

Inspection Summary Report (POA) for Inspection #589325

Inspection Snapshot			
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Inspection ID:	589325	Inspection Time:	09:25 AM - 04:30 PM
Inspection Start		Inspection End	
Date:	03/31/2017	Date:	03/31/2017
Property ID:	IL085000001	Property Type:	Public Housing
Property Name:	MOON TOWERS		
Inspection State:	Successful	Score:	97b

Inspection Summary Report (POA) for Inspection #589325

Property Profile

Property Name: MOON TOWERS
Scattered Site? No **Multiple Site?** No
Address Line 1: 255 W 255 W Tompkins Street
Address Line 2:
City: GALESBURG **State:** IL
ZIP: 61401 **Extension:** _____
Phone: (309) 342-8129 **Extension:**
Fax: (309) 342-7206 **Email:**

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	2	2	2	179	177	24
Common	0	1	1	-	-	-
Total	2	3	3	179	177	24

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
177	100%	No

Comments Site manager states bbr reported in units
204,306,310,508,509,510,710,418,422,423,517,623,711and718

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Participant Profile

Executive Director [Primary Contact / Not 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 [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): Brandi Watkins
Organization: Knox County Housing Authority
Address Line 1: 255 West Tompkins Street
Address Line 2:
City: Galesburg **State:** IL
ZIP: 61401 **Extension:**
Phone: (309) 342-8129 **Extension:**
Fax: (309) 342-7206 **Email:** bwatkins@knoxhousing.org

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Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	11.12	0.00	11.12	0.00	11.12
Building Exterior	17.38	0.00	17.38	0.00	17.38
Building Systems	22.02	0.00	22.02	0.00	22.02
Common Area	12.17	0.00	12.17	0.00	12.17
Unit	37.31	1.01	36.30	1.61	34.69
Total	100.00	1.01	98.99	1.61	97.38

Score Version: 1

Score Date: 03/31/2017

Final Score: 97b

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Health & Safety Summary

	Site	Buildings	Units	Total	Health and Safety Narrative 1 site, 3 buildings and 24 units were inspected. 2 health and safety deficiencies(HSD) were observed. <u>Percentage Inspected:</u> Site (PIS): 100% Building (PIB): 100% Unit (PIU): 14% <u>Projected HSD:</u> Site = (Actual HSDS) / PIS Building = (Actual HSDB) / PIB Unit = (Actual HSDU) / PIU If all buildings and units were inspected, it is projected that a total of 15 health and safety deficiencies would apply to the property.
Non-Life Threatening (NLT)					
Actual	0	0	2	2	
Projected	0	0	15	15	
Life Threatening (LT)					
Actual	0	0	0	0	
Projected	0	0	0	0	
Smoke Detectors (SD)					
Actual	0	0	0	0	
Projected	0	0	0	0	
Overall					
Actual	0	0	2	2	
Projected	0	0	15	15	

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Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	2	3	3	0
Unit	179	177	24	0

Building 1 - Moon Towers A [Sample , Inspected]

Address Line 1: 170 South West Street

Address Line 2:

City: Galesburg

State: IL

Zip: 61401

Extension: 4474

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1969	8	89	88

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
211	0 Bedroom	Yes	
220	1 Bedroom	Yes	
316	1 Bedroom	Yes	
323	1 Bedroom	Yes	
419	0 Bedroom	Yes	
514	0 Bedroom	Yes	
521	0 Bedroom	Yes	
618	1 Bedroom	Yes	
713	0 Bedroom	Yes	
720	0 Bedroom	Yes	
816	1 Bedroom	Yes	
823	1 Bedroom	Yes	

Building 2 - Moon Towers B [Sample , Inspected]

Address Line 1: 255 West Tompkins Street

Address Line 2:

City: Galesburg

State: IL

Zip: 61401

Extension: 4472

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
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Elevator Structure	1969	11	90	89
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Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
208	0 Bedroom	Yes	
306	1 Bedroom	Yes	
405	1 Bedroom	Yes	
505	1 Bedroom	Yes	
604	1 Bedroom	Yes	
702	1 Bedroom	Yes	
801	1 Bedroom	Yes	
808	0 Bedroom	Yes	
906	1 Bedroom	Yes	
1004	0 Bedroom	Yes	
1102	1 Bedroom	Yes	
1110	1 Bedroom	Yes	

Building 3 - Cost Center [Sample , Inspected]

Address Line 1: 216 West Simmons Strert

Address Line 2:

City: Galesburg

State: IL

Zip: 61401

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1993	1	0	0

Comments: Office building for Knox County Housing Authority.

