

**ROCKVILLE HOUSING ENTERPRISES
BOARD OF COMMISSIONERS
REGULAR MEETING**

**ROCKVILLE, MARYLAND 20850
Thursday, May 20, 2026, 6:30 p.m.**

MEETING TO BE HELD VIA MICROSOFT TEAMS

To Join via Microsoft Teams Video Conference:

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Meeting ID: 297 704 956 819 65

Passcode: YF3pz6G4

AGENDA

- 6:30 p.m. 1. Consent Items: (T-1)**
- **Approval of Minutes: April 15, 2026**
- 6:35 p.m. 2. Citizens Forum:**
- 6:40 p.m. 3. Information Exchange: (T-2)**
- **City of Rockville (COR) Report**
- 7:15 p.m. 4. Action & Discussion Items: (T-3)**
- **Parkside Landing Asset Management Status Report**
 - **Parkside Rental Assistance/Forgiveness**
 - **Executive Director's Report**
 - **Program Highlight: RHE Foundation Goals**
- 7:45 p.m. 5. Executive Session – Chair's Discretion**
- **Potential Litigation Exemption § 3-305(b)(8): “To consult with staff, consultants, or other individuals about pending or potential litigation.”**
- 8:00 p.m. 6. Commissioner's Comments**
- 8:15 p.m. 7. Adjourn**

1. Individuals needing special accommodations to fully participate in this meeting, call the RHE office (301) 424-6265
2. This Agenda is subject to change without notice.
3. Times are approximate and may vary depending on length of discussion.
4. Public participation is permitted on Agenda Items in the same manner as if the Agency were holding a legislative-type Public Hearing.
5. Pursuant to The Open Meeting Act (3-302(b)(3)); all or part of any of the above noticed meetings may be held in executive session.
6. The Board meeting is voice recorded.

Pursuant to The Open Meeting Act 8 OMCB Opinions 111, 113 (2012); the meeting may be held as a teleconference. The public is invited to join the teleconference by dialing the number provided at the top of this Agenda. The following rules will apply when the RHE Board Meeting is held via Teleconference:

- The chair will call the roll to establish a quorum.
- Members need to identify themselves when they are talking.
- The members may be asked to identify anyone who is present with them during the call.
- The public may be asked to mute the call on their end to avoid interruptions.
- The public may not speak unless the chair asks them to.

TAB 1

***---Rockville Housing Enterprises
Board of Commissioners Meeting Minutes
April 16, 2026, Board Meeting**

MEETING TO BE HELD VIA MICROSOFT TEAMS

Present

Chair – Stacy Kaplowitz
Vice Chair – Edward Duffy
Commissioner – Kapres Meadows
Commissioner – Bobby Byrd
Commissioner – Mayela Ngimbi

In Attendance

James Hedrick – RHE Executive Director
Monique Ashton – Mayor of the City of Rockville
Brandey Rogers – Asset Management Consultant, CEO, Solara Infrastructure, Inc.
Zola Shaw – City of Rockville Councilmember

6:30 PM Call to Order

Chair Stacy Kaplowitz called the April 16th, 2026, meeting of the Rockville Housing Board of Commissioners to Order.

6:30 PM Consent items

Vice Chair Ed Duffy motioned to approve the minutes from the previous regular meeting on March 19th, 2026. Kapres Meadows moved this motion, and Vice Chair Ed Duffy seconded it. All present voted aye in favor of this motion.

6:31 PM Citizens Forum

Chair Stacy Kaplowitz called for the following item on the agenda: the Citizens Forum. No speaker.

6:31 PM City of Rockville Report

Chair Stacy Kaplowitz called for the following item on the agenda: City of Rockville Report.

Ryan Trout was unable to attend so RHE Executive Director James Hedrick presented the report as follows:

- RHE and the City of Rockville are working on a bulk rental assistance program for Parkside Landing past due rents
- Community service remains active

- A nonprofit symposium was held May 14th, RHE planned to attend, which dealt with the work RHE staff Rodney Elam was working on with client services
- RHE has been working with the Chamber of Commerce and looking into other partnerships
- RHE received a \$30,000 grant from the Mayor and counsel for the reallocation of the YouthBuild program
- The RHE foundation vendor was updated
- RHE's budget review was in process

6:34 Executive Directors Report

Executive Director James Hedrick transitioned into the Executive Director's Report as follows:

1. Grant Closeouts

- MDPRT000522:** Radon Testing - \$22,840 spent
- CDBG RKV FY2025:** Closed, awaiting final reimbursement. 19 HVAC systems installed.
 - Use a portion of the ~\$94,000 reimbursement (~\$23,000) to replace interior blinds in the David Scull units.

Chair Stacy Kaplowitz posed the question in reference to the grant closeouts if the money was sitting or if it was an administrative closeout

Executive Director James Hedrick responded they were administrative closeouts, RHE will have to do obligation and expenditures every month for closed grants. RHE still has about \$45,000 available through an office capital improvement emergency grant that must be assigned to a project, and that the 2026 capital and operating funds have recently been entered into the system.

2. Current Grants

- David Scull – CDBG Montgomery County –.** Change orders have increased the amount by approximately \$150,000 (i.e., senior building stair repair, removal of rotten dividers, etc.)

3. Bethany House HAP

- Signed HAP with MHP for Bethany House Tenant Protection Vouchers.

4. Resident/Client Appeals

- Held an informal hearing on 4/13/2026 for a foster youth voucher holder. Other informal hearings are being scheduled for residents, and we have responded to some complaints to the City and HUD with documentation of our efforts to address client issues. If you receive any communication, please loop me in, and we will address the concerns.

5. David Scull Ribbon Cutting

- May 15, 2026 11am – 1pm*
- Please provide invitation additions: [RibbonCuttingInvitation.xlsx](#)

Chair Stair Kaplowitz inquired on if any of the residents would be willing to speak on the renovations at David Scull Park.

Executive Director James Hedrick responded they reached out to a few residents to see if they would be willing to speak along with one of the YouthBuild participants who aided in the renovation.

6. RHE Staffing Updates

- a. Shakiera Bryant began as our new FSS Coordinator on April 6, 2026. Excited to have her on board.
- b. We expect our new ROSS Coordinator to be confirmed within the week.
- c. Oi Young, Jr., former YouthBuild Student, has joined as a part-time Voucher Specialist with the Housing/Voucher Team.

7. Parkside Landing

- a. **Delinquency Management:** We are working with city staff to provide for a bulk tenant rental assistance, which will include some forgiveness on RHE's part. Details are currently being negotiated.
- b. **Maryland Department of Housing and Community Development (DHCD) Division of Credit Assurance (DCA) Notice:** RHE and Grady Management met with CDA and their tax credit team on April 10th to discuss the state of the property and our stabilization plan. The meeting went very well, and we discussed the
- c. **Funding:** We have paid approximately \$197,000 from our RHE LOC to address a recent mortgage payment. Other payments have been made from our operating reserve account.

8. Fostering Youth to Independence (FYI) Vouchers

- a. We have not received additional FYI vouchers for approximately 1 year, despite requests and having a 96.6% utilization rate (28/29 vouchers leased). Montgomery County DHHS has referred 16 youth to us in that time, and we recently met with them to discuss the impasse. We are redoubling our efforts to request additional vouchers but are waiting on HUD to respond.

Mayor Ashton asked if additional Fostering Youth Independence (FYI) vouchers not received was due to the utilization numbers or if it was because HUD had not responded.

RHE Executive Director James Hedrick responded it was due to no response from HUD. Previously the agency would receive additional vouchers whenever utilization reached about 90%, typically in increments of five, which prevented waitlists from growing. However, despite continued submissions and follow-up efforts, no new vouchers have been issued recently.

RHE Executive Director James Hedrick shared that the waitlist has now grown to 16 youth, prompting discussions with the county's Department of Health and Human Services (DHHS). In response, the organization submitted an updated and comprehensive request

package that included waitlist documentation, a new application form, and outreach to both the HUD field office and headquarters. As of the meeting, no response had been received.

He added that the FYI vouchers are currently almost fully leased, with only one voucher not yet assigned, while several participants are also expected to age out of the program's five-year limit before the end of the year, which may eventually create some openings

9. Scarborough Square

- a. MHP and RHE are working through the details on the refinancing program, so that MHP's team can recommend final approval of the deal to their Board. We are addressing two major topics: 1) A potential financing gap. We are awaiting two updated appraisals and are working to increase PBV HAP rents for the townhomes to address that gap. 2) Relocation. MHP saw the existing relocation budget as inadequate. We are requesting additional relocation proposals and budgets to ensure that issue is addressed. We are still targeting a mid-late summer closing.

10. Grant Awards

RHE has been very successful lately in winning grant funding, primarily for our self-sufficiency and YouthBuild programs.

- a. **\$30,000** – City of Rockville Re-Appropriation (Foundation added as a vendor)
- b. **\$60,000** – Alice and Eugene Ford Foundation (Signed grant agreement)
- c. **\$3,000** – Buzzuto (YouthBuild, Deposited)
- d. **\$145,544** – FSS MTW Expansion Award (Award Announced)
- e. **25% Solar Utility Credit** – Solar Earth, David Scull (~\$2,000-\$2,500/month utility credit)
- f. **Upcoming Potential Grants**
 - i. [MDH Sponsored Capital Improvement Program Grants](#) (Partnership with Jubilee) – Submitted, awaiting results.

11. David Scull Food Pantry

Our RHE food pantry happens every Wednesday from 1- 4 pm at the David Scull Community Center 1251 First Street, Rockville, MD 20850. Please see the link above to register to volunteer, and please share with your networks.

12. Donate Now | Rockville Housing Enterprise Foundation

We are continuing to actively promote contributions to the RHE Foundation, and the donation link is now active. We solicited for contributions at the YouthBuild Capstone Presentations related to scholarships for the YouthBuild participants. Please share the link with your networks as well and encourage folks to contribute to the YouthBuild Scholarship Fund.

Brandy Rogers presented the Parkside Landing report as follows:

Brandey Rodgers Rogers provided a detailed financial and operational update on the property, noting that the reporting format was expanded to give a more comprehensive overview. She explained that while the income statement was included in the report, the balance sheet was temporarily omitted due to accounting errors made by Grady that are being corrected.

Brandey Rogers reported that the property ended March with a balance of approximately \$39,940, with income declining by nearly \$100,000 compared to February. She explained that February's figures were distorted by delayed January postings, making March a more accurate reflection of the property's financial condition. The property continues operating at a deficit due to high delinquencies and vacancies.

She reviewed the operating reserve account, which currently has a balance of about \$809,000, down from the original \$1.7 million reserve established during redevelopment. Three prior disbursements had been made, including \$420,000 in September 2024, \$450,000 in May 2025, and approximately \$137,447 in February 2026. During review of the accounts, it was discovered that the prior management company, Wynn, failed to pay certain vendors even though reserve funds had been allocated for those payments. This contributed to unusually high vendor aging reports and raised concerns with PNC because some unpaid vendors later reappeared in new reserve funding requests.

Brandey Rogers also discussed replacement reserves, which currently total approximately \$282,360, though an additional monthly deposit of about \$6,883 from January was missed during the management transition from Wynn to GMI. Once corrected, the replacement reserve balance is expected to increase to approximately \$289,244. She explained that these reserves are intended for capital expenditures, including a major upcoming heater replacement project estimated at nearly \$400,000. The existing heaters were improperly installed outdoors during redevelopment and now require replacement, though the property currently lacks sufficient funds for the project. She further explained that the property is significantly underperforming against budget projections because of ongoing vacancies and delinquent rent payments. Current 30-day delinquent rent totals approximately \$125,195, while overall delinquency exceeds \$200,520. Management is actively evaluating tenant eligibility, working with some residents to stabilize their housing situations while pursuing evictions for others when necessary.

Brandey Rogers noted that delinquency totals had fluctuated over recent months, dropping from approximately \$260,000 in January to \$188,000 in February before rising again above \$204,000 in March. At the time of reporting, 48 pending 10-day notices had not yet been issued to tenants with overdue balances, nine notices had already been sent, and two legal complaints had been formally filed. She added that additional cases may soon proceed with legal action.

Chair Stacy Kaplowtiz asked for clarity on the pending 10-day notices and 10-day notices.

Brandey Rogers responded, the notices mean the residents are past the 10 days and the Staff is working to submit the notice, and 10-day notice means they have been submitted.

Chair Stacy Kaplowitz followed up by asking with the 60 units that are beyond the 10-day notice how did it compare to the previous month.

Brandey Rogers responded she will look into the previous months and get back to the board.

Chair Stacy Kaplowitz expressed how she thought the report was good because it provided detailed information and gave thanks to Brandey Rogers.

Brandey Rodgers explained that vendor aging has become a major and worsening financial issue, which was part of the reason she redesigned the reporting format to better track it. She reported that the legacy vendor aging balance from the prior management company (Wynn) has increased significantly—from about \$741,000 previously to roughly \$874,000—primarily due to unpaid Rockville Water bills and other liabilities that were not settled as promised. Although Rockville Water had agreed to waive about \$191,000 in charges under certain conditions, those conditions were not met, resulting in additional debt being added back to the account.

She also noted that the current management company (GMI) is now responsible for ongoing vendor payments starting January 12, but the property lacks sufficient funds to fully cover expenses, requiring coordination to manage payables. Some of the newer aging growth reflects necessary spending tied to apartment turnovers and compliance related “Inspire” violations, including supplies and contractor costs.

Brandey Rogers highlighted that vendor aging has continued to escalate across reporting periods, with prior totals around \$261,000 at the end of one month and nearly \$558,000 in payables reported as of December 31 under Wynn. Overall, she emphasized that the escalating vendor aging reflects both unresolved legacy debt and ongoing operational expenses, creating significant financial strain on the property.

