TIME INSP'TN REQ'D:
01:30
INSP. SEQ: 0047 INSPECTION CLASS: 05 ISSUE: 05/03/2007 INSPECTION:
05/03/2007
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 4 AFTER: 0 TOTAL VIOL CORRECTED:
4

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 05/03/2007 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 05/30/2007 BY: 21655 MADDUX, RICHARD E.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0082 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ..: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

INSTALL FIRE ALARM THROUGHOUT BLDG

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/2007 ACTION: 4 Time Extension Granted
DAYS: 7
DETECTED.: 0045 04/23/2007 DIV: ADM CO: FP PLT: DD APP: fp003
OUTSTNDNG: NO
CORRECTED: 0047 05/02/2007 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 04/26/2007 BY: 27039 MILLER, ERIN N.
CHANGED: 05/03/2007 BY: 27039 MILLER, ERIN N.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0084 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

FIRE PUMP NEEDS REPACKING

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/2007 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0046 04/26/2007 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO
CORRECTED: 0047 05/02/2007 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 05/03/2007 BY: 27039 MILLER, ERIN N.
CHANGED: 05/03/2007 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0085 COUNT: 05 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

TAMPER SWITCH NEEDS REPLACING

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/02/2007 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0046 04/26/2007 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO
CORRECTED: 0047 05/02/2007 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 05/03/2007 BY: 27039 MILLER, ERIN N.
CHANGED: 05/03/2007 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0086 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

STROBE IN ROOM 505 NOT WORKING

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 05/02/2007 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0046 04/26/2007 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO
CORRECTED: 0047 05/02/2007 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 05/03/2007 BY: 27039 MILLER, ERIN N.
CHANGED: 05/03/2007 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp003 TIME INSP'TN REQ'D:
01:30
INSP. SEQ: 0048 INSPECTION CLASS: 05 ISSUE: 05/12/2008 INSPECTION:
12/09/2008
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 1 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 2 PRINTED: 12/09/2008 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS:
REVIEWED: yes 12/17/2008 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0087 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

REPROGRAM FIRE ALARM PANEL

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/09/2008 ACTION: 0
DAYS: 0
DETECTED.: 0048 12/09/2008 DIV: ADM CO: FP PLT: DD APP: fp003
OUTSTNDNG: NO
CORRECTED: 0048 12/09/2008 DIV: ADM CO: FP PLT: DD APP: fp003
REMARKS:

ENTERED: 12/12/2008 BY: 19607 WEBB, SHIRLEY A.

CHANGED: 12/12/2008 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0088 COUNT: 02 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

FIRE ALARM PANEL IN TROUBLE. HAVE PANEL SERVICED.

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 05/07/2009 ACTION: 1 Notification Issued
DAYS: 3

DETECTED.: 0048 12/09/2008 DIV: ADM CO: FP PLT: DD APP: fp003
OUTSTNDNG: NO

CORRECTED: 0049 05/07/2009 DIV: ADM CO: FP PLT: DD APP: fp003
REMARKS:

ENTERED: 12/12/2008 BY: 19607 WEBB, SHIRLEY A.

CHANGED: 12/12/2008 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp003 TIME INSP'TN REQ'D:
00:30
INSP. SEQ: 0049 INSPECTION CLASS: 06 ISSUE: 12/17/2008 INSPECTION:
05/07/2009
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 1 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:

BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 12/17/2008 PRINT?: NO NO

PERMITS: 0

VOID: no BY: ON: @:

REMARKS:

REVIEWED: yes 05/14/2009 BY: 19607 WEBB, SHIRLEY A.

NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0088 COUNT: 02 SOURCE: DFC YEAR: 1994 SECTION: F-504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

FIRE ALARM PANEL IN TROUBLE. HAVE PANEL SERVICED.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/07/2009 ACTION: 1 Notification Issued
DAYS: 3
DETECTED.: 0048 12/09/2008 DIV: ADM CO: FP PLT: DD APP: fp003
OUTSTNDNG: NO
CORRECTED: 0049 05/07/2009 DIV: ADM CO: FP PLT: DD APP: fp003
REMARKS:

ENTERED: 12/12/2008 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 12/12/2008 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp003 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0050 INSPECTION CLASS: 05 ISSUE: 05/03/2010 INSPECTION:
06/16/2010
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 2 PRINTED: 06/21/2010 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 07/09/2010 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0089 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

CHECK ON FIRE ALARMS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 06/16/2010 ACTION: 0
DAYS: 0

DETECTED.: 0050 06/16/2010 DIV: ADM CO: FP PLT: DD APP: fp003
OUTSTNDNG: NO
CORRECTED: 0050 06/16/2010 DIV: ADM CO: FP PLT: DD APP: fp003
REMARKS:

ENTERED: 07/07/2010 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 07/07/2010 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp003 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0051 INSPECTION CLASS: 05 ISSUE: 10/11/2010 INSPECTION:
10/11/2010
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 10/11/2010 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 10/14/2010 BY: 19607 WEBB, SHIRLEY A.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0090 COUNT: 02 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ..: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

APT 1015 SMOKE DETECTORS REPAIRED

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 10/11/2010 ACTION: 0
DAYS: 0
DETECTED.: 0051 10/11/2010 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO
CORRECTED: 0051 10/11/2010 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 10/13/2010 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 10/13/2010 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp003 TIME INSP'TN REQ'D:
01:00
INSP. SEQ: 0052 INSPECTION CLASS: 05 ISSUE: 03/02/2011 INSPECTION:
03/02/2011
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 03/02/2011 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS:
REVIEWED: yes 03/03/2011 BY: 19607 WEBB, SHIRLEY A.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0091 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ..: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

TESTED RADIO FOR NOT NEEDIND PHONE JACKS

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 03/02/2011 ACTION: 0
DAYS: 0
DETECTED.: 0052 03/02/2011 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO
CORRECTED: 0052 03/02/2011 DIV: adm CO: fp PLT: dd APP: fp003
REMARKS:

ENTERED: 03/02/2011 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 03/02/2011 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp003 TIME INSP'TN REQ'D:
02:00
INSP. SEQ: 0053 INSPECTION CLASS: 05 ISSUE: 05/02/2011 INSPECTION:
05/02/2011
DAYS TO CORRECT: 00 INSPECTED BY: 13966 BELL, JEROME

NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 1 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 05/02/2011 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS:
REVIEWED: yes 05/10/2011 BY: 19607 WEBB, SHIRLEY A.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0092 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
504.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
PROTECTION MAINTENANCE

VIOLATION

INSPECT HALON SYSTEM 5/6/11 (FSP 2011-00001 FINAL APPROVED)
SEE
CONSTRUCTION FILE)

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 07/11/2011 ACTION: 1 Notification Issued
DAYS: 1
DETECTED.: 0053 05/02/2011 DIV: adm CO: fp PLT: dd APP: fp003
OUTSTNDNG: NO
CORRECTED: 0054 07/11/2011 DIV: adm CO: fp PLT: dd APP: fp008
REMARKS:

ENTERED: 05/04/2011 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 07/12/2011 BY: 19607 WEBB, SHIRLEY A.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp008 TIME INSP'TN REQ'D:
00:25
INSP. SEQ: 0054 INSPECTION CLASS: 06 ISSUE: 06/28/2011 INSPECTION:
07/11/2011
DAYS TO CORRECT: 00 INSPECTED BY: 26072 Morgan, Angela R.
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 1 AFTER: 2 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0094 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-608.0
CODE DESC ...: MEANS OF EGRESS
EGRESS DOORS

VIOLATION

IMMEDIATELY REMOVE THE MAGNETIC LOCKING DEVICE OR REINSTALL & TEST TO
SHOW COMPLIANCE WITH OBC AND OFC 1008.1.3.4. A.STEELE

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 05/08/2013 ACTION: 4 Time Extension Granted

DAYS: 14

DETECTED.: 0054 07/11/2011 DIV: adm CO: fp PLT: dd APP: fp008

OUTSTNDNG: NO

CORRECTED: 0058 05/08/2013 DIV: adm CO: fp PLT: dd APP: fp008

REMARKS:

ENTERED: 07/12/2011 BY: 19607 WEBB, SHIRLEY A.

CHANGED: 07/31/2012 BY: 19607 WEBB, SHIRLEY A.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp008 TIME INSP'TN REQ'D: 00:25

INSP. SEQ: 0055 INSPECTION CLASS: 06 ISSUE: 08/08/2011 INSPECTION: 08/11/2011

DAYS TO CORRECT: 00 INSPECTED BY: 26072 Morgan, Angela R.

NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED: 0

OUTSTANDING VIOLATIONS BEFORE: 2 AFTER: 3 TOTAL VIOL CORRECTED: 0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 2 PRINTED: 08/08/2011 PRINT?: NO NO
PERMITS: 0

VOID: no BY: ON: @:

REMARKS:

REVIEWED: yes 08/30/2011 BY: 19911 STEELE, ANDREW M.

NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0095 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-608.0
CODE DESC ...: MEANS OF EGRESS
EGRESS DOORS

VIOLATION

(RECEIVED REPORT FROM KOORSEN WHICH STATED THIS IS A PROGRAMMING PROBLEM)
REPORT TO BE FAXED. DOOR WAS RELEASED ON THIS DATE

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/28/2019 ACTION: 9 Violation N/A or voided by FPB
DAYS: 30
DETECTED.: 0055 08/11/2011 DIV: adm CO: fp PLT: dd APP: fp008
OUTSTNDNG: NO
CORRECTED: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 08/29/2011 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 09/27/2018 BY: 19911 STEELE, ANDREW M.
VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp008 TIME INSP'TN REQ'D:
00:45
INSP. SEQ: 0056 INSPECTION CLASS: 06 ISSUE: 10/17/2011 INSPECTION:
12/30/2011
DAYS TO CORRECT: 00 INSPECTED BY: 26072 Morgan, Angela R.
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 3 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 10/14/2011 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 01/17/2012 BY: 19607 WEBB, SHIRLEY A.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0096 COUNT: 04 SOURCE: DFC YEAR: 1994 SECTION: F-
310.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
ELECTRICAL

VIOLATION

RE-CHECKED ELECTRIC HAZARDS AFTER WATER LEAK IN THE FOLLOWING LIMITS
605, 575,405,305,205.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/30/2011 ACTION: 0
DAYS: 0

DETECTED.: 0056 12/30/2011 DIV: adm CO: fp PLT: dd APP: fp008
OUTSTNDNG: NO
CORRECTED: 0056 12/30/2011 DIV: adm CO: fp PLT: dd APP: fp008
REMARKS:

ENTERED: 01/17/2012 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 01/17/2012 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp008 TIME INSP'TN REQ'D:
00:30
INSP. SEQ: 0057 INSPECTION CLASS: 06 ISSUE: 02/13/2012 INSPECTION:
07/24/2012
DAYS TO CORRECT: 00 INSPECTED BY: 26072 Morgan, Angela R.
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 3 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 02/13/2012 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 07/31/2012 BY: 19607 WEBB, SHIRLEY A.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

No Violation found

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp008 TIME INSP'TN REQ'D:
00:40
INSP. SEQ: 0058 INSPECTION CLASS: 06 ISSUE: 09/03/2012 INSPECTION:
05/08/2013
DAYS TO CORRECT: 00 INSPECTED BY: 26072 Morgan, Angela R.
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 1 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 1 TOTAL VIOL CORRECTED:
3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 08/31/2012 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:

REMARKS:

REVIEWED: yes 05/20/2013 BY: 19607 WEBB, SHIRLEY A.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0093 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-608.0
CODE DESC ...: MEANS OF EGRESS
EGRESS DOORS

VIOLATION

FIRE ALARM (3RD FLOOR APT) ON JULY 5, 2011. THE MAGNETIC LOCKING DEVICE ON THE FRONT 1ST FLOOR DOOR DID NOT UNLOCK WHILE THE FIRE ALARM WAS IN ALARM, IN VIOLATION OF THE OHIO BLDG

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 05/08/2013 ACTION: 4 Time Extension Granted
DAYS: 14

DETECTED.: 0054 07/11/2011 DIV: adm CO: fp PLT: dd APP: fp008
OUTSTNDNG: NO

CORRECTED: 0058 05/08/2013 DIV: adm CO: fp PLT: dd APP: fp008

REMARKS: CODE AND OHIO FIRE CODE 1008.1.3.4(D). A STEELE

ENTERED: 07/12/2011 BY: 19607 WEBB, SHIRLEY A.

