

## 5. TIER II, III and IV TEST SUMMARIES

### 1. **Location:** San Francisco Housing Authority (SFHA)

**Date:** March 7, 2000

**Test type:** Tier II

#### **Property(s) inspected:**

CA39P001-003 (Sunnydale)

**Bldg. Type:** 93 row/townhouses, 2 and 3 bedroom apartments

**Units:** 858 total units

CA39P001-041 (430 Turk Street)

**Bldg. Type:** 1 building, efficiency and 1 bedroom apartments

**Units:** 89 total units

#### **Participants:**

**REAC -** Richard Webb, Jamey Arcara

**PIH -** Dana Oliver (Andersen Consulting)

**Industry -** Andres Manriquez of the Los Angeles HA, Craig L. Patterson of the San Mateo HA, Herman Pecob of the Oakland HA, SFHA Staff

#### **Inspected Areas:**

Areas included sites, building exterior/system, roof, and 3 occupied units.

#### **Inspection Summary Results:**

\* Note: This test was conducted as a demonstration, therefore results were not tabulated.

2. **Location:** Seattle Housing Authority (SHA)

**Date:** March 9, 2000

**Test type:** Tier II

**Property inspected:** WA19P001-006 (Rainier Vista)

**Bldg. Type:** 234 Low rise/garden type, 2/3 bedroom apartment buildings

**Units:** 490 units

**Participants:**

REAC - Richard Webb, Jamey Archer

PIH - Dana Oliver (Andersen Consulting)

Industry - Claude decors of the King County HA, Michael Doyle of the HA of  
Kansas City, Gary Shinpaugh of the Bellingham HA, SHA Staff

**Inspected Areas:**

Areas included sites, building exterior/system, roof, and no occupied units.

**Inspection Summary Results:**

\* Note: This test was conducted as a demonstration, therefore results were not tabulated.

**3. Location:** New York City Housing Authority

**Date:** March 9, 2000

**Test type:** Tier II

**Property inspected:** NY36P005-013 (Ft. Independence)

**Bldg. Type:** One 22-story elevator high-rise family/elderly building

**Units:** 344 units

**Participants:**

REAC - Frank Caperton, Bill Thorson, Julio Martinez, Bill Wong

PIH - Karen a. Newton

Industry - Patrick Kean of the DCHA, Dan Quimby of the Philadelphia HA,  
Deb Gross of CLPHA, NYCHA Staff

**Inspected Areas:**

Areas included sites, building exterior/system, roof, and 3 occupied units.

**Inspection Summary Results:**

***Fort Independence/Heath Ave***

***Bronx, New York***

Inspections 92015 and 109215

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092015	Inspection 92015		Inspection 1092015	Inspection 92015		Inspection 1092015	Inspection 92015	
		<b>Area Points</b>			<b>H &amp; S Deductions</b>			<b>Net Score</b>		
Site	19.3	5.6	14.7	9.1	0	0	0	5.6	14.7	9.1
Building Exterior	10.6	0	0	0	0	0	0	0	0	0
Building System	17.2	0	0	0	0	0	0	0	0	0
Common Areas	10.6	4.9	4.9	0	4.9	0	-4.9	0	4.9	4.9
Dwelling Units	42.3	32	36.9	4.9	3.3	9.8	6.5	28.7	27.1	-1.6
Total	100	42.5	56.5	14	8.2	9.8	1.6	34	47	12

\* Note: Inspected deficiencies do not approximate a comprehensive development score. The score would be true if the development did not have any additional deficiencies.

**4. Location:** Philadelphia Housing Authority (PHA)

**Date:** March 14, 2000

**Test type:** Tier II

**Property inspected:** PA39P002-015 (Harrison Plaza)

**Bldg. Type:** 29 low rise garden 3 bedroom buildings

**Units:** 299 units

**Participants:**

REAC - Richard Webb, Jamey Arcara

PIH - Karen A. Newton

Industry - Roland Laedbin and Fred Hirt of the NYCHA, Harry Swell of the Wilmington Housing Authority, PHA Staff

**Inspected Areas:**

Areas included sites, 1 buildings' exterior/system, roof, and 3 occupied units.

