

ENFORCEMENT ACTION AGAINST § BEFORE THE
CALVERT ARMS, LTD., LIONEL SIMS, AND § TEXAS DEPARTMENT OF HOUSING
ARCHIE L. JONES § AND COMMUNITY AFFAIRS

FINAL ORDER OF DEBARMENT

General Remarks and official action taken:

On this 9th day of October, 2025, the Governing Board (Board) of the Texas Department of Housing and Community Affairs (TDHCA or Department) considered the matter of whether enforcement action should be taken against Calvert Arms, Ltd., Lionel Sims, and Archie L. Jones (collectively, Respondents), for refusal to correct National Standards for the Physical Inspection of Real Estate (NSPIRE) deficiencies, a violation of 10 TAC §2.401(d)(4).

This Final Order is executed pursuant to the authority granted in Texas Government Code section 2306.0504, which requires the Board to adopt a policy providing for the debarment of a person from participation in Department programs because of a person’s past failure to comply with conditions imposed by the Department in the administration of its programs. A policy was adopted by the Board and is set forth at 10 TAC §2.401.

Upon recommendation of the Executive Director, the Board makes the following findings of fact and conclusions of law and enters this Order:

FINDINGS OF FACT

Jurisdiction:

1. During 1992, Calvert Arms, Ltd. was awarded an allocation of Low Income Housing Tax Credits by the Board to build and operate Calvert Arms Apartments (HTC 92096 / CMTS 1064) (the Property).
2. Lionel Sims and Archie L. Jones are the general partners for Calvert Arms, Ltd. Each is considered to be a Responsible Party, as defined by 10 TAC §2.102.
3. Entities eligible for debarment by the Department include Responsible Parties, Consultants, and Vendors, under 10 TAC §2.401(a).
4. Respondents are subject to the regulatory authority of TDHCA and, for purposes of this debarment recommendation, Calvert Arms, Ltd, Lionel Sims, and Archie L. Jones are considered Responsible Parties.

Violations Subject To Debarment:

1. The Department conducted a National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection on October 10, 2024. The inspection report at Exhibit 1 showed numerous property condition violations, a violation of 10 TAC § 10.621 (Property Condition Standards). The Department issued a notification of noncompliance setting a corrective action deadline of January 13, 2025, but Respondent failed to submit corrections, and the TDHCA Compliance Division referred the noncompliance for an administrative penalty. No corrective documentation has been submitted to date. Respondent refused to correct the noncompliance, Mr. Sims waived his right to an informal conference, stating instead that he has abandoned the property, and Mr. Jones failed to respond to the notice of informal conference and failed to appear at the informal conference.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §2306.0504 and 10 TAC §2.401.
2. Respondents are Responsible Parties as defined by 10 TAC §2.102.
3. Respondents violated 10 TAC §2.401(d)(4) by refusing to correct an NSPIRE deficiency.
4. Pursuant to 10 TAC §2.401(d)(4), refusal to correct an NSPIRE deficiency is considered a material violation of the LURA.
5. Pursuant to Tex. Gov't. Code §2306.0504(c), the Department shall debar a person from participation in a Department program materially or repeatedly violates any condition imposed by the department in connection with the administration of a department program, including a material or repeated violation of a land use restriction agreement regarding a development supported with a housing tax credit allocation.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of material factors including those set forth in 10 TAC §2.401(j) to be considered for a recommended period of debarment, as applied specifically to the facts and circumstances present in this case, the Board of the TDHCA orders the following:

IT IS HEREBY ORDERED that Respondents are barred from future participation in any capacity for all programs administered by the Department for a **thirty-year term ending October 9, 2055**. This debarment does not prohibit Respondents from participating in any existing engagements funded through the Department where funds have already been awarded or allocated, nor does it affect any responsibilities or duties thereunder.

IT IS FURTHER ORDERED that the terms of this Final Order shall be published on the TDHCA website.