CHANGED: 07/31/2012 BY: 19607 WEBB, SHIRLEY A.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0094 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-608.0
CODE DESC ...: MEANS OF EGRESS
EGRESS DOORS

VIOLATION

IMMEDIATELY REMOVE THE MAGNETIC LOCKING DEVICE OR REINSTALL & TEST TO

SHOW COMPLIANCE WITH OBC AND OFC 1008.1.3.4. A.STEELE

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 05/08/2013 ACTION: 4 Time Extension Granted
DAYS: 14

DETECTED.: 0054 07/11/2011 DIV: adm CO: fp PLT: dd APP: fp008
OUTSTNDNG: NO

CORRECTED: 0058 05/08/2013 DIV: adm CO: fp PLT: dd APP: fp008

REMARKS:

ENTERED: 07/12/2011 BY: 19607 WEBB, SHIRLEY A.

CHANGED: 07/31/2012 BY: 19607 WEBB, SHIRLEY A.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0097 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-701.0

CODE DESC ...: EMERGENCY PLANNING AND PREPAREDNESS
GENERAL

VIOLATION

FIRE DRILL ON THIS DATE.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/08/2013 ACTION: 0
DAYS: 0
DETECTED.: 0058 05/08/2013 DIV: adm CO: fp PLT: dd APP: fp008
OUTSTNDNG: NO
CORRECTED: 0058 05/08/2013 DIV: adm CO: fp PLT: dd APP: fp008
REMARKS:

ENTERED: 05/20/2013 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 05/20/2013 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fp002 TIME INSP'TN REQ'D:
03:00
INSP. SEQ: 0059 INSPECTION CLASS: 07 ISSUE: 06/24/2013 INSPECTION:
01/08/2015
DAYS TO CORRECT: 00 INSPECTED BY: 28623 Adams, Bryan J.
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 1 AFTER: 2 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 2 PRINTED: 01/13/2015 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 01/14/2015 BY: 19607 WEBB, SHIRLEY A.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0098 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
100.0
CODE DESC ...: ADMINISTRATION
ADMINISTRATION

VIOLATION

SEE ATTACHED FIELD REPORT.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 05/28/2019 ACTION: 9 Violation N/A or voided by FPB
DAYS: 30
DETECTED.: 0059 01/08/2015 DIV: adm CO: fp PLT: dd APP: fp002
OUTSTNDNG: NO
CORRECTED: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 01/14/2015 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 09/27/2018 BY: 19911 STEELE, ANDREW M.
VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fm001 TIME INSP'TN REQ'D:
03:00
INSP. SEQ: 0060 INSPECTION CLASS: 25 ISSUE: 07/03/2017 INSPECTION:
09/27/2018
DAYS TO CORRECT: 00 INSPECTED BY: 19911 STEELE, ANDREW M.
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 1 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 3 PRINTED: 09/27/2018 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: Issued FD Order 9/27/2018 for # of alarms
REVIEWED: yes 09/27/2018 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0099 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
100.0
CODE DESC ..: ADMINISTRATION
ADMINISTRATION

VIOLATION

Issued FD Order 9/27/2018 for excessive number of fire alarm
activations, to investigate cause(s) and to within 30 days abate
nuisance,
unreliable, alarm conditions.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 05/28/2019 ACTION: 1 Notification Issued
DAYS: 10
DETECTED.: 0060 09/27/2018 DIV: ADM CO: FP PLT: DD APP: fm001
OUTSTNDNG: NO
CORRECTED: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/27/2018 BY: 19911 STEELE, ANDREW M.
CHANGED: 09/27/2018 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp004 TIME INSP'TN REQ'D:
02:00
INSP. SEQ: 0061 INSPECTION CLASS: 06 ISSUE: 04/03/2019 INSPECTION:
05/28/2019
DAYS TO CORRECT: 30 INSPECTED BY: 28585 ROWLETT, CHRISTOPHER S.
NO. VIOLATIONS DETECTED: 4 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 4 TOTAL VIOL CORRECTED:
3

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 2 PRINTED: 04/25/2019 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 06/12/2019 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0095 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
608.0
CODE DESC ...: MEANS OF EGRESS
EGRESS DOORS

VIOLATION

(RECEIVED REPORT FROM KOORSEN WHICH STATED THIS IS A PROGRAMMING
PROBLEM)
REPORT TO BE FAXED. DOOR WAS RELEASED ON THIS DATE

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/28/2019 ACTION: 9 Violation N/A or voided by FPB
DAYS: 30
DETECTED.: 0055 08/11/2011 DIV: adm CO: fp PLT: dd APP: fp008
OUTSTNDNG: NO
CORRECTED: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 08/29/2011 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 09/27/2018 BY: 19911 STEELE, ANDREW M.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0098 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
100.0

CODE DESC ...: ADMINISTRATION
ADMINISTRATION

VIOLATION

SEE ATTACHED FIELD REPORT.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/28/2019 ACTION: 9 Violation N/A or voided by FPB
DAYS: 30
DETECTED.: 0059 01/08/2015 DIV: adm CO: fp PLT: dd APP: fp002
OUTSTNDNG: NO
CORRECTED: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 01/14/2015 BY: 19607 WEBB, SHIRLEY A.
CHANGED: 09/27/2018 BY: 19911 STEELE, ANDREW M.

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0099 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-100.0
CODE DESC ...: ADMINISTRATION
ADMINISTRATION

VIOLATION

Issued FD Order 9/27/2018 for excessive number of fire alarm
activations, to investigate cause(s) and to within 30 days abate
nuisance,
unreliable, alarm conditions.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 05/28/2019 ACTION: 1 Notification Issued
DAYS: 10
DETECTED.: 0060 09/27/2018 DIV: ADM CO: FP PLT: DD APP: fm001
OUTSTNDNG: NO
CORRECTED: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 09/27/2018 BY: 19911 STEELE, ANDREW M.
CHANGED: 09/27/2018 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0100 COUNT: 02 SOURCE: DFC YEAR: 1994 SECTION: F-310.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
ELECTRICAL

VIOLATION

discontinue use of extension cords in place of permanent wiring (vending
are
a and 8th floor custodian closet)

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2019 ACTION: 1 Notification Issued
DAYS: 30

DETECTED.: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 05/29/2019 BY: 28585 ROWLETT, CHRISTOPHER S.
CHANGED: 05/29/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0101 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-303.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
FIRERESISTANCE RATED ASSEM

VIOLATION

replace missing ceiling tiles (14th fl oor) and all penetrations in walls
thr
oughout building

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2019 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 05/29/2019 BY: 28585 ROWLETT, CHRISTOPHER S.
CHANGED: 05/29/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0102 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-2101.0
CODE DESC ...: WASTE MATERIAL & JUNK YARDS
GENERAL

VIOLATION

clean lint behind dryers on 2nd floor create a maintenance schedule to
achie
ve this on a routine basis

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2019 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 05/29/2019 BY: 28585 ROWLETT, CHRISTOPHER S.
CHANGED: 05/29/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0103 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-2101.0
CODE DESC ...: WASTE MATERIAL & JUNK YARDS
GENERAL

VIOLATION

trash chutes must be self closing and self latching throughout

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2019 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 05/29/2019 BY: 28585 ROWLETT, CHRISTOPHER S.
CHANGED: 05/29/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp004 TIME INSP'TN REQ'D:
00:25
INSP. SEQ: 0062 INSPECTION CLASS: 06 ISSUE: 07/02/2019 INSPECTION:
08/15/2019
DAYS TO CORRECT: 00 INSPECTED BY: 28585 ROWLETT, CHRISTOPHER S.
NO. VIOLATIONS DETECTED: 1 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 4 AFTER: 1 TOTAL VIOL CORRECTED:
4

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 07/02/2019 PRINT?: NO NO
PERMITS: 0

VOID: no BY: ON: @:

REMARKS:

REVIEWED: yes 09/05/2019 BY: 22907 HICKEY, MICHAEL W.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0100 COUNT: 02 SOURCE: DFC YEAR: 1994 SECTION: F-310.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
ELECTRICAL

VIOLATION

discontinue use of extension cords in place of permanent wiring (vending
are
a and 8th floor custodian closet)

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2019 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 05/29/2019 BY: 28585 ROWLETT, CHRISTOPHER S.
CHANGED: 05/29/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0101 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-303.0
CODE DESC ...: PRECAUTIONS AGAINST FIRE
FIRERESISTANCE RATED ASSEM

VIOLATION

replace missing ceiling tiles (14th fl oor) and all penetrations in walls
thr
oughout building

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2019 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 05/29/2019 BY: 28585 ROWLETT, CHRISTOPHER S.
CHANGED: 05/29/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0102 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-2101.0
CODE DESC ...: WASTE MATERIAL & JUNK YARDS
GENERAL

VIOLATION

clean lint behind dryers on 2nd floor create a maintenance schedule to
achie
ve this on a routine basis

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 08/15/2019 ACTION: 1 Notification Issued
DAYS: 30
DETECTED.: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 05/29/2019 BY: 28585 ROWLETT, CHRISTOPHER S.

CHANGED: 05/29/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0103 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-2101.0
CODE DESC ...: WASTE MATERIAL & JUNK YARDS
GENERAL

VIOLATION

trash chutes must be self closing and self latching throughout

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 08/15/2019 ACTION: 1 Notification Issued
DAYS: 30

DETECTED.: 0061 05/28/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO

CORRECTED: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 05/29/2019 BY: 28585 ROWLETT, CHRISTOPHER S.

CHANGED: 05/29/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0104 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-501.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
GENERAL

VIOLATION

fire alarm panel shows 1 supervisory a larm and 180 trouble alarms.

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 09/15/0819 ACTION: 1 Notification Issued
DAYS: 7

DETECTED.: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO

CORRECTED: 0063 09/15/0819 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 08/15/2019 BY: 28585 ROWLETT, CHRISTOPHER S.

