

Inspection Summary Report (POA) for Inspection #589334

Inspection Snapshot			
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Inspection ID:	589334	Inspection Time:	10:03 AM - 02:16 PM
Inspection Start		Inspection End	
Date:	03/30/2017	Date:	03/30/2017
Property ID:	IL085000003	Property Type:	Public Housing
Property Name:	BLUE BELL TOWER		
Inspection State:	Successful	Score:	99a

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Property Profile

Property Name: BLUE BELL TOWER
Scattered Site? No **Multiple Site?** No
Address Line 1: 300 N JEFFERSON Street
Address Line 2:
City: ABINGDON **State:** IL
ZIP: 61410 **Extension:** _____
Phone: (309) 342-8129 **Extension:**
Fax: (309) 342-7260 **Email:** dantoine@knoxhousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	51	51	18
Common	0	1	1	-	-	-
Total	1	2	2	51	51	18

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
51	100%	No

Comments Site manager states no bbr.

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Participant Profile

Executive Director [Primary Contact / Present During Inspection]

Name (F, MI, L): Derek Antoine
Organization: Knox County Housing Authority
Address Line 1: 216 West Simmons Street
Address Line 2:
City: Galesburg **State:** IL
ZIP: 61401 **Extension:**
Phone: (309) 342-8129 **Extension:**
Fax: (309) 342-7206 **Email:** dantoine@knoxhousing.org

Management Agent [Not Present During Inspection]

Name (F, MI, L): Cheryl Lefler
Organization: Knox County Housing Authority
Address Line 1: 216 West Simmons Street
Address Line 2:
City: Galesburg **State:** IL
ZIP: 61401 **Extension:**
Phone: (309) 342-8129 **Extension:**
Fax: (309) 342-7206 **Email:** clefler@knoxhousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): Jenny Stegall
Organization: Knox County Housing Authority
Address Line 1: 300 North Jefferson Street
Address Line 2:
City: Galesburg **State:** IL
ZIP: 61401 **Extension:**
Phone: (309) 462-5220 **Extension:**
Fax: (309) 462-2188 **Email:** jstegall@knoxhousing.org

Other [Not Present During Inspection]

Name (F, MI, L): Erik Carder
Organization: Knox County Housing Authority
Address Line 1: 300 North Jefferson Street
Address Line 2:
City: Abingdon **State:** IL
ZIP: 61410 **Extension:**
Phone: (309) 462-5220 **Extension:**
Fax: (309) 462-2188 **Email:**

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Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	9.92	0.00	9.92	0.00	9.92
Building Exterior	18.37	0.00	18.37	0.00	18.37
Building Systems	23.99	0.00	23.99	0.00	23.99
Common Area	8.27	0.00	8.27	0.00	8.27
Unit	39.44	0.20	39.24	0.00	39.24
Total	100.00	0.20	99.80	0.00	99.80

Score Version: 1

Score Date: 03/30/2017

Final Score: 99a

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Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	1	2	2	0
Unit	51	51	18	0

Building 1 - Blue Bell Tower [Sample , Inspected]

Address Line 1: 300 N. Jefferson St

Address Line 2:

City: Abingdon

State: IL

Zip: 61410

Extension: 1380

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1982	6	51	51

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
202	1 Bedroom	Yes	
205	1 Bedroom	Yes	
208	1 Bedroom	Yes	
301	1 Bedroom	Yes	
304	1 Bedroom	Yes	
306	1 Bedroom	Yes	
309	1 Bedroom	Yes	
402	1 Bedroom	Yes	
405	1 Bedroom	Yes	
408	1 Bedroom	Yes	
501	1 Bedroom	Yes	
503	1 Bedroom	Yes	
506	1 Bedroom	Yes	
509	1 Bedroom	Yes	
602	1 Bedroom	Yes	
605	1 Bedroom	Yes	
608	1 Bedroom	Yes	
610	1 Bedroom	Yes	

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Building 2 - Garage [Sample , Inspected]

Address Line 1: 300 N Jefferson

Address Line 2:

City: Abingdon

State: IL

Zip: 61410

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2000	1	0	0

Comments:

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Certificates	
Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
Elevators	Yes - This certificate is provided or is not expired
Fire Alarms	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	Yes - This certificate is provided or is not expired

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Score Details

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

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - Blue Bell Tower - Unit 605 [Possible Points : 2.19]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.20	
			0.20	1.99

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - BLUE BELL TOWER - Site(0)			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Building Exterior			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Building Systems			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Common Areas			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 202			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 205			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 208			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 301			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 304			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 306			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 309			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 402			
None			

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 405			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 408			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 501			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 503			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 506			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 509			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 602			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 605			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen Bottom seal.	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 608			
None			
Building 1 - Blue Bell Tower[Sample,Inspected] - Unit 610			
None			
Building 2 - Garage[Sample,Inspected] - Building Exterior			
None			
Building 2 - Garage[Sample,Inspected] - Building Systems			
None			

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 2 - Garage[Sample,Inspected] - Common Areas			
None			

Notice: Modifications to the Inspection Summary Report

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

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

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

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

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

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

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