Brandey Rodgers reported that a forensic review of vendor invoices shows a rapidly worsening payables situation. She stated that vendor aging has increased from about \$629,000 at the end of January to \$675,000 at the end of February, and up to roughly \$874,000 by the end of March. Overall, total outstanding vendor invoices now exceed \$1.07 million.

Chair Stacy Kaplowitz asked if there was more after the \$1.07 million in outstanding vendor invoices.

Brandey Rogers responded that she hopes there are no more invoices.

Chair Stacy Kaplowitz asked RHE Executive Director James Hedrick if the settlement made will be added.

RHE Executive Director James Hedrick responded that he will share more information when they enter a closed session.

Commissioner Kapres Meadows asked if any liens were filed on the property.

Brandey Rogers responded none were filed, a few accounts have already entered collections, the team is working to resolve issues quickly to avoid liens being placed on the property. Leadership noted that some vendors previously attempted to initiate liens, which prompted urgent payment arrangements to prevent escalation.

Brandey and leadership also indicated that the problem is deeper than initially expected, with additional liabilities continuing to surface as the review progresses. They maintain detailed tracking systems for all legacy vendor payables and ongoing payments to monitor and manage the situation but acknowledged that the total exposure continues to grow.

Brandey Rodgers explained that the team maintains detailed vendor aging and payment tracking systems to monitor all outstanding payables and cash flow timing. She noted that these tools help track when payments are made and ensure financial reporting accuracy as required for monthly DHCD submissions during the property's stabilization period.

Brandey Rogers reported the property has 236 total units, with 55 vacant and 181 occupied. Of the occupied units, 45 are market-rate (previously thought to be up to 59, but revised after updated reporting). She also clarified there are 136 LIHTC units, with 177 units potentially eligible depending on classification.

Leasing activity showed:

- 12 applications, 1 move-in, and 2 move-outs in the current period
- 6 applications, 1 move-in, and 3 move-outs in February
- 2 additional move-ins in April, indicating improving activity

Chair Stacy Kaplowitz asked if a report can be submitted to see the application processing time.

Brandey Rogers stated she will work on such report.

Brandey Rodgers provided a compliance update showing significant progress in reducing overdue recertifications. She reported that when the current management team took over (Grady), there were over 80 delinquent recertifications, and that number has now been reduced to 29. These remaining cases are spread across different statuses, including 29 individuals in active contact, 4 pending evictions due to non-cooperation, and 4 notices to vacate where residents appear to have already moved out but were not properly recorded in the system.

Brandey Rodgers reported that delinquency-related compliance work is ongoing, with all remaining cases now in 30+ day delinquent status. The breakdown includes 29 tenants in active contact, 4 cases moving toward eviction due to non-cooperation, and 4 notices to vacate involving residents who had indicated they were leaving but were not properly updated in the system and are now being identified through follow-up.

Brandey Rogers then gave an update on compliance with the Maryland Department of Housing and Community Development (DHCD). She explained that after a July 15 inspection identified unresolved issues that prior management did not address, DHCD issued a formal corrective action requirement on December 4. The team submitted an initial corrective action plan on December 12.

Following a later DHCD follow-up, the property developed and submitted a revised stabilization and corrective action plan in collaboration with the new management team. Brandey noted this revised plan was a key reason the April 10 meeting with DHCD went well, as it fully addressed both known deficiencies and additional issues discovered during the transition. She emphasized

that this plan serves as the roadmap for correcting all outstanding compliance issues and stabilizing the property going forward.

Commissioner Kapres Meadows requested to see the stabilization/corrective action plan.

Brandey Rogers responded that she could share it with the board and explained it is a detailed roadmap for turning the property around.

Brandey Rodgers provided updates across legal, maintenance, compliance, and operations, noting that reporting data is collected weekly and shared regularly with the board as part of ongoing DHCD requirements

Legal complaints

She outlined several active legal cases:

- **RHE case** has been removed as of May 27, 2025
- Remaining cases are being reviewed and assigned through insurance/attorneys, with status updates still being confirmed
- **Dejour Freeman**: ~\$900 claim for unpaid security deposit allegedly not paid by prior management
- **Jatnna Mordan**: former tenant with over \$30,000 in prior delinquent rent; eviction occurred in Jan 2025 but a complaint was still filed afterward
- **Daniyah Budd**: heat-related complaint; unit was later inspected and replaced on Feb 17, but tenant is seeking damages after withholding rent

James Hedrick acknowledged ongoing legal complexity while Brandey noted they are actively working through each case and tracking court activity and attorney involvement.

Maintenance and operations

Brandey reported improvement in maintenance performance despite losing onsite maintenance staff (superintendent and technician). Regional teams are now handling work orders, with **22 service requests currently outstanding**. She emphasized that staffing changes have not stopped progress on turnover and repairs.

Inspire violations (compliance)

- 431 total violations identified
- 380 resolved
- 51 remaining + 1 deficiency
- Deadline: May 17 (after approved extension from DHCD)

She stated the team expects full completion by the next reporting cycle.

Unit turnover progress

- Started: 52 vacant units not ready
- Current status:
 - 24 units ready
 - 29 units not ready
 - 1 unit ready and leased (awaiting move-in)

She added that the team is completing about **five units per week**, following a structured execution plan to accelerate readiness and leasing.

Brandey Rodgers provided a staffing update for Parkside, explaining that recent personnel losses included the maintenance superintendent, maintenance technician, and compliance manager. She noted that these gaps are being addressed through new hires and regional support. She reported that a new maintenance superintendent is scheduled to start on April 26, and an assistant community manager will begin on April 27. Although the onsite compliance manager position is vacant, compliance responsibilities are being supported by two corporate regional compliance staff who are assisting with recertifications and regulatory requirements.

Question and response

Stacy Kaplowitz asked how many full-time employees are currently employed at Parkside.

Brandey responded that there are currently two onsite full-time employees: the community manager (Deja Kathy) and a leasing specialist (JD Melton). She added that two additional people will be coming onboard soon, including the new maintenance superintendent and assistant community manager, and indicated there are plans for further hiring to strengthen the onsite team.

Question and response

Chair Stacy Kaplowitz suggested Salesforce could assist with lease-up efforts, especially in situations with slower traffic. She explained that such services are often paid per unit leased and have been successful in similar scenarios.

Brandey added that the property is open to any tools or systems that improve operations, noting they already use task tracking software (Zoho) to manage the large volume of operational work. She emphasized the importance of structured tracking systems—whether specialized platforms or even Excel—to keep reporting and operations organized.

Brandey concluded by stating she would update reporting materials (including correcting dates and financials) and send the updated report to James so it could be shared with the board the following day.

Brandey Rodgers noted that the stabilization plan would be shared along with updated reporting materials, while RHE Executive Director James Hedrick confirmed he had already circulated the stabilization plan to the group.

Brandey Rogers described the work environment as difficult but improving, emphasizing that staff morale remains relatively strong despite the high workload and ongoing property issues.

RHE Executive Director James Hedrick added that the Grady management team has made meaningful progress, particularly in rebuilding accurate financial and tenant records. He explained that prior records, especially around evictions, notices, and earlier operating reserve draws—were incomplete or poorly documented, requiring the team to reconstruct much of the historical data to establish reliable trends.

He also noted that, despite these challenges, recent months have shown operational improvement under Grady and Brandey Rogers oversight.

James reported that the property is beginning to see improved leasing activity, including a partnership with an Anti-domestic network whose funding has been approved for tenant placements. The property now has functional access systems and improved readiness to house new tenants.

However, he cautioned that occupancy would continue to fluctuate as the team balances incoming leases with the removal of nonpaying or noncompliant tenants. He emphasized that while turnover is increasing, the priority remains stabilizing occupancy with qualified, paying residents.

7:30 Executive Session

Chair Stacy Kaplowitz called for the next item on the agenda, Executive Session. Moved by Vice Chair Ed Duffy, seconded by Commissioner Kapres Meadows. All present voted aye.

8:15 Meeting Commissioners Comments

Chair Stacy Kaplowitz called for the next item on the agenda, Commissioners Comments. The commissioners' comments remained minimal.

8:15 Meeting Adjourned

Chair Stacy Kaplowitz called to adjourn the meeting. Moved by Vice Chair Ed Duffy and seconded by Commissioner Bobby Byrd. All present voted aye.

TAB 3

Parkside NSPIRE Completion

PARKSIDE

LANDING

OPEN House

FRIDAY, JUNE 5, 2026

10AM – 4PM

*Sweet homes,
sweet community,
sweet treats!*

Come tour and enjoy
sweet treats while you
discover your new home!



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wait to see
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Great Location. Sweet Living.



May 15, 2026

Patricia Moats
Account Executive
U.S. Department of Housing and Urban Development
Multifamily Northeast Region | Baltimore Field Office
Bank of America Building, Tower II
100 South Charles St, Ste 500
Baltimore, MD 21201

Re: Completed NSPIRE and Property Survey Deficiencies
Project: Fireside Park Apartments (Otherwise known as Parkside Landing Apartments)
FHA Number: 000-35561
iREMS Number: 800248245
Owner: FPA, LP

Dear Ms. Moats,

This letter serves as the Project Owner's formal response to the Notice of Violation and Demand for Corrective Action issued by the U.S. Department of Housing and Urban Development ("HUD") on January 15, 2026, as well as HUD's subsequent Approval of Extension Request to Complete Repairs received on March 25, 2026.

Ownership and Management appreciate HUD's cooperation and patience throughout the corrective action process. Since receipt of the Notice of Violation, the ownership team, property management, contractors, consultants, and vendors have worked diligently to identify, coordinate, and complete all required corrective measures throughout the property.

As of today, May 15, 2026, all non-life-threatening and non-severe deficiencies identified in the January 15, 2026 Notice of Violation have been completed.

Corrective measures included, but were not limited to:

- Smoke detector replacements and repairs;
- Door, lock, and hardware repairs;
- Pest control treatment and mitigation;
- Plumbing repairs and replacements;
- Flooring and carpet replacement;
- HVAC servicing and repairs
- Common area repairs and maintenance; and

- Additional property-wide health and safety improvements.

In support of this submission, Ownership is providing the following documentation:

- FPA, LP's completed Project Survey with a status report identifying each cited deficiency and corresponding corrective action status; and
- The executed Project Owner Certification completed by Rockville Housing Enterprises.

Ownership remains committed to maintaining the property in a safe, sanitary, and compliant condition in accordance with HUD requirements and applicable regulatory obligations. We appreciate HUD's continued partnership and patience during the completion of these corrective actions.

Should you require any additional information or supporting documentation, please do not hesitate to contact us.

Sincerely,

Dr. James Hedrick
Interim Executive Director
Rockville Housing Enterprises
On behalf of FPA, LP

Cc: Patrick Harper, Hampstead Companies
Brandey Rodgers, Solara Infrastructure Development, LLC
Karshia Farrow-Butler, Rockville Housing Enterprises



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Multifamily Northeast Region
Baltimore Satellite Office
Bank of America Building, Tower II
100 South Charles Street, Suite 500
Baltimore, MD 21201

PROJECT OWNER'S CERTIFICATION THAT THE PHYSICAL CONDITION OF THE
PROJECT IS IN COMPLIANCE WITH HUD CONTRACTS AND THE PHYSICAL
CONDITION STANDARDS OF 24 C.F.R. § 5.703

[Name of project owner:] FPA, LP (the "project owner"), the owner of [project name:] Fireside Park Apartments (dba, Parkside Landing), [City:] Rockville, [State:] MD, Project No. 800248245 (the "project"), by and through its duly authorized representative identified below, hereby certifies that:

1. All physical deficiencies of the project identified in the HUD inspection(s) of the project performed on 12/02/2025 and the attached project owner's survey of the project performed on 12/02/2025 have been corrected, and the project is in compliance with the physical condition requirements of all HUD contracts pertaining to the project and the physical condition standards of 24 C.F.R. § 5.703. The term "project" includes all units, common areas, building(s), grounds, and systems.
2. To the best of the project owner's knowledge, the project is in compliance with all state and local codes.
3. All tenants residing at Project have received HUD's "Notice of Default of HAP Contract" and/or HUD's "Notice of Violation of Regulatory Agreement" dated 01/15/2026.
4. This certification is made by the project owner and is signed by a duly authorized representative of the project owner, who is so authorized by reason of his/her position as the [State fully relationship between signer of certification and project owner:] Executive Director of Rockville Housing Enterprises (RHE), the gaurantor and managing general partner of FPA, LP.

All of the foregoing statements, as well as the date, signature and identifying information of the project owner and the signer that follows, are HEREBY CERTIFIED as true and accurate this 15 day of May, 2026.

Project owner: FPA, LP

BY: Signature:

James Hedrick

Print Name:

James Hedrick

Title:

Executive Director

WARNING: Federal statutes and regulations, including but not limited to 18 U.S.C. §§ 287, 1001, 1010 and 1012; 31 U.S.C. §§ 3729 and 3802; and 24 C.F.R Parts 24, 28 and 30, provide for criminal, civil or administrative penalties, sanctions or other regulatory actions with respect to false, fictitious, or fraudulent statements or claims presented in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development.

Parkside Landing - Extensive Turnover Units

From Jackilu Mills <Jackilu.Mills@gradymgt.com>

Date Fri 5/8/2026 4:04 PM

To James Hedrick <jhedrick@rockvillehe.org>; Brandey Rodgers <brandey@solarainfrastructure.com>; Karshia Farrow-Butler <kfarrowbutler@rockvillehe.org>; Kurt Turnier <kturnier@rockvillehe.org>

Cc Daija Cathey <Daija.Cathey@gradymgt.com>; Andrew Woodson <Andrew.Woodson@gradymgt.com>; Taahira Brown <Taahira.Brown@gradymgt.com>

Hi James,

Out of the 11 vacant not-ready units we currently have at Parkside Landing, 4 of them need extensive turnover. Two of them are due to a water intuition incident a few weeks back. Please see the notes below and let us know how we should proceed.