Exhibit 1 - NSPIRE Report

(560374)

Calvert Arms Apartments: (Multiple Units)

Results by Area

NSPIRE: Annual

Scheduled: 10/10/2024

Closed: Oct 10 2024

ID: 560374

Score: 53.8

Scoring Summary - NSPIRE

Units Inspected: 15 HUD Samp. Size: 11	Outside		Inside		Unit		Totals	
	#	Pts	#	Pts	#	Pts (Adj)	#	Pts
Life Threatening	0	0.00	0	0.00	5	20.00	5	20.00
Severe	0	0.00	0	0.00	8	7.89	8	7.89
Moderate	1	0.41	2	0.91	40	14.67	43	15.99
Low	2	0.36	1	0.20	11	1.76	14	2.32
Totals	3	0.77	3	1.11	64	44.32	70	46.20

Score	53.8*	Note: The unit points are adjusted based on the count of units inspected and not the HUD-defined unit sample size. Outside and Inside points are based on the HUD Sample Size.
-------	-------	--

Message	Non-scoring findings excluded from score: (Smoke Detectors), Temporary non-scoring findings excluded from score, Repeated HUD Standard findings within an area are counted only once
---------	--

Inspection Results

Outside											
1											
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By	
Main Entry	Light Fixtures (Exterior)	A permanently installed light fixture is inoperable	Exterior light inop @ primary entry door; Unit 4	1	10/10/24 11:47 JM		Mod	0.41 ³		30D	
Main Entry	Light Fixtures (Exterior)	A permanently installed light fixture is inoperable	Inop outside primary entry to Unit 7	2	10/10/24 12:02 JM		Mod	0.41 ³		30D	
1 Outside NSPIRE Totals											
Life Threatening: 0/0		Severe: 0/0		Moderate: 2/0.82				Low: 0/0			
3											
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By	
Side of Building	Site Drainage	Drainage is blocked, and water is unable to drain properly	Exterior of Unit 18	3	10/10/24 13:43 JM		Low	0.18		60D	
Side of Building	Site Drainage	Erosion is present, and the footer is exposed.	Exterior of Unit 18	4	10/10/24 13:44 JM		Low	0.18		60D	
3 Outside NSPIRE Totals											
Life Threatening: 0/0		Severe: 0/0		Moderate: 0/0				Low: 2/0.36			

Inspection Results (Continued)

Inside										
Office / Clubhouse										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Community Room	Cooking Appliance (BLDG)	A Stove Burner is Inoperable (with at least one operable burner)	Front right burner missing	5	10/10/24 15:17 JM		Mod	0.45		30D
Restrooms	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Stopper missing men's room sink	6	10/10/24 15:21 JM		Low	0.20		60D
Restrooms	Toilet (BLDG)	Toilet is damaged or inoperable (common area)	Women's room toilet no flush	7	10/10/24 15:20 JM		Mod	0.45		30D

Office / Clubhouse Inside NSPIRE Totals										
Life Threatening: 0/0		Severe: 0/0		Moderate: 2/0.91				Low: 1/0.2		

Unit										
1: Unit 01										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation		8	10/10/24 10:49 JM		Low	0.22	0.16	60D
Bathroom 1	Toilet	Toilet is not secured at base/loose	Toilet detachment @ base	10	10/10/24 10:44 JM		Mod	0.50	0.37	30D
Bathroom 1	Toilet	Toilet components are damaged but overall functional	Extensive water leakage observed @ base of toilet	9	10/10/24 10:47 JM		Low	0.22	0.16	60D

1: Unit 01 Unit NSPIRE Totals										
Life Threatening: 0/0		Severe: 0/0		Moderate: 1/0.37				Low: 2/0.32		

1: Unit 02										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Entire Unit	No Issues/Violations	Not Inspected - Key Does Not Work				10/10/24 15:52			0.00'	0.00'