CHANGED: 08/15/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: ADM CO: FP PLT: DD APP: fp004 TIME INSP'TN REQ'D:
00:10
INSP. SEQ: 0063 INSPECTION CLASS: 06 ISSUE: 10/01/2019 INSPECTION:
10/01/2019
DAYS TO CORRECT: 00 INSPECTED BY: 28585 ROWLETT, CHRISTOPHER S.
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0

OUTSTANDING VIOLATIONS BEFORE: 1 AFTER: 0 TOTAL VIOL CORRECTED:
1

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 09/12/2019 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: SEE NARRATIVE
REVIEWED: yes 09/26/2019 BY: 28585 ROWLETT, CHRISTOPHER S.
NARR: yes

INSPECTION NARRATIVE

BPIO: 005 05 001 0002 BLDG: 502 NARRATIVE TYPE: INSPECTION
SEQ: 0063

- 1: STOPPED BY TO ENSURE ALARM PANEL SHOWS NO TROUBLES. SYSTEM IS NORMAL AND
- 2: OPERATING APPROPRIATELY.
- 3:
- 4:
- 5:
- 6:
- 7:
- 8:

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0104 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-501.0
CODE DESC ...: FIRE PROTECTION SYSTEMS
GENERAL

VIOLATION

fire alarm panel shows 1 supervisory a larm and 180 trouble alarms.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 09/15/0819 ACTION: 1 Notification Issued
DAYS: 7
DETECTED.: 0062 08/15/2019 DIV: ADM CO: FP PLT: DD APP: fp004
OUTSTNDNG: NO
CORRECTED: 0063 09/15/0819 DIV: ADM CO: FP PLT: DD APP: fp004
REMARKS:

ENTERED: 08/15/2019 BY: 28585 ROWLETT, CHRISTOPHER S.
CHANGED: 08/15/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fm001 TIME INSP'TN REQ'D:
01:15
INSP. SEQ: 0064 INSPECTION CLASS: 07 ISSUE: 12/03/2019 INSPECTION:
12/03/2019

DAYS TO CORRECT: 00 INSPECTED BY: 19911 STEELE, ANDREW M.
NO. VIOLATIONS DETECTED: 3 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
1
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 3 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: Assist with investigation of flow switch fire alarm
REVIEWED: yes 12/04/2019 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0105 COUNT: 01 SOURCE: OFC YEAR: 0000 SECTION: Ohio
Fire
CODE DESC ...: Ohio Fire Code - see specific info

VIOLATION

Locked Exit Door - first floor, west hallway, the means of egress door
from
the hallway into the community room (exit sign over it) was key locked
shut. Door unlocked in my presence.

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/10/2019 ACTION: 1 Notification Issued

DAYS: 1

DETECTED.: 0064 12/03/2019 DIV: adm CO: fp PLT: dd APP: fm001

OUTSTNDNG: YES

CORRECTED: 0000 DIV: CO: PLT: APP:

REMARKS:

ENTERED: 12/04/2019 BY: 19911 STEELE, ANDREW M.

CHANGED: 12/04/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0106 COUNT: 01 SOURCE: OFC YEAR: 0000 SECTION: Ohio
Fire
CODE DESC ...: Ohio Fire Code - see specific info

VIOLATION

Locked Exit Door - first floor, west hallway. Verbal order given to
keep
this exit door unlocked, AND to remove the key operated dead-bolt.

REFERRAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/10/2019 ACTION: 1 Notification Issued

DAYS: 1

DETECTED.: 0064 12/03/2019 DIV: adm CO: fp PLT: dd APP: fm001
OUTSTNDNG: NO
CORRECTED: 0066 12/10/2019 DIV: adm CO: fp PLT: dd APP: fm001
REMARKS:

ENTERED: 12/04/2019 BY: 19911 STEELE, ANDREW M.
CHANGED: 12/04/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0107 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-100.0
CODE DESC ..: ADMINISTRATION
ADMINISTRATION

VIOLATION

Assist Ladder 11 crew with flow switch fire alarm activation investigation,
see email to GDPM/DMHA sent 12/4/19, Most likley cause is a failing check valve in the fire pump room.

REFFERAL ADM: no CO: no OTH: no

LAST REINSPT'N: 12/10/2019 ACTION: 1 Notification Issued
DAYS: 1

DETECTED.: 0064 12/03/2019 DIV: adm CO: fp PLT: dd APP: fm001
OUTSTNDNG: YES
CORRECTED: 0000 DIV: CO: PLT: APP:
REMARKS:

ENTERED: 12/04/2019 BY: 19911 STEELE, ANDREW M.
CHANGED: 12/04/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fm001 TIME INSP'TN REQ'D: 00:00
INSP. SEQ: 0065 INSPECTION CLASS: 06 ISSUE: 01/01/2020 INSPECTION: 01/01/2020
DAYS TO CORRECT: 00 INSPECTED BY: 19911 STEELE, ANDREW M.
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED: 0
OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 3 TOTAL VIOL CORRECTED: 0

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 1 PRINTED: 12/06/2019 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS: date issue error
REVIEWED: yes 12/10/2019 BY: 19911 STEELE, ANDREW M.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

No Violation found

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fm001 TIME INSP'TN REQ'D: 00:30
INSP. SEQ: 0066 INSPECTION CLASS: 06 ISSUE: 12/10/2019 INSPECTION: 12/10/2019
DAYS TO CORRECT: 00 INSPECTED BY: 19911 STEELE, ANDREW M.
NO. VIOLATIONS DETECTED: 2 INITIAL CORRECTIONS: 1 TO DATE CORRECTED: 2
OUTSTANDING VIOLATIONS BEFORE: 3 AFTER: 2 TOTAL VIOL CORRECTED: 2

BUREAU APPROVAL REQUIRED: NO ON:
BUREAU APPROVED: NO BY: 0 @:

NO TIMES PRINTED: 0 PRINTED: PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: yes 12/12/2019 BY: 22907 HICKEY, MICHAEL W.
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0106 COUNT: 01 SOURCE: OFC YEAR: 0000 SECTION: Ohio Fire
CODE DESC ..: Ohio Fire Code - see specific info

VIOLATION

Locked Exit Door - first floor, west hallway. Verbal order given to keep this exit door unlocked, AND to remove the key operated dead-bolt.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/10/2019 ACTION: 1 Notification Issued
DAYS: 1
DETECTED.: 0064 12/03/2019 DIV: adm CO: fp PLT: dd APP: fm001
OUTSTNDNG: NO
CORRECTED: 0066 12/10/2019 DIV: adm CO: fp PLT: dd APP: fm001
REMARKS:

ENTERED: 12/04/2019 BY: 19911 STEELE, ANDREW M.
CHANGED: 12/04/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

BPIO: 005 05 001 0002 BLDG: 502

VIOL SEQ: 0108 COUNT: 01 SOURCE: OFC YEAR: 0000 SECTION: Ohio
Fire
CODE DESC ...: Ohio Fire Code - see specific info

VIOLATION

First floor corridor to community room - Building Department has approved
locking of this door, creating a dead- end of not more than 50-ft, per
2017
OBC 1020.4, exception #2.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/10/2019 ACTION: 1 Notification Issued
DAYS: 1
DETECTED.: 0066 12/10/2019 DIV: adm CO: fp PLT: dd APP: fm001
OUTSTNDNG: NO
CORRECTED: 0066 12/10/2019 DIV: adm CO: fp PLT: dd APP: fm001
REMARKS:

ENTERED: 12/10/2019 BY: 19911 STEELE, ANDREW M.
CHANGED: 12/10/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO
BPIO: 005 05 001 0002 BLDG: 502
VIOL SEQ: 0109 COUNT: 01 SOURCE: DFC YEAR: 1994 SECTION: F-
600.0
CODE DESC ...: MEANS OF EGRESS

VIOLATION

West corridor door to community room - Bldg Dept. locking apprvoed,
provided
exit sign is removed.

REFFERAL ADM: no CO: no OTH: no
LAST REINSPT'N: 12/10/2019 ACTION: 0
DAYS: 0
DETECTED.: 0066 12/10/2019 DIV: adm CO: fp PLT: dd APP: fm001
OUTSTNDNG: NO
CORRECTED: 0000 DIV: CO: PLT: APP:
REMARKS:

ENTERED: 12/10/2019 BY: 19911 STEELE, ANDREW M.
CHANGED: 12/10/2019 BY: 0

VIOLATION NARRATIVE

*** NO VIOLATION NARRATIVE INFO

INSPECTION

BPIO.....: 005 05 001 0002 BLDG: 502
INSPECTION DIV: adm CO: fp PLT: dd APP: fm001 TIME INSP'TN REQ'D:
INSP. SEQ: 0067 INSPECTION CLASS: 06 ISSUE: 04/01/2020 INSPECTION:
DAYS TO CORRECT: 00 INSPECTED BY: 19911 STEELE, ANDREW M.
NO. VIOLATIONS DETECTED: 0 INITIAL CORRECTIONS: 0 TO DATE CORRECTED:
0
OUTSTANDING VIOLATIONS BEFORE: 0 AFTER: 0 TOTAL VIOL CORRECTED:
0

BUREAU APPROVAL REQUIRED: NO

ON:

BUREAU APPROVED: NO BY: 0 @:
NO TIMES PRINTED: 1 PRINTED: 02/25/2020 PRINT?: NO NO
PERMITS: 0
VOID: no BY: ON: @:
REMARKS:
REVIEWED: no BY:
NARR: no