733-101 1BR (\$18,6500) **Full renovation required**

Paint, 2hr drywall prep, repair \$500-\$750

Kitchen cabinets \$7-8K

Appliance package stainless \$3500

Vinyl Flooring and baseboard, common area bathroom, and kitchen \$2,400-\$2,800

Carpet Replacement BR only \$600

Interior door replacement and bifold doors \$3k

737-101 2BR (\$25,250) ****unit damaged due to water intrusion due to a broken pipe in the wall) - Should we go through insurance for this unit?***

Full renovation required

Drywall repair \$4K-\$6K

Paint, 2hr drywall prep, repair \$500-\$750

Kitchen cabinets \$7-8K

Appliance package \$3500

Vinyl flooring and baseboard common area bathroom kitchen \$2,400- 2,800

Carpet Replacement BR only \$1200

Interior door replacement and bifold doors \$3k

737-202 2BR (\$3400) ****Unit caused damages to the above unit due to water intrusion due to a broken pipe in the wall) - Should we go through insurance for this unit? The previous management did not secure the hot supply to the washer, causing a line burst.***

Touch paint / drywall repairs \$600

Baseboard reinstalled w/ flooring \$2400-\$2600

Complete deep cleaning \$200

747-101 1BR (\$18,650) **Exterior intrusion unit- walked with RHE. Full renovation required**

Paint, 2hr drywall prep repair \$500-\$750

Kitchen cabinets \$7-8K

Appliance package stainless \$3500

Vinyl Flooring and base board common area bathroom and kitchen \$2,400-\$2,800

Carpet Replacement BR only \$600
Interior door replacement and bifold doors \$3k

Thank you,
Jackilu Mills
Senior Regional Property Manager



Grady Management
8630 Fenton Street, Suite 625
Silver Spring, MD 20910-3576
301.495.1913 OFFICE | www.GradyMgt.com



NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
NSPIRE DEFICIENCES REPORT

Area Type	Area Description	Deficiency Class	Deficiency Type	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	STATUS UPATE
Unit	717-102	Interior Conditions (Finishes, Trip Hazards)	Mold & Moisture	Presence of mold-like substance at moderate levels is observed visually.Cumulative area of patches is more than 4 square inches, i.e., above de minimis, and less than 1 square foot in a room. Odor is an indicator, but not a diagnostic; if a musty odor is detected, visual confirmation of “mold-like substance” is required. Odor may be indicated in a “notes” field. This deficiency is not recorded if observed onhousehold items (e.g., clothing, upholstery, food).	Completed	Severe	3/3/2026	5/13/2026	5/15/2026	73	Toepher scheduled for 3/25/2026.	Toepher scheduled 3/25/2026.04/23/2026 - RHE approved
Unit	727-202	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door does not open	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	VACANT - Completely turned.	Turned over
Unit	729-301	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	3/3/2026	5/13/2026	3/26/2026	23	Part Needed - kitchen cabinet door. Cabinet door needs to be replaced - order will be placed	REPLACED KITCHEN CABINET DOOR
Unit	731-303	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	Replaced appliance on 2/26/26	
Unit	739-203	Life-Safety Systems	Sanitation & Conditions	Kitchen - Ignite part required to be replaced.	Completed	Moderate	3/3/2026	5/13/2026	3/26/2026	23	ALL APPLIANANCES WORKING AND KITCHEN DRAWER HAS BEEN REPAIRED	
Unit	747-204	Life-Safety Systems	Sanitation & Conditions	Kitchens - Cabinet door required to be replaced	Completed	Moderate	3/3/2026	5/13/2026	3/26/2026	23	REPLACED CABINET DOOR	
Unit	747-303	Life-Safety Systems	Sanitation & Conditions	Kitchens Contractor needed. OVEN GLASS IS BROKEN. RANGE HOOD AND DISHWASHER NOT WORKING: IN-HOUSE	Completed	Moderate	2/27/2026	5/13/2026	3/2/2026	3	Oven replaced.	Oven replaced.

Total Completed: 7
Total In Progress: 0
Total Not Started: 0
Total NSPIRE Violations: 7

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
EGREE-HOUSEKEEPING UPDATE REPORT

Area Type	Area Description	Deficiency Class	Deficiency Category	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	703-304	Life-Safety Systems	Sanitation & Conditions	Kitchens - House Keeping	Completed	Moderate	3/3/2026	5/13/2026	4/28/2026		Inspection to unit and inform residents as to what is required to clear discrepancies	Unit has been completed.
Unit	725-204	Interior Conditions (Finishes, Trip Hazards)	Egress & Accessibility	HVAC system is blocked.	Completed	Moderate	3/3/2026	5/13/2026	4/28/2026		Inspection to unit and inform residents as to what is required to clear discrepancies	Unit has been completed.
Unit	727-301	Interior Conditions (Finishes, Trip Hazards)	Egress & Accessibility	HVAC system is blocked.	Completed	Moderate	3/3/2026	5/13/2026	4/28/2026		Inspection to unit and inform residents as to what is required to clear discrepancies	Unit has been completed.

Total Completed: 3
Total In Progress: 0
Total Not Started: 0
Total Housekeeping Violations: 3

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
FIRE SAFETY UPDATE REPORT

Area Type	Area Description	Deficiency Class	Deficiency Category	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	701-103	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/28/2026		1 living room and 1 dining room sprinkler heads need replacement	Fire sprinkler has been replaced.
Unit	701-301	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/28/2026		2 Living room sprinkler heads need replacement	Fire sprinkler has been replaced.
Unit	701-302	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/28/2026		Dust needs to be removed from sprinkler head -7	Fire sprinkler has been replaced.
Unit	703-102	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/28/2026		All sprinkler heads discolored due to previous residnet smoking. Need to replace all. 7 sprinkler heads.	Fire sprinkler has been replaced.
Unit	703-301	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/28/2026		1 Sprinkler head needs to be repalced above endtry door	Fire sprinkler has been replaced.
Unit	703-301	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/28/2026		1 sprinkler head needs to be replaced in master bedroom	Fire sprinkler has been replaced.
Unit	705-103	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		1 sprinkler head in the dining room and 1 in the bedroom needs to be replaced.	Fire sprinkler has been replaced.
Unit	705-201	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		1 living room, 1 in kitchen, 1 in bedroom by the closet - sprinkler heads need to be replaced.	Fire sprinkler has been replaced.
Unit	705-301	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		1 in the kitchen, 1 above the entry door - sprinkler heads need replacement	Fire sprinkler has been replaced.
Unit	709-303	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		1 in the kitchen and 1 above entry door - sprinkler head replacement	Fire sprinkler has been replaced.
Unit	713-101	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		Replace all sprinkler heads - 7 in total	Fire sprinkler has been replaced.
Unit	713-101	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		Same unit as above	Fire sprinkler has been replaced.
Unit	717-204	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/30/2026		3 in living room, and 1 kitchen sprinkler heads needs replacement	Fire sprinkler has been replaced.
Unit	717-204	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/30/2026		1 master bedroom sprinkler head needs replacement	Fire sprinkler has been replaced.
Unit	717-304	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/30/2026		1 master bedroom sprinkler head needs replacement	Fire sprinkler has been replaced.
Unit	719-102	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/30/2026		Entire unit sprinkler heads need replacement - 7 in total	Fire sprinkler has been replaced.
Unit	719-202	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/30/2026		*NO KEYS*	Fire sprinkler has been replaced.
Unit	719-302	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/30/2026		Entire unit sprinkler heads need replacement - 7 in total	Fire sprinkler has been replaced.
Unit	721-102	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/1/2026		Entire unit sprinkler heads need replacement - 7 in total	Fire sprinkler has been replaced.
Unit	721-201	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/1/2026		Entire unit sprinkler heads need replacement - 6 in total	Fire sprinkler has been replaced.
Unit	721-304	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/1/2026		2 sprinkler heads in total - 1 above entry door and 1 in bedroom	Fire sprinkler has been replaced.
Unit	723-203	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/1/2026		Replace sprinkler heads - 1 in iving room and 1 in 1st bedroom	Fire sprinkler has been replaced.
Unit	723-302	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/1/2026		Replace sprinkler heads - 1 in the kitchen and 1 in each bedroom	Fire sprinkler has been replaced.
Unit	731-304	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		2 Living room sprinkler heads need replacement	Fire sprinkler has been replaced.
Unit	733-102	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		2 sprinkler heads need to be replaced	Fire sprinkler has been replaced.
Unit	733-103	Fire Protection	Fire Safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		1 sprinkler head in 1st bedroom needs to be replaced.	Fire sprinkler has been replaced.
Unit	733-304	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		2 sprinkler heads need to be replaced	Fire sprinkler has been replaced.
Unit	737-204	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		1 sprinkler head in living room needs to be replaced	Fire sprinkler has been replaced.
Unit	739-303	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		3 sprinkler heads in total - 1 in hallway and 2 in master bedroom	Fire sprinkler has been replaced.
Unit	743-101	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		2 sprinkler heads need to be replaced - Living room	Fire sprinkler has been replaced.
Unit	743-204	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		2 sprinkler heads in master bedroom	Fire sprinkler has been replaced.
Unit	743-304	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		1 sprinkler head in mastr bedroom	Fire sprinkler has been replaced.

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
FIRE SAFETY UPDATE REPORT

Area Type	Area Description	Deficiency Class	Deficiency Category	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	745-101	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		1 sprinkler head in mastrbedroom	Fire sprinkler has been replaced.
Unit	745-203	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		1 sprinkler head in the hallway	Fire sprinkler has been replaced.
Unit	745-204	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		1 sprinkler head in the bedroom	Fire sprinkler has been replaced.
Unit	745-303	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/29/2026		1 sprinkler head in kitchen	Fire sprinkler has been replaced.
Unit	731-201	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/4/2026		All sprinkler heads have dust on them - 7 in total	Fire sprinkler has been replaced.
Unit	703-304	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/3/2026		*Refused entry will need to circle back	Fire sprinkler has been replaced.
Unit	731-202	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/3/2026		Contractor Required.	Fire sprinkler has been replaced.
Unit	731-204	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/30/2026		Contractor Required.	Fire sprinkler has been replaced.
Unit	733/302	Fire Protection	Fire Safety Systems	Sprinkler head escutcheon is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Completed	Moderate	2/5/2026	5/13/2026	4/28/2026		Contractor Required.	Fire sprinkler has been replaced.
Unit	743-201	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	4/28/2026		Contractor Required.	Fire sprinkler has been replaced.
Unit	737-202	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/1/2026		Contractor Required.	Contract in the process of being finalized.
Unit	705-302	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	2/5/2026	5/13/2026	5/1/2026		Contractor Required.	Fire sprinkler has been replaced.

Total Completed: 44
Total In Progress: 0
Total Not Started: 0
Total Fire Safety Violations: 44

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
PEST CONTROL UPDATE REPORT

Area Type	Area Description	Deficiency Class	Deficiency Category	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	711-301	Sanitation & Hygiene	Pest Infestation	Extensive cockroach infestation. Multiple (more than 3) live cockroaches observed simultaneously during the day are a sign of extensive infestation. At least one cockroach in more than one location in the Unit is a	Completed	Moderate	3/3/2026	5/13/2026	3/23/2026		Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	3/3/26 - Baited the unit for the roaches. Monitors were placed. Heavy roach activity, recommend a spray treatment. 3/23/26 - Residnet refused entry
Unit	719-202	Sanitation & Hygiene	Pest Infestation	Extensive cockroach infestation. Multiple (more than 3) live cockroaches observed simultaneously during the day are a sign of extensive infestation. At least one cockroach in more than one location in the Unit is a	Completed	Moderate	3/3/2026	5/13/2026	3/23/2026		Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	3/3/26 - Keys would not work. 3/23/26 - Residnet refused entry
Unit	731-101	Sanitation & Hygiene	Pest Infestation	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches	Completed	Moderate	3/3/2026	5/13/2026	3/23/2026		Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	3/23/26 - Residnet refused entry
Unit	733-304	Sanitation & Hygiene	Pest Infestation	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches	Completed	Moderate	3/3/2026	5/13/2026	3/23/2026		Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	3/23/26 - Residnet refused entry

Total Completed: 4
Total In Progress: 0
Total Not Started: 0
Total Pest Control Violations: 4

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
COMPLETED REPORT

Area Type	Area Description	Deficiency Class	Deficiency Type	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	701-201	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-202	Electrical Systems	Finishes	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-302	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-303	Fire Protection	Fire Safety Systems	Sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head. Determine if items have been stored or stacked around the sprinkler head or if alterations have been made that impede the sprinkler head assembly. This does not include structural items.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-303	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-303	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-303	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-304	Electrical Systems	Electrical Hazards		Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-304	Electrical Systems	Electrical Hazards	A permanently installed light fixture is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	703-102	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	703-202	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	703-202	Electrical Systems	Electrical Hazards	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	703-203	Life-Safety Systems	Life-safety Systems	Smoke alarm does not produce an audio or visual alarm when tested	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	703-303	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	703-304	Life-Safety Systems	Life-safety Systems	Smoke alarm does not produce an audio or visual alarm when tested	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	705-103	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	705-203	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	709-203	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	709-203	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	711-304	Life-Safety Systems	Life-safety Systems	Smoke alarm does not produce an audio or visual alarm when tested	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	713-203	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	713-303	Life-Safety Systems	Life-safety Systems	System blocked	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	713-303	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	713-303	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	713-304	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-102	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-102	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-102	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-102	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-103	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-202	Fire Protection	Fire Safety Systems	Sprinkler head escutcheon is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	721-204	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-101	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-201	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-201	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-202	Electrical Systems	Electrical Hazards	System is blocked.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-202	HVAC	Mechanical Systems Access	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-202	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-203	HVAC	Mechanical Systems Access	Heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	719-302	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-101	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-204	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-204	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-204			Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
COMPLETED REPORT

