



**Inspection No:** INSP-15760  
**Inspection Type:** NSPIRE QA Inspection

**Property:** (OH028000001) - 1703 5TH ST Street,  
 SANDUSKY, OH, 44870, US  
**Inspector:** ,

**Inspection Date:** 3/5/2024

**Escort Name:**  
**Property Type:** SF  
**Inspection Start Date/Time:** 3/5/2024 9:35 AM

**Escort Email:**  
**Scattered Site:**  
**Inspection End Date/Time:** 3/6/2024 2:30 PM

**Present During Inspection:** No

**Preliminary Scores**

**Preliminary Inspection Score:** 81  
**Preliminary Calculated Score:** 81  
**Preliminary Units Threshold:** 18  
**Preliminary Property Threshold:** 19  
**Preliminary Projected Inspection Score:** 79  
**Preliminary Non-Scored Symbols:** \*+

**Final Scores**

**Final Inspection Score:** 81  
**Final Calculated Score:** 81  
**Final Units Threshold:** 18  
**Final Property Threshold:** 19  
**Final Projected Inspection Score:** 79  
**Final Non-Scored Symbols:** \*+

**Building/Unit Inspection Data**

Type	Inspection		
	Property Total	Sample Size	Total Units Inspected
Buildings	75	24	24
Units	93	25	25

**Occupancy Information**

Occupancy Rate(%)
-

**Deficiency Summary**

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside	0	0	0	0
Outside	0	0	3	0
Units	22	10	24	19

**Scoring Summary**

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside				
Outside				
Units				
Total				
			Overall	

# Inspection Summary Report - INSP-15760

## Buildings/Units:

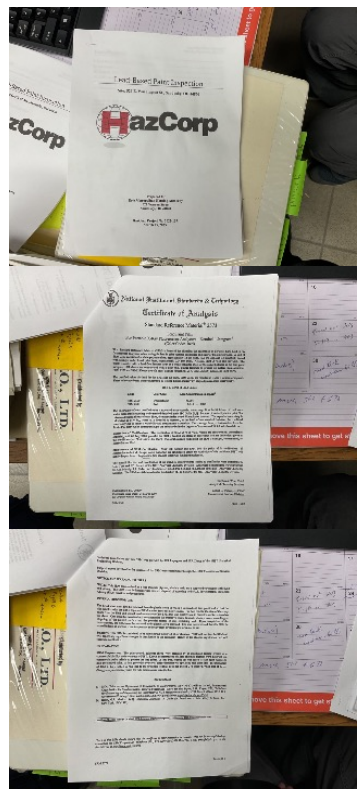
Building/Unit Name	Address	Comments
<b>HARBOR TOWNE</b>	<b>2602 HARBOR BLVD, SANDUSKY, OH, 44870-0, US</b>	-
2013		-
<b>HARBOR TOWNE</b>	<b>2605 HARBOR BLVD, SANDUSKY, OH, 44870-0, US</b>	-
2016		-
<b>HARBOR TOWNE 2613 Harbor Blvd 2615 Harbor Blvd</b>	<b>2613 HARBOR BLVD, SANDUSKY, OH, 44870-0, US</b>	-
2024 2615 Harbor Blvd		-
2022 2613 Harbor Blvd		-
<b>ERIE ESTATES 1008 Stone St</b>	<b>1008 STONE ST, SANDUSKY, OH, 44870-0, US</b>	-
3017		-
<b>ERIE ESTATES 1222 Ashburn DR</b>	<b>1222 ASHBURN DR, SANDUSKY, OH, 44870-0, US</b>	-
3022		-
<b>ERIE ESTATES 1317 Huntington Ave</b>	<b>1317 HUNTINGTON AVE, SANDUSKY, OH, 44870-0, US</b>	-
2026		-
<b>ERIE ESTATES 1323 Stone St</b>	<b>1323 STONE ST, SANDUSKY, OH, 44870-0, US</b>	-
3005		-
<b>ERIE ESTATES 1617 N Larchmont Dr</b>	<b>1617 N LARCHMONT, SANDUSKY, OH, 44870-0, US</b>	-
3027		-
<b>ERIE ESTATES, 207 Center St</b>	<b>207 CENTER ST, SANDUSKY, OH, 44870-0, US</b>	-
3019		-
<b>ERIE ESTATES</b>	<b>514 E WASHINGTON ST, SANDUSKY, OH, 44870-0, US</b>	-
3009		-
<b>ERIE ESTATES. 623 Taylor St</b>	<b>623 TAYLOR ST, SANDUSKY, OH, 44870-0, US</b>	-
3021		-
<b>FOXBOROUGH 2059 E Oldgate Apt A</b>	<b>2059 E OLDGATE RD APT A, SANDUSKY, OH, 44870-0, US</b>	-
A		-
<b>FOXBOROUGH, 2062 E Oldgate AptB</b>	<b>2062 E OLDGATE APT A, SANDUSKY, OH, 44870-0, US</b>	-
B		-
<b>WESTERN RESERVE 1030 Pearl St</b>	<b>1030 PEARL ST, SANDUSKY, OH, 44870-0, US</b>	-
3103		-
<b>WESTERN RESERVE 132 Homestead Ave</b>	<b>132 HOMESTEAD AVE, SANDUSKY, OH, 44870-0, US</b>	-
3132		-
<b>WESTERN RESERVE 1933 Second St</b>	<b>1933 SECOND ST, SANDUSKY, OH, 44870-0, US</b>	-
3193		-
<b>WESTERN RESERVE</b>	<b>211 REESE ST, SANDUSKY, OH, 44870-0, US</b>	-
3211		-