**Inspection Summary Results:**

**Harrison Plaza**  
**Philadelphia, PA**  
Inspections 92072 and 1092072

Inspectable Area	Possible Points	Area Points			H & S Deductions			Net Score		
		2.1 Inspection 1092072	2.3 Inspection 92072	Difference (2.3-2.1)	2.1 Inspection 1092072	2.3 Inspection 92072	Difference (2.3-2.1)	2.1 Inspection 1092072	2.3 Inspection 92072	Difference (2.3-2.1)
Site	15.6	6.4	8.8	2.4	0	4.4	4.4	6.4	4.4	-2
Building Exterior	15.6	0	0	0	0	0	0	0	0	0
Building System	20.8	20.8	20.8	0	0	0	0	20.8	20.8	0
Common Areas	12.5	9	9	0	0	0	0	9	9	0
Dwelling Units	35.5	32.5	32.5	0	2.7	2.7	0	29.8	29.8	0
Total	100	68.7	71.1	2.4	2.7	7.1	4.4	66	64	-2

\* Note: Inspected deficiencies do not approximate a comprehensive development score. The score would be true if the development did not have any additional deficiencies.

**5. Location:** Phillipsburg (NJ) Housing Authority (PHA)

**Date:** March 14, 2000

**Test type:** Tier III

**Property inspected:** NJ39P024-001 (Heckman Terrace Annex)

**Bldg. Type:** 25 row/townhouse 2/3 bedroom buildings

**Units:** 150 units

**Participants:**

REAC - Frank Caperton, Julio Martinez, William Wong

PIH - Dana Oliver (Andersen Consulting)

Industry - Nitin Patel and Thomas Padden of the Newark HA, Phillipsburg HA Staff

**Inspected Areas:**

Areas included sites, 24 buildings' exterior/system, roof, and 23 occupied units.

**Inspection Summary Results:**

**Heckman Terrace Annex  
Phillipsburg, NJ 08865**

Inspections 92069 and 1092069

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092069	Inspection 92069		Inspection 1092069	Inspection 92069		Inspection 1092069	Inspection 92069	
		Area Points			H & S Deductions			Net Score		
Site	20.6	0	5.1	5.1	0	5.1	5.1	0	0	0
Building Exterior	20.2	16.8	19.2	2.4	1.1	0.6	-0.5	15.7	18.6	2.9
Building System	12.9	13.3	12.9	-0.4	0.1	0	-0.1	13.2	12.9	-0.3
Common Areas	0.3	0.1	0.3	0.2	0	0.1	0.1	0.1	0	-0.1
Dwelling Units	46.1	44.8	44	-0.8	4	2.7	-1.3	40.8	41.3	0.5
Total	100	75	81.5	6.5	72.8	72.8	0	70	73	3

**6. Location:** Summit (NJ) Housing Authority (SHA)

**Date:** March 16, 2000

**Test type:** Tier III

**Property inspected:** NJ39P017-003 (12 Chestnut)

**Bldg. Type:** One 5-story mid-rise elderly building, with elevators

**Units:** 125 units

**Participants:**

REAC - Frank Caperton, Julio Martinez, William Wong

PIH - N/A

Industry - Summit HA Staff

**Inspected Areas:**

Areas included sites, building exterior/system, roof, and 22 occupied units.

**Inspection Summary Results:**

**12 Chestnut**

**Summit, NJ**

Inspections 92070 and 1092070

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092106	Inspection 92106		Inspection 1092106	Inspection 92106		Inspection 1092106	Inspection 92106	
		Area Points			H & S Deductions			Net Score		
Site	14.7	10.8	14.7	3.9	0	0	0	10.8	14.7	3.9
Building Exterior	16.8	13.4	13.5	0.1	0	0	0	13.4	13.5	0.1
Building System	19	18.8	19	0.2	17.3	17.4	0.1	1.5	1.6	0.1
Common Areas	12.6	11.8	10.5	-1.3	4.2	4.2	0	7.6	6.3	-1.3
Dwelling Units	36.9	36.9	36.6	-0.3	0	0	0	36.9	36.6	-0.3
Total	100	91.7	94.3	2.6	21.5	21.6	0.1	70	73	3

