

Newburyport Housing Authority

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August 15, 2022

TO: All Horton Terrace Residents

FR: Tracy M. Watson, Executive Director

RE: Physical Inspection Report (HUD REAC)



I am more than pleased to announce that NHA did incredibly well with our most recent HUD REAC Inspection!

Attached please find our scores as well as the defining document which explains scoring, etc....

Thank you to all who were so cooperative during inspections of your homes!

Please let me know if you have any questions or concerns!



PHAS Details - Physical

 [Print](#)

PHA Code	MA032	FYE	03/31/2022
PHA Name	Newburyport Housing Authority		
PHA Size	Small	Current Designation	-
Total Projects	1	Total Released	1
Verified	0	Verified	0
Uninspectable		Unsuccessful	
Released to NASS	Yes	Inspection Refusal	0

Insp. ID	Inspection Release Date	Dev. #/Name	RAD Indicator	Unit Count	100 Point Score	40 Point Score	IFD	Reason
718420	08/11/2022	MA032000001 HORTON TERRACE	No	50	98b	39.2	-	Initial

Note: FYE - Fiscal Year End, IFD - Ideal Future Date

[Back to Top](#)



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 Washington DC 20410
 Contact: [Technical Assistance Center \(TAC\)](#)

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PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

1. Provide the Public Housing Agency or owner and/or owner agent (POA) with the background information *i.e. addresses, phone numbers, building names, etc.*, collected during inspection of a given property so that any relevant discrepancies can be identified and resolved.

2. Inform the POA of the physical condition of their property captured during a REAC inspection. The items described below introduce the information provided in the Inspection Summary Report and are intended to meet the objectives illustrated above.

Inspection Number: The inspection number is unique for each inspection conducted by REAC.

Each time a property is inspected by REAC, a new inspection number is utilized. These unique numbers may be used to communicate with REAC on any matter concerning a particular inspection.

Property Information: Information related to a property is provided:

_ property identification number (in parentheses) - a unique number in HUD databases

_ property name

_ status as a scattered site (Yes/No)

_ relevant addresses, phone numbers, fax numbers, and e-mail addresses for property

Each of these should be checked carefully for accuracy. *Any discrepancies should be reported to your contact in the HUD office having jurisdiction over your property.*

Building Unit Count: The total number of buildings and units on the property are given, along with the number of buildings and units actually inspected by REAC

Scores: An overall numerical score is given as a value from zero to 100. Separate numerical scores are also given for each of five areas:

_ site

_ building exterior

_ building systems

_ common areas

_ units

The five area scores range from zero to the maximum number of points possible for each area. The possible points for a given area are determined for a specific property based on the inspectable items actually present in each area. The sum of the area points identifies what the overall score would be if there were no health & safety (H&S) deficiencies. The overall numerical score is then calculated by subtracting the sum of deductions for H&S deficiencies from the sum of the individual "area points."

Examples of overall scores are: 95c; 67b*; 84a*; 100b; 78a; and 43c*. The asterisk indicates that H&S deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:

_ The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.

_ The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety H&S deficiencies were observed other than for smoke detectors.

_ The lower-case letter "c" is given if there were one or more exigent/fire safety (calling for immediate attention or remedy) H&S deficiencies observed.

Although all H&S deficiencies other than smoke detector problems affect the scores with appropriate deductions, the letters grades are added to highlight the serious nature of H&S deficiencies, all of which need to be addressed by the POA.

Health and Safety Counts: In addition to the counts of actual H&S deficiencies observed in the inspected buildings and units, the *estimated* number of H&S deficiencies that would have been found had *all* buildings and units been inspected is also given. This projected count gives a sense of the total H&S problem for the inspected property. The projection is calculated by dividing the counts actually observed in buildings or units by the proportion of buildings or units inspected. These projected counts for buildings and units are added to the actual counts for site to determine the total projection. The percent of buildings and units inspected is additionally given to show the basis for the calculations.

Participants/Buildings/Units: Information provided includes:

_ relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants
_ name, year built, number of units and address for each building on the property. Note:

All buildings on the property should be listed.

As before, each of these should be checked carefully for accuracy and any discrepancies should be reported to your contact in the HUD office having jurisdiction over your property.

Inspectable Items: This portion of the report details all deficiencies found in the inspection. The main headings in the first column refer to the inspectable area--site, building exterior, building systems, common areas, unit, or health & safety, where the deficiency was observed. The entries are "inspectable items" within which the deficiencies were found. Some items may not be present for a given property. In such cases, appropriate adjustments are made in the area weight to use to obtain the overall score. Items present, but with no deficiencies found, are not listed.

The potential inspectable items are:

Site: fencing & retaining walls, grounds, lighting, mail boxes/project signs, market appeal, parking lots/driveways, play areas & equipment, refuse disposal, roads, storm drainage, and walkways

Building Exterior: doors, fire escapes, foundations, lighting, roofs, walls, and windows

Building Systems: domestic water, electrical system, elevators, emergency power, fire protection, heating/ventilation/air conditioning, and sanitary system

Common Areas: basement/garage/carport, closet/utility/mechanical, community room, day care, halls/corridors/stairs, kitchen, laundry room, lobby, office, other community spaces, patio/porch/balcony, pools & related structures, restrooms, storage, and trash collection areas

Unit: bathroom, call-for-aid, ceiling, doors, electrical system, floors, heating/ventilation/air conditioning, hot water heater, kitchen, lighting, outlets/switches, patio/porch/balcony, stairs, walls, and windows

Health & Safety: emergency/fire exits, electrical hazards, flammable materials, garbage and debris, infestation, handrails, air quality, hazards, and elevator

NO/OD: The inspection protocol requires the inspector to check for the existence of certificates for certain items such as lead-based paint, elevators, etc. If all of the required certificates are verified by the inspector, the report will not include any certificate information. If any appropriate certificates are not present, the first inspectable item listed will be "certificates" and the designation "NO" will be listed for each unavailable certificate.

OD in this column refers to "observed deficiency" for the given item.

Observation: The column lists the specific deficiencies observed within a given inspectable item. Each deficiency has a definition, which specifies what must be observed for that deficiency to be recorded. Also noted in this column are observations about Health & Safety items. These are:

_ (LT) – Exigent/Fire Safety (calling for immediate attention or remedy)

_ (NLT) – Not Life Threatening

_ (SD) – Smoke Detector

Definitions for all deficiencies are given in the physical inspection section at REAC's web site on the Internet (www.hud.gov/reac/reaphyin.html).

Severity: Deficiencies differ by "severity." The definitions specify what must be recorded for a given deficiency under one of three possible severity levels—minor, major and severe. The severity level is given on the report to indicate which part of the definition actually applies for the specific deficiency observed. Severity levels are defined within a given deficiency and do not necessarily indicate which deficiencies are the worst. For more serious deficiencies, a major severity level may be more of a problem and may reduce the overall score more than less serious deficiencies with a severity level of "severe."

Location/Comments: Comments are required for all "severe" deficiencies.