<b>WESTERN RESERVE 506 East Washington St</b>	<b>506 E WASHINGTON ST, SANDUSKY, OH, 44870-0, US</b>	-
2180		-
<b>WESTERN RESERVE. 628 Taylor St</b>	<b>628 TAYLOR ST, SANDUSKY, OH, 44870-0, US</b>	-
3628		-
<b>WESTERN RESERVE 800 W Market St</b>	<b>800 W MARKET ST, SANDUSKY, OH, 44870-0, US</b>	-
3800		-
<b>OGONTZ PLACE 1227 W Madison St</b>	<b>1227 W MADISON ST, APT# A, SANDUSKY, OH, 44870-0, US</b>	-
A		-
<b>OGONTZ PLACE 1612 Central Ave</b>	<b>1612 CENTRAL AVE, SANDUSKY, OH, 44870-0, US</b>	-
3161		-
<b>OGONTZ PLACE 222 Perry St</b>	<b>222 PERRY ST, SANDUSKY, OH, 44870-0, US</b>	-
2222		-
<b>OGONTZ PLACE 622 Perry St</b>	<b>622 PERRY ST, SANDUSKY, OH, 44870-0, US</b>	-
3622		-



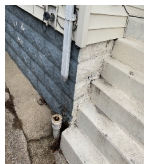
## Inspection Summary Report - INSP-15760

<b>Certificates</b>	<b>Status</b>	<b>Comment</b>	<b>Certificate Picture</b>
Sprinkler System Certificate	NA - This certificate is not applicable for this property.		


<p>Lead-Based Paint Disclosure Form</p>	<p>Yes - This certificate is provided.</p>		
<p>Boiler Certificate</p>	<p>NA - This certificate is not applicable for this property.</p>		
<p>Fire Alarm Inspection Report</p>	<p>NA - This certificate is not applicable for this property.</p>		
<p>Elevator Certificate</p>	<p>NA - This certificate is not applicable for this property.</p>		

<p>Lead-Based Paint Inspection Report</p>	<p>Yes - This certificate is provided.</p>	
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**Inspectable Areas Deficiencies:**