INSPECTION NARRATIVE

*** NO INSPECTION NARRATIVE INFO

LIST OF VIOLATIONS

No Violation found

PRE-FIRE PLAN - MAIN

PRE-FIRE PLAN - BUILDING CONSTRUCTION

PRE-FIRE PLAN - FIRE SYSTEMS

PRE-FIRE PLAN - UTILITIES

PRE-FIRE PLAN - EXPOSURES

FIRE PRE-PLAN ENVIRONMENTAL/HEALTH

FIRE PRE-PLAN NON-KDT INFORMATION

PRE-FIRE PLAN - REVIEW ASSIGNMENTS

ENTER ADDRESS: 138 138 gettysburg

DISPATCH DATE/TIME - START: 01/01/0001 @ END: 09/15/2022 PAGE 1

LN	---DATE---	TIME	INCIDENT #	REV	OFIRS#	INC. TYPE	ADDRESS.....	APPAR
	11/12/2019	1440	191112-0066	Y		BREATHIN	138 N GETTYSBUR AV	LT013
	05/13/2019	1752	190513-0083	Y		SICK	138 N GETTYSBUR AV	EN017
	04/27/2019	0406	190427-0013	Y		MATERNIT	138 N GETTYSBUR AV	LT013
	12/18/2018	1620	181218-0073	Y		MATERNIT	138 N GETTYSBUR AV	ME014
	12/18/2018	1620	181218-0073	Y		MATERNIT	138 N GETTYSBUR AV	LT013
	12/06/2018	1237	181206-0042	Y		FALLS	138 N GETTYSBUR AV	ME010
	10/30/2018	0939	181030-0039	Y		FALLS	138 N GETTYSBUR AV	LT013
	03/07/2018	0020	180307-0002	Y		BLEEDING	138 N GETTYSBUR AV	ME013
	03/07/2018	0020	180307-0002	Y		BLEEDING	138 N GETTYSBUR AV	EN017
	03/03/2018	0710	180303-0028	Y		ABDOMIN	138 N GETTYSBUR AV	ME013
	03/03/2018	0710	180303-0028	Y		ABDOMIN	138 N GETTYSBUR AV	EN017
	02/20/2018	1120	180220-0034	Y	18000759	WATER	138 N GETTYSBUR AV	EN017
	01/15/2018	1423	180115-0047	Y		SEIZURES	138 N GETTYSBUR AV	EN017
	01/15/2018	1423	180115-0047	Y		SEIZURES	138 N GETTYSBUR AV	ME014
	01/15/2018	1424	180115-0047	Y		SEIZURES	138 N GETTYSBUR AV	ME013
	01/09/2018	1610	180109-0070	Y		HEART	138 N GETTYSBUR AV	ME016
	01/09/2018	1610	180109-0070	Y		HEART	138 N GETTYSBUR AV	EN017
	12/13/2017	0133	171213-0003	Y		UNCONSCI	138 N GETTYSBUR AV	EN017
	12/13/2017	0133	171213-0003	Y		UNCONSCI	138 N GETTYSBUR AV	ME016
	09/06/2017	1920	170906-0088	Y		UNCON	138 N GETTYSBUR AV	ME011
	09/06/2017	1920	170906-0088	Y		UNCON	138 N GETTYSBUR AV	EN017
	09/06/2017	1926	170906-0088	Y		UNCON	138 N GETTYSBUR AV	ME013
	08/22/2017	0336	170822-0011	Y		ABDOMIN	138 N GETTYSBUR AV	ME016
	08/22/2017	0336	170822-0011	Y		ABDOMIN	138 N GETTYSBUR AV	EN017
	06/12/2017	1617	170612-0058	Y		CHESPAIN	138 N GETTYSBUR AV	ME013
	06/12/2017	1617	170612-0058	Y		CHESPAIN	138 N GETTYSBUR AV	EN017
	04/12/2017	2031	170412-0105	Y	17001252	AUTOFIRE	138 N GETTYSBUR AV	EN016
	04/12/2017	2035	170412-0105	Y	17001252	AUTOFIRE	138 N GETTYSBUR AV	EN017
	03/11/2017	1604	170311-0062	Y	17000800	GASIN	138 N GETTYSBUR AV	EN017
	03/11/2017	1604	170311-0062	Y	17000800	GASIN	138 N GETTYSBUR AV	LT013
	02/06/2017	2042	170206-0107	Y		POISON	138 N GETTYSBUR AV	ME016
	02/06/2017	2042	170206-0107	Y		POISON	138 N GETTYSBUR AV	LT013
	08/16/2016	0011	160816-0003	Y		SEIZURE	138 N GETTYSBUR AV	EN017
	08/16/2016	0011	160816-0003	Y		SEIZURE	138 N GETTYSBUR AV	ME011
	05/20/2016	0124	160520-0008	Y		UNCON	138 N GETTYSBUR AV	EN017
	05/20/2016	0124	160520-0008	Y		UNCON	138 N GETTYSBUR AV	ME013
	12/13/2011	1901	111213-0057	Y		CHESPAIN	138 N GETTYSBUR AV	EN017
	12/13/2011	1901	111213-0057	Y		CHESPAIN	138 N GETTYSBUR AV	ME013
	08/27/2011	2308	110827-0084	Y		SHOOTING	138 N GETTYSBUR AV	EN017
	08/27/2011	2308	110827-0084	Y		SHOOTING	138 N GETTYSBUR AV	ME016
	11/16/2010	1858	101116-0079	Y		TRAUMA	138 N GETTYSBUR AV	ME013
	01/04/2010	1613	100104-0053	Y		CHESPAIN	138 N GETTYSBUR AV	EN017
	01/04/2010	1613	100104-0053	Y		CHESPAIN	138 N GETTYSBUR AV	ME013
	08/20/2008	1637	080820-0062	Y		SICK	138 N GETTYSBUR AV	ME011
	08/20/2008	1638	080820-0062	Y		SICK	138 N GETTYSBUR AV	ME016
	05/09/2007	1915	070509-0088	Y		AUTOACC	138 N GETTYSBUR AV	EN017
	05/09/2007	1915	070509-0088	Y		AUTOACC	138 N GETTYSBUR AV	ME013
	03/11/2007	1418	070311-0052	Y		OD	138 N GETTYSBUR AV	EN017
	03/11/2007	1418	070311-0052	Y		OD	138 N GETTYSBUR AV	ME013
	06/26/2005	2325	050626-0098	Y		BLEEDING	138 N GETTYSBUR AV	LT013
	06/26/2005	2325	050626-0098	Y		BLEEDING	138 N GETTYSBUR AV	ME014
	04/30/2004	2332	040430-0098	Y		ASSAULT	138 N GETTYSBUR AV	ME013
	03/05/2004	2212	040305-0107	Y		CARDIAC	138 N GETTYSBUR AV	EN017
	03/05/2004	2212	040305-0107	Y		CARDIAC	138 N GETTYSBUR AV	ME016
	09/05/2002	0514	020905-0018	Y		MATERN	138 N GETTYSBUR AV	EN017

ENTER ADDRESS: 138 138 gettysburg

DISPATCH DATE/TIME - START: 01/01/0001 @ END: 09/15/2022 PAGE 2

LN	---	DATE---	TIME	INCIDENT #	REV	OFIRS#	INC. TYPE	ADDRESS.....	APPAR
		09/05/2002	0514	020905-0018	Y		MATERN	138 N GETTYSBUR AV	ME016
		07/15/2002	1131	020715-0037	Y		UNCON	138 N GETTYSBUR AV	EN017
		07/15/2002	1131	020715-0037	Y		UNCON	138 N GETTYSBUR AV	ME011
		05/29/2002	2318	020529-0105	Y		ASSAULT	138 N GETTYSBUR AV	ME008
		11/06/2001	2129	011106-0095	Y		SICK	138 N GETTYSBUR AV	AM116
		11/06/2001	2130	011106-0095	Y		SICK	138 N GETTYSBUR AV	AM016
		11/06/2001	2130	011106-0095	Y		SICK	138 N GETTYSBUR AV	AM016
		11/04/2001	1454	011104-0059	Y		SICK	138 N GETTYSBUR AV	AM015
		09/06/2001	1140	010906-0035	Y		STABBING	138 N GETTYSBUR AV	EN017
		09/06/2001	1140	010906-0035	Y		STABBING	138 N GETTYSBUR AV	ME011
		09/06/2001	1141	010906-0035	Y		STABBING	138 N GETTYSBUR AV	ME010
		08/04/2001	0514	010804-0026	Y		ASSAULT	138 N GETTYSBUR AV	ME016
		06/27/2001	0639	010627-0020	Y		SICK	138 N GETTYSBUR AV	ME010
		05/22/2001	1824	010522-0056	Y		SICK	138 N GETTYSBUR AV	AM016
		01/30/2001	0842	010130-0019	Y		SICK	138 N GETTYSBUR AV	AM016
		12/07/2000	0406	001207-0014	Y		MATERN	138 N GETTYSBUR AV	EN013
		12/07/2000	0406	001207-0014	Y		MATERN	138 N GETTYSBUR AV	ME016
		12/28/1998	0217	981228-0006	Y	98005281	INV	138 N GETTYSBUR AV	EN017
		12/28/1998	0225	981228-0006	N	98005281	INV	138 N GETTYSBUR AV	IV004
		01/18/1997	0924	970118-0026	Y		OD	138 N GETTYSBUR AV	EN017
		01/18/1997	0924	970118-0026	Y		OD	138 N GETTYSBUR AV	ME013
		06/15/1996	1633	960615-0063	Y	96003894	AUTOFIRE	138 N GETTYSBUR AV	EN017
		03/12/1995	0040	950312-0004	Y		ASSAULT	138 N GETTYSBUR AV	AM115
		03/12/1995	0043	950312-0004	Y		ASSAULT	138 N GETTYSBUR AV	AM116
		01/26/1995	1706	950126-0053	Y		OD	138 N GETTYSBUR AV	EN017
		01/26/1995	1706	950126-0053	Y		OD	138 N GETTYSBUR AV	ME016
		04/27/1994	1533	940427-0034	N		BLEEDING	138 N GETTYSBUR AV	AM113
		03/09/1994	2127	940309-0082	N		OD	138 N GETTYSBUR AV	EN013
		03/09/1994	2127	940309-0082	N		OD	138 N GETTYSBUR AV	ME010
		01/06/1994	1954	940106-0081	N		BREATHIN	138 N GETTYSBUR AV	EN017
		01/06/1994	1955	940106-0081	N		BREATHIN	138 N GETTYSBUR AV	ME008
		08/18/1993	1921	930818-0077	N		TRAUMA	138 N GETTYSBUR AV	AM116
		08/18/1993	1921	930818-0077	N		TRAUMA	138 N GETTYSBUR AV	EN017
		08/17/1993	1743	930817-0051	N		BREATHIN	138 N GETTYSBUR AV	EN017
		08/17/1993	1743	930817-0051	N		BREATHIN	138 N GETTYSBUR AV	ME016
		07/28/1993	1826	930728-0076	N		TRASH	138 N GETTYSBUR AV	EN017
		11/16/1992	2317	921116-0082	N		SICK	138 N GETTYSBUR AV	AM113
		07/31/1992	1455	920731-0050	N		CHOKING	138 N GETTYSBUR AV	EN017
		07/31/1992	1455	920731-0050	N		CHOKING	138 N GETTYSBUR AV	ME016
		09/11/1991	2353	910912-0002	N		INJURY	138 N GETTYSBUR AV	ME016
		01/11/1991	0129	910111-0007	N		MATERN	138 N GETTYSBUR AV	ME016
		08/14/2021	2118	210814-0108	N		FALLS	138 N GETTYSBUR AV	ME015
		08/14/2021	2119	210814-0108	N		FALLS	138 N GETTYSBUR AV	ME016
		04/09/2021	2132	210409-0077	N		SICK	138 N GETTYSBUR AV	ME016
		04/09/2021	2132	210409-0077	N		SICK	138 N GETTYSBUR AV	LT013
		04/06/2021	0458	210406-0017	N		ABDOMIN	138 N GETTYSBUR AV	ME013
		08/14/2020	0120	200814-0011	N		CARDIAC	138 N GETTYSBUR AV	EN017
		08/14/2020	0120	200814-0011	N		CARDIAC	138 N GETTYSBUR AV	ME010
		07/20/2020	1000	200720-0037	N		FALLS	138 N GETTYSBUR AV	ME016
		07/19/2020	0626	200719-0019	N		UNCONSCI	138 N GETTYSBUR AV	EN017
		07/19/2020	0626	200719-0019	N		UNCONSCI	138 N GETTYSBUR AV	ME013
		01/10/2020	1720	200110-0063	N		SEIZURES	138 N GETTYSBUR AV	ME013
		01/10/2020	1720	200110-0063	N		SEIZURES	138 N GETTYSBUR AV	EN017
		11/12/2019	1440	191112-0066	N		BREATHIN	138 N GETTYSBUR AV	ME011
		05/13/2019	1752	190513-0083	N		SICK	138 N GETTYSBUR AV	ME013

ENTER ADDRESS: 138 138 gettysburg

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LN	---DATE---	TIME	INCIDENT #	REV	OFIRS#	INC. TYPE	ADDRESS.....	APPAR
	04/27/2019	0406	190427-0013	N		MATERNIT	138 N GETTYSBUR AV	ME016
	03/19/2019	0210	190319-0007	N		MATERNIT	138 N GETTYSBUR AV	ME013
	10/30/2018	0945	181030-0039	N		FALLS	138 N GETTYSBUR AV	ME072

