

4/6/17 Comments on Luis Correa

In September we had a REAC inspection with Luis Correa, is it the same inspector? He was from Puerto Rico so I had a little trouble understanding him and he gave us very bad marks, maybe because I didn't understand what he wanted to produce the requested materials?

Yes Linda he did my inspection back in September 2016. I thought he was fair and also relaxed. He was a little difficult to understand at times because of his heavy accent, he is from the Virgin Islands.

He ran through fast and missed many things at first, then wrote up an ant bed (6 point deduction and he had to scuff the ground 3x to bring up 4 ants). Then he tried to write up a crack in the ground as erosion. (if you live on blackland you know how the ground cracks in the summer when it is hot and dry.) I argued and he dropped this one. He also writes up the least little scuff on exterior doors to the highest level possible.

He inspected one of ours last October and it was bad. His English is terrible. He would speak to the staff that spoke Spanish and we did not know what he was saying half the time. Bad experience.

He was our inspector this year. Very nice man, however, we had Bruce McNatt shadow and he (Bruce) called him on several items that he wanted to write up as a deficiency in the units. We were wrote up for ONE roach (dead) in the apartment as an infestation. We had just had a rain a couple of days before his arrival and this being East Texas, the fire ants had come out of the ground with one mound right behind an apartment and we were wrote up for that as well as an infestation. Other than those items, we really didn't have a bad inspection. Janet

He inspected my Farm Labor property in October 2016. I thought he was tough! We usually score in the high 80's or low 90's. On this inspection, we scored a 69. He was very particular about units where walls were patched and were not painted and he counted each unpainted patch job as a separate deficiency. So in some cases one unit could have 2 or 3 unpainted patch jobs and each had points off. Plus if an interior door was patched and it was in any way not smooth and still noticeable, he counted that as a

deficiency. Course I guess that was our fault since maintenance was being lazy about going back to paint. As for the doors, I guess we should have just replaced the door. One of the things that surprised me was that as we are walking from one apt. to another he noticed something shiny on the ground around one of our trees. It ended up being some broken glass (small pieces) which had been there awhile since they were partially buried. But he considered them a health and safety issue as a cutting hazard. He didn't check many smoke alarms and didn't check many windows.