1: Unit 02 Unit NSPIRE Totals										
Life Threatening: 0/0		Severe: 0/0		Moderate: 0/0				Low: 0/0		

1: Unit 03										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Toilet	Toilet components are damaged but overall functional	Leakage observed @ base	11	10/10/24 11:02 JM		Low	0.22	0.16	60D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	More than 12" from ceiling	12	10/10/24 11:00 JM		LT	0.00'	0.00'	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing		13	10/10/24 11:03 JM		Mod	0.50	0.37	30D
Kitchen	Conductors, Outlets, Switches	Improperly wired or grounded outlet	Right side outlet has hot / neutral reversed @ kitchen countertop	14	10/10/24 11:09 JM		Severe	1.35	0.99	24H

1: Unit 03 Unit NSPIRE Totals										
Life Threatening: 1/0		Severe: 1/0.99		Moderate: 1/0.37				Low: 1/0.16		

1: Unit 04										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Roaches observed in bathroom	15	10/10/24 11:21 JM		Mod	0.50	0.37	30D
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Missing @ bathroom sink	16	10/10/24 11:20 JM		Low	0.22	0.16	60D
Bedroom 1	Door - General	A passage door component is damaged/missing/inoperable	Bedroom door lock will not secure	17	10/10/24 11:24 JM		Low	0.22	0.16	60D

*Non-Scoring *Temporary Non-Scoring *Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

1: Unit 04 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom wall	18	10/10/24 11:23 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Behind hutch outside of bathroom door	19	10/10/24 11:22 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Refrigerator	Refrigerator door seal is damaged	Refrigerator door seal damaged @ bottom	20	10/10/24 11:17 JM		Mod	0.50	0.37	30D
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing		21	10/10/24 11:12 JM		Severe	0.00 ²	0.00 ²	24H

1: Unit 04 Unit NSPIRE Totals

Life Threatening: 2/0 Severe: 1/0 Moderate: 2/0.73 Low: 2/0.32

1: Unit 05

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	22	10/10/24 11:42 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Flammables or Combustibles	Combustible/Flammables material is on or within 3 feet of a fuel burning Water Heater	Flammable materials stored on top of water heater	23	10/10/24 11:41 JM		LT	5.45	4.00	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing; bathroom closet	24	10/10/24 11:42 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Outside of bathroom	25	10/10/24 11:42 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Ceiling Covering and Finishes	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Kitchen ceiling; with 1 inch penetrating hole	26	10/10/24 11:42 JM		Mod	0.50 ³	0.37 ³	30D
Living Room	Ceiling Covering and Finishes	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Living room ceiling has surface deterioration and suspected water damage.	27	10/10/24 11:42 JM		Mod	0.50 ³	0.37 ³	30D

1: Unit 05 Unit NSPIRE Totals

Life Threatening: 3/4 Severe: 0/0 Moderate: 3/1.1 Low: 0/0

1: Unit 06

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Bathtub/Shower	Bath/Shower component is damaged, missing, or inoperable not limiting personal hygiene	Tub faucet loose / detached	28	10/10/24 11:54 JM		Low	0.22	0.16	60D
Bathroom 1	Toilet	Toilet is not secured at base/loose	Toilet not secure to floor	30	10/10/24 11:52 JM		Mod	0.50	0.37	30D
Bathroom 1	Toilet	Toilet is damaged or inoperable (only toilet in unit)	Toilet inoperable	29	10/10/24 11:54 JM		Severe	1.35	0.99	24H
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling		31	10/10/24 11:56 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Hall outside bedroom	32	10/10/24 11:57 JM		LT	0.00 ¹	0.00 ¹	24H

1: Unit 06 Unit NSPIRE Totals

Life Threatening: 2/0 Severe: 1/0.99 Moderate: 1/0.37 Low: 1/0.16

1: Unit 07

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Alternate Location - See Notes for Details	Mold-Like Substances	Elevated moisture level in a unit	Throughout entire unit	33	10/10/24 12:17 JM		Mod	0.50	0.37	30D
Bathroom 1	Bathtub/Shower	Bath/Shower component is damaged, missing, or inoperable not limiting personal hygiene	Tub faucet leaking	34	10/10/24 12:15 JM		Low	0.22	0.16	60D