**7. Location:** Boston Housing Authority (BHA)

**Date:** March 16, 2000

**Test type:** Tier III

**Property inspected:**

MA06P002-027 (Annapolis)

Bldg. Type: 3-low-rise/garden elderly buildings

Units: 125 units

**Participants:**

REAC - Richard Webb and Jamey Arcara

PIH - Dana Oliver (Andersen Consulting)

Industry - John Keane of the Cambridge Housing Authority and BHA staff

**Inspected Areas:**

Areas included sites, building exterior/system, roof, and 18 occupied units.

**Inspection Summary Results:**

**Annapolis Street  
Dorchester, MA**

Inspections 92017 and 1092017

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092015	Inspection 92017		Inspection 1092017	Inspection 92017		Inspection 1092017	Inspection 92017	
		Area Points			H & S Deductions			Net Score		
Site	13.1	6.4	13.1	6.7	5.5	5.7	0.2	0.9	7.4	6.5
Building Exterior	20.1	9	9.2	0.2	0	0	0	9	9.2	0.2
Building System	21.3	20.8	21.3	0.5	0	0	0	20.8	21.3	0.5
Common Areas	6	3.5	4.1	0.6	0.9	1	0.1	2.6	3.1	0.5
Dwelling Units	39.4	34.6	36.7	2.1	6.9	3.5	-3.4	27.7	33.2	5.5
Total	100	74.3	84.4	10.1	13.3	10.2	-3.1	61	74	13

**Property inspected:**

MA06P002-023 (Mary Ellen McCormack)

Bldg. Type: 36 low rise/garden style buildings

Units: 1,016 units

**Participants:**

REAC - Richard Webb and Jamey Arcara

PIH - Dana Oliver (Andersen Consulting)

Industry - BHA staff

**Inspected Areas:**

Areas included sites, building exterior/system, and occupied units.

**Inspection Summary Results:**

Due to lateness of the hour and the size of the development, a complete inspection could not be completed in the time allotted. The participants agreed to would be best to complete a “walk-through” / demonstration, therefore inspection results are not available.



**8. Location:** Miami-Dade County Housing Authority (MDHA)

**Date:** March 21, 2000

**Test type:** Tier III

**Property inspected:**

FL29P005-062 (Round Towers)

Bldg. Type: 3 mid-rise elderly buildings, 1 low rise community building  
Units: 391 units

**Participants:**

REAC - Frank Caperton and Julio Martinez  
PIH- Dana Oliver (Andersen Consulting)  
Industry - Cliff Jones of the New Orleans Housing Authority, M-DHA Staff

**Inspected Areas:**

Areas included sites, 4 building exterior/system, roof, and 25 occupied units.

**Inspection Summary Results:**

**Round Towers  
Miami, FL**

Inspections 92071 and 1092071

Inspectable Area	Possible Points	2.1 Inspection 1092071	2.3 Inspection 92071	Difference (2.3-2.1)	2.1 Inspection 1092071	2.3 Inspection 92071	Difference (2.3-2.1)	2.1 Inspection 1092071	2.3 Inspection 92071	Difference (2.3-2.1)
Area Points				H & S Deductions			Final Score			
Site	13.5	2.7	8.6	5.9	0	4.9	4.9	2.7	3.7	1.0
Building Exterior	17.4	15.1	15.5	0.4	0	0	0	15.1	15.5	0.4
Building System	22.1	19.3	19.8	0.5	8.5	8.9	0.4	10.8	10.9	0.1
Common Areas	8.7	4.3	4.9	0.6	1.7	0.5	-1.2	2.6	4.4	1.8
Dwelling Units	38.3	35.7	37.7	2	1.1	1.1	0	34.6	36.6	2.0
Total	100	77.1	86.5	9.4	11.3	15.4	4.1	66	71	5

