



Detailed Deficiencies Report by Unit
October 24, 2011

Housing Authority
Main Street Apts.

636-477-0004 | www.MWInspections.com
midwest477@yahoo.com

Area	Bldg	Unit#	Inspected Item	Observed Deficiency	Level	Location	Comments
DU		101 Main	Doors	Damaged Surface - Holes/Paint/Rusting	L2	bthrm clst	vener peelng
DU		101 Main	Windows	Inoperable/Not Lockable**	L1	bedroom	window wont latch
DU		101 Main	Stairs	Broken/Missing Hand Railing	L3	stairs to basement	missing handrail
DU		101 Main	Stairs	Broken/Damaged/Missing Steps	L3	stairs	damaged treads
DU		101 Main	Hot Water Heater	Pressure Relief Valve Missing	L3	utility closet	missing pressure relief pipe
DU		101 Main	Hot Water Heater	Rust/Corrosion**	L1	utility closet	rust
DU		101 Main	Hot Water Heater	Misaligned Chimney/Ventilation System	L3	utility closet	misaligned chimney
DU		101 Main	Ceiling	Bulging/Buckling	L3	kitchen	bulging ceiling
DU		101 Main	HVAC System	Convection/Radiant Heat System Covers	L3	all bedrooms	heater covers off
DU		101 Main	Kitchen	Cabinets - Missing/Damaged**	L2	kitchen	loose door
DU		101 Main	Kitchen	Range/Stove - Missing/Damaged/Inoperable**	L3	kitchen	2 burners inop
DU		101 Main	Kitchen	Refrigerator - Missing/Damaged/Inoperable	L1	refrig	seal
DU		101 Main	Bathroom	Lavatory Sink - Damaged/Missing**	L1	bath sink	missing stopper
DU		101 Main	Bathroom	Plumbing - Leaking Faucet/Pipes	L1	shower	leaking faucet
DU		101 Main	Emergency/Fire Exits	Blocked/Unusable	L3	bedroom 2	blocked egress-bed
DU		101 Main	Garbage and Debris	Indoors	L3	bathroom	housekeeping
DU		101 Main	Air Quality	Propane/Natural Gas/Methane Gas	L3	all rooms	propane odor
DU		101 Main	Electrical System	Missing Breakers/Fuses	L3	access panel	1/4 inch gap-breakers
DU		101 Main	Electrical System	GFI - Inoperable	L3	kitchen	inop gfi
DU		101 Main	Laundry Area (Room)**	Dryer Vent - Missing/Damaged/Inoper.	L3	basement	dryer hose off

Area Legend

CA - Common Area
DU - Dwelling Units

Site - Building Site
BldgSys - Building Systems
BldgExt - Building Exterior

Severity Codes

L1 - Minor
L2 - Major
L3 - Severe



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DU	102 Main	Doors	Damaged/Missing Screen/Storm	L1	front screen door	inop. latch
DU	102 Main	Hazards	Tripping	L3	bedroom 2	cords, trip
DU	102 Main	Air Quality	Mold and/or Mildew Observed	L3	bathroom	mold on wall
DU	102 Main	Garbage and Debris	Indoors	L3	all rooms	housekeeping
DU	102 Main	Emergency/Fire Exits	Blocked/Unusable	L3	bedroom 1	blocked egress-bed
DU	102 Main	Infestation	Insects	L3	all rooms	roaches
DU	102 Main	Doors	Damaged Surface - Holes/Paint/Rusting	L2	bedroom 2	hole in door
DU	102 Main	Doors	Deteriorated/Missing Seals (Entry Only)**	L3	rear door	door seal
BldgExt	101 Main	N/A	Foundations	L2	east side 102 Main	spalling- wall
BldgExt	101 Main	N/A	Windows	L1	101 Main	damaged screens
BldgExt	101 Main	N/A	Roofs	L3	roof-101 Main	damaged membrane
BldgExt	101 Main	N/A	Roofs	L1	102 Main	missing shingles
BldgExt	101 Main	N/A	Roofs	L3	101 Main-front	loose soffit
BldgExt	101 Main	N/A	Electrical Hazards	L3	rear 101 Main	exposed wires-elec box
BldgSys	101 Main	N/A	Domestic Water	L3	rear 101 Main	leaking hose bib
BldgSys	101 Main	N/A	Sanitary System	L3	basement- 101 Main	missing sewer cover
DU	104 Main	Outlets/Switches	Missing	L3	bedroom 1	broken outlet
DU	104 Main	Kitchen	Range Hood/Exhaust Fans -Grease/Inoper	L3	kitchen	inop exhaust
DU	104 Main	Hot Water Heater	Misaligned Chimney/Ventilation System	L3	utility closet	misaligned chimney
DU	104 Main	Garbage and Debris	Indoors	L3	all rooms	housekeeping
DU	104 Main	Electrical System	Evidence of Leaks/Corrosion	L3	utility room	leaks by elec. panel

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BldgSys	104 Main	N/A	Fire Protection	Missing/Damaged/Expired Extinguishers**	L3	101 Main-kitchen	expired extinguisher
DU		200 Jack	Floors	Floor Covering Damage**	L1	living room	carpet stains
DU		200 Jack	Doors	Missing Door	L1	bedroom 2 closet	door off track
DU		200 Jack	Hazards	Sharp Edges	L3	bedroom 2	broken glass
DU		200 Jack	Garbage and Debris	Indoors	L3	all rooms	housekeeping
DU		200 Jack	Garbage and Debris	Outdoors	L3	rear of unit	trash, sofa
DU		200 Jack	Kitchen	Dishwasher/Garbage Disposal - Inoperable	L2		inop disposal
DU		200 Jack	Kitchen	Countertops - Missing/Damaged**	L2		damaged counter
Site	N/A	N/A	Grounds	Erosion/Rutting Areas**	L2	east side-office	ruts - erosion
Site	N/A	N/A	Grounds	Overgrown/Penetrating Vegetation	L3	rear 102 Main	trees touching roofs
Site	N/A	N/A	Parking Lots/Driveways/Roads	Potholes/Loose Material**	L1	front of 101 Main	pothole
Site	N/A	N/A	Play Areas and Equipment	Deteriorated Play Area Surface**	L3	by office	deteriorated play surface
Site	N/A	N/A	Hazards	Tripping	L3	rear of 101, 102 Main	sidewalk, trip
Site	N/A	N/A	Fencing and Gates**	Damaged/Falling/Leaning**	L2	rear 102 Main	fence leaning
BldgExt	Office	N/A	Lighting	Broken Fixtures/Bulbs**	L2	rear of office	inop light
BldgSys	Office	N/A	Emergency Power	Auxiliary Lighting Inoperable	L3	commun. room	inop auxiliary light
CA	Office	N/A	Restrooms/Pool Structures	Water Closet/Toilet - Damaged/Clogged	L3	men's bath-office	inop toilet
CA	Office	N/A	Community Room	Electrical - Missing Breakers	L3	access panel-office	missing breaker
CA	Office	N/A	Community Room	Ceiling - Water Stains/Water Damage/Mold	L2	office - bathroom	ceiling stains
CA	Office	N/A	Community Room	Walls - Damaged/Deteriorated Trim**	L1	hall by office	missing covebase
CA	Office	N/A	Community Room	Outlets/Switches/Cover Plates - Miss/Broken	L3	maintenance room	missing outlet cover

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CA	Office	N/A	Storage	Windows - Cracked/Broken/Missing Panes	L1	office-storage rm	cracked window
CA	Office	N/A	Kitchen	Plumbing - Leaking Faucet/Pipes	L1	under kitchen sink-office	leaking pipe

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