Outside						
Deficiency Details	Location	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Gutter component is damaged, missing, or unfixed.	Exterior E	Hanging downspout		0.2	Not Repeat	Moderate
Exterior wall covering has missing sections of at least 1 square foot per wall.	Exterior W	623 Taylor fascia missing on back corner of house		0.2	Not Repeat	Moderate
Gutter component is damaged, missing, or unfixed.	Exterior W	'Damage and needs a elbow it cannot be put into due to city		0	Repeat	Moderate

Units (Unit - 2013 / Building - HARBOR TOWNE)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Refrigerator component is damaged such that it impacts functionality.	Refrig seal		0.2	Not Repeat	Moderate

Sink component is damaged or missing and the sink is functionally adequate.	Missing stoper		0.1	Not Repeat	Low
Smoke alarm does not produce an audio or visual alarm when tested.	Does not work		0	Not Repeat	Life-Threatening

**Units (Unit - 2022 2613 Harbor Blvd / Building - HARBOR TOWNE 2613 Harbor Blvd 2615 Harbor Blvd)**





Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Window component is damaged or missing and the window is not functionally adequate.	Missing screen		0.2	Not Repeat	Moderate
Smoke alarm does not produce an audio or visual alarm when tested.	Not working		0	Not Repeat	Life-Threatening


**Units (Unit - 2024 2615 Harbor Blvd / Building - HARBOR TOWNE 2613 Harbor Blvd 2615 Harbor Blvd)**


Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Cooking range, cooktop, or oven does not ignite or produce heat.	Oven not working		0.6	Not Repeat	Severe

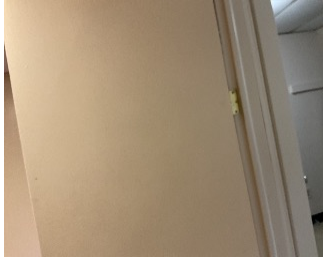



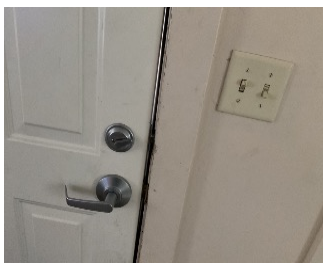
**Units (Unit - 3017 / Building - ERIE ESTATES 1008 Stone St)**


Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
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Smoke alarm does not produce an audio or visual alarm when tested.	Not working		0	Not Repeat	Life-Threatening
A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Laminate door surface is detached		0	Repeat	Low
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Closet door off hinge		0.1	Not Repeat	Low
A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Off hinges		0.1	Not Repeat	Low




<b>Units (Unit - 3022 / Building - ERIE ESTATES 1222 Ashburn DR)</b>					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Refrigerator component is damaged such that it impacts functionality.	Sealing		0.2	Not Repeat	Moderate

<b>Units (Unit - 2026 / Building - ERIE ESTATES 1317 Huntington Ave)</b>					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Exposed electrical conductor.	Missing plate		2.4	Not Repeat	Life-Threatening


Units (Unit - 3005 / Building - ERIE ESTATES 1323 Stone St)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Door is off hinge		0.1	Not Repeat	Low
Electric dryer transition duct is detached or missing.	Duct vent missing		2.4	Not Repeat	Life-Threatening
Refrigerator component is damaged such that it impacts functionality.	Refrig seal		0.2	Not Repeat	Moderate
Testing indicates a three-pronged outlet is not properly wired or grounded.	No grounded		0.6	Not Repeat	Severe
Entry door seal, gasket, or stripping is damaged, inoperable, or missing.	Weather seal		0.2	Not Repeat	Moderate

Units (Unit - 3027 / Building - ERIE ESTATES 1617 N Larchmont Dr)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Ceiling has a hole.	Hole In cciling		0.2	Not Repeat	Moderate




<p>Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.</p>	<p>Hole. Goes through to other mech closet</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
<p>A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.</p>	<p>Wont latch</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>
<p>Window will not open or stay open.</p>	<p>Wont open and close</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>





