

CITY OF  
ROANOKE   
REDEVELOPMENT  
AND HOUSING  
AUTHORITY

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*Partners in Progress*

November 10, 2016

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing – Real Estate Assessment Center  
Attn: PASS Technical Reviews and Database Adjustments  
550 12<sup>th</sup> Street S.W., Suite 100  
Washington, D.C. 20410

To Whom It May Concern:

I am writing to request technical review, in accordance with 24 CFR 902.68, regarding inspection report number 581634, filed on October 6, 2016 and released on October 12, 2016, for Jamestown Place, AMP 207. The inspection report included a deduction of 7.50 points for Site/Grounds erosion/rutting areas (NLT). We believe this is a material error which, if corrected, will result in a significant improvement in the property's overall score.

We previously requested review of this item on October 13, 2016 and received a decline response on October 26, 2016. However, it appears that we were not clear in describing the basis for the requested review and the issue with the inspector's application of the UPCS standard. We are therefore submitting a second request for Technical Review. We have had a licensed civil engineer inspect the area that was cited by the inspector, and the result of that inspection is not consistent with the REAC inspection report findings. A letter from the licensed civil engineer is enclosed for your review.

Thank you for your assistance in this matter. Please contact me at (540) 983-9241, ggoh@rkehousing.org, or David Bustamante at (540) 983-9265, dbustamante@rkehousing.org, if you need additional information.

Sincerely,



Glenda Edwards Goh  
Executive Director

Enclosures

cc: Catherine Lamberg, PIH Director, HUD Richmond Field Office



## Office of Public Housing Real Estate Assessment Center Request for Technical Review (TR) or Database Adjustment (DBA) of a Physical Inspection Score

<b>Inspection Number</b>	<u>581634</u>	<b>Project ID Number</b>	<u>VA011000207</u>
<b>Inspection Date</b>	<u>10/07/2016</u>	<b>Address of Property</b>	<u>1533 PIKE LANE SE</u>
<b>Project/Property Name</b>	<u>JAMESTOWN PLACE</u>