Area Type	Area Description	Deficiency Class	Deficiency Type	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	729-204	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-301	HVAC	Mechanical Systems Access	Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a combustion-fueled heating appliance	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-301	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-201	Electrical Systems	Electrical Hazards	Kitchen- GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-202	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	An exterior door component is damaged, inoperable, or missing.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-202	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-202	Electrical Systems	Electrical Hazards	System is blocked.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-202	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-202	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink is improperly installed, pulling away from the wall, leaning or there are gaps between the sink and wall	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-204	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-302	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-302	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-303	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste, Tank Lid is damaged, or a handle lever or button is loose but stil operable	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-303	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	729-304	Interior Conditions (Finishes, Trip Hazards)	Finishes	Floor substrate is exposed. 10% or more of the floor substrate area is exposed in any room	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-101	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-101	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-202	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-202	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-202	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-203	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-203	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-203	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-203	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-301	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-302	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-302	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-302	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door does not open	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-302	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-304	Fire Protection	Fire Safety Systems	Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-304	Fire Protection	Fire Safety Systems	Sprinkler head escutcheon is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	717-304	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	719-102	Life-Safety Systems	Life-safety Systems	Smoke alarm does not produce an audio or visual alarm when tested	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	719-201	Fire Protection	Fire Safety Systems	Sprinkler head escutcheon is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	721-102	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	721-201	HVAC	Mechanical Systems	Heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	721-303	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	721-303	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	721-304	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	721-304	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-301	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink is improperly installed, pulling away from the wall, leaning or there are gaps between the sink and wall	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	723-301	Electrical Systems	Electrical Hazards	A permanently installed light fixture is missing, damaged, or not secure.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	725-103	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	725-204	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
COMPLETED REPORT

Area Type	Area Description	Deficiency Class	Deficiency Type	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	727-201	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink is improperly installed, pulling away from the wall, leaning or there are gaps between the sink and wall	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-201	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-201	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-201	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-202	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-202	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-202	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-203	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-203	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-203	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-204	HVAC	Mechanical Systems	Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a combustion-fueled heating appliance	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-301	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-301	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-301	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-301	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	727-301	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-303	Life-Safety Systems	Life-safety Systems	Emergency systems and safety	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	733-201	Interior Conditions (Finishes, Trip Hazards)	Egress & Accessibility	System is blocked. Emergency Systems and Safety	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	733-304	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	735-302	Fire Protection		Paint or foreign material on the sprinkler head assembly. This can also include an accumulation of dust.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	737-101	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	737-302	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	737-302	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	737-302	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	739-204	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	747-304	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	721-301	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	Kitchens	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-103	Fire Protection	Fire Safety Systems	Smoke alarm is not installed inside each sleeping area, outside each sleeping area, and on each level.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	701-103	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	12/3/2025	2/3/2026	12/22/2025	19	Deficiencies marked as resolved by Winn Management before 1/12/26	N/A
Unit	731-302	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	GMI will complete repairs in-house	Equipment was insattl all in proper working oredr
Unit	731-303	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/22/2025	5/13/2026	3/19/2026	87	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	731-304	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	1/24/2026	5/13/2026	1/27/2026	3	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	731-304	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Sink and all components installed and in proper worigin order
Unit	733-201	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Repairs made the outlet in proper working order
Unit	733-201	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	733-201	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Sink and all components installed and in proper working order
Unit	733-201	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Sink and all components installed and in proper working order
Unit	733-201	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Sink and all components installed and in proper working order
Unit	733-202	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	733-203	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	733-204	Electrical Systems	Electrical Hazards	Testing indicates a three-pronged outlet is not properly wired or grounded	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	733-204	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Repairs were completed by vendor Molina. Doors were replaced and installed.
Unit	733-204	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Sink and all components installed and in proper working order
Unit	733-302	Fire Protection	Fire Safety Systems	Smoke alarm does not produce an audio or visual alarm when tested	Completed	Moderate	12/10/2025	5/13/2026	12/11/2025	1	GMI will complete repairs in-house	Smoke detector replaced and now in proper working order
Unit	733-304	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/10/2025	5/13/2026	12/21/2025	11	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	733-304	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/10/2025	5/13/2026	12/21/2025	11	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	733-304	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	1/22/2026	5/13/2026	2/19/2026	28	GMI will complete repairs in-house	Sink and all components installed and now in proper working order
Unit	735-103	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	2/27/2026	5/13/2026	3/9/2026	10	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
COMPLETED REPORT

Area Type	Area Description	Deficiency Class	Deficiency Type	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	735-201	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/10/2025	5/13/2026	12/21/2025	11	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	735-201	HVAC	Mechanical Systems	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.	Completed	Moderate	1/28/2026	5/13/2026	2/6/2026	9	GMI will complete repairs in-house	The furnace was thawed out, and heat insulation tape was installed. Is l proepr working order as of 3/6/26
Unit	735-301	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	12/10/2025	5/13/2026	12/21/2025	11	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	735-301	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	12/10/2025	5/13/2026	12/21/2025	11	GMI will complete repairs in-house	Smoke detector replaced and now in proper working order
Unit	735-302	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	1/28/2026	5/13/2026	2/6/2026	9	GMI will complete repairs in-house	Repairs were completed by vendor Molina. Doors were replaced and installed.
Unit	735-302	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	12/10/2025	5/13/2026	12/21/2025	11	GMI will complete repairs in-house	Sink and all components installed and now in proper working order
Unit	735-302	Electrical Systems	Water & Sanitation	A permanently installed light fixture is inoperable.	Completed	Moderate	10/21/2025	5/13/2026	11/26/2025	36	GMI will complete repairs in-house	Fixture replaced
Unit	737-201	HVAC	Mechanical Systems	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.	Completed	Moderate	1/16/2026	5/13/2026	1/22/2026	6	GMI will complete repairs in-house	The furnace was thawed out, and heat insulation tape was installed. Is l proepr working order as of 3/6/26
Unit	737-202	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	12/22/2025	5/13/2026	1/12/2026	21	GMI will complete repairs in-house	Sink and all components installed and now in proper working order
Unit	741-101	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	12/22/2025	5/13/2026	1/12/2026	21	GMI will complete repairs in-house	Sink and all components installed and now in proper working order
Unit	741-103	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink is damaged and does not hold water, if present, check that the stopper can maintain a water tight seat	Completed	Moderate	2/2/2026	5/13/2026	3/16/2026	42	GMI will complete repairs in-house	Sink and all components installed and now in proper working order
Unit	741-203	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/22/2025	5/13/2026	1/12/2026	21	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	741-204	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/22/2025	5/13/2026	1/12/2026	21	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	743-202	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/22/2025	5/13/2026	1/12/2026	21	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	743-204	Water Systems (Plumbing, Hot Water)	Electrical Hazards	sink is not draining	Completed	Moderate	3/9/2026	5/13/2026	3/12/2026	3	GMI will complete repairs in-house	Drain line replaced and in properly draining.
Unit	743-302	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/22/2025	5/13/2026	1/12/2026	21	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	743-303	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Only 1 toilet was installed, and it is missing	Completed	Moderate	12/22/2025	5/13/2026	1/12/2026	21	GMI will complete repairs in-house	The toilet was repaired and is in proper working order.
Unit	745-102	HVAC	Mechanical Systems	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.	Completed	Moderate	12/22/2025	5/13/2026	1/12/2026	21	GMI will complete repairs in-house	The furnace was thawed out, and heat insulation tape was installed. Is in proepr working order as of 3/6/26
Unit	747-102	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Only 1 bathtub or shower is present and it is inoperable or does not drain.	Completed	Moderate	1/5/2026	5/13/2026	2/23/2026	49	GMI will complete repairs in-house	Bathtub repairs completed and now in proper working order
Unit	747-102	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	12/22/2025	5/13/2026	2/23/2026	63	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	747-203	HVAC	Mechanical Systems	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.	Completed	Moderate	12/17/2025	5/13/2026	12/22/2025	5	GMI will complete repairs in-house	The furnace was thawed out, and heat insulation tape was installed. Is in proepr working order as of 3/6/26
Unit	747-301	HVAC	Mechanical Systems	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.	Completed	Moderate	12/30/2025	5/13/2026	1/21/2026	22	GMI will complete repairs in-house	The furnace was thawed out, and heat insulation tape was installed. Is in proepr working order as of 3/6/26
Unit	747-302	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste. Tank Lid is damaged, or a handle lever or button is loose but stil operable	Completed	Moderate	12/22/2025	5/13/2026	1/21/2026	30	Completed	Toilet repaired and in proper working ordere
Unit	747-303	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	2/27/2026	5/13/2026	3/9/2026	10	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	747-303	Life-Safety Systems	Life-safety Systems	Smoke alarm does not produce an audio or visual alarm when tested	Completed	Moderate	2/27/2026	5/13/2026	3/9/2026	10	GMI will complete repairs in-house	Smoke alarm was replaced and now in proper working order.
Unit	747-303	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	2/27/2026	5/13/2026	3/2/2026	3	GMI will complete repairs in-house	Repairs made and the outlet is in proper working order
Unit	719-203	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	2/19/2026	5/13/2026	2/27/2026	8	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	719-203	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/6/2026	5/13/2026	2/27/2026	21	GMI will complete repairs in-house	Repairs were completed by vendor Molina. Doors were replaced and installed.
Unit	723-201	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation	Completed	Moderate	12/22/2025	5/13/2026	12/22/2025	0	GMI will complete repairs in-house	Repairs were completed by vendor Molina. Doors were replaced and installed.
Unit	723-201	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	2/17/2026	5/13/2026	2/17/2026	0	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	721-302	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	
Unit	721-302	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	Repairs made. The outlet is in proper working order
Unit	701-302	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a sign of structural failure	Completed	Moderate	2/17/2026	5/13/2026	2/17/2026	0	Ceiling seperation both bedrooms contracting Molina	Repairs completed by vendor Molina week of 2/9/26
Unit	701-302	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a sign of structural failure	Completed	Moderate	2/17/2026	5/13/2026	2/17/2026	0	GMI will complete repairs in-house	Repairs completed by vendor Molina week of 2/9/27
Unit	701-302	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a sign of structural failure	Completed	Moderate	2/17/2026	5/13/2026	2/17/2026	0	GMI will complete repairs in-house	Repairs completed by vendor Molina week of 2/9/28
Unit	703-301	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Ceiling speration kitchen and mastr bedrom - Contracting Molina	Repairs completed by vendor Molina week of 2/9/29
Unit	703-302	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate					Entire unt ceiling separation - Contracting Molina	Repairs completed by vendor Molina week of 2/9/30
Unit	721-102	Interior Conditions (Finishes, Trip Hazards)	Finishes	Interior wall has a hole of any size that penetrates to the adjoining room or space.	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Ceiling split - Molina will be contracted	Repairs completed by vendor Molina week of 2/9/31
Unit	721-204	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Ceiling seperation in bedroom - contracting Molina	Repairs completed by vendor Molina week of 2/9/32
Unit	721-301	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Ceiling speration in bathroom	Repairs completed by vendor Molina week of 2/9/33
Unit	721-303	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Ceiling seperation and moisture in bedroom closet - contract Molina.	Repairs completed by vendor Molina week of 2/9/34
Unit	725-202	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/17/2026	5/13/2026	2/17/2026	0	Ceiling speration in both bedrooms and moisture damage in bathroom - Contracting Molina	Repairs completed by vendor Molina week of 2/9/35
Unit	729-303	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/17/2026	5/13/2026	2/17/2026	0	Living room ceiling has a hole, hall and bedroom walls have stress cracks - contracting Molina	Repairs completed by vendor Molina week of 2/9/36
Unit	721-301	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Contract out to Molin to repair	Repairs were completed by vendor Molina. Doors were replaced and installed.
Unit	725-304	Interior Conditions (Finishes, Trip Hazards)	Finishes	Interior wall has a hole of any size that penetrates to the adjoining room or space.	Completed	Moderate	2/17/2026	5/13/2026	2/27/2026	10	Large hole in wall behind a poster - Contractor will be needed to make repairs	Repairs completed by vendor Molina week of 2/9/36
Unit	727-201	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/17/2026	5/13/2026	3/17/2026	28	Molina will be contrated to replace frame and door to bedroom.	Repairs were completed by vendor Molina. Doors were replaced and installed.
Unit	727-201	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/17/2026	5/13/2026	3/17/2026	28	Molina will be contrated to replace frame and door to bedroom.	Repairs were completed by vendor Molina. Doors were replaced and installed.
Unit	731-201	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/17/2026	5/13/2026	2/27/2026	10	Mater bedroom ceiling seperation: contracting Molina	Repairs completed by vendor Molina week of 2/16/26
Unit	735-103	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/17/2026	5/13/2026	3/9/2026	20	Completed	Repairs completed by vendor Molina week of 2/16/27
Unit	735-201	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/17/2026	5/13/2026	3/17/2026	28	Master bedroom closet has ceiling sepeation	Repairs completed by vendor Molina week of 2/16/28
Unit	735-303	Structural Integrity	Structural/Safety Interior Issues	Structural system exhibits signs of serious failure. Including Ceiling, Chimney, Fence, Security, Floor Covering and Finish, Foundation, Retaining Wall, Roof Assembly, Site Drainage (erosion impacting the integrity of a structural element), Stairs, Trip Hazard (associated with failure of sidewalks, walkways, and ramps), Wall Covering, and Finish Exterior, Wall Covering and Finish Interior,	Completed	Moderate	2/17/2026	5/13/2026	3/17/2026	28	Molina will be contracted: Balcony wood planks are broken	Repairs completed by vendor Molina week of 2/16/29
Unit	739-303	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	2/17/2026	5/13/2026	3/17/2026	28	Hole in hallways wall - Molina will be contracted	Repairs completed by vendor Molina week of 2/16/30
Unit	703-202	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	2/27/2026	5/13/2026	3/3/2026	4	Dishwasher will be inspected by in-house team and repairs made.	Dishwasher was inspected and properly installed into place.