¹Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

1: Unit 07 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Door – General	A passage door component is damaged/missing/inoperable	Bathroom door will not close	35	10/10/24 12:19 JM		Low	0.22 ³	0.16 ³	60D
Bathroom 1	Mold-Like Substances	Moisture damage on a surface from 4 Sq. In. to 1 S.F.(Units)	Bathroom next to toilet	37	10/10/24 12:13 JM		Mod	0.50	0.37	30D
Bathroom 1	Mold-Like Substances	Moisture damage on a surface from 1 to 9 S.F. (Units)	Bathroom wall between toilet and tub	36	10/10/24 12:16 JM		Severe	1.35 ³	0.99 ³	24H
Bathroom 1	Toilet	Toilet is damaged or inoperable (only toilet in unit)	Toilet inop	38	10/10/24 12:12 JM		Severe	1.35	0.99	24H
Bedroom 1	Door – General	A passage door component is damaged/missing/inoperable	Door lock inop @ bedroom 1	39	10/10/24 12:05 JM		Low	0.22 ³	0.16 ³	60D
Bedroom 1	Floor Covering and Finishes	General Comment	Bedroom flooded with water from bathroom toilet; carpet & flooring soaked	40	10/10/24 12:09 JM			0.00 ¹	0.00 ¹	
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	More than 12" from ceiling, bedroom	41	10/10/24 12:11 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	42	10/10/24 12:18 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Mold-Like Substances	Moisture damage on a surface from 1 to 9 S.F. (Units)	Mold like substance observed outside bedroom 1; above baseboard	43	10/10/24 12:20 JM		Severe	1.35 ³	0.99 ³	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Detector more than 12" from ceiling; between bedroom and bathroom	44	10/10/24 12:10 JM		LT	0.00 ¹	0.00 ¹	24H

1: Unit 07 Unit NSPIRE Totals

Life Threatening: 2/0 Severe: 3/2.96 Moderate: 3/1.1 Low: 3/0.48

1: Unit 08

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	45	10/10/24 12:33 JM		LT	0.00 ¹	0.00 ¹	24H
Bedroom 2	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 2	46	10/10/24 12:36 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Light Fixtures (Interior)	A permanently installed light fixture is inoperable	Lamp outside of bedroom 2 inop	47	10/10/24 12:34 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Between bedrooms 1 and 2	48	10/10/24 12:34 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Cooking Appliance	A Stove Burner is Inoperable (with at least one operable burner)	Front right burner inop	49	10/10/24 12:30 JM		Mod	0.50	0.37	30D
Main Entry	Door Surface - Entry (non-fire)	Gap of 1/4" around door seal/gasket & light penetration	Light showing @ bottom of door sweep	51	10/10/24 12:28 JM		Mod	0.50	0.37	30D
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing	Primary entry	50	10/10/24 12:25 JM		Severe	0.00 ²	0.00 ²	24H

1: Unit 08 Unit NSPIRE Totals

Life Threatening: 3/0 Severe: 1/0 Moderate: 3/1.1 Low: 0/0

3: Unit 17

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Wall Covering and Finish – Interior	Wall has a loose or detached surface covering	Edge of surround near shower head	52	10/10/24 13:03 JM		Mod	0.50 ³	0.37 ³	30D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	53	10/10/24 13:07 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	54	10/10/24 13:01 JM		Mod	0.50	0.37	30D