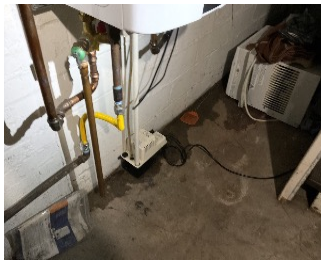
**Units (Unit - 3019 / Building - ERIE ESTATES, 207 Center St)**

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
<p>Testing indicates a three-pronged outlet is not properly wired or grounded.</p>	<p>Not grounded</p>		<p>0.6</p>	<p>Not Repeat</p>	<p>Severe</p>


**Units (Unit - 3009 / Building - ERIE ESTATES)**

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
<p>Sink component is damaged or missing and the sink is functionally adequate.</p>	<p>Stoper missing</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>

**Units (Unit - 3021 / Building - ERIE ESTATES, 623 Taylor St)**

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Missing		0	Not Repeat	Life-Threatening
Smoke alarm does not produce an audio or visual alarm when tested.	Not working		0	Not Repeat	Life-Threatening
Sink component is damaged or missing and the sink is functionally adequate.	Missing Stoper		0.1	Not Repeat	Low
Refrigerator component is damaged such that it impacts functionality.	Refrig seal		0.2	Not Repeat	Moderate
The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood level.	More than 6 inches		0.2	Not Repeat	Moderate



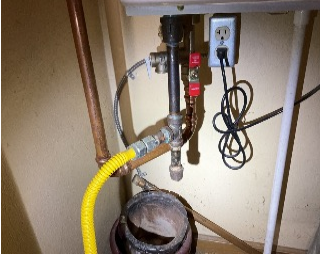
**Units (Unit - A / Building - FOXBOROUGH 2059 E Oldgate Apt A)**



Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Window component is damaged or missing and the window is not functionally adequate.	No screen		0.2	Not Repeat	Moderate



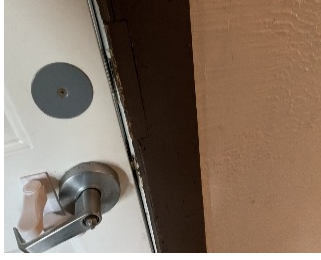
**Units (Unit - B / Building - FOXBOROUGH, 2062 E Oldgate AptB)**


Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
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<p>Handrail is not secure.</p>	<p>'Loose railing /</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
<p>Refrigerator component is damaged such that it impacts functionality.</p>	<p>Sealing</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
<p>A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.</p>	<p>Wont latch</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>



<p><b>Units (Unit - 3103 / Building - WESTERN RESERVE 1030 Pearl St)</b></p>					
<p><b>Deficiency Details</b></p>	<p><b>Comments</b></p>	<p><b>Deficiency Picture</b></p>	<p><b>Deduction Pts.</b></p>	<p><b>Repeat Indicator</b></p>	<p><b>Severity</b></p>
<p>Smoke alarm does not produce an audio or visual alarm when tested.</p>	<p>Not working</p>		<p>0</p>	<p>Repeat</p>	<p>Life-Threatening</p>
<p>Smoke alarm does not produce an audio or visual alarm when tested.</p>	<p>Not working</p>		<p>0</p>	<p>Repeat</p>	<p>Life-Threatening</p>
<p>Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.</p>	<p>Pipe not connected</p>		<p>0.6</p>	<p>Not Repeat</p>	<p>Severe</p>





Smoke alarm does not produce an audio or visual alarm when tested.	Not working		0	Not Repeat	Life-Threatening
Smoke alarm does not produce an audio or visual alarm when tested.	Not working		0	Repeat	Life-Threatening


Units (Unit - 3132 / Building - WESTERN RESERVE 132 Homestead Ave)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Sink is not draining.	Not draining		0.2	Not Repeat	Moderate
Smoke alarm does not produce an audio or visual alarm when tested.	Not working		0	Not Repeat	Life-Threatening
Entry door seal, gasket, or stripping is damaged, inoperable, or missing.	Door seal		0.2	Not Repeat	Moderate

Units (Unit - 3193 / Building - WESTERN RESERVE 1933 Second St)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Smoke alarm does not produce an audio or visual alarm when tested.	No sound		0	Not Repeat	Life-Threatening