File Management

Address: 138 Gettysburg Av N

ESO Record Built (date): _____

By: _____

File Scanned (date): 11-11-20

By: Johnson



CITY OF DAYTON FIRE DEPARTMENT

300 N. Main St

Dayton, Ohio 45402

(937) 333-4500

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BOOK 128	PAGE 05	INDEX 014	OCC.NO. 0002	BLDG.# 502	LOT NUMBER 78702	CENSUS TRACT 0022	BLOCK 0001
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STREET NO. 138	1/2	DIR N	STREET NAME GETTYSBURG	ROOM NO	ZIP 45417
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OCCUPANT NAME APARTMENTS	TELEPHONE 937- 000-0000	ASGN FP
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OWNER NAME DAYTON METRO HOUSING	INSPECTION CONTRACT Greater Dayton Premier Mt. Thomas Siala
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CO. 17	FREQ. 24	P. TYPE 01	FPU 422	CONST. 07	FLOORS 02	PERMIT	OCCUPANCY LOAD 00000	DETECTION 00	ALARM 00	SUPPRESSION 00
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INSP.SEQ. 11	INSP.CL. 06	ISSUE DATE 7 3 17	DATE OF INSP. 10 8 19	CO. FP	PLAT DD	APPR. FP007	INSPECTION TIME 15	PERMIT
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VIOLATIONS

SEQ # 5	TYPE FP14	COUNT 1	BATTERY OPERATED SMOKE DETECTOR IN PLACE OF HARD WIRED DETECTOR BY FROST DOOR - REPLACED W/HARDWIRED	LATEST RE-INSP. 11-16-15	ACT 9	DAYS
CODE DFC F-514.0				VIOL. DATE 11-16-15	CORRECTION DATE	

SEQ #	TYPE Ae99	COUNT 1	This sensor shipped. Reissued to En 17.	LATEST RE-INSP.	ACT	DAYS
CODE DFC F-100.0				VIOL. DATE	CORRECTION DATE 10 8 19	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	MIS DATA ENTERED OCT 08 2019	LATEST RE-INSP.	ACT	DAYS
CODE			FIRE PREVENTION BUREAU	VIOL. DATE	CORRECTION DATE	

AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN _____ DAYS. FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW.

OCCUPANT *[Signature]* X INSPECTOR *[Signature]* FDA# SUPV



CITY OF DAYTON FIRE DEPARTMENT

300 N. Main St.

Dayton, Ohio 45402

(937) 333-4500

FIRE INSPECTION REPORT

BOOK 138	PAGE 05	INDEX 014	OCC.NO. 0002	BLDG.# 102	LOT NUMBER 75/02	CENSUS TRACT 0922	BLOCK 0001
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STREET NO. 138 1/2 DIR N STREET NAME GETTYSBURG ROOM NO. ZIP 45417

OCCUPANT NAME APARTMENTS TELEPHONE 537-898-8800

OWNER NAME DAYTON METRO HOUSING INSPECTION CONTRACT NONE

CO. 17	FREQ. 24	P. TYPE 01	FPU 422	CONST. 07	FLOORS 02	PERMIT	OCCUPANCY LOAD 80000	DETECTION 02	ALARM 00	SUPPRESSION 00
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INSP.SEQ. 10	INSP.CL. 01	ISSUE DATE 10 5 15	DATE OF INSP. 11 16 15	CO. 17	PLAT 03	APPR. EN017	INSPECTION TIME 15	PERMIT
MO.	DA.	YR.	HRS.	MIN.				

VIOLATIONS

SEQ #	TYPE	COUNT	Battery operated smoke detector in place of hard wired detector by front door - replace w/ hardwired	LATEST RE-INSP.	ACT	DAYS
	FPI4	1			7	30
CODE	F-514.0			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

MIS DATA ENTERED DEC 2 2015 FIRE PREVENTION BUREAU

AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN _____ DAYS. FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW.

OCCUPANT _____ INSPECTOR *X m... -64* 25052 FDA# _____ SUPV _____



CITY OF DAYTON FIRE DEPARTMENT

300 N. Main St.

Dayton, Ohio 45402

(937) 33-4500

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FIRE INSPECTION REPORT

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128	05	014	0002	502	73702	0022	0001

STREET NO.	1/2	DIR	STREET NAME	ROOM NO.	ZIP
138		N	GETTYSBURG		45417

OCCUPANT NAME	TELEPHONE	ASGN
APARTMENTS	937-268-6706 <i>Discontinued</i>	17

OWNER NAME	INSPECTION CONTACT
DAYTON METRO HOUSING	NONE

CO.	FREQ.	P. TYPE	FPU	CONST.	FLOORS	PERMIT	OCCUPANCY LOAD	DETECTION	ALARM	SUPPRESSION
17	24	01	422	07	02		00000	00	00	00

INSP. SEQ.	INSP. CL.	ISSUE DATE	DATE OF INSP.	CO.	PLAT	APPR.	INSPECTION TIME	PERMIT
9	01	11 17 08 MO. DA. YR.	3 24 09	17	03	E-17	10 HRS. MIN.	

VIOLATIONS

EN017

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

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OCCUPANT _____ X *[Signature]* INSPECTOR 13673

FDA# _____ SUPV *[Signature]*



CITY OF DAYTON FIRE DEPARTMENT

300 N. Main

Dayton, Ohio 45402

(937) 333-4500

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STREET NO.	1/2	DIR	STREET NAME	ROOM NO.	ZIP
138		N	GETTYSBURG		45417

OCCUPANT NAME	TELEPHONE	ASGN
APARTMENTS	937-268-6786	17

OWNER NAME	INSPECTION CONTACT
DAYTON METRO HOUSING	NONE

CO.	FREQ.	P. TYPE	FPU	CONST. FLOORS	PERMIT	OCCUPANCY LOAD	DETECTION	ALARM	SUPPRESSION
17	24	01	422	07 02		00000	00	00	00

INSP. SEQ.	INSP. CL.	ISSUE DATE	DATE OF INSP.	CO.	PLAT	APPR.	INSPECTION TIME	PERMIT
8	01	1 1 06	11 2 06	17	01		10	
		MO. DA. YR.					HRS. MIN.	

VIOLATIONS

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

Mis 11-20-06

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN _____ DAYS. FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW

OCCUPANT _____ INSPECTOR *[Signature]* 12388 FDA# _____ SUPV _____

Am



CITY OF DAYTON FIRE DEPARTMENT

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225-5344

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BOOK

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014

OCC. NO.

002

LOT NUMBER

78702

SUFFIX

CENSUS TRACT

022

BLOCK

001

STREET NO.

138

1/2

DIR

N

STREET NAME

GETTYSBURG

ROOM NO.

ZIP

45417

OCCUPANT NAME

APARTMENTS

TELEPHONE

268-6786

17

OWNER NAME

DAYTON METRO HOUSING

INSPECTION CONTACT

NONE

CO.

17

P. TYPE

1

FPU

422

CONST.

7

FLOORS

02

PERMIT

0

OCCUPANCY LOAD

DETECTION

0

ALARM

0

SUPPRESSION

0

INSP. SEQ.

007

INSP. CL.

01

ISSUE DATE

10 31 83

MO. DA. YR.

DATE OF INSP.

11 22 83

CO.

17

PLAT

2

INSPECTION TIME

10

HRS. MIN.

PERMIT

VIOLATIONS

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN _____ DAYS. FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW

X OCCUPANT

X *Dave Kunk* INSPECTOR *W. J. Harp* SUPV

335



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STREET NO. 138	1/2	DIR N	STREET NAME GETTYSBURG			ROOM NO.	ZIP 45417
OCCUPANT NAME APARTMENTS						TELEPHONE 268-6786	
OWNER NAME DAYTON METRO HOUSING				INSPECTION CONTACT NONE			

CO. 17	FREQ. 12	P. TYPE 1	FPU 422	CONST. 7	FLOORS 02	PERMIT 0 0	OCCUPANCY LOAD	DETECTION 0	ALARM 0	SUPPRESSION 0
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INSP. SEQ. 006	INSP. CL. 06	ISSUE DATE 4 26 82 MO. DA. YR.	DATE OF INSP. 4 27 82	CO. 56	PLAT 0	INSPECTION TIME 15 HRS. MIN.	PERMIT
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VIOLATIONS

SEQ # 004	TYPE EL11	COUNT 01	EACH OUTLET BOX SHALL HAVE A COVER FACEPLATE OR FIXTURE CANOPY. THE HEIGHT FIXTURE IN THE BASEMENT IS HANGING FROM THE ELECTRICAL BOX AND SHOULD BE SECURED	LATEST RE-INSP. 4-02-82	ACT	DAYS
CODE NFPA 70 370-15				VIOL. DATE 11-07-81	CORRECTION DATE 4 27 82	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN _____ DAYS. FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW.

X OCCUPANT X INSPECTOR *Jacks*



CITY OF DAYTON FIRE DEPARTMENT

300 N. Main St. Dayton, Ohio 45402

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BOOK 128	PAGE SUFFIX 05	INDEX 014	OCC. NO. 002	LOT NUMBER 78702	SUFFIX	CENSUS TRACT 022	BLOCK 001
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STREET NO. 138	1/2	DIR N	STREET NAME GETTYSBURG	ROOM NO.	ZIP 45417
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OCCUPANT NAME APARTMENTS	TELEPHONE 268-6786	17
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OWNER NAME DAYTON METRO HOUSING	INSPECTION CONTACT NONE
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CO. 17	FREQ. 12	P. TYPE 1	FPU 422	CONST. 7	FLOORS 02	PERMIT 0 0	OCCUPANCY LOAD	DETECTION 0	ALARM 0	SUPPRESSION 0
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INSP. SEQ. 004	INSP. CL. 02	ISSUE DATE 1 25 82 MO. DA. YR.	DATE OF INSP. 2 2 82	CO. 17	PLAT 1	INSPECTION TIME - 30 HRS. MIN.	PERMIT
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VIOLATIONS

SEQ # 001	TYPE ET16	COUNT 01	INSTALLED IN AUGUST <i>per phone call</i>	LATEST RE-INSP. 12-28-81	ACT	DAYS
CODE UFC	F 407.2.3			VIOL. DATE 8-03-81	CORRECTION DATE 2 2 82	

SEQ # 004	TYPE EL11	COUNT 01	EACH OUTLET BOX SHALL HAVE A COVER FACEPLATE OR FIXTURE CANOPY. THE HEIGHT FIXTURE IN THE BASEMENT IS HANGING FROM THE ELECTRICAL BOX AND SHOULD BE SECURED	LATEST RE-INSP. 12-28-81	ACT 7	DAYS 30
CODE NFPA	70 370-15			VIOL. DATE 11-07-81	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN _____ DAYS. FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW

X

OCCUPANT

X-F. WM A. Nendricky
INSPECTOR

SUPV



CITY OF DAYTON FIRE DEPARTMENT

300 N. Main St. Dayton, Ohio 45402

225-5344

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STREET NO. 138	1/2	DIR N	STREET NAME GETTYSBURG	ROOM NO.	ZIP 45417
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OCCUPANT NAME APARTMENTS	TELEPHONE 268-6786
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OWNER NAME DAYTON METRO HOUSING	INSPECTION CONTACT NONE
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CO. 17	FREQ. 12	P. TYPE 1	FPU 422	CONST. 7	FLOORS 02	PERMIT 0 0	OCCUPANCY LOAD	DETECTION 0	ALARM 0	SUPPRESSION 0
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INSP. SEQ. 003	INSP. CL. 02	ISSUE DATE 12 14 81 MO. DA. YR.	DATE OF INSP. 12 28 81	CO. 17	PLAT 1	INSPECTION TIME - 30 HRS. MIN.	PERMIT
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VIOLATIONS