¹Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

3: Unit 17 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	No 12" between bathroom and bedroom	55	10/10/24 13:06 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Roaches observed at pantry	56	10/10/24 13:00 JM		Mod	0.50	0.37	30D
Kitchen	Refrigerator	Refrigerator door handle is damaged	Handle missing on top portion of refrigerator	57	10/10/24 12:59 JM		Mod	0.50	0.37	30D
Kitchen	Wall Covering and Finish – Interior	Wall has a loose or detached surface covering	Kitchen; above range	58	10/10/24 12:58 JM		Mod	0.50 ³	0.37 ³	30D
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Living room	59	10/10/24 12:56 JM		LT	5.45	4.00	24H
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing	Primary entry	60	10/10/24 12:53 JM		Severe	0.00 ²	0.00 ²	24H

3: Unit 17 Unit NSPIRE Totals

Life Threatening: 3/4 Severe: 1/0 Moderate: 5/1.83 Low: 0/0

3: Unit 18

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Alternate Location - See Notes for Details	HVAC Equipment	Air conditioning system is not operational	No heating or AC	61	10/10/24 13:37 JM		Mod	0.50	0.37	30D
Bathroom 1	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Roaches observed; bathroom	62	10/10/24 13:33 JM		Mod	0.50	0.37	30D
Bathroom 1	Toilet	Toilet is damaged or inoperable (only toilet in unit)	No flush	63	10/10/24 13:37 JM		Severe	1.35	0.99	24H
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	64	10/10/24 13:28 JM		LT	0.00 ¹	0.00 ¹	24H
Bedroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Behind door, below panel box	65	10/10/24 13:28 JM		Mod	0.50	0.37	30D
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	66	10/10/24 13:31 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Light Fixtures (Interior)	A permanently installed light fixture is inoperable	Between bedroom and bathroom	67	10/10/24 13:30 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	At hutch between bedroom and bathroom	68	10/10/24 13:26 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Conductors, Outlets, Switches	Gap of 1/2"+ in any high-voltage electrical apparatus	End of kitchen counter	69	10/10/24 13:22 JM		LT	5.45	4.00	24H
Kitchen	Cooking Appliance	A Stove Burner is Inoperable (with at least one operable burner)	Right front burner inop	70	10/10/24 13:24 JM		Mod	0.50	0.37	30D
Kitchen	Refrigerator	Refrigerator door seal is damaged	Bottom portion of door seal damaged	71	10/10/24 13:25 JM		Mod	0.50	0.37	30D
Kitchen	Tripping Hazard	Tripping hazard - 2in. horizontal separation	Transition strip from living room to kitchen	72	10/10/24 13:19 JM		Mod	0.50	0.37	30D
Living Room	Ceiling Covering and Finishes	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Kitchen and living room ceiling, water stains	73	10/10/24 13:16 JM		Mod	0.50	0.37	30D
Living Room	Wall Covering and Finish – Interior	Interior wall component(s) is not functionally adequate	Trim missing at left side of entry door	74	10/10/24 13:12 JM		Mod	0.50	0.37	30D

3: Unit 18 Unit NSPIRE Totals

Life Threatening: 3/4 Severe: 1/0.99 Moderate: 10/3.67 Low: 0/0

3: Unit 19

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Stopper missing	75	10/10/24 13:51 JM		Low	0.22	0.16	60D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	76	10/10/24 13:49 JM		LT	0.00 ¹	0.00 ¹	24H

¹Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

3: Unit 19 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Closet/Storage Area	Flammables or Combustibles	Combustible/Flammables material is on or within 3 feet of a fuel burning Water Heater	Improperly stored materials on top of water heater	<u>77</u>	10/10/24 13:53 JM		LT	5.45	4.00	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	No piping observed	<u>78</u>	10/10/24 13:52 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Between bedroom and bathroom	<u>79</u>	10/10/24 13:50 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Refrigerator	Refrigerator door handle is damaged	Missing	<u>80</u>	10/10/24 13:54 JM		Mod	0.50	0.37	30D
Living Room	Ceiling Covering and Finishes	Ceiling has sagging or dropping materials	Peeling at living room ceiling	<u>81</u>	10/10/24 13:47 JM		Severe	1.35	0.99	24H
Living Room	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Roaches observed, living room	<u>82</u>	10/10/24 13:48 JM		Mod	0.50	0.37	30D