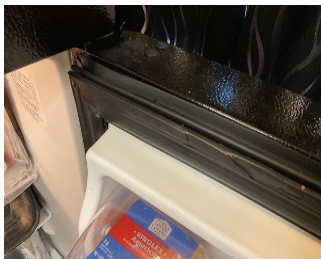
<p>A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.</p>	<p>Wont function properly</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>
<p>A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.</p>	<p>Does not function properly</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>
<p>Smoke Alarm is obstructed</p>	<p>No battery not teatable</p>		<p>0</p>	<p>Not Repeat</p>	<p>Life-Threatening</p>
<p>Sink component is damaged or missing and the sink is functionally adequate.</p>	<p>Missing stoper</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>


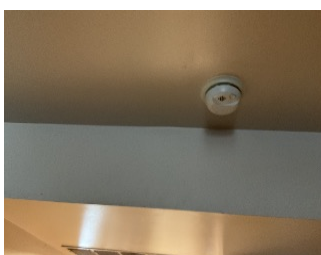
<p><b>Units (Unit - 3211 / Building - WESTERN RESERVE)</b></p>					
<p><b>Deficiency Details</b></p>	<p><b>Comments</b></p>	<p><b>Deficiency Picture</b></p>	<p><b>Deduction Pts.</b></p>	<p><b>Repeat Indicator</b></p>	<p><b>Severity</b></p>
<p>Testing indicates a three-pronged outlet is not properly wired or grounded.</p>	<p>Not grounded</p>		<p>0</p>	<p>Repeat</p>	<p>Severe</p>
<p>Testing indicates a three-pronged outlet is not properly wired or grounded.</p>	<p>Not grounded</p>		<p>0</p>	<p>Repeat</p>	<p>Severe</p>

<p>Testing indicates a three-pronged outlet is not properly wired or grounded.</p>	<p>Open ground</p>		<p>0.6</p>	<p>Not Repeat</p>	<p>Severe</p>
<p>A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.</p>	<p>Door off hinge</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>
<p>Sink component is damaged or missing and the sink is functionally adequate.</p>	<p>Missing stoper</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>
<p>Plumbing leak.</p>	<p>Leaking union on combo unit</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>

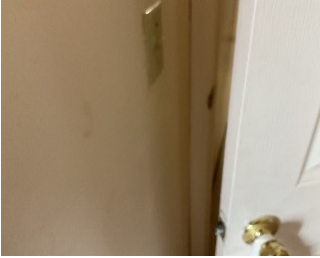
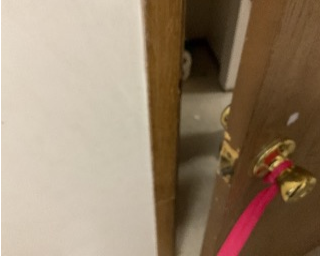
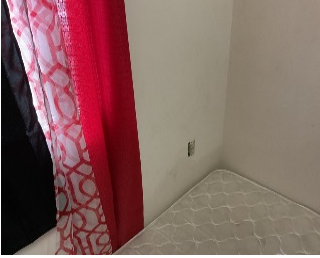

<p><b>Units (Unit - 2180 / Building - WESTERN RESERVE 506 East Washington St)</b></p>					
<p><b>Deficiency Details</b></p>	<p><b>Comments</b></p>	<p><b>Deficiency Picture</b></p>	<p><b>Deduction Pts.</b></p>	<p><b>Repeat Indicator</b></p>	<p><b>Severity</b></p>
<p>Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.</p>	<p>Missing stoper</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>

<p>Refrigerator component is damaged such that it impacts functionality.</p>	<p>Seal</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
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Units (Unit - 3628 / Building - WESTERN RESERVE. 628 Taylor St)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
<p>Smoke alarm does not produce an audio or visual alarm when tested.</p>	<p>Does not work</p>		<p>0</p>	<p>Not Repeat</p>	<p>Life-Threatening</p>
<p>Refrigerator is inoperable such that it may be unable to safely and adequately store food.</p>	<p>Refrigerator seal</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>




