

Physical-condition notice: NSPIRE and local rules

Central Park Tower, 1511 Farnam Street, Omaha, Nebraska 68102

RAD project-based rental assistance. Owner: CPT Burt Apartments 23 LLC.

Photographs and Help Desk sheets, October 1–6, 2026. Standards at [hud.gov/reac/inspire-standards](https://www.hud.gov/reac/inspire-standards).

This property is inspected under the National Standards for the Physical Inspection of Real Estate, 24 CFR § 5.703. Deficiencies are Life-threatening, Severe, Moderate, or Low. “Inside” means common areas. “Unit” means the apartment. A unit defect is scored more heavily than the same defect in a hall. Names on Help Desk sheets are not attached. A tally is.

Condition observed	NSPIRE standard	Also applicable
Slide bolt padlocked on the occupied side of a door. October 5, 2026.	Egress. A required exit must open without a key.	International Fire Code, means of egress, as adopted by Omaha. A padlock on the egress side is not permitted hardware.
Door signed “NOT AN EXIT,” hasp on the occupied side. October 5, 2026.	Egress; Exit Sign, if this door is a required exit. A paper sign does not cure a hasp.	Same fire-code rule. Inspector must say whether the door was a required exit.
Door signed STAIRWAY / LOBBY, panic bar not yet tested from the stair side.	Egress; Door – Fire Labeled, if the door is a rated stair door.	Fire code. The bar complies only if it opens the door in one motion and nothing else is bolted.
Emergency-exit lighting inadequate.	Lighting – Auxiliary, if the emergency head is dark or missing. Lighting – Interior, if the landing has no working light.	Fire code, emergency lighting on the exit path.
Debris in the exit path.	Litter. Egress, if the pile blocks the door or cuts the path.	Fire code. Obstructions may not be placed in the exit.
Wet stairwells; slippery floors from leaks; caution tape at a flooded landing.	Steps and Stairs; Leak – Water; Floor. The defect is the water, not the word slippery.	Neb. Rev. Stat. § 76-1419, landlord to maintain fit and habitable premises and common areas.
Basement room used as the tornado shelter locked; signs removed.	Egress, if it is a required exit. Exit Sign, for the removed sign. NSPIRE has no standard named tornado shelter.	Douglas County CI 26-7666. Restore date October 24, 2026. Omaha storm-shelter rules if the room is a designated shelter.
Mold-like substance on common walls and at exit doors.	Mold-Like Substance, Inside. No lab test required. Score what is visible.	§ 76-1419. Tie each patch to a wet source or it will be called housekeeping.

Condition observed	NSPIRE standard	Also applicable
Passenger elevator, Unit 1, state no. 11907, certificate 263188. Inspection date on the posted card May 4, 2023. Photograph October 1, 2026.	Elevator. HUD scores whether the car is safe and working. The card is the exhibit.	Neb. Rev. Stat. § 81-5,219. Certificate of inspection must be displayed in the car. The card is an annual conveyance certificate.
Sidewalk panels broken, joints open, water ponding, algae in the gaps. October 6, 2026. Wheelchair route.	Sidewalk, Walkway, and Ramp. Trip Hazard if a lip exceeds 3/4 inch or a gap exceeds 2 inches. Site Drainage for the ponding.	Omaha Mun. Code §§ 26-41 to 26-44. Abutting owner keeps the sidewalk safe. City cites a joint faulted 1 inch or more, and a panel cracked into three or more pieces.
Water from that sidewalk entering the basement.	Leak – Water, Inside, if the entry point is photographed.	§ 76-1419.
Broken floor panels in units; broken threshold plates.	Floor. Trip Hazard at an edge over 3/4 inch or a gap over 2 inches. Door – Entry for the threshold.	§ 76-1419.
Clogged sinks. Missing drain plumbing; residents using buckets.	Sink; Drain; Leak – Water. A unit with no working drain is not house-keeping.	§ 76-1419, plumbing in good working order.
Holes and missing acoustic ceiling panels, leak stains.	Ceiling; Leak – Water where the stain is wet or tied to a leak.	§ 76-1419.
Holes in unit walls.	Wall – Interior. Cite a hole that opens into another space, not scuffed paint.	§ 76-1419.
Broken doors.	Door – General. Door – Entry if the unit door does not latch or lock.	§ 76-1419.
Roaches, bed bugs, bats.	Infestation. Bat entry is also the hole in the wall or ceiling.	§ 76-1419.
Laundry room: mold-like substance on surfaces.	Mold-Like Substance, Inside. Score what is visible. A smell alone is not the deficiency.	Neb. Rev. Stat. § 76-1419.