3: Unit 19 Unit NSPIRE Totals

Life Threatening: 3/4 Severe: 1/0.99 Moderate: 3/1.1 Low: 1/0.16

3: Unit 20

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Cabinets/Vanity	General Comment	Extensive water damage and wood rot at bathroom cabinet near toilet	<u>83</u>	10/10/24 14:13 JM			0.00 ¹	0.00 ¹	
Bathroom 1	Ceiling Covering and Finishes	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Surface peeling / deterioration above toilet	<u>84</u>	10/10/24 14:15 JM		Mod	0.50	0.37	30D
Bathroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Behind bathroom door	<u>85</u>	10/10/24 14:11 JM		Mod	0.50	0.37	30D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	<u>86</u>	10/10/24 14:16 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Water Heater	Pressure relief valve terminates higher than 6in. or less than 2in. from the waste receptor flood level	Higher than 6"	<u>87</u>	10/10/24 14:10 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Between bedroom and bathroom	<u>88</u>	10/10/24 14:08 JM		LT	5.45 ³	4.00 ³	24H
Hallways & Corridors	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Switch plate cover missing; between bedroom and bathroom	<u>89</u>	10/10/24 14:09 JM		LT	5.45 ³	4.00 ³	24H
Hallways & Corridors	Smoke Alarms	Smoke alarm not installed outside a sleeping room	Between bathroom and bedroom	<u>90</u>	10/10/24 14:16 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet cover missing; near pantry	<u>91</u>	10/10/24 14:07 JM		LT	5.45 ³	4.00 ³	24H
Kitchen	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	No switch plate cover observed; kitchen near pantry	<u>92</u>	10/10/24 14:08 JM		LT	5.45 ³	4.00 ³	24H
Kitchen	Infestation	Evidence of cockroaches (Live, Dead, or Other Evidence)	Kitchen sink	<u>93</u>	10/10/24 14:05 JM		Mod	0.50	0.37	30D
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Switch plate missing at entry	<u>94</u>	10/10/24 14:00 JM		LT	5.45 ³	4.00 ³	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet near front entry; missing cover plate	<u>95</u>	10/10/24 14:01 JM		LT	5.45 ³	4.00 ³	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet no cover plate	<u>96</u>	10/10/24 14:02 JM		LT	5.45 ³	4.00 ³	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	Outlet no cover plate; near kitchen	<u>97</u>	10/10/24 14:03 JM		LT	5.45 ³	4.00 ³	24H
Living Room	Conductors, Outlets, Switches	Electrical conductor is not properly insulated/enclosed	No outlet cover plate; next to closet	<u>98</u>	10/10/24 14:04 JM		LT	5.45 ³	4.00 ³	24H
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing	Primary entry	<u>99</u>	10/10/24 13:59 JM		Severe	0.00 ²	0.00 ²	24H

3: Unit 20 Unit NSPIRE Totals

Life Threatening: 11/36 Severe: 1/0 Moderate: 4/1.47 Low: 0/0

*Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

3: Unit 21										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Alternate Location - See Notes for Details	Infestation	Evidence of bedbugs in 2+ Locations (Extensive)	Bedbugs throughout unit	<u>100</u>	10/10/24 14:20 JM		Severe	1.35	0.99	24H
3: Unit 21 Unit NSPIRE Totals										
Life Threatening: 0/0		Severe: 1/0.99		Moderate: 0/0		Low: 0/0				