Units (Unit - 3800 / Building - WESTERN RESERVE 800 W Market St)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
<p>A permanently installed light fixture is inoperable.</p>	<p>Not working</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
<p>Smoke alarm does not produce an audio or visual alarm when tested.</p>	<p>Wont work</p>		<p>0</p>	<p>Not Repeat</p>	<p>Life-Threatening</p>




Units (Unit - A / Building - OGONTZ PLACE 1227 W Madison St)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity



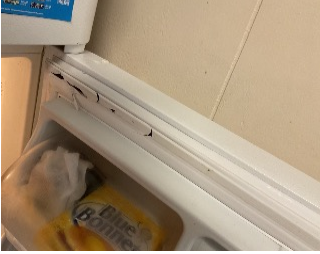
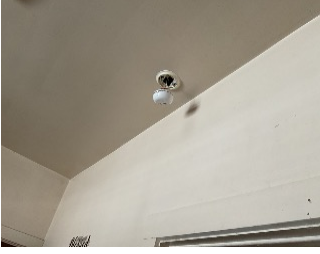


<p>A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.</p>	<p>Wont latch</p>		<p>0</p>	<p>Repeat</p>	<p>Low</p>
<p>A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.</p>	<p>Wont latch</p>		<p>0.1</p>	<p>Not Repeat</p>	<p>Low</p>
<p>Exposed electrical conductor.</p>	<p>No cover plate</p>		<p>2.4</p>	<p>Not Repeat</p>	<p>Life-Threatening</p>
<p>A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.</p>	<p>Left front not working</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
<p>Refrigerator component is damaged such that it impacts functionality.</p>	<p>Refrig seal</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
<p>Ceiling has a hole.</p>	<p>Hole In ceiling</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>

<p><b>Units (Unit - 2222 / Building - OGONTZ PLACE 222 Perry St)</b></p>					
<p>Deficiency Details</p>	<p>Comments</p>	<p>Deficiency Picture</p>	<p>Deduction Pts.</p>	<p>Repeat Indicator</p>	<p>Severity</p>



Smoke alarm does not produce an audio or visual alarm when tested.	No battery		0	Repeat	Life-Threatening
Smoke alarm does not produce an audio or visual alarm when tested.	No battery		0	Not Repeat	Life-Threatening
Smoke alarm does not produce an audio or visual alarm when tested.	Not working		0	Repeat	Life-Threatening

<b>Units (Unit - 3622 / Building - OGONTZ PLACE 622 Perry St)</b>					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.	Missing stoper		0.1	Not Repeat	Low
Sink component is damaged or missing and the sink is functionally adequate.	Missing stoper		0.1	Not Repeat	Low
GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Not working		0.6	Not Repeat	Severe

<p>Presence of mold-like substance at moderate levels is observed visually.</p>	<p>*Mold like</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
<p>Testing indicates a three-pronged outlet is not properly wired or grounded.</p>	<p>Not properly installed</p>		<p>0</p>	<p>Repeat</p>	<p>Severe</p>
<p>Refrigerator component is damaged such that it impacts functionality.</p>	<p>Refrig seal</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
<p>Smoke Alarm is obstructed</p>	<p>Exposed wiring</p>		<p>0</p>	<p>Not Repeat</p>	<p>Life-Threatening</p>
<p>Testing indicates a three-pronged outlet is not properly wired or grounded.</p>	<p>Open ground</p>		<p>0.6</p>	<p>Not Repeat</p>	<p>Severe</p>
<p>Smoke alarm does not produce an audio or visual alarm when tested.</p>	<p>Not working</p>		<p>0</p>	<p>Not Repeat</p>	<p>Life-Threatening</p>

1. Asterisk (\*) - Smoke Detector
2. Plus (+) - Carbon Monoxide
3. Caret (^) - Not Scored for 12 Months