SEQ # 001	TYPE ET16	COUNT 01	CODE UFC F 407.2.3	AT LEAST ONE FIRE EXTINGUISHER FOR EACH FLOOR AT THE STAIRWAY LANDING ONE EXTINGUISHER NEEDED <i>installed in August</i>	LATEST RE-INSP. 11-07-81	ACT 4	DAYS 7	Viol. Date 8-03-81	CORRECTION DATE
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SEQ # 004	TYPE EL11	COUNT 01	CODE NFPA 70 370-15	EACH OUTLET BOX SHALL HAVE A COVER FACEPLATE OR FIXTURE CANOPY. THE HEIGHT FIXTURE IN THE BASEMENT IS HANGING FROM THE ELECTRICAL BOX AND SHOULD BE SECURED	LATEST RE-INSP. 11-07-81	ACT 4	DAYS 7	Viol. Date	CORRECTION DATE
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SEQ #	TYPE	COUNT	CODE		LATEST RE-INSP.	ACT	DAYS	Viol. Date	CORRECTION DATE
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SEQ #	TYPE	COUNT	CODE		LATEST RE-INSP.	ACT	DAYS	Viol. Date	CORRECTION DATE
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SEQ #	TYPE	COUNT	CODE		LATEST RE-INSP.	ACT	DAYS	Viol. Date	CORRECTION DATE
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AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN _____ DAYS. FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW.

X OCCUPANT _____ INSPECTOR *X. W. J. A. Kendrick* SUPV



CITY OF DAYTON FIRE DEPARTMENT

300 N. Main St. Dayton, Ohio 45402

225-5344

PAGE

1 OF 1

FIRE INSPECTION REPORT

BOOK 128	PAGE SUFFIX 05	INDEX 014	OCC. NO. 002	LOT NUMBER 78702	SUFFIX	CENSUS TRACT 022	BLOCK 001
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STREET NO. 138	1/2	DIR N	STREET NAME GETTYSBURG	ROOM NO.	ZIP 45417
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OCCUPANT NAME APARTMENTS	TELEPHONE 268-6786
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OWNER NAME DAYTON METRO HOUSING	INSPECTION CONTACT NONE
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CO. 17	FREQ. 12	P. TYPE 1	FPU 422	CONST. 7	FLOORS 02	PERMIT 0 0	OCCUPANCY LOAD	DETECTION 0	ALARM 0	SUPPRESSION 0
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INSP. SEQ. 002	INSP. CL. 02	ISSUE DATE 9 28 81	DATE OF INSP. 11 7 81	CO. 17	PLAT 1	INSPECTION TIME - 45	PERMIT
		MO. DA. YR.				HRS. MIN.	

VIOLATIONS

SEQ # 001	TYPE ET16	COUNT 01	AT LEAST ONE FIRE EXTINGUISHER FOR EACH FLOOR AT THE STAIRWAY LANDING ONE EXTINGUISHER NEEDED	LATEST RE-INSP. 8-03-81	ACT 4	DAYS 30
CODE UFC F 407.2.3				VIOL. DATE	CORRECTION DATE	

SEQ # 002	TYPE EX26	COUNT 01	LIGHTING STAIRWAYS HALLWAYS AND OTHER MEANS OF EGRESS. SHALL BE LIGHTED AT ALL TIMES. LIGH BULBS ARE MISSING AND OUT	LATEST RE-INSP. 8-03-81	ACT 11	DAYS 7 81
CODE UFC F 503.4				VIOL. DATE	CORRECTION DATE	

SEQ # 003	TYPE GP99	COUNT 01	HOUSEKEEPING IN THE BASEMENT SHOULD BE ORDERLY	LATEST RE-INSP. 8-03-81	ACT 11	DAYS 7 81
CODE UFC F 305.3				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE EL 11	COUNT 1	<i>Each outlet Box shall have a cover, faceplate, or fixture canopy. The light fixture in the basement is hanging from the electrical box and should be removed.</i>	LATEST RE-INSP.	ACT 1	DAYS 7
CODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

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X OCCUPANT _____ X *Wm J. A. Hendrickson* INSPECTOR _____ SUPV



CITY OF DAYTON FIRE DEPARTMENT

300 N. Main St. Dayton, Ohio 45402

225-5344

PAGE

OF

FIRE INSPECTION REPORT

BOOK 128	PAGE SUFFIX 05	INDEX 014	OCC. NO. 002	LOT NUMBER 78702	SUFFIX	CENSUS TRACT 022	BLOCK 001
STREET NO. 138	1/2	DIR N	STREET NAME GETTYSBURG			ROOM NO.	ZIP 45417
OCCUPANT NAME APARTMENTS					TELEPHONE 268-6786		
OWNER NAME DAYTON METRO HOUSING				INSPECTION CONTACT NONE			

CO. 17	FREQ. 12	P. TYPE 1	FPU 422	CONST. 7	FLOORS 02	PERMIT 0 0	OCCUPANCY LOAD	DETECTION 0	ALARM 0	SUPPRESSION 0
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INSP. SEQ. 002	INSP. CL. 02	ISSUE DATE 9 20 81 MO. DA. YR.	DATE OF INSP. 11 7 81	CO. 17	PLAT 1	INSPECTION TIME - 45 HRS. MIN.	PERMIT
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VIOLATIONS

SEQ # 001	TYPE ET10	COUNT 01	AT LEAST ONE FIRE EXTINGUISHER FOR EACH FLOOR AT THE STAIRWAY LANDING ONE EXTINGUISHER NEEDED	LATEST RE-INSP.	ACT 4	DAYS 30
CODE UFC	F 407.2.3			VIOL. DATE 8-03-81	CORRECTION DATE	

SEQ # 002	TYPE EX20	COUNT 01	LIGHTING STAIRWAYS HALLWAYS AND OTHER MEANS OF EGRESS. SHALL BE LIGHTED AT ALL TIMES. LIGHT BULBS ARE MISSING AND OUT	LATEST RE-INSP.	ACT	DAYS
CODE UFC	F 503.4			VIOL. DATE 8-03-81	11	7 81

SEQ # 003	TYPE GP99	COUNT 01	HOUSEKEEPING IN THE BASEMENT SHOULD BE ORDERLY	LATEST RE-INSP.	ACT	DAYS
CODE UFC	F 305.3			VIOL. DATE 8-03-81	11	7 81

SEQ #	TYPE EL 11	COUNT 1	Each outlet box shall have a cover. receptacle or picture canopy - the light fixture in the basement is hanging from the electrical box and should be removed.	LATEST RE-INSP.	ACT 1	DAYS 7
CODE	NFPA # 70 Sec. 370-15			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE	CORRECTION DATE	

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X OCCUPANT _____ X *J.P. Wynn* INSPECTOR _____ SUPV



CITY OF DAYTON FIRE DEPARTMENT

500 N. Main St. Dayton, Ohio 45402

225-5344

FIRE INSPECTION REPORT

BOOK 128	PAGE SUFFIX 05	INDEX 014	OCC. NO.	LOT NUMBER 48702	SUFFIX	CENSUS TRACT 0002	BLOCK
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STREET NO. 138	1/2	DIR N	STREET NAME GETTYS BURG	ROOM NO.	ZIP 45417
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OCCUPANT NAME Apartments	TELEPHONE 268-6786
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OWNER NAME Dayton Metro Housing (manager Arlington ct)	INSPECTION CONTACT None
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CO. 17	FREQ.	P. TYPE 1	FPU 422	CONST. 7	FLOORS 2	PERMIT	OCCUPANCY LOAD	DETECTION 0	ALARM 0	SUPPRESSION
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INSP. SEQ.	INSP. CL. 1	ISSUE DATE	DATE OF INSP. 8 3 81	CO. 17	PLAT 1	INSPECTION TIME 30	PERMIT
	MO.	DA.	YR.			HRS.	MIN.

VIOLATIONS

SEQ #	TYPE GP 99	COUNT 1	<i>Certificate of occupancy</i>	LATEST RE-INSP.	ACT 1	DAYS 30
CODE UBC 119.1				VIOL. DATE		CORRECTION DATE

SEQ #	TYPE ET-16	COUNT 1	<i>At least one fire extinguisher for each floor at the stairway landing. one extinguisher needed</i>	LATEST RE-INSP.	ACT 1	DAYS 30
CODE UFC F 407.2.3				VIOL. DATE		CORRECTION DATE

SEQ #	TYPE EX26	COUNT 1	<i>Lighting: stairways, hallways and other means of egress shall be lighted at all times. Light bulbs are missing and out.</i>	LATEST RE-INSP.	ACT 1	DAYS 30
CODE UFC F 503.4				VIOL. DATE		CORRECTION DATE

SEQ #	TYPE GP 99	COUNT 1	<i>Housekeeping in the basement should be orderly -</i>	LATEST RE-INSP.	ACT 1	DAYS 30
CODE UFC F 305.3				VIOL. DATE		CORRECTION DATE

SEQ #	TYPE	COUNT		LATEST RE-INSP.	ACT	DAYS
CODE				VIOL. DATE		CORRECTION DATE

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X OCCUPANT _____ X *Serint. Wm A. Kendrickson* INSPECTOR SUPP

From: noreply@civicplus.com
To: [Courtney Winters](#)
Subject: Online Form Submittal: Public Records Request
Date: Monday, September 19, 2022 8:54:31 PM

Public Records Request

Date of Request	9/19/2022
Subject of Request	138 Gettysburg Avenue, Dayton, OH 45417
Name	Courtney Winters
Email Address	cwinters@aeiconsultants.com
Address	4009 Fitzhugh Avenue, Suite 200
City	Richmond
State	VA
Zip Code	23230
Phone Number	2764926307
Fax Number	<i>Field not completed.</i>
Information Requested	Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Gettysburg located at: 138 Gettysburg Avenue, Dayton, OH 45417. Is this property within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,
Courtney

Receiving Public Documents

Email copies to the email address listed above (as practical).

Cost

I understand there is a cost for receiving public records.