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
COMPLETED REPORT

Area Type	Area Description	Deficiency Class	Deficiency Type	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	705-201	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/17/2026	5/13/2026	2/20/2026	3	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of week of 2/20/26
Unit	705-202	Electrical Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	2/17/2026	5/13/2026	2/20/2026	3	GMI will complete repairs in-house	2/20/26 scheduled service date
Unit	705-202	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.	Completed	Moderate	2/17/2026	5/13/2026	2/20/2026	3	GMI will complete repairs in-house	Bathtub and all components installed and in proper working order as of week of 2/20/26
Unit	705-301	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/17/2026	5/13/2026	2/20/2026	3	Contract out to Molina to repair	Repairs were completed by vendor Molina. Doors were replaced and installed.
Unit	705-301	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/17/2026	5/13/2026	2/20/2026	3	Contract out to Molina to repair	Repairs were completed by vendor Molina. Doors were replaced and installed.
Unit	705-301	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/17/2026	5/13/2026	2/20/2026	3	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of week of 2/20/26
Unit	709-303		Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	2/17/2026	5/13/2026	2/20/2026	3	GMI will complete repairs in-house	Week of 2.20.26 smoke detector was replaced.
Unit	709-304	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste, Tank Lid is damaged, or a handle lever or button is loose but sttl operable	Completed	Moderate					GMI will complete repairs in-house	Week of 2/20/26 repairs made, and all is in proper working order.
Unit	711-203	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/22/2025	5/13/2026	1/12/2026	21		
Unit	711-301	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	2/20/2026	5/13/2026	3/9/2026	17	GMI will complete repairs in-house	Week of 2/20/26 Gaskets for both fridge and freezer doors were replaced.
Unit	711-301	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	GMI will complete repairs in-house	Week of 2/20/26 smoke detector was replaced.
Unit	713-204	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/30/2025	5/13/2026	2/23/2026	55	GMI will complete repairs in-house	Outlet repairs were completed week of 2/20/26
Unit	713-301	Electrical Systems	Electrical Hazards	Outlet or switch is damaged.	Completed	Moderate	2/17/2026	5/13/2026	2/20/2026	3	GMI will complete repairs in-house	
Unit	713-301	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/22/2025	5/13/2026		-46013	GMI will complete repairs in-house	Outlet repairs were completed week of 2/20/26
Unit	717-103	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	2/17/2026	5/13/2026	2/20/2026	3	Contract out to Molina to repair	Repairs were completed by vendor Molina. Doors were replaced and installed on week of 2/20/26
Unit	717-102	Interior Conditions (Finishes, Trip Hazards)	Finishes	Floor covering is curling, buckling, bulging, or separating. (tile, carpet, concrete, wood, vinyl tile, sealant, paint, stain) Any portion of the floor covering is curling, buckling, or bulging, resulting in a ¼-inch deviation in elevation.	Completed	Moderate	2/17/2026	5/13/2026	3/9/2026	20	GMI will complete repairs in-house	Outlet repairs were completed week of 2/20/26
											Contact Flooring Partners	Flooring Partners completed replacement th week of 2/17/26
Unit	723-302		Finishes	Floor covering is curling, buckling, bulging, or separating. (tile, carpet, concrete, wood, vinyl tile, sealant, paint, stain) Any portion of the floor covering is curling, buckling, or bulging, resulting in a ¼-inch deviation in elevation.	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Contracting Flooring Partnes: Both bedroom units need carpet replaced	Flooring Partners completed the replacement on 2/17/26
Unit	725-304		Finishes	Floor covering is curling, buckling, bulging, or separating. (tile, carpet, concrete, wood, vinyl tile, sealant, paint, stain) Any portion of the floor covering is curling, buckling, or bulging, resulting in a ¼-inch deviation in elevation.	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Contracting Flooring Partnes: Both bedroom units need carpet replaced	Flooring Partners completed the replacement on 2/18/26
Unit	723-202	Interior Conditions (Finishes, Trip Hazards)	Finishes	Floor substrate is exposed. 10% or more of the floor substrate area is exposed in any room	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Contract Flooring Partners - Need to replace on of the bedroom carpet	Flooring Partners completed the replacement on 2/17/26
Unit	717-302	Interior Conditions (Finishes, Trip Hazards)	Finishes	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	2/17/2026	5/13/2026	3/17/2026	28		
Unit	717-304	Interior Conditions (Finishes, Trip Hazards)	Finishes	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	Outlet repairs were completed on 2/23/26
Unit	719-302	Interior Conditions (Finishes, Trip Hazards)	Finishes	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	Outlet repairs were completed on 2/23/26
Unit	719-302	Interior Conditions (Finishes, Trip Hazards)	Finishes	Kitchens	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/23/26
Unit	721-102	Interior Conditions (Finishes, Trip Hazards)	Finishes	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	-46076	GMI will complete repairs in-house	
Unit	721-102	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	Contract out to Molina to repair	The door was replaced and installed by vendor Molina on 2/23/26
Unit	721-203	HVAC	Mechanical Systems	Gas dryer transition duct is detached or missing	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	
Unit	721-301	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	Repairs made on 2/23/26. The washer is in proper working order
Unit	721-302	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/23/26
											GMI will complete repairs in-house	Exhaust fan in bathroom replaced on 2/23/26.
Unit	721-302	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	
Unit	723-202	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/23/26
Unit	723-202	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	Smoke detector replaced on 2/23/26. All in proper woking order.
Unit	723-301	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/23/2026	5/13/2026	2/23/2026	0	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/23/26
Unit	721-304	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/23/2026	5/13/2026	3/17/2026	22	GMI will complete repairs in-house: Kitchen sink not secured/silconed	All Kitchen sink components are in proepr woring order 2/23/26
Unit	721-304	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/23/2026	5/13/2026	3/17/2026	22	Contract out to Molina to repair	The door was replaced and installed by vendor Molina on 2/23/26
Unit	721-304	HVAC	Mechanical Systems	Heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent.	Completed	Moderate	2/24/2026	5/13/2026	3/17/2026	21	GMI will complete repairs in-house	Cap ordered on 2/20/26. Cap installed on 2/25/26.
Unit	725-203	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink is improperly installed, pulling away from the wall, leaning or there are gaps between the sink and wall	Completed	Moderate	2/24/2026	5/13/2026	2/27/2026	3	GMI will complete repairs in-house	Cap ordered on 2/20/26. Cap installed on 2/25/26.
Unit	725-204	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/24/26
Unit	725-304	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Smoke detector replaced on 2/24/26. All in proper woking order.
Unit	727-203	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/6/2026	5/13/2026	3/17/2026	39	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/24/26
											GMI will complete repairs in-house	Tub stopper replaced on 2/24/26
Unit	727-301	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	
											GMI will complete repairs in-house	Tub stopper replaced on 2/24/26
Unit	727-304	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	An exterior door component is damaged, inoperable, or missing.	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	Contract out to Molina to repair	Tub stopper replaced on 2/24/26
Unit	727-304	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	12/21/2025	5/13/2026	2/23/2026	64	GMI will complete repairs in-house	The door was replaced and installed by vendor Molina on 2/23/26
Unit	727-304	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	The dryer was repaired on 2/26/27. Now in proper working order.
Unit	729-301	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink is improperly installed, pulling away from the wall, leaning or there are gaps between the sink and wall	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Tub stopper replaced on 2/24/26
											GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/24/26
Unit	729-303	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink is improperly installed, pulling away from the wall, leaning or there are gaps between the sink and wall	Completed	Moderate	2/24/2026	5/13/2026	3/17/2026	21	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/24/26
											GMI will complete repairs in-house	
Unit	729-303	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink is improperly installed, pulling away from the wall, leaning or there are gaps between the sink and wall	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Smoke detector replaced on 2/24/26. All in proper woking order.
											GMI will complete repairs in-house	Tub stopper installed on 2/24/26
Unit	731-201	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Shower stem and diverter replaced. 2/24/26
Unit	731-201	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/17/2026	5/13/2026	2/27/2026	10	GMI will complete repairs in-house	
											GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/24/26

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
COMPLETED REPORT

Area Type	Area Description	Deficiency Class	Deficiency Type	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	731-203	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/24/26
Unit	731-303	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink is improperly installed, pulling away from the wall, leaning or there are gaps between the sink and wall	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/24/26
Unit	731-304	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Sink and all components installed and in proper working order as of the week of 2/24/26
Unit	733-102	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	GMI will complete repairs in-house	Smoke detector replaced on 2/24/26. All in proper woking order.
Unit	733-302	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/24/2026	5/13/2026	3/16/2026	20	GMI will complete repairs in-house	New towel bar secured in place.
Unit	733-304	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	12/10/2025	5/13/2026	12/30/2025	20	GMI will complete repairs in-house	Smoke detector replaced on 2/24/26. All in proper woking order.
Unit	725-202	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/2/2026	5/13/2026	2/6/2026	4	Contract out to Molina to repair	The door was replaced and installed by vendor Molina on the week of 3/2/26
Unit	725-202	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/2/2026	5/13/2026	2/6/2026	4	Contract out to Molina to repair	The door was replaced and installed by vendor Molina on the week of 3/2/27
Unit	725-304	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/21/2025	5/13/2026	2/27/2026	68	Contract out to Molina to repair	The door was replaced and installed by vendor Molina on the week of 3/2/28
Unit	725-304	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	12/21/2025	5/13/2026	2/27/2026	68	Contract out to Molina to repair	The door was replaced and installed by vendor Molina on the week of 3/2/29
Unit	727-303	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/24/2026	5/13/2026	2/27/2026	3	Completed	The door was replaced and installed by vendor Molina on the week of 3/2/30
Unit	729-301	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/24/2026	5/13/2026	2/27/2026	3	Completed	The door was replaced and installed by vendor Molina on the week of 3/2/31
Unit	729-304	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/6/2026	5/13/2026	2/12/2026	6	Completed	The door was replaced and installed by vendor Molina on the week of 3/2/32
Unit	737-303	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/18/2026	5/13/2026	2/20/2026	2	Doors replaced	The door was replaced and installed by vendor Molina on the week of 3/2/33
Unit	737-303	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/18/2026	5/13/2026	2/20/2026	2	Contract out to Molina to repair	The door was replaced and installed by vendor Molina on the week of 3/2/34
Unit	747-204	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/27/2026	5/13/2026	3/9/2026	10	Contract out to Molina to repair	The door was replaced and installed by vendor Molina on the week of 3/2/35
Unit	731-101	Structural Integrity	Structural/Safety Interior Issues	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation	Completed	Moderate	2/27/2026	5/13/2026	3/3/2026	4	Completed	The door was replaced and installed by vendor Molina on the week of 3/2/35
Unit	735-103	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/27/2026	5/13/2026	3/9/2026	10	Completed	New stopper was installed on 3/2/26
Unit	737-304	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	2/27/2026	5/13/2026	3/17/2026	18	Completed	
Unit	737-304	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	2/27/2026	5/13/2026	3/17/2026	18	Completed	
Unit	737-304	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	2/27/2026	5/13/2026	3/17/2026	18	Completed	New stopper was installed on 3/2/26
Unit	747-304	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/27/2026	5/13/2026	3/17/2026	18	Completed	The door was replaced and installed by vendor Molina
Unit	747-304	Structural Integrity	Structural/Safety Interior Issues	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Completed	Moderate	2/27/2026	5/13/2026	3/17/2026	18	Completed	The door was replaced and installed by vendor Molina
Unit	733-203 VACANT UNIT	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate					Completed	Completed.
Unit	705-302	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	1/19/2026	5/13/2026	2/3/2026	15		
Unit	709-201	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	3/3/2026	5/13/2026	3/15/2026	12	Keys on file now	Ceiling has been repaired.
Unit	731-303	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	2/24/2026	5/13/2026	2/26/2026	2	Washer annd drier has been replaced	Replaced appliance on 2/26/26
Unit	719-202	HVAC	Mechanical Systems	Gas dryer transition duct is detached or missing	Completed	Moderate	3/3/2026	5/13/2026	3/23/2026	20	Part Needed for washer/dryer.	Keys just obtained for unit 3/19/26. Service team will work on corrective actions starting on 3/23/26
Unit	721-101 VACANT UNIT	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	Part Needed for sink stopper.	VACANT UNIT - Ready
Unit	721-101 VACANT UNIT	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	Part needed for tub stopper.	VACANT UNIT - Ready
Unit	725-101	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	Contractor Required.	VACANT UNIT - Ready
Unit	725-101	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	Contractor Required.	VACANT UNIT - Ready
Unit	725-101	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	Contractor Required.	VACANT UNIT - Ready
Unit	725-101	Interior Conditions (Finishes, Trip Hazards)	Egress & Accessibility	System is blocked.Emergency Systems and Safety	Completed	Moderate	3/6/2026	5/13/2026	3/19/2026	13	Contractor Required.	VACANT UNIT - Ready
Unit	725-B1	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	Contractor required. Unit requires investigation.	VACANT UNIT - Ready
Unit	725-B1	Interior Conditions (Finishes, Trip Hazards)	Finishes	Ceiling has a hole.	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	Contractor required. Unit requires investigation.	VACANT UNIT - Ready
Unit	725-B1	HVAC	Mechanical Systems	Air conditioning system or device is not operational	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	Part needed for air filter (14.x20).Contractor required. Unit requires investigation.	VACANT UNIT - Ready
Unit	717-102	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Drain is fully blocked. Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.	Completed	Moderate	1/28/2026	5/13/2026	3/9/2026	40	Part Needed - condensation line. This is the furnaces that are frozen due to low weather temps. Looking for resolutions	New -in-house inspection will take place the week of 3/9/26. Inspectioin completed and system in proepr working order
Unit	717-304	HVAC	Mechanical Systems	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.	Completed	Moderate	1/28/2026	5/13/2026	3/9/2026	40	Part Needed - sight glass. This is the furnaces that are frozen due to low weather temps. Looking for resolutions	New -in-house inspection will take place the week of 3/9/26. Inspectioin completed and system in proepr working order
Unit	723-201	HVAC	Mechanical Systems	Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a combustion-fueled heating appliance	Completed	Moderate	1/28/2026	5/13/2026	3/9/2026	40	Part Needed - condensation drain. This is the furnaces that are frozen due to low weather temps. Looking for resolutions	New -in-house inspection will take place the week of 3/9/26. Inspectioin completed and system in proepr working order
Unit	729-301	HVAC	Mechanical Systems	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.	Completed	Moderate	1/28/2026	5/13/2026	3/9/2026	40	Part Needed - inducer motor. The motor is forzen due to low temps. Pending further investigation with QA	New -in-house inspection will take place the week of 3/9/26. Inspectioin completed and system in proepr working order
Unit	733-103	HVAC	Mechanical Systems	Heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent.	Completed	Moderate	1/28/2026	5/13/2026	3/9/2026	40	Unit is tagged out by Washington Gas - Will contract QA for repairs and call Washington Gas to get back up and running. Part Needed	New -in-house inspection will take place the week of 3/9/26. Inspectioin completed and system in proepr working order
Unit	721-304	Interior Conditions (Finishes, Trip Hazards)	Egress & Accessibility	System is blocked.Egress	Completed	Moderate	3/3/2026	5/13/2026	3/19/2026	16	CM inspected unit 3/19/26	Unit passed inspection on 3/19
Unit	705-302	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	3/3/2026	5/13/2026	4/3/2026	31	Contractor Required.	CO2 DETECTOR INSTALLED
Unit	705-302	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	3/3/2026	5/13/2026		-46084	Part needed for combo smoke alarm.	UNIT IS BEING TURNED OVER AND CO2 WILL BE INSTALLED DURING ELECTRICAL PUNCH
Unit	709-103	Fire Protection	Fire Safety Systems	Stove knob is missing.	Completed	Moderate	3/3/2026	5/13/2026	4/2/2026	30	Completed.	STOVE APPLIANCE KNOB REPLACED
Unit	739-302	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	3/3/2026	5/13/2026	4/3/2026	31	Part needed for appliance bulb.	