**9. Location:** District of Columbia Housing Authority (DCHA)**Date:** March 23, 2000**Test type:** Tier III**Property inspected:**

DC39P001-024 (Syphax)

**Bldg. Type:** 28 low rise/garden apartments building and 1 common building**Units:** 169**Participants:**

REAC - William Thorson, Richard Webb, Carlos Vargas, Mark Pilakowski, Kay Hammel, William Wong

PIH - Dana Oliver (Andersen Consulting), Larry Tipton, Nancy Menhennick,

Industry - Antonio Williams of the Atlanta HA , Tawanna Preston of NAHRO, Deb Gross of CLPHA, Ted Van Dyke of PHADA , DCHA Staff

**Inspected Areas:**

Areas included sites, 24 building exterior/system, roof, and 23 occupied units for Syphax.

**Inspection Summary Results:****Syphax Gardens****Washington, DC**

Inspections 92074 and 1092074

Inspectable Area	Possible Points	Area Points			H & S Deductions			Net Score		
		2.1 Inspection 1092074	2.3 Inspection 92074	Difference (2.3-2.1)	2.1 Inspection 1092074	2.3 Inspection 92074	Difference (2.3-2.1)	2.1 Inspection 1092074	2.3 Inspection 92074	Difference (2.3-2.1)
Site	11.3	0	0	0	0	0	0	0	0	0
Building Exterior	21.4	18.5	19	0.5	0	0.9	0.9	18.5	18.1	-0.4
Building System	17.5	16.8	16	-0.8	4.8	0	-4.8	12	16	4
Common Areas	3.6	1.7	1.8	0.1	0.4	0.5	0.1	1.3	1.3	0
Dwelling Units	46.1	39.7	43	3.3	6.9	5.1	-1.8	32.8	37.9	5.1
Total	100	76.7	79.8	3.1	12.1	6.5	-5.6	65	73	9

**Property inspected:**

DC39P001-035 (Greenleaf Additions)

**Bldg. Type:** 2 low-rise/garden apartment type buildings**Units:** 32 units

**Participants:**

REAC - Frank Caperton, Julio Martinez, William Thorson  
 PIH - Dana Oliver (Andersen Consulting),  
 Industry - Deb Gross of CLPHA, DCHA Staff

**Inspected Areas:**

Areas included sites, 2 building exterior/system, roof, and 8 occupied units (out of 15 required in sample) for Greenleaf Additions. The other units were locked, the residents were not home and the DCHA did not have keys to the units.

**Inspection Summary Results:**

**Greenleaf Additions**  
**Washington, DC**

Inspections 92075 and 1092075

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092075	Inspection 92075		Inspection 1092075	Inspection 92075		Inspection 1092075	Inspection 92075	
		Area Points			H & S Deductions			Net Score		
Site	18	0	3.5	3.5	0	3.5	3.5	0	0	0
Building Exterior	20.5	9.6	11.2	-1.6	8.5	8.8	0.3	1.1	2.4	1.3
Building System	17	10.7	10.6	-0.1	7.9	7.8	-0.1	2.8	2.8	0
Common Areas	2.6	1.3	0.8	-0.5	0.3	0.8	0.5	1	0	-1
Dwelling Units	42	34.2	33.7	-0.5	3.1	4.5	1.4	31.1	29.2	-1.9
Total	100	55.8	59.8	4	19.8	25.4	5.6	36	34	-2

**10. Location:** North Charleston Housing Authority (NCHA)**Date:** March 27 - 30, 2000**Test type:** Tier IV**Properties inspected:**

a. SC16P057-001 (Three Oaks/Buskirk) – 3/28/2000

**Bldg. Type:** 25 low rise/garden, row/townhouse, duplex & single family buildings**Units:** 88 units**Participants:**

REAC - Frank Caperton and Julio Martinez

NCHA Staff

Note: The only Industry Observers that attended these tests were those directly associated with the PHA being tested, due the comprehensive and lengthy nature of the testing procedure.