Email not displaying correctly? [View it in your browser.](#)

[Click here to view neighborhood map](#)

Owner

Name
DAYTON MET HOUSING AUTH

Mailing

Name DAYTON MET HOUSING AUTH
 Mailing Address 400 WAYNE AVE
 City, State, Zip DAYTON, OH 45410 1118

Legal

Legal Description 48701-02 PTS
 Land Use Description 128-5-43
 E - EXEMPT PROPERTY OWNED BY MUNICIPALS
 Acres 0
 Deed 1973-00573D002
 Tax District Name DAYTON CITY

Registered Rental Property

Registered: YES

Values

	35%	100%
Land	2,770	7,920
Improvements	16,190	46,270
CAUV	0	0
Total	18,960	54,190

Current Year Special Assessments

11777-APC FEE	\$81.00
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00

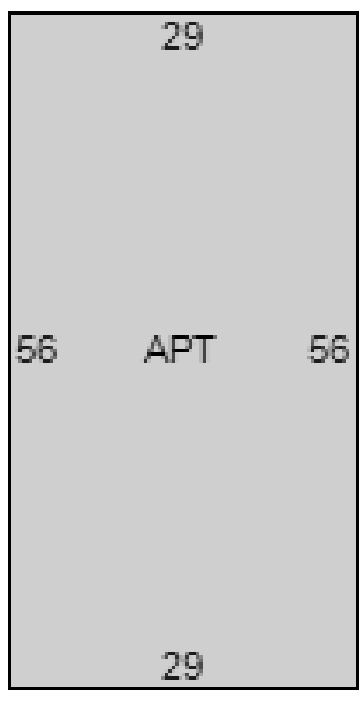
Current Year Rollback Summary

Non Business Credit \$0.00

Owner Occupancy Credit \$0.00
 Homestead \$0.00
 Reduction Factor \$0.00

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$0.00	\$0.00	\$41.50	-\$41.50	\$40.50	\$0.00	\$40.50



Item	Area
SPRT AREA - 086:SUPPORT AREA	1624
APT - 011:APARTMENT	1624
APT - 011:APARTMENT	1624

APPENDIX K

Property Evaluator Qualifications



Roy Anderson

PE □ Seismic Services Manager, Building Assessments

EDUCATION

- University of California, San Diego; BS Structural Engineering 1990

CERTIFICATIONS

- Professional Engineer, California, Civil 82059
- California Licensed General Contractor, B641049, Inactive
- ATC First Responder Training, California OES Volunteer
- Redwood Empire Remodelers Association, Board Member, Past President
- Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman
- Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios
- American Society of Civil Engineers (ASCE)
- Structural Engineers Association of Northern California (SEAONC)
- Earthquake Engineering Research Institute (EERI)

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Anderson has over 39 years of construction, construction management, structural design, seismic retrofit, structural assessment, and commercial due diligence experience. He owned and operated a successful structural design consulting firm for over 14 years.

His project experience includes public infrastructure, public works, and private developments including both residential and commercial projects. He has acted as a regional manager for a national consulting services firm overseeing property and casualty and seismic risk assessment operations in the western states, performing over 2000 Seismic Risk Assessment (Probable Maximum Loss) assessments and reports in the seismically active United States, Europe, and Mexico, over 100 Property Condition Assessments, and over 400 Property Damage Assessments for the insurance industry in 38 states. He has investigated and assessed damage in the 2014 Napa 6.0, Virginia 5.8, Oklahoma 5.7, and Northridge 6.7 earthquakes.

Mr. Anderson currently oversees and manages the Seismic Services Division of AEI's Building Assessments Department. Responsibilities include Senior Assessment of Seismic Risk Assessment Reports, Conducting Peer Reviews, scheduling, Seismic Retrofit Design, interfacing with Clients, providing outreach and education to Clients and Building Owners.

Some of his specific areas of expertise include forensic analysis of architectural and structural damage, seismic assessments of buildings, structural remediation and

rehabilitation of properties (URM, Historic, seismic, tornado, hurricane, flood, and fire), and structural design of swimming pools, wood and timber framed structures, structural steel structures, reinforced concrete structures, reinforced masonry structures, and pre-manufactured light gage steel structures.

PROJECT EXPERIENCE

Project experience for Mr. Anderson includes:

- Structural Design since 1991
- Seismic Retrofit Design since 1991
- Seismic Risk Assessments since 1994
- Forensic Assessments since 2007

Publications: 2016 ASTM Seismic Standards Update, California Mortgage Finance News, Fall 2016.



Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

- B.B.A - Finance, James Madison University
- Principles of Real Estate Program, James Madison University

CERTIFICATIONS

- HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar □ New York City
- HUD Multi-Family Accelerated Processing (MAP) PCNA Workshop □ Columbus
- Virginia Housing Development Authority □ Universal Design Training
- Fair Housing Act Accessibility Training Course □ Phillip Zook
- Fair Housing Act Accessibility Training Seminar □ Fair Housing Act First
- Elevator Training Courses □ Sanjay Kamani, QEI, KP Property Advisors LLC
- Building Performance Institute □ Training Services
- Building Specs Training Institute, Building/Design Inspection Courses

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Bonnett has worked exclusively in the niche HUD real estate due diligence consulting industry since 2005. He has performed and directed thousands of building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He has expert knowledge of HUD's Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As Director of Building Assessments - HUD, Mr. Bonnett is responsible for providing direction for the development of HUD Building Assessment services throughout AEI. Day to day responsibilities include, creating organizational process assets, training internal and external stakeholders, identifying and understanding industry guidelines for HUD Building Assessment services, senior reviewing, project oversight, business development and client management.

PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, Fannie Mae and HUD execution.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.



William David Taylor

National Client Manager, HUD

EDUCATION

- J. Sargent Reynolds Community College □ Courses in Architectural Design

CERTIFICATIONS

- International Code Council Certified Building Inspector
- International Code Council Certified Commercial Building Inspector
- International Code Council Certified Residential Building Inspector
- International Code Council Certified Accessibility Inspector / Plan Examiner
- Commonwealth of Virginia Certified Commercial Building Inspector
- Commonwealth of Virginia Certified Residential Building Inspector
- Integrated Pest Management in Multifamily Housing (Training)
- International Code Council Accessibility & Usability for Residential Buildings (Training)
- Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
- Property Maintenance Inspection, Electrical Inspection & Understanding Braced Walls Training by Virginia
- Building Code Academy
- Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
- Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC VHDA Universal Design Course

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Taylor has extensive experience with regards to commercial and residential construction, design, and inspection issues. Mr. Taylor has greater than fifteen (15) years' experience in the construction field. He was in the Building Inspections for the City of Richmond and did construction design for Virginia based construction and engineering firms. During his former employment he was responsible for design, review, and inspection for code compliance on multiple projects throughout the Commonwealth of Virginia. Mr. Taylor has attended specialized building classes and has in depth understanding regarding building construction and inspection. He has performed and multiple building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He is knowledgeable of HUD's Capital Needs Assessment guidelines and software. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As a Project Manager - HUD, Mr. Taylor is responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout AEI.

PROJECT EXPERIENCE

Project experience for Mr. Taylor includes:

- Performing RAD Physical Condition Assessments at more than 50 Public Housing Authority's.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, HUD, and Fannie Mae execution.
- Performing over 200 HUD MAP 223(f) assessments.
- Performing HUD Map 202 assessments in multiple states.
- Performing over 100 HUD LEAN assessments.
- Performing HUD MAP 223(a)(7) assessments.
- Performing Tax Credit assessments in multiple states.
- Performing HUD (SPRAC), HUD OAHP, Standard and Poor, ASTM, and Freddie Mac assessments.



INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

A handwritten signature in black ink that reads "Cindy Davis".

Cindy Davis, CBO
President, Board of Directors

Certificate No. 8076685

A handwritten signature in black ink that reads "Dominic Sims".

Dominic Sims, CBO
Chief Executive Officer





Christopher Johnson

Project Manager

EDUCATION

- Bachelor of Architecture □ Catholic University of America, D.C. 2021
- Bachelor of Civil Engineering □ Catholic University of America, D.C. 2021

SUMMARY OF PROFESSIONAL EXPERIENCE

Christopher Johnson is currently working as a project manager for AEI Consultants. He has performed building and property assessments for varying scopes and customer requirements for the commercial real estate, banking, and insurance industries. In addition to his project management experience, Mr. Johnson has 2 years of experience in architectural design and construction documentation. Mr. Johnson's understanding of the construction industry comes from his collegiate education from Catholic University of America.

Currently, Mr. Johnson is responsible for performing Property Condition Assessments that include identifying deficiencies, providing overall professional judgment of a property's condition, and preparing cost estimates for repairs and projected replacement costs. He performs Property Condition Assessments of varying property types including retail, office, commercial, hospitality, industrial, multi-family, and senior living facilities throughout the United States.

PROJECT EXPERIENCE

Project experience for Mr. Johnson includes:

- Multi-Family □ New York City, New York; Capital Needs Assessment scope multi-family portfolio with 800 apartment Units per location
- Elderly □ Raleigh, North Carolina; Capital Needs Assessment scope multi-family portfolio with 40 apartment Units per location
- Assisted Living & Skilled Nursing Facility □ Wooster, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units
- Assisted Living & Skilled Nursing Facility □ Parma, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units



Scott Moyer

Construction Cost Estimator/HUD Cost Analyst

EDUCATION

- BS, Civil and Building Design Engineering - Old Dominion University

CERTIFICATIONS

- HUD MAP Certified

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Moyer brings over 20 years' experience and has extensive experience as a Senior Estimator/Cost Analyst working with General Contractors primarily in the multi-family, commercial and industrial construction.

As a Construction Cost Estimator and a Senior HUD Cost Analyst, Mr. Moyers responsibilities consist of developing Independent Cost Estimates for project economic cost comparison analysis and risk identification, then authoring Conceptual Budget Reviews (CBR), Construction Risk Analysis (CRA), and Cost to Complete (CTC) reports for the Construction Risk Management (CRM) division of AEI Consultants. Responsible for coordination, planning, and oversight efforts for assigned FHA Cost Reviews in accordance with directives as set forth in the HUD MAP Guide. Duties include review of project documents for completeness and coordination, and to determine discrepancies or conflicts in the documents which may lead to adverse cost impacts to the project, advising the MAP Team members in proper resolution of issues and HUD MAP cost reporting procedures, and final approval to FHA of proposed project costs submitted by the project General Contractor. Cost Review involves a fully independent project cost estimate to be developed for comparison analysis, schedules to be reviewed for adequate duration and monthly draw amounts, addendum letters for updates to projects at firm application, and any required resolution of HUD/FHA review produced comments.

All produced cost review estimates assembled into an in-house database for future work cost approvals. Non-HUD roles taken on involved production of Cost to Complete Reports, Insurable Replacement Valuations, and cross-training for Construction Loan Monitoring (CLM). Additional responsibilities include cost reviews for HUD financed projects utilizing either the FHA 223(f), 221(d)(4) or 232 Lean Loan Program.

PROJECT EXPERIENCE

Project experience for Mr. Moyer includes:

- Cedar Grove Portfolio □ 4 -property multifamily dwelling with 1,125 unit for veterans. Mr. Moyer developed an Independent Cost Estimate, for this project economic cost comparison analysis and risk identification, then authorized Conceptual Budget Review.
- Frontenac, MO □ Is a Hospitality building with 253 rooms. Mr. Moyer prepared a Conceptual Budget Review on this property. Costing was based on R.S. Means building construction cost data and R.S. Means Square Foot Cost Reports along with internal data to provide a cost comparison of the proposed budget with typical industry costs.