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
COMPLETED REPORT

Area Type	Area Description	Deficiency Class	Deficiency Type	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Unit	739-302	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	3/3/2026	5/13/2026	4/3/2026	31	Part needed for kitchen drawer.	REPLACED APPLIANCE BULB,REPAIRED DRAWER,AND REPLACED SINK STOPPERS
Unit	739-302	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	3/3/2026	5/13/2026	4/3/2026	31	Part Needed for sink stopper.	
Unit	701-103	Sanitation & Hygiene	Pest Infestation	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.	Completed	Severe	3/3/2026	5/13/2026	3/23/2026	20	Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	Last treatment completed on 3/23/26: An inspection was completed and no activity was found. Gel bait was placed in all kitchen and bathroom cabinets. Received no complaints/reports from tenant.
Unit	701-303	Sanitation & Hygiene	Pest Infestation	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.	Completed	Severe	3/3/2026	5/13/2026	3/23/2026	20	Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	Last treatment completed on 3/23/26: An inspection was completed and no activity was found. Gel bait was placed in all kitchen and bathroom cabinets. Received no complaints/reports from tenant.
Unit	703-202	Sanitation & Hygiene	Pest Infestation	Evidence of mice is found. Look in the kitchen, trash area, behind and under refrigerators and stoves, and under the sink and baseboard heater for evidence of mice, such as droppings (size of grain of rice—small and smooth with pointed ends), chewed holes, urine trails, and smell.	Completed	Severe	3/3/2026	5/13/2026	3/23/2026	20	Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	Last treatment completed on 3/23/26: An inspection was completed and no activity was found. Gel bait was placed in all kitchen and bathroom cabinets. Received no complaints/reports from tenant.
Unit	711-302	Sanitation & Hygiene	Pest Infestation	Extensive cockroach infestation. Multiple (more than 3) live cockroaches observed simultaneously during the day are a sign of extensive infestation. At least one cockroach in more than one location in the Unit is a sign of extensive infestation.	Completed	Severe	3/3/2026	5/13/2026	3/23/2026	20	Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	Last treatment completed on 3/23/26: An inspection was completed and no activity was found. Gel bait was placed in all kitchen and bathroom cabinets. Received no complaints/reports from tenant.
Unit	719-203	Sanitation & Hygiene	Pest Infestation	Evidence of other pests -Look for evidence of other pests intruding an interior area. - Look for ant trails near food storage areas. - Look for wasp nests and beehives present in an interior area. - Look for evidence that squirrels, birds, or bats have penetrated the building covering and are nesting inside a building.	Completed	Severe	3/3/2026	5/13/2026	3/23/2026	20	Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	Last treatment completed on 3/23/26: An inspection was completed and no activity was found. Gel bait was placed in all kitchen and bathroom cabinets. Received no complaints/reports from tenant.
Unit	721-102	Sanitation & Hygiene	Pest Infestation	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.	Completed	Severe	3/3/2026	5/13/2026	3/23/2026	20	Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	Last treatment completed on 3/23/26: An inspection was completed and no activity was found. Gel bait was placed in all kitchen and bathroom cabinets. Received no complaints/reports from tenant.
Unit	723-302	Sanitation & Hygiene	Pest Infestation	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.	Completed	Severe	3/3/2026	5/13/2026	3/23/2026	20	Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	Last treatment completed on 3/23/26: An inspection was completed and no activity was found. Gel bait was placed in all kitchen and bathroom cabinets. Received no complaints/reports from tenant.
Unit	733-203 VACANT UNIT	Sanitation & Hygiene	Pest Infestation	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.	Completed	Severe	3/3/2026	5/13/2026	3/23/2026	20	Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	3/23/26 - last treatment completed. Unit is vacant and in turn over process.
Unit	747-301	Sanitation & Hygiene	Pest Infestation	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.	Completed	Severe	3/3/2026	5/13/2026	3/23/2026	20	Treatments scheduled for 3/3/26. With follow-ups to take place weekly for the next 3 weeks, thereafter (3/10, 3/17/, and 3/23).	Last treatment completed on 3/23/26: An inspection was completed and no activity was found. Gel bait was placed in all kitchen and bathroom cabinets. Received no complaints/reports from tenant.
Unit	743-201	Water Systems (Plumbing, Hot Water)	Water & Sanitation	Sink Component Is Missing. Check for Handle(s); Stopper; Knob(s); and Faucet or drain valve	Completed	Moderate	4/7/2026	5/13/2026	4/7/2026	0		UNIT TURNOVER COMPLETED
Unit	745-303	Electrical Systems	Electrical Hazards	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Completed	Moderate	4/7/2026	5/13/2026	4/7/2026	0		
Unit	721-101 VACANT UNIT	Security (Doors, Locks, Windows)	Structural/Safety Interior Issues	Window component is damaged or missing and the window is not functionally adequate. Window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, permit illumination within the interior space, or permit visual access between spaces). OR Window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, permit illumination within the interior space, or permit visual access between spaces).	Completed	Moderate	3/3/2026	5/13/2026	4/8/2026		Contractor required for broken glass.	WINDOW REPAIRS SCHEDULED FOR 4/8/26 WITH BELTWAY GLASS
Unit	719-202	Life-Safety Systems	Life-safety Systems	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Completed	Moderate	3/3/2026	5/13/2026	4/3/2026	31	Part Needed for combo smoke alarm.	UNIT IN TURNOVER PROCESS CO2 WILL BE INSTALLED DURING ELECTRICAL PUNCH
Unit	709-201	Life-Safety Systems	Sanitation & Conditions	Kitchens	Completed	Moderate	3/25/2026	5/13/2026	3/25/2026	0	House Keeping Required.	Unit is cleared; VACANT.
Unit	711-302	Life-Safety Systems	Sanitation & Conditions	Kitchens - House Keeping	Completed	Moderate	3/3/2026	5/13/2026	3/8/2026	5	Inspection to unit and inform residents as to what is required to clear discrepancies	Managment Notice
Unit	723-303	Interior Conditions (Finishes, Trip Hazards)	Egress & Accessibility	HVAC system is blocked.	Completed	Moderate	3/3/2026	5/13/2026	3/25/2026	22	Inspection to unit and inform residents as to what is required to clear discrepancies	Inspection successful - system is not blocked anymore.
Unit	727-302	Interior Conditions (Finishes, Trip Hazards)	Egress & Accessibility	HVAC system is blocked.	Completed	Moderate	3/3/2026	5/13/2026	3/25/2026	22	Inspection to unit and inform residents as to what is required to clear discrepancies	No egress issue; tenant removed everything out of the HVAC closet.
Unit	721-301	Interior Conditions (Finishes, Trip Hazards)	Egress & Accessibility	HVAC system is blocked.	Completed	Moderate	3/3/2026	5/13/2026	3/25/2026	22	Inspection to unit and inform residents as to what is required to clear discrepancies	Egress issue cleared; tenant removed everything out of the HVAC closet
Common Area	701	Security (Doors, Locks, Windows)	Egress & Accessibility	Entry Door	Completed	Moderate	1/12/2026	5/13/2026	3/4/2026	51	Work with contractor for training of instal/programming.	Training completed., notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	701	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	701	Life-Safety Systems	Life-safety Systems	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	703	Security (Doors, Locks, Windows)	Egress & Accessibility	Entry Door	Completed	Moderate	1/12/2026	5/13/2026	3/4/2026	51	Work with contractor for training of instal/programming.	Training completed., notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	703	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	703	Life-Safety Systems	Life-safety Systems	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	705	Security (Doors, Locks, Windows)	Egress & Accessibility	Entry Door	Completed	Moderate	1/12/2026	5/13/2026	3/5/2026	52	Work with contractor for training of instal/programming.	Training completed., notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	705	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	705	Life-Safety Systems	Life-safety Systems	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	709	Security (Doors, Locks, Windows)	Egress & Accessibility	Entry Door	Completed	Moderate	1/12/2026	5/13/2026	3/5/2026	52	Work with contractor for training of instal/programming.	Training completed., notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	709	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	709	Life-Safety Systems	Egress & Accessibility	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	711	Security (Doors, Locks, Windows)	Life-safety Systems	Entry Door	Completed	Moderate	1/12/2026	5/13/2026	3/5/2026	52	Work with contractor for training of instal/programming.	Training completed., notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	711	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
COMPLETED REPORT

[illegible]

NSPIRE INSP-56241 December 2, 2025 Deficiencies
Fireside Park Apartments (Parkside Landing Apartments)
PROPERTY SURVEY
COMPLETED REPORT

Area Type	Area Description	Deficiency Class	Deficiency Type	Description	Status	Severity	Start Date	Due Date	Completion Date	Correction Time (Number of Days)	GMI Action Plan	Comments
Common Area	737	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	737	Life-Safety Systems	Life-safety Systems	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	739	Security (Doors, Locks, Windows)	Egress & Accessibility	Entry Door	Completed	Moderate	1/12/2026	5/13/2026			Work with contractor for training of instal/programming.	Training completed, notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	739	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	739	Life-Safety Systems	Life-safety Systems	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	741	Security (Doors, Locks, Windows)	Egress & Accessibility	Entry Door	Completed	Moderate	1/12/2026	5/13/2026			Work with contractor for training of instal/programming.	Training completed, notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	741	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	741	Life-Safety Systems	Life-safety Systems	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	743	Security (Doors, Locks, Windows)	Egress & Accessibility	Entry Door	Completed	Moderate	1/12/2026	5/13/2026			Work with contractor for training of instal/programming.	Training completed, notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	743	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	743	Life-Safety Systems	Life-safety Systems	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	745	Security (Doors, Locks, Windows)	Egress & Accessibility	Entry Door	Completed	Moderate	1/12/2026	5/13/2026			Work with contractor for training of instal/programming.	Training completed, notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	745	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	745	Life-Safety Systems	Life-safety Systems	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	747	Security (Doors, Locks, Windows)	Egress & Accessibility	Entry Door	Completed	Moderate	1/12/2026	5/13/2026			Work with contractor for training of instal/programming.	Training completed, notices sent to residents., FOB issued to residnets, and door are all locked at this time.
Common Area	747	Fire Protection	Life-safety Systems	Fire Panel System	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	747	Life-Safety Systems	Life-safety Systems	Exit Signs	Completed	Moderate	3/18/2026	5/13/2026	3/20/2026		Task assigned by RPM. GMI had not info on common areas that were 2 evaluated. Created inspection for most common area usage of community	Inspection completed by SM, Jason on Friday 3/20/26.
Common Area	Gazebo				Completed	Moderate	3/23/2026	5/13/2026	4/7/2026	15	Inspecting gazebo on 3/23/26	Gazeboo is weather beat
Common Area	Trash Area A				Completed	Moderate	3/23/2026	5/13/2026	4/7/2026	15	Inspected trash area 3/23/26	Waste can has been replaced by Waste Management
Common Area	Trash Area B				Completed	Moderate	3/23/2026	5/13/2026	4/7/2026	15	Inspected trash area 3/23/26	Waste can has been replaced by Waste Management
Common Area	Trash Area C				Completed	Moderate	3/23/2026	5/13/2026	4/7/2026	15	Inspected trash area 3/23/26	Waste can has been replaced by Waste Management
Common Area	Trash Area D				Completed	Moderate	3/23/2026	5/13/2026	4/7/2026	15	Inspected trash area 3/23/26	Waste can has been replaced by Waste Management
Common Area	Trash Area C				Completed	Moderate	3/23/2026	5/13/2026	4/7/2026	15	Inspected trash area 3/23/26	trash ara in good standing with new trash containers