Condition observed	NSPIRE standard	Also applicable
Laundry room: water constantly on the floor; carpet wet and foul.	Leak – Water; Floor. Photograph the standing water and the wet carpet in the same frame.	§ 76-1419. A carpet that cannot dry is a defect, not a cleaning note.
Laundry room exhaust missing, or present and not running. Strong mold odor in that room and in adjacent common areas.	Ventilation, if an exhaust is installed and does not respond, is restricted, or is missing. HVAC, if a permanently installed common-area unit is dead. Odor is the corroboration, not the cite.	§ 76-1419. A hallway with no fan, and no failed exhaust, is not an NSPIRE ventilation deficiency.
Some units have no hot water.	Water Heater, Unit. Inoperable or not supplied. A building-wide heater that does not reach some apartments is the same deficiency.	Neb. Rev. Stat. § 76-1419, hot water in good working order.
Stoves that do not boil water.	Cooking Appliance, Unit. Burner does not ignite, or does not heat. Note the wait and the result.	§ 76-1419. A stove that does not cook is not a housekeeping item.

RAD PBRA conversion, CPT Burt Apartments 23 LLC, Central Park Tower, 1511 Farnam Street, and Burt Street Apartments, 3021 and 3031 Burt Street, Omaha.

A public listing for Central Park Tower, 1511 Farnam Street, advertises a club house, game room, lounge, billiards room, on-site laundry, gym, elevator, gated access, and 24-hour security. The Community Room paid for with RAD conversion funds is locked and stripped. The laundry room has standing water, wet carpet, and mold-like substance. The surveillance system paid for in the same work is not in use, and the security number formerly given to residents is no longer answered. The listing is not a HUD record. It is the claim. The photographs are the condition.

Conversion funds were used for the Community Room, common-area equipment including six Gardyn units, appliances, and a surveillance system. The Community Room is locked and stripped. The six units were last seen there. No invoice, serial number, or location has been produced. Stoves paid for in the same work do not boil water. Cameras paid for in the same work are not in use. A security number formerly given to residents is no longer answered. The owner has been asked, in writing on October 2, 2026, for the RAD Conversion Commitment, sources and uses, and the completion certification. No answer.

Please determine whether conversion funds were drawn for goods that are missing or for work that was not left in place. A FOIA request for the same file was sent to FOIA@hud.gov. This note is the fraud referral. It is not the physical-condition complaint.

HUD physical inspection scores. The September 2, 2026 HUD multifamily inspection-score release lists two REMS identifiers for this owner. Central Park Tower, REMS 800013547, is the legacy identifier. Burt Street Apartments (RAD), REMS 800256092, is the RAD/PBRA contract identifier. Public listings place both at 1511 Farnam Street.

This notice also identifies Burt Street Apartments at 3021 and 3031 Burt Street.

Property	REMS ID	Score	Release date
Burt Street Apartments (RAD)	800256092	31	April 21, 2026
Central Park Tower	800013547	93	May 24, 2024
Central Park Tower	800013547	81b*	November 24, 2021
Central Park Tower	800013547	83c	June 1, 2018

Scores and release dates from the HUD file. A release date is not the inspection date.

Scores run from 0 to 100. Under NSPIRE, a score below 60 is failing. A score of 30 or below is automatically referred to HUD’s Departmental Enforcement Center. The April 21, 2026 score of 31 on REMS 800256092 is one point above that line and is a failing score. NSPIRE weights unit-level and health-and-safety defects most heavily.

The May 24, 2024 score of 93 is on the legacy identifier only. It does not offset the 2026 score. The two identifiers are scored and released separately. Under 24 CFR § 5.705(c), a score of 90 or above is inspected about every three years, a score of 80 to 89 about every two years, and a score below 80 about every year. No later release on 800013547 is consistent with that three-year cycle. The current failing score is on 800256092.

The 2021 and 2018 figures use the former REAC suffix. The letter is not a grade. An “a” means no health-and-safety deficiencies other than smoke detectors. A “b” means one or more non-life-threatening health-and-safety deficiencies. A “c” means one or more exigent or fire-safety deficiencies. The asterisk means a smoke-detector deficiency. Thus 81b* is a passing score with non-life-threatening health-and-safety items and a smoke-detector defect, and 83c is a passing score with an exigent or fire-safety defect.

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