A list of HUD compliant cost estimating project Mr. Moyer completed are summarized below:

HUD MAP 221 (d)(4) Multifamily New Construction (NC) & Sub-Rehabilitation (SR) Program

- The Station at Gardner Mill, West Jordan City, Utah
- Cedar Court Apts. and Site Ren, Norwalk, Ct.
- Meadow Cliff Apartments, Oklahoma City, Oklahoma
- Walker Court North & South, Jonesboro, Arkansas
- Cameron Creek Apartments, Tempe., Arizona
- Elevate as Southwest Station, Eden Prairie, MN
- The Elliot, Little Rock, Arkansas
- The Commodore Place Apartments, Cleveland, Ohio
- River Run Apartments, North Bend, Washington
- RAD Lofts, Asheville, NC
- Midlothian Town Center Apartments, Midlothian, Virginia
- Gateway at Carolina Forest, Myrtle Beach, SC
- Midtown Pointe, Royal Oak, Michigan
- Lakehouse Commons,
- Buffalo Sunset Apartments, Las Vegas, NV
- Gateway at Carolina Forest, Myrtle Beach, SC
- Dwell @ 2nd, Philadelphia, PA
- Brennan Point Apartments, Newport News, VA

HUD MAP 232 Lean, Healthcare, Assisted Living, and Skilled Nursing Facilities

- The Guilford House, Guilford, Connecticut
- Congress Oaks, Palm Springs, Florida
- Abbingdon Crossing of Wilson, Wilson, North Carolina
- Grand View Place, Grand Rapids, Michigan
- The Highland Club, Baton Rouge, Louisiana
- The Park at Sydney Drive, Birmingham, Alabama
- Hinds County Nursing and Rehabilitation Center, Byram, Mississippi
- Brandermill Assisted Living, Chesterfield, Virginia

- Jasper Senior Living, Jasper, Indiana
- Nevins Nursing and Rehab Center, Methuen, MA
- Parkhaven Retirement & Assisted Living, Manhattan, Montana

HUD MAP 223 Heavy-f, Multifamily Refinance with Heavy Renovation

- Pecan Place
- Euclid Hills Villa



Isoke(e-so-kay) Craig

Project Manager

EDUCATION

- Bachelor of Architecture □ Syracuse University, 2014

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. Craig has more than 6 years of experience in the architectural design and construction as a project manager of residential, educational, civic and commercial and retail projects throughout the United States and abroad. During her former employment she was responsible for design, review, and inspection for code compliance on multiple projects throughout Texas and New York as well as perform building ADA compliance assessments for educational facilities.

Currently, Ms. Craig is responsible for performing Property Condition Assessments that include identifying deficiencies, providing overall professional judgment of a property's condition and preparing cost estimates for repairs and projected replacement costs. She performs Property Condition Assessments of varying property types including retail, office, commercial, hospitality, industrial, multi-family, and senior living facilities throughout the United States.

Prior to joining AEI Consultants, Ms. Craig has worked at Architecture firms and a General Contractor creating construction documents, schematic design, bidding and project management, project closeout and warranty repairs for many different types of building uses including Commercial, Mixed-Use Retail, K-12, Higher Education, and Residential. With first-hand knowledge of assessing properties, providing recommendations for work, estimating construction costs, and hiring the right construction professionals for new construction and renovations.

Ms. Craig completed numerous multifamily assignments in accordance with Fannie Mae, Freddie Mac, and HUD requirements and prepared Project Capital Needs Assessments in compliance with the HUD Multifamily Accelerated Processing (MAP) Guide and the HUD LEAN Statement of Work on the following properties listed below.

Facility Name	Property Type	HUD Program	City	State
Chelsea Seniors Community	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Little York Villas	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas

St. Joseph Nursing Home	Healthcare	HUD LEAN Section 232/223(f)	Lacon	Illinois
The Life at Spring Estates	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Baypointe Apartments	Multi-Family	HUD MAP Section 207/223(f)	Webster	Texas
Edenbrook of Oshkosh	Healthcare	HUD LEAN Section 232/223(f)	Oshkosh	Wisconsin
Edenbrook of Edina	Healthcare	HUD LEAN Section 232/223(f)	Edina	Minnesota
Edenbrook of Wisconsin Rapids	Healthcare	HUD LEAN Section 232/223(f)	Wisconsin	Wisconsin
Town Creek Village	Multi-Family	HUD MAP Section 207/223(f)	Montgomery	Texas
Housing Authority Bloomington-North	Senior Multi-Family	HUD MAP Section 207/223(f)	Bloomington	Illinois
Housing Authority Bloomington-South	Senior Multi-Family	HUD MAP Section 207/223(f)	Bloomington	Illinois
Oxford at Iron Horse	Multi-Family	HUD MAP Section 207/223(f)	North Richland	Texas
Kingsland Trails	Multi-Family	HUD MAP Section 207/223(f)	Kingsland	Texas
The 95	Multi-Family	HUD MAP Section 207/223(f)	Las Vegas	Nevada
Winfield Woods Healthcare Center	Healthcare	HUD LEAN Section 232/223(f)	Winfield	Illinois
Park at Cliff Creek	Multi-Family	HUD MAP Section 207/223(f)	Dallas	Texas
Lakewood Village Apartments	Multi-Family	HUD MAP Section 207/223(f)	Twin Lakes	Wisconsin
Apartments at Maddie	Multi-Family	HUD MAP Section 207/223(f)	Greeley	Colorado
Woodward Apartments	Multi-Family	HUD MAP Section 207/223(f)	Austin	Texas

Manhattan Apartments	Multi-Family	HUD MAP Section 207/223(f)	Corpus Christi	Texas
Jasmine Apartments	Multi-Family	HUD MAP Section 207/223(f)	Dumas	Texas
Fountain View Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Rose Hill	Kansas
The Pierce Apartments	Multi-Family	HUD MAP Section 207/223(f)	Columbus	Ohio
Turtle Parc Apartments	Multi-Family	HUD MAP Section 207/223(f)	Westerville	Ohio
Arcadia Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
De Luna Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
Olive Branch Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
Central Lakes Apartments	Multi-Family	HUD MAP Section 207/223(f)	Alexandria	Minnesota
Kingston Landing Apartments	Multi-Family	HUD MAP Section 207/223(f)	Cedar Rapids	Iowa
Canal Place Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Harmonee Square Apartments	Multi-Family	HUD MAP Section 207/223(f)	Milwaukee	Wisconsin
Canal Place Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Ironwood Apartment Homes	Multi-Family	HUD MAP Section 207/223(f)	Universal City	Texas
Brick Towne at Johnston	Multi-Family	HUD MAP Section 207/223(f)	Johnston	Iowa
Brick Towne at Signature Village	Multi-Family	HUD MAP Section 207/223(f)	Ankeny	Iowa
Southfield Apartments	Multi-Family	HUD MAP Section 207/223(f)	Southfield	Michigan
Dolce Living	Multi-Family	HUD MAP Section 207/223(f)	Rosenburg	Texas

Grand Flats Apartments	Multi-Family	HUD MAP Section 207/223(f)	Saint Louis	Missouri
Mid-Wilshire	Multi-Family	HUD MAP Section 207/223(f)	Los Angeles	California
Sunset	Multi-Family	HUD MAP Section 207/223(f)	Los Angeles	California
Crestview Apartments	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Garden A	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Garden B	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Townhomes	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Austin Retirement & Nursing Center	Healthcare	HUD LEAN Section 232/223(f)	Austin	Texas
Crown Pointe	Multi-Family	HUD MAP Section 207/223(f)	Georgetown	Kentucky
Prairie Gardens Cooperative	Senior Multi-Family	HUD MAP Section 207/223(f)	Cedar Rapids	Iowa
John McGraw Court	Senior Multi-Family	HUD MAP Section 207/223(f)	Sparks	Nevada
Essex Manor	Multi-Family	HUD MAP Section 207/223(f)	Reno	Nevada
The Mark on Conquest Phase II	Multi-Family	HUD MAP Section 207/223(f)	Waxahachie	Texas
Parma Care Center	Healthcare	HUD LEAN Section 232/223(f)	Parma	Ohio
Heatherbrook Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Casa Milagro	Multi-Family	HUD MAP Section 207/223(f)	Santa Fe	New Mexico
Alice Taylor	Multi-Family	HUD MAP Section 207/223(f)	Roxbury	Massachusetts
Bellflower	Multi-Family	HUD MAP Section 207/223(f)	Dorchester	Massachusetts

Greenville Health & Rehabilitation Center	Healthcare	HUD LEAN Section 232/223(f)	Plainview	Texas
Prairie House Living Center	Healthcare	HUD LEAN Section 232/223(f)	Plainview	Texas
Forth at Navigation Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
The Towers	Multi-Family	HUD MAP Section 207/223(f)	Albuquerque	New Mexico
Pahrump Health and Rehabilitation Center	Healthcare	HUD LEAN Section 232/223(f)	Pahrump	Nevada
The Ravinia Apartments	Multi-Family	HUD MAP Section 207/223(f)	San Antonio	Texas
Pacifica Sagebrush	Multi-Family	HUD MAP Section 207/223(f)	Las Vegas	Nevada
Azotea	Multi-Family	HUD MAP Section 207/223(f)	Alamogordo	New Mexico
Bridgewater	Multi-Family	HUD MAP Section 207/223(f)	Stow	Ohio
Park Regency	Multi-Family	HUD MAP Section 207/223(f)	Indianapolis	Indiana
West Central	Multi-Family	HUD MAP Section 207/223(f)	McCook	Nevada
Lake Villas Apartments	Multi-Family	HUD MAP Section 207/223(f)	Granbury	Texas
Meadow Heights	Multi-Family	HUD MAP Section 207/223(f)	Pharr	Texas
Villas Milpas & Villas Milpas Homes	Multi-Family	HUD MAP Section 207/223(f)	Pharr	Texas
Haddon Hall	Multi-Family	HUD MAP Section 207/223(f)	Cincinnati	Ohio

Circulo Gardens & Circulo Old South	Multi-Family	HUD MAP Section 207/223(f)	Tulsa	Oklahoma
Inola Terrace	Multi-Family	HUD MAP Section 207/223(f)	Inola	Oklahoma
Chouteau Terrace	Multi-Family	HUD MAP Section 207/223(f)	Chouteau	Oklahoma
Kellyville Terrace	Multi-Family	HUD MAP Section 207/223(f)	Kellyville	Oklahoma
Bridgewater	Multi-Family	HUD MAP Section 207/223(f)	Stow	Ohio
Ironwood at Palmer Park	Multi-Family	HUD MAP Section 207/223(f)	Colorado Springs	Colorado

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52860-A - Method of Disposition

Section 2 Line 2

*Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).
If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law)
of the proposed acquiring entity, or other evidence that the entity is recognized under State law.*

GDPM intends to sell the property for at least fair market value. Currently, the property is not on the market and GDPM does not have an offer from a prospective purchaser. GDPM will procure a broker to assist with the sale and will have the property listed for sale to the public.

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52860-A –Cost of Disposition

Section 3 Line 4

If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs

Disposition Budget

Item	Estimated Cost
Broker/Agent Fee	\$7,800
Relocation	\$9,500
Marketing/Closing Costs outside of fee	\$2,000
Total	\$19,300

Broker/Agent Fee calculated at 6% of sale price.

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52860-A –Use of Proceeds

Section 3 Line 5

Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds.

GDPM is currently implementing a portfolio wide redevelopment plan. The redevelopment plan includes the conversion of all GDPM owned public housing units to the PBV program. GDPM received a Portfolio Award from HUD. GDPM currently has 13 active CHAPs. One of the conversions, Northeast Montgomery County (NEMC), is a 126 unit no debt conversion. The proceeds will be used to assist with the NEMC RAD conversion. A copy of the development budget is attached hereto. GDPM intends to submit the Financing Plan for the NEMC RAD conversion within the next 90 days.

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52860-A –Offer of Sale

Section 4

If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.

There is not a resident organization that acts on behalf of the Gettysburg residents.