**Inspected Areas:**

Areas inspected included sites, 23 buildings', exterior, systems, common areas, and 21 occupied units.

*Three Oaks/Buskirk  
North Charleston, SC 29420  
Inspections 92078 and 1092078*

Inspectable Area	Possible Points	2.1			2.3			2.1			2.3		
		Inspection 1092078	Inspection 92078	Difference (2.3-2.1)	Inspection 1092078	Inspection 92078	Difference (2.3-2.1)	Inspection 1092078	Inspection 92078	Difference (2.3-2.1)	Inspection 1092078	Inspection 92078	Difference (2.3-2.1)
		Area Points			H & S Deductions			Net Score					
Site	20.5	0.1	16.6	16.5	0	0	0	0.1	16.6	16.5			
Building Exterior	20.5	20.6	20.3	-0.3	0	0	0	20.6	20.3	-0.3			
Building System	13.1	12.9	12.8	-0.1	0.1	0.2	0.1	12.8	12.6	-0.2			
Common Areas	1.8	1.9	1.8	-0.1	0.1	0.1	0	1.8	1.7	-0.1			
Dwelling Units	44.2	38.9	39	0.1	1.2	2.5	1.3	37.7	36.5	-1.2			
Total	100	74.4	90.5	16.1	1.4	2.8	1.4	73	88	15			

b. SC16P057-002 (Liberty Hill Place) – 3/27/2000

**Bldg. Type:** 15 Low Rise/Garden, Row/Townhouse, & Duplex Buildings**Units:** 52 units**Participants:**

REAC - Frank Caperton and Julio Martinez

NCHA Staff

**Inspected Areas:**

Areas inspected included sites, 15 buildings’ exterior, systems, common areas, and 18 occupied units.

**Liberty Hill Place**  
**North Charleston, SC**  
 Inspections 92079 and 1092079

Inspectable Area	Possible Points	2.1			2.3			2.1			2.3		
		Inspection 1092079	Inspection 92079	Difference (2.3-2.1)	Inspection 1092079	Inspection 92079	Difference (2.3-2.1)	Inspection 1092079	Inspection 92079	Difference (2.3-2.1)	Inspection 1092079	Inspection 92079	Difference (2.3-2.1)
		Area Points			H & S Deductions			Net Score					
Site	18.9	3.2	13.7	10.5	0	5.9	5.9	3.2	7.8	4.6			
Building Exterior	21	19.8	20.4	0.6	0	0	0	19.8	20.4	0.6			
Building System	13	12.7	13	0.3	0	0	0	12.7	12.7	0			
Common Areas	1	1.8	1	-0.8	0.1	0	-0.1	1.7	1	-0.7			
Dwelling Units	46	37.2	39.3	2.1	1.5	2.4	0.9	35.7	36.9	1.2			
Total	100	74.7	87.4	12.7	1.6	8.3	6.7	73	79	6			

c. SC16P057-004 (North Park Village) – 3/30/2000

Bldg. Type: 157 low rise/garden, row/townhouse, & duplex buildings

Units: 533 units

**Participants:**

REAC - Frank Caperton and Julio Martinez

NCHA Staff

**Inspected Areas:**

Areas inspected included sites, 38 buildings’ exterior, systems, common areas, and 26 occupied units.

**Inspection Summary Results:**

**North Park Village**  
**North Charleston, SC**  
 Inspections 92080 and 1092080

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092080	Inspection 92080		Inspection 1092080	Inspection 92080		Inspection 1092080	Inspection 92080	
		<b>Area Points</b>			<b>H &amp; S Deductions</b>			<b>Net Score</b>		
Site	19.9	0	6.9	6.9	0	6.9	6.9	0	0	0
Building Exterior	19.9	19.5	19.6	0.1	0	0	0	19.5	19.6	0.1
Building System	14.5	14.1	14.5	0.4	0.1	0.1	0	14	14.4	0.4
Common Areas	2.2	2.1	2.1	0	0.1	0.1	0	2	2	0
Dwelling Units	43.5	38.1	39.5	1.4	3.8	5.1	1.3	34.3	34.4	0.1
Total	100	73.8	82.6	8.8	4	12.2	8.2	70	70	0.6