Total Completed: 375
Total In Progress: 0
Total Not Started: 0
Total Common Area Violations: 375

RAD Conversion & Faircloth



OFFICE OF HOUSING
OFFICE OF PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

MEMORANDUM FOR: All Public Housing Authorities

FROM:

Signed by:

AEC7A4BC4F3A414...
Benjamin Hobbs, Assistant Secretary, Office of Public and Indian
Housing

Signed by:

B8E1AF30D87B441...
Joseph M. Gormley, performing the delegable duties of the Assistant
Secretary for Housing – Federal Housing Commissioner

SUBJECT: Updates to the Restore-Rebuild Initiative

DATE: May 12, 2026

On April 3, 2026, the Office of the President released the President’s budget proposal for FY2027. Among other important requests, the budget proposes to permanently re-set each PHA’s “Faircloth” cap to the number of public housing units it has as of October 1, 2027. Consistent with this proposal and President Trump’s focus on limiting Federal spending, the Department’s goals include reducing the existing public housing footprint and repositioning public housing units to the Section 8 platform. Consequently, HUD is winding down the Restore-Rebuild initiative. Restore-Rebuild is the process by which PHAs develop new public housing through mixed-finance development with a conditional pre-approval for the subsequent conversion of the newly developed public housing to a Section 8 contract through the Rental Assistance Demonstration (RAD). The following guidance identifies the changes effective immediately depending on where a specific transaction is in the Restore-Rebuild process:

For PHAs that have not yet requested a Notice of Anticipated RAD Rents (NARR), no new NARR requests will be accepted.

For PHAs that have requested NARRs, HUD will continue processing requests for NARRs that have been received as of the date of this memorandum, but that have not yet been issued.

For PHAs that have received or will receive a NARR, the NARR will be void 90 days after the date of this memorandum unless the PHA has either:

- a) received HUD approval for mixed-finance development or public housing acquisition under applicable regulations;
- b) submitted a substantially complete mixed-finance development proposal or public housing acquisition proposal to HUD for the proposed project; or

- c) demonstrated through documentation from a state allocating agency that an application for Low-Income Housing Tax Credits for the proposed project has been submitted and is under review or has been approved.

HUD will not issue a RAD Conversion Conditional Approval (RCCA) for a proposed project that does not demonstrate that it has met one of these criteria. Transactions that have met one of these criteria will be able to continue towards the completion of their development process through construction and RAD conversion in accordance with existing Restore-Rebuild guidance.

This memorandum does not otherwise make any changes to public housing mixed-finance development policies or to RAD. For questions regarding Restore-Rebuild, please contact the PIH Office of Urban Revitalization at our@hud.gov with regards to submission of mixed-finance development proposals or the Office of Recapitalization at rad@hud.gov with regards to NARRs or RCCAs.

**Maximum Number of Units Eligible for Capital and Operating Subsidy
(also known as the Faircloth Limit)
As of December 31, 2024***

PHA Code	PHA Name	Base Faircloth Limit	Units Converted through RAD as of December 31, 2024	Current Faircloth Limit	Current Standing ACC Unit Count	New Unit (Faircloth) Availability
MD007	Rockville Housing Enterprises	170	0	170	80	90

* Standing unit counts are as of 02/29/24. RAD Reductions include RAD removals through 12/01/23 - 11/30/24. List adjusts for HA transfers and consolidations reflected in 2025 CFP grants or effective in PIC.

FYI Vouchers

RE: <External Message> MD007 Form HUD-52515 Request for FYI Vouchers

From FYI <FYI@hud.gov>

Date Wed 5/6/2026 1:47 PM

To James Hedrick <jhedrick@rockvillehe.org>; FYI <FYI@hud.gov>; Daniels, Michelle D <Michelle.Daniels@hud.gov>

Cc PIH_Conversion_Actions <PIHConversionActions@hud.gov>; Brown, James A <James.A.Brown@hud.gov>; Rebecca Niaba <rniaba@rockvillehe.org>; Yu, Jill S <Jill.S.Yu@hud.gov>

 1 attachment (162 KB)

HUD_52515_FYI_MD007_05062026.pdf;

Dear James,

Thank you for your request of 16 vouchers under PIH Notice 2023-04. HUD has determined that your request meets the requirements of the Notice. This email is to confirm that your request has been sent to the Financial Management Division for processing.

For confirmation, this brings the total number of vouchers requested in FY2026 to 16 vouchers.

Cordially,

Michelle D. Daniels, MSW

Housing Program Specialist

Housing Voucher Management and Operations Division

Office of Public and Indian Housing

U.S. Department of Housing and Urban Development

Michelle.Daniels@hud.gov

[Notice PIH 2025-08](#) *Statutory and Regulatory Waivers for Family Unification Program (FUP) and Foster Youth to Independence (FYI) Vouchers* provides programmatic flexibilities to help FYI (and FUP) voucher holders lease up and maintain stable housing.

From: James Hedrick <jhedrick@rockvillehe.org>

Sent: Wednesday, May 6, 2026 10:29 AM

To: FYI <FYI@hud.gov>; Daniels, Michelle D <Michelle.Daniels@hud.gov>

Cc: Brown, James A <James.A.Brown@hud.gov>; Rebecca Niaba <rniaba@rockvillehe.org>; Yu, Jill S <Jill.S.Yu@hud.gov>

Subject: Re: <External Message> MD007 Form HUD-52515 Request for FYI Vouchers

Ms. Daniels,

Attached are RHE's Foster Youth waitlist and updated HUD-52515 form, as requested. Thanks so much for following up with us and please let me know if you need any additional information!

Voucher Utilization Report

RHE VOUCHER UTILIZATION TRACKER								
Properties	Current participants	port out participants	monthlhy issued vouchers	Pending lease up	current/ No HAPContract	Current on Notice	total Current	Allocated vouchers
TENANT BASED VOUCHERS								
HCV	220	27	4	2	1	2	256	n/a
MS	45	2	1	0	1	0	49	50
Foster	26	2	1	0	0	0	29	29
Stability	2	1	0	0	1	0	4	5
Tenant Protection	3	0	0	0	0	0	3	n/a
Vash	9	1	0	0	0	0	10	10
HomeOwn ership	2	0	0	0	0		0	0
Total	307	33	6	2	3	2	351	
Approved vouchers								450
PROJECT BASED VOCUHERS								
Properties	Current participants	waitlist in review	Approved	Pending lease up	Moved in completed	Vacant	Total Current	Approved voucher s
PBV Jubilee	8	0	3	0	0	0	8	14
PBV Comm	4	0	1	0	0	1	4	5
PBV Bell	3	0	0	2	0	0	3	5
PBV SQ	47	4	2	2	0	14	46	61
PBV SCA	28	0	0	0	0	1	28	29
PBV Victory	9	0	0	0	0	0	9	9
PBV beth	16	0	2	30	16	0	64	80
Total	115	4	34	34	16	16	116	203

PORTIN								
Properties	Current participants	Port received	RFTA submitted	Pending lease up	Moved in completed	On Notice	Total Current	approved voucher s
Portin	342	n/a				12		n/a

PUBLIC HOUSING								
Properties	Current participants	waitlist in review	Approved	Pending lease up	Moved in completed	Vacant	Total Current	approved voucher s
David Fist street	74					4		76
PH- Fireside	3	yes	yes	yes	0	1		4

MODREHAB								
Properties	Current participants	Port received	RFTA submitted	Pending lease up	Moved in completed	On Notice	Total Current	Alocated voucher s
MOdrehab	5	n/a	n/a	n/a	n/a	n/a	5	5

MD STATE VOUCHER - FUNDING UTILIZATION TRACKER									
Properties	Current participants	Received RFTA	Pending lease up	waitlist issued voucher	Current on Notice	total Current	HAP payments	HAP & expenses	Allocated FUNDING
MDSVP	2	2	0	3	0	2	\$ 26,394	\$71,150	\$ 422,858

A	B	C	D	E	F
Exhibit D: Quarterly Assisted HH Report template					
FY 2025 Statewide Rental Assistance Voucher Program					Number of Units Committed: __
Grantee: Maryland Department of Housing and Community Development					
Reporting Period: FY 2025					
FY Actual					
FUNDS DRAWN BY HUD FY	RENTAL ASSISTANCE	NUMBER OF UNITS	ADMINISTRATIVE	TOTAL	ADMIN COST DESCRIPTION
FY 2025 Total					
QTR 1 2025 (End 3/31/25)	\$0.00	1	\$43.30	\$43.30	
QTR 2 2025 (End 6/30/25)	\$0.00	1	\$135.57	\$135.57	
QTR 3 2025 (End 9/30/25)	\$9,542.00	1	\$14,499.83	\$24,041.83	
QTR 4 2025 (End 12/31/25)	\$6,672.00	1	\$128.40	\$6,800.40	
QTR 1 2026 (End 3/31/26)	\$10,180.00		\$3,734.22	\$13,914.22	
QTR 2 2026(End 6/30/26)	\$0.00		\$0.00	\$0.00	
FY2025 TOTAL	\$26,394.00	1	\$18,362.45	\$44,756.45	
MAXIMUM UNDER COOPERATIVE	NA	NA	NA	\$422,858.00	
TOTAL SPENT	NA	NA	NA	\$71,150.45	
% TOTAL BUDGET SPENT	NA	NA	NA	16.83%	
REMAINING FUNDS	NA	NA	AN	\$351,707.55	
Projection for following FY					
BY FY QUARTER	rental assistance	Number of units	administrative costs	TOTAL	description
QTR 1 2026 (End 9/30/25)	\$0.00	1	0	\$0.00	
QTR 2 2026 (End 12/31/25)	\$0.00	0			
QTR 3 2026 (End 3/31/25)	\$0.00	0			
QTR 4 2026 (End 6/30/25)	\$0.00	0			
Notes					
As of Dec. 31, 2025, we spent \$16,214.00 and \$14,628.23 for rental assistance and administrative fee respectively. The remaining fund for FY25 as of Dec. 31, 2025 is \$50,802.00, this shows that we spent 48% of the total grant. Since the grant has been extended, we have been using the reming balance of \$50,802 for FY26.					

HCV Program - MTW Agencies

HUDCAPS and VMS data current as of December 2025
Commitments/Obligations data current as of December 2025

Select a Network:

All

Select a Region:

All

Select a Field Office:

All

Select a State:

All

Select a Public Housing Authority:

MD007 - Rockville Housing Enterprises

MTW:

Yes

Clear All Filters:

2025 Total Budget Authority for MTW Agencies	Total HCV Reserves as of 12/31/24	Total HCV Reserves % of BA	MTW YTD 2025 HCV Utilization
\$8,335,072	\$397,256	4.77%	83.13%

MTW Utilization is calculated as YTD HAP Expenses / ((ABA + Reserves -Unexpended Obligations - Minimum Reserve Level)*(# months/12)). YTD HAP includes eligible non-HAP MTW expenses. Data for commitments, obligations, expenditures, and unexpended obligations is excluded IF the date of full expenditure in VMS is later than December 31, 2025, or is left blank. The 2016 Appropriations Act states the Department "...shall prohibit any statutory offset of any reserve balances equal to 4 months of operating expenses." The Department recognizes "operating expenses" to include Public Housing Operating Subsidy and Housing Choice Voucher Administrative Fee and Housing Assistance Payments. The Department further recognizes the prohibition only applies to the Initial 39 MTW PHAs.

MTW Agencies Budget Utilization, Reserves and Utilization

PHA Code & Name	2025 YTD HAP Expenses	Total 2025 Annual Budget Authority (BA)	Total HCV Reserves	Commitments	Obligations	Expended	Unexpended Obligations	Minimum Reserve Level	YTD MTW Utilization	Remaining HCV Reserves
MD007 - Rockville Housing Enterprises	\$6,843,054	\$8,335,072	\$397,256					\$500,104	83.13%	\$0
Total	\$6,843,054	\$8,335,072	\$397,256					\$500,104	83.13%	\$0

Note: To see an in-depth analysis of YTD HAP expenses, MTW commitments and obligations right click on the PHA you are interested in and select drill through.

Habitat Electrification

RHEP-SCA: Electrification Project

From Karshia Farrow-Butler <kfarrowbutler@rockvillehe.org>

Date Fri 4/17/2026 9:23 AM

To James Hedrick <jhedrick@rockvillehe.org>

 9 attachments (30 MB)

IMG_6402.jpeg; IMG_6401.jpeg; IMG_6404.jpeg; IMG_6405.jpeg; IMG_6403.jpeg; IMG_6400.jpeg; IMG_6372.jpeg; IMG_6373.jpeg; IMG_6374.jpeg;

Good Morning James,

I'm writing to confirm the completion of the electrification project with Habitat (Elysian Energy).

To date, the following units have been upgraded with new electrical panels, HVAC systems, hot water heaters, and thermostats:

618 Burgundy

1633 Lewis

1208 Parrish

339 Howard

328 Lincoln

726 Grandin

330 Beall

1620 Burris

1807 McAuliffe

226 N Van Buren

Attached are photos documenting the completed work at 226 N Van Buren.