3: Unit 22										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Alternate Location - See Notes for Details	Infestation	Evidence of bedbugs	Throughout unit	<u>101</u>	10/10/24 14:37 JM		Mod	0.50	0.37	30D
Bathroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Bathroom; outside of water heater closet	<u>102</u>	10/10/24 14:31 JM		Mod	0.50 ^a	0.37 ^a	30D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	<u>103</u>	10/10/24 14:28 JM		LT	0.00 ¹	0.00 ¹	24H
Bedroom 1	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Near bedroom door	<u>104</u>	10/10/24 14:28 JM		Mod	0.50 ^a	0.37 ^a	30D
Closet/Storage Area	Door – General	Closet door component is missing, damaged or inoperable	Storage closet at primary entry door; extensive damage to frame; will not open	<u>105</u>	10/10/24 14:25 JM		Low	0.22	0.16	60D
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material	Pipes upward	<u>106</u>	10/10/24 14:32 JM		Severe	1.35	0.99	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Between bedroom and bathroom	<u>107</u>	10/10/24 14:29 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Wall Covering and Finish – Interior	Interior wall has hole greater than 2in.	Next to primary entry door	<u>108</u>	10/10/24 14:23 JM		Mod	0.50 ^a	0.37 ^a	30D
Living Room	Wall Covering and Finish – Interior	Wall has a loose or detached surface covering	Living entry to bathroom	<u>109</u>	10/10/24 14:35 JM		Mod	0.50	0.37	30D
Main Entry	Door – Fire Labeled	Fire-labeled door seal or gasket is damaged or missing	Gasket damaged main entry	<u>110</u>	10/10/24 14:21 JM		Severe	0.00 ²	0.00 ²	24H
3: Unit 22 Unit NSPIRE Totals										
Life Threatening: 2/0		Severe: 2/0.99		Moderate: 5/1.83		Low: 1/0.16				

3: Unit 23										
Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Bathroom 1	Sink	Sink stopper damaged, inoperable, or missing with evidence of prior installation	Stopper missing	<u>111</u>	10/10/24 14:45 JM		Low	0.22	0.16	60D
Bedroom 1	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Bedroom 1	<u>112</u>	10/10/24 14:40 JM		LT	0.00 ¹	0.00 ¹	24H
Closet/Storage Area	Water Heater	Pressure relief valve discharge piping is missing	Piping missing	<u>113</u>	10/10/24 14:46 JM		Mod	0.50	0.37	30D
Hallways & Corridors	Smoke Alarms	Smoke alarm does not produce an audio or visual alarm when tested	Between bedroom and bathroom	<u>114</u>	10/10/24 14:41 JM		LT	0.00 ¹	0.00 ¹	24H
Hallways & Corridors	Smoke Alarms	Wall-mounted smoke alarm more than 12in. from a ceiling	Between bedroom and bathroom	<u>115</u>	10/10/24 14:42 JM		LT	0.00 ¹	0.00 ¹	24H
Kitchen	Refrigerator	Refrigerator door handle is damaged	Missing; top portion of refrigerator	<u>116</u>	10/10/24 14:47 JM		Mod	0.50	0.37	30D
Living Room	Ceiling Covering and Finishes	Ceiling has a hole 2in. or more in diameter	Living room	<u>117</u>	10/10/24 14:39 JM		Mod	0.50	0.37	30D
3: Unit 23 Unit NSPIRE Totals										
Life Threatening: 3/0		Severe: 0/0		Moderate: 3/1.1		Low: 1/0.16				

¹Non-Scoring ²Temporary Non-Scoring ^aRepeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count

Inspection Results (Continued)

3: Unit 24

Location	Item	Results	Notes	Pic	Date	Fixed	Sev	Pts	Pts (Adj)	Fix By
Entire Unit	No Issues/Violations	Not Inspected - Key Does Not Work			10/10/24 19:55			0.00 ¹	0.00 ¹	
3: Unit 24 Unit NSPIRE Totals										
Life Threatening: 0/0		Severe: 0/0		Moderate: 0/0				Low: 0/0		

¹Non-Scoring ²Temporary Non-Scoring ³Repeat finding within the area (only 1-scored) *Note: Unit points adjusted to reflect the actual unit count