**11. Location:** Bremerton (Wa) Housing Authority (BHA)**Date:** March 27, 2000**Test type:** Tier IV**Property inspected:**

WA19P003001 (West Park)

**Bldg. Type:** 264 low rise/garden and single family buildings**Units:** 582 units total**Participants:**

REAC - Richard Webb, Dilip Patel

BHA Staff

Note: The only Industry Observers that attended these tests were those directly associated with the PHA being tested, due the comprehensive and lengthy nature of the testing procedure.

**Inspected Areas:**

Areas included sites, building exterior/system, roof, and 26 occupied units.

**Inspection Summary Results:****West Park  
Bremerton, WA**

Inspections 92106 and 1092106

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092106	Inspection 92106		Inspection 1092106	Inspection 92106		Inspection 1092106	Inspection 92106	
		<b>Area Points</b>			<b>H &amp; S Deductions</b>			<b>Net Score</b>		
Site	20.3	0	3.7	3.7	0	3.7	3.7	0	0	0
Building Exterior	20.2	12.6	14.6	2	0	0	0	12.6	14.6	2
Building System	13.3	13.5	13	-0.5	0.1	0	-0.1	13.4	13	-0.4
Common Areas	2.3	1.6	1.8	0.2	0.1	0.1	0	1.5	1.7	0.2
Dwelling Units	43.9	35.5	37.1	1.6	6.8	6.2	-0.6	28.7	30.9	2.2
Total	100	63.2	70.2	7	7	10	3	56	60	3

**Property inspected:**

WA19P003-002 (Tara Heights)

**Bldg. Type:** 15 duplex and single family buildings**Units:** 20 units

**Participants:**

REAC - Richard Webb, Dilip Patel

BHA Staff

Note: The only Industry Observers that attended these tests were those directly associated with the PHA being tested, due the comprehensive and lengthy nature of the testing procedure.

**Inspected Areas:**

Areas included sites, building exterior/system, roof, and 12 occupied units..

**Inspection Summary Results:**

**Tara Heights 92106**  
**Bremerton, WA**

Inspections 92107 and 1092107

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092107	Inspection 92107		Inspection 1092107	Inspection 92107		Inspection 1092107	Inspection 92107	
		<b>Area Points</b>			<b>H &amp; S Deductions</b>			<b>Net Score</b>		
Site	16	8.8	11	2.2	0	6	6	8.8	5	-3.8
Building Exterior	19.9	15.5	16.9	1.4	0	0	0	15.5	16.9	1.4
Building System	13.6	13.4	13.6	0.2	0	0	0	13.4	13.6	0.2
Common Areas	2.2	1.7	2	0.3	0.4	0.2	-0.2	1.3	1.8	0.5
Dwelling Units	48.2	41	43.3	2.3	3.5	3.1	-0.4	37.5	40.2	2.7
Total	100	80.4	86.8	6.4	3.9	9.3	5.4	77	78	1



**12. Location:** Wynne (Ar) Housing Authority (WHA)

**Date:** March 27, 2000

**Test type:** Tier IV

**Property inspected:**

AR37P039-001

**Bldg. Type:** 25 duplexes and one maintenance buildings

**Units:** 50 units

**Participants:**

REAC - Ron Larkin, Carlos Vargas

WHA Staff

Note: The only Industry Observers that attended these tests were those directly associated with the PHA being tested, due the comprehensive and lengthy nature of the testing procedure.

**Inspected Areas:**

Areas included sites, 19 building exterior/system, roof, and 18 occupied units.