Please let me know if you need any additional information or documentation.

Best Regards,

Karshia Farrow

Manager of Assets and Maintenance

Rockville Housing Enterprises

1300 Piccard Dr., #202

Rockville, MD 20850

Email: kfarrowbutler@rockvillehe.org

Office: 301-424-6265 ext 108 || Fax: 301-217-5857

[RHE Website Here](#) || [Support RHE Clients Here](#)



Thank you for your email. I am here to assist you. I will respond within 24-48 hours.



**BUILDING COMMUNITY,
ONE RESIDENT AT A TIME**

RHE Foundation INC.





Staff

James Hedrick, Executive Director

Kurt Turnier, Deputy Director

Rodney Elam, Client Services & Engagement Manager



Agenda

- RHE Foundation INC. Goals
- Successes
- Future Forward





RHE Foundation INC.

Rockville Housing Enterprises is a federally funded entity that provides housing for low-income residents. Even though we receive federal funding, we recognized a gap in need that prevented our residents from achieving self-sufficiency. RHE recognizes the need to provide more supportive services to our residents.

In 2023, RHE launched the RHE Foundation, a new 501(c)(3) non-profit subsidiary of Rockville Housing Enterprises dedicated to raising money to fund resident-oriented initiatives.



Successes with YouthBuild

- \$30,000 from **City of Rockville**
- \$3,000 from **Bozzuto**
- \$60,000 from **Alice and Eugene Ford Foundation**



RHE Foundation INC.

Our goal is to raise \$50,000 in the following ways to fill in the gap:

- **Homeownership Program: Goal \$20,000**
- **Rainy Day Fund: Goal \$10,000**
- **College/Trade School Scholarship: Goal \$20,000**



Success with Client Services

- Received \$10,000 from the City of Rockville for the Scholarship Program



Access to Funds

- Participants must be in FSS, ROSS or YouthBuild or
- Reside in a household that participates in FSS, ROSS, or YouthBuild
- This includes Fostering Youth to Independence (FYI) voucher holders (automatic FSS enrollment)



Funds Distribution

- We would like to raise funds by December 31, 2026, and begin disbursement of funds on February 1, 2027.
- Set up committees for each focus area.
- Committees will vote on applicants and then recommend the beneficiaries to the Board.



Additional Opportunities for Support

- Community Garden
- Senior Citizens Outdoor Area



Foundation

- Submitted NTAMS Grant Report
- Submitted LOI Sharing Montgomery Grant by Greater Washington Community Foundation
- Implementing City Financial Matching Grant
- Implementing Faith United Methodist Church Grant
 - 2026 Faith UMC Grant Application
- Submitted City of Rockville Grant For Establishing Scholarship Fund



New Social Media Accounts

- RHEFoundation on Facebook
- RHEFoundationInc on Instagram



Foundation continued

- New Crowdfunding Website



Thank you!

1300 Piccard Drive, Suite #202
Rockville, MD 20850



Scarborough Appraisal Executive Summary

I. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Property Appraised:

Scarborough Square Apartments (Subject) is an existing 121-unit affordable family development located on a 8.51-acre parcel at 438 College Parkway, Rockville, Maryland 20850. The property was originally constructed in 1967. The Subject offers a mixture of garden and townhouse-style structures containing a combined total of 121 one, two, three, and four-bedroom apartments. Sixty-one of the Subject's units benefit from Project-Based Vouchers where tenants pay 30 percent of their income towards rent. The Subject's HAP contract is effective as of March 16, 2026, with an initial term of 20 years. Notable amenities include balconies/patios, ceiling fans, central air conditioning, dishwashers, disposals, a fitness center, microwaves, on-site management, a pet park, picnic areas, a playground, surface parking, a swimming pool, vinyl plank flooring, walk-in closets, and washer/dryers. The Subject is proposed to undergo renovations beginning in July 2026 and completing in March 2028. According to a recent rent roll, dated April 20, 2026, the Subject is currently 76.9 percent occupied, with units being held vacant to facilitate the upcoming renovations.

Tax Map ID:

The Subject property is identified by the parcel number 00239013.

Land Area:

The Subject site is 8.51 acres or 370,696 square feet.

Legal Interest Appraised:

For the land value, the property interest appraised is fee simple subject to any and all encumbrances. For the remaining value, the property interest appraised is leased fee, subject to any and all encumbrances.

Current Rents and Operations:

The following table details the current rents and unit mix for the Subject's units according to information provided by property management.

CURRENT RENTS*

Unit Type	Program	Structure	# Units	Square Feet	Asking/Contract Rent	Minimum Tenant-Paid Rent	Maximum Tenant-Paid Rent	Average Tenant-Paid Rent
1BR/1BA	Market	Garden	5	782	\$1,751	N/A	N/A	N/A
1BR/1BA	PBV	Garden	3	782	\$1,940	N/A	N/A	N/A
1.5BR/1BA	Market	Garden	1	962	\$1,804	N/A	N/A	N/A
1.5BR/1BA	PBV	Garden	3	962	\$1,940	N/A	N/A	N/A
2BR/1BA	Market	Garden	22	994	\$2,043	\$1,578	\$2,105	\$1,842
2BR/1BA	PBV	Garden	6	977	\$2,742	N/A	N/A	N/A
2.5BR/1BA	Market	Garden	5	1,124	\$2,218	\$1,958	\$1,958	\$1,958
2.5BR/1BA	PBV	Garden	3	1,124	\$2,742	N/A	N/A	N/A
3BR/2.5BA	Market	Townhouse	22	1,883	\$2,726	\$2,373	\$2,959	\$2,666
3BR/2.5BA	PBV	Townhouse	41	1,883	\$3,272	N/A	N/A	N/A
4BR/2.5BA	Market	Townhouse	5	2,191	\$2,653	\$2,653	\$2,653	\$2,653
4BR/2.5BA	PBV	Townhouse	5	2,191	\$3,770	N/A	N/A	N/A
Total			121					

*Rent roll dated April 20, 2026

Recent Operation:

According to a recent rent roll, dated April 20, 2026, the Subject is currently 76.9 percent occupied, with units being held vacant to facilitate the upcoming renovations. There is also a waiting list of 13 households. It should be noted that Housing Choice Voucher tenants have been excluded from the rent roll analysis table. Currently, 70 tenants are using Housing Choice Vouchers.

RENT ROLL ANALYSIS*

Unit Type	Asking Rent	Minimum Tenant Paid Rent	Maximum Tenant Paid Rent	Average Tenant Paid Rent
1BR	\$1,751 - \$1,816	N/Av	N/Av	N/Av
2BR	\$2,035 - \$2,230	\$1,578	\$2,105	\$1,842
3BR	\$2,559 - \$2,959	\$2,373	\$2,959	\$2,666
4BR	\$2,653	\$2,653	\$2,653	\$2,653

*Rent roll dated April 20, 2026

Proposed Rents and Unit Mix: We are concurrently providing a market study on the Subject. The following table details the proposed rents and unit mix at the Subject.

PROPOSED RENTS

Unit Type	Unit Size (SF)	# Units	Structure	Contract Rent	Asking Rent	Utility Allowance*	Gross Rent	2025 LIHTC Maximum Allowable Gross Rent	2026 HUD Fair Market Rent
@50% (PBV)									
1BR/1BA	782	3	Garden	\$1,940	\$1,940	\$88	\$2,028	\$1,537	\$2,015
1.5BR/1BA	962	3	Garden	\$1,940	\$1,940	\$88	\$2,028	\$1,537	\$2,015
2BR/1BA	977	6	Garden	\$2,742	\$2,742	\$103	\$2,845	\$1,845	\$2,246
2.5BR/1BA	1,124	3	Garden	\$2,742	\$2,742	\$103	\$2,845	\$1,845	\$2,246
3BR/2.5BA	1,883	41	Townhouse	\$3,272	\$3,272	\$184	\$3,456	\$2,131	\$2,835
4BR/2.5BA	2,191	5	Townhouse	\$3,770	\$3,770	\$200	\$3,970	\$2,377	\$3,332
@60%									
1BR/1BA	782	5	Garden	-	\$1,757	\$88	\$1,845	\$1,845	\$2,015
1.5BR/1BA	962	1	Garden	-	\$1,757	\$88	\$1,845	\$1,845	\$2,015
2BR/1BA	994	22	Garden	-	\$2,111	\$103	\$2,214	\$2,214	\$2,246
2.5BR/1BA	1,124	5	Garden	-	\$2,111	\$103	\$2,214	\$2,214	\$2,246
3BR/2.5BA	1,883	22	Townhouse	-	\$2,373	\$184	\$2,557	\$2,557	\$2,835
4BR/2.5BA	2,191	5	Townhouse	-	\$2,653	\$200	\$2,853	\$2,853	\$3,332
Total		121							

*Source of Utility Allowance provided by the Developer

Ownership History of the Subject:

The Subject property is currently owned by RHE Scarborough Square LLC. The owner purchased the property in January 2023 for \$0 from SCG Atlas Scarborough LLC in a non-arm's length transaction. SCG Atlas Scarborough LLC previously purchased the Subject from Scarborough Associates in November 2022 in an arm's length transaction for a price of \$40,000,000. The most recent arm's length purchase price is below our as is estimate of \$54,000,000. It should be noted that market conditions have improved since the most recent sale and the Subject has appreciated since then. Furthermore, the Subject now offers an additional 31 PBV units, which lease at a higher contract rent than the market rent. There are no other known transfers of ownership or listings of the Subject over the past three years.

Highest and Best Use 'As If Vacant':

The Subject's highest and best use "As If Vacant" is to construct a 121-unit affordable or market rate multifamily rental property.

Highest and Best Use 'As Is':

The Subject is currently operating successfully as a Section 8/market rate apartment community. The property currently generates a positive return and is not deemed feasible to tear down to allow for alternative uses. The highest and best use "as improved" is for the renovation of the Subject to extend the physical and economic life of the property.

Effective Date:

The Subject was inspected on April 7, 2026, and this will serve as the effective date for the report.

Capitalization Rate Reconciliation: After reviewing the appropriate methods for developing an overall rate, the following ranges of overall capitalization rates are indicated:

CAPITALIZATION RATE SELECTION SUMMARY

Method	Indicated Rate
Market Extraction	5.25%
The PWC Investor Survey	5.25%
Debt Coverage Ratio	6.48%
Band of Investment	6.15%

The various approaches indicate a range from 5.25 to 6.48 percent. We reconciled a 5.25 percent capitalization rate based primarily upon the market-extracted rate.

Operating Expense Reconciliation: Operating expenses were estimated based upon the historical expenses, comparable expenses, and the developer's budget. In the following tables, we compared historical operating expenses, budgeted operating expenses, comparables operating expenses, and concluded expenses per unit. We have also illustrated the expenses less taxes, utilities, and reserves.

TOTAL EXPENSES PER UNIT		TOTAL EXPENSES PER UNIT LESS TUR	
Subject Expenses		Subject Expenses	
2026 (Budget)	\$8,846	2026 (Budget)	\$7,174
2025 (Actuals)	\$15,010	2025 (Actuals)	\$12,983
2024 (Actuals)	\$11,378	2024 (Actuals)	\$9,353
2023 (Actuals)	\$12,530	2023 (Actuals)	\$8,197
Comparable Properties		Comparable Properties	
Comp 1	\$7,634	Comp 1	\$5,759
Comp 2	\$9,955	Comp 2	\$5,267
Comp 3	\$11,508	Comp 3	\$6,500
Comp 4	\$8,902	Comp 4	\$5,727
Comp 5	\$11,650	Comp 5	\$7,379
Subject Conclusions		Subject Expenses	
As Is - Restricted	\$9,645	As Is - Restricted	\$7,510

Strengths and Weaknesses: The strengths of the Subject will be its good condition, attractive unit features, and competitive unit sizes. Weaknesses include the lack of some property amenities such as a business center and clubhouse found at many of the comparable properties.

Third Party Reports: We requested a copy of a Physical Condition Assessment report. The status of this report is still pending. Thus, it is an extraordinary assumption that there are no necessary critical repairs that will significantly impact the value of the Subject.

We were not provided with a Phase I Environmental Site Assessment for the Subject property. However, during our site inspection, we walked the Subject's grounds, including the rear of the buildings and the parking lot, and did not observe any obvious indicators of environmental contamination. Nonetheless, Novogradac is not an expert in this field and further analysis is beyond the scope of this report. It is an extraordinary assumption of this report that there are no necessary environmental conditions that will significantly impact the value of the Subject.

Indications of Value:

LAND VALUE

Scenario	No. of Units	Value/Unit	Indicated Value (Unrounded)	Indicated Value (Rounded)
Subject	121	\$40,000	\$4,840,000	\$4,800,000

DIRECT CAPITALIZATION ANALYSIS

Scenario	Cap Rate	Net Operating Income	Indicated Value As Stabilized	Loss to Lease	Indicated Value As Is (Rounded)
As Is - Restricted	5.25%	\$2,840,057	\$54,096,324	(\$138,459)	\$54,000,000

SALES COMPARISON APPROACH

Scenario	Number of Units	Value per unit	Indicated Value As Stabilized	Loss to Lease	Indicated Value As Is (Rounded)
As Is - Restricted	121	\$438,000	\$52,998,000	(\$138,459)	\$52,900,000

EGIM ANALYSIS

Scenario	EGIM	Effective Gross Income	Indicated Value As Stabilized	Loss to Lease	Indicated Value As Is (Rounded)
As Is - Restricted	13.5	\$4,007,043	\$54,095,081	(\$138,459)	\$54,000,000

Exposure Period: 9-12 Months