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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	No - This certificate cannot be provided or is expired
Lead-Based Paint Inspection Reports	No - This certificate cannot be provided or is expired
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
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Building 1 - Moon Towers A - Unit 211 [Possible Points : 1.55]

Health And Safety Deficiencies

Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT)	Level 3	0.76	
			0.76	0.79

Building 1 - Moon Towers A - Unit 316 [Possible Points : 1.55]

Non-Health And Safety Deficiencies

Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 2	0.02	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.18	1.37

Building 1 - Moon Towers A - Unit 514 [Possible Points : 1.55]

Non-Health And Safety Deficiencies

Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen)	Level 1	0.14	
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.84	
			0.99	0.57

Building 2 - Moon Towers B - Unit 405 [Possible Points : 1.55]

Non-Health And Safety Deficiencies

Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
			0.17	1.38

Building 2 - Moon Towers B - Unit 702 [Possible Points : 1.55]

Non-Health And Safety Deficiencies

Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
			0.17	1.38

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Item	Deficiency	Severity	Points Deducted	Points Received
Building 2 - Moon Towers B - Unit 1004 [Possible Points : 1.55]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
			0.17	1.38
Building 2 - Moon Towers B - Unit 1110 [Possible Points : 1.55]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
			0.17	1.38

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - MOON TOWERS - Site(0)			
Non-Health And Safety Deficiencies			
Parking Lots/Driveways/Roads	Moon Towers B SE lot.	Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - L2	<ul style="list-style-type: none"> - Damaged paving - Loose materials due to potholes or missing sections of pavement - This condition DOES NOT RESULT in a Health and Safety concern.
Building 1 - Moon Towers A[Sample,Inspected] - Building Exterior			
None			
Building 1 - Moon Towers A[Sample,Inspected] - Building Systems			
None			
Building 1 - Moon Towers A[Sample,Inspected] - Common Areas			
None			
Building 1 - Moon Towers A[Sample,Inspected] - Unit 211			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Bathroom Items	Bathroom Tub stopper will not stay open.	Unit - Shower/Tub - Damaged/Missing (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> - Shower or Tub (Unit) - The hardware is missing or is not functioning
Building 1 - Moon Towers A[Sample,Inspected] - Unit 220			
None			
Building 1 - Moon Towers A[Sample,Inspected] - Unit 316			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom Stopper does not work.	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Walls	Bathroom	Unit - Peeling/Needs Paint	- Peeling Paint or Needs

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Item	Location/Comments	Deficiency/Severity	Decisions
	Wall next to sink needs paint.	(Walls) - L2	Paint - Greater than 4 square feet of wall area
Windows	Bedroom Bedroom screen.	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 1 - Moon Towers A[Sample,Inspected] - Unit 323

None

Building 1 - Moon Towers A[Sample,Inspected] - Unit 419

None

Building 1 - Moon Towers A[Sample,Inspected] - Unit 514

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen Cold faucet leaking around cold handle.	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - L1	- Kitchen Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin
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Health And Safety Deficiencies

Electrical System	Bathroom GFI does not test.	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
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Building 1 - Moon Towers A[Sample,Inspected] - Unit 521

None

Building 1 - Moon Towers A[Sample,Inspected] - Unit 618

None

Building 1 - Moon Towers A[Sample,Inspected] - Unit 713

None

Building 1 - Moon Towers A[Sample,Inspected] - Unit 720

None

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 1 - Moon Towers A[Sample,Inspected] - Unit 816			
None			
Building 1 - Moon Towers A[Sample,Inspected] - Unit 823			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Building Exterior			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Building Systems			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Common Areas			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Unit 1004			
Non-Health And Safety Deficiencies			
Doors	Living Area Door does not close with closer.	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Building 2 - Moon Towers B[Sample,Inspected] - Unit 1102			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Unit 1110			
Non-Health And Safety Deficiencies			
Doors	Living Area Door does not close with closer.	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Building 2 - Moon Towers B[Sample,Inspected] - Unit 208			
None			

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 2 - Moon Towers B[Sample,Inspected] - Unit 306			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Unit 405			
Non-Health And Safety Deficiencies			
Doors	Hallway Door does not latch with closer.	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Building 2 - Moon Towers B[Sample,Inspected] - Unit 505			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Unit 604			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Unit 702			
Non-Health And Safety Deficiencies			
Doors	Hallway Door does not latch from closer.	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Building 2 - Moon Towers B[Sample,Inspected] - Unit 801			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Unit 808			
None			
Building 2 - Moon Towers B[Sample,Inspected] - Unit 906			
None			
Building 3 - Cost Center[Sample,Inspected] - Building Exterior			
None			

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 3 - Cost Center[Sample,Inspected] - Building Systems			
None			
Building 3 - Cost Center[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>