**Inspection Summary Results:**

**Wynne Housing Authority**

Wynne, AR

Inspections 92084 and 1092084

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092084	Inspection 92084		Inspection 1092084	Inspection 92084		Inspection 1092084	Inspection 92084	
		Area Points			H & S Deductions			Net Score		
Site	16.6	0	0	0	0	0	0	0	0	0
Building Exterior	18.2	6.1	6.9	0.8	0	0.4	0.4	6.1	6.5	0.4
Building System	17.2	16.5	16.7	0.2	14.3	14.5	0.2	2.2	2.2	0
Common Areas	0.5	0	0	0	0	0	0	0	0	0
Dwelling Units	47.5	32.5	35.1	2.6	8.1	10.3	2.2	24.4	24.8	0.4
Total	100	55.0	58.7	3.7	22.4	25.2	2.8	33	34	1

**Date:** March 28, 2000

**Test type:** Tier III

**Property inspected:**

AR37P039-002 (no name specific)

**Bldg. Type:** 8 duplex, row and one office building.

**Units:** 20 units

**Participants:**

REAC - Ron Larkin, Carlos Vargas

WHA Staff

Note: The only Industry Observers that attended these tests were those directly associated with the PHA being tested, due the comprehensive and lengthy nature of the testing procedure.

**Inspected Areas:**

Areas included sites, 9 building exterior/system, roof, and 12 occupied units.

**Inspection Summary Results:**

**Wynee Housing Authority**  
**Wynee, AR**

Inspections 92085 and 1092085

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092085	Inspection 92085		Inspection 1092085	Inspection 92085		Inspection 1092085	Inspection 92085	
		Area Points			H & S Deductions			Final Score		
Site	16.2	0.8	8.9	8.1	0.8	8.9	8.1	0	0	0
Building Exterior	18	10.2	10.8	0.6	0.7	1.4	0.7	9.5	9.4	-0.1
Building System	17.8	16.5	16.8	0.3	16.5	16.8	0.3	0	0	0
Common Areas	1.2	0.4	0.6	0.2	0	0.6	0.6	0.4	0	-0.4
Dwelling Units	46.9	28.9	29.7	0.8	21.5	22.8	1.3	7.4	6.9	-0.5
Total	100	56.8	66.8	10	39.5	50.5	11	17	16	-1

**13. Location:** Moline (Ill) Housing Authority (HA)**Date:** March 27, 2000**Test type:** Tier IV**Participants:**

REAC - James Arcara and William Wong

MHA

Note: The only Industry Observers that attended these tests were those directly associated with the PHA being tested, due the comprehensive and lengthy nature of the testing procedure.

**Inspection Property:**

Property: ILL06P020-001 (Spring Brook Heights)

Bldg. Type: 50 Buildings

Units: 198 units

**Inspection Summary Results:****Spring Brook Courts****Moline, IL**

Inspections 92081 and 1092081

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092081	Inspection 92081		Inspection 1092081	Inspection 92081		Inspection 1092081	Inspection 92081	
Area Points				H & S Deductions				Net Score		
Site	19.5	7.7	15.8	8.1	0	0	0	7.7	15.8	8.1
Building Exterior	19.5	17.7	17.9	0.2	0	0	0	17.7	17.9	0.2
Building System	16.5	16.5	16.5	0	0	0	0	16.5	16.5	0
Common Areas	1.1	1	1	0	0	0	0	1	1	0
Dwelling Units	43.4	39.3	41.3	2	3.5	3.5	0	35.8	37.8	2.0
Total	100	82.2	92.5	10.3	3.5	3.5	0	79	89	10

**Inspection Property:**

Property: ILL06P020-002 (Hillside Heights/Spring Valley)

Bldg. Type: 18 row-house residential buildings, 1 elderly high-rise and 1 community uilding

Units: 302 units

**Inspectable Areas:**

Areas inspected included sites, 17 buildings' exterior/system, roof, and 25 occupied units (including 1 alternate unit)

**Hillside Heights/Spring Valley**  
**Moline IL**

Inspections 92082 and 1092082

Inspectable Area	Possible Points	Area Points			H & S Deductions			Net Score		
		2.1 Inspection 1092082	2.3 Inspection 92082	Difference (2.3-2.1)	2.1 Inspection 1092082	2.3 Inspection 92082	Difference (2.3-2.1)	2.1 Inspection 1092082	2.3 Inspection 92082	Difference (2.3-2.1)
Site	16.9	0	10.5	10.5	0	0	0	0	10.5	10.5
Building Exterior	19.3	18.8	19.2	0.4	0	0	0	18.8	19.2	0.4
Building System	20.5	20.3	20.5	0.2	0	0	0	20.3	20.5	0.2
Common Areas	1.7	1.5	1.7	0.2	0	0	0	1.5	1.7	0.2
Dwelling Units	41.7	40.9	41.4	0.5	1.1	1	-0.1	39.8	40.4	0.6
<b>Total</b>	<b>100</b>	<b>81.5</b>	<b>93.3</b>	<b>11.8</b>	<b>1.1</b>	<b>1</b>	<b>-0.1</b>	<b>80</b>	<b>92</b>	<b>12</b>

**14. Location:** Sherman, (Tx) Housing Authority (HA)**Date:** March 29, 2000**Test type:** Tier IV**Property inspected:**

TX21P078-001 (No name specific)

Bldg. Type: 106 duplexes, row and one multipurpose common building.

Units: 298 units

**Participants:**

REAC - Ron Larkin, Carlos Vargas

MHA Staff

Note: The only Industry Observers that attended these tests were those directly associated with the PHA being tested, due the comprehensive and lengthy nature of the testing procedure.

**Inspectable Areas:**

Areas inspected included sites, 27 buildings' exterior/system, roof, and 25 occupied units (including 1 alternate unit)

**Inspection Summary Results:**

**Sherman Housing Authority**  
**Sherman, TX**

Inspections 92083 and 1092083

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092083	Inspection 92083		Inspection 1092083	Inspection 92083		Inspection 1092083	Inspection 92083	
		Area Points			H & S Deductions			Net Score		
Site	20.7	0	13.9	13.9	0	13.6	13.6	0	0.3	0.3
Building Exterior	17.6	15.8	16.2	0.4	0	0	0	15.8	16.2	0.4
Building System	14.3	9.8	10	0.2	3.9	3.5	-0.4	5.9	6.5	0.6
Common Areas	1.3	0.6	0.6	0	0.1	0.1	0	0.5	0.5	0
Dwelling Units	46.2	37.1	38.2	1.1	15.8	15.6	-0.2	21.3	22.6	1.3
Total	100	63.3	78.9	15.6	19.8	32.8	13	44	46	2.6

**15. Location:** Portland (Ct) Housing Authority (PHA)**Date:** March 30, 2000**Test type:** Tier IV**Property inspected:** CT26P036-001 (Chatham Court)

Bldg. Type: 6 row-house residential buildings (included within: 1 office and 1 community center)

Units: 48 units

**Participants:**

REAC - Jamey Arcara and William Wong

PHA Staff

Note: The only Industry Observers that attended these tests were those directly associated with the PHA being tested, due the comprehensive and lengthy nature of the testing procedure.

**Inspectable Areas:**

Areas inspected included sites, 6 building exterior/system, roof, and 18 occupied units (including 1 alternate unit)

**Inspection Summary Results:****Chatham Court  
Portland, CT**

Inspections 92086 and 1092086

Inspectable Area	Possible Points	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)	2.1	2.3	Difference (2.3-2.1)
		Inspection 1092086	Inspection 92086		Inspection 1092086	Inspection 92086		Inspection 1092086	Inspection 92086	
		Area Points			H & S Deductions			Net Score		
Site	15.6	3.8	10.6	6.8	0	0	0	3.8	10.6	6.8
Building Exterior	17.8	17.1	17.4	0.3	0	0	0	17.1	17.4	0.3
Building System	22.1	18.3	18.4	0.1	3.7	0	-3.7	14.6	18.4	3.8
Common Areas	5.2	5	5.1	0.1	0	0	0	5	5.1	0.1
Dwelling Units	39.2	39.2	38.6	-0.6	2.8	1.7	-1.1	36.4	36.9	0.5
Total	100	83.4	90.1	6.7	6.5	1.7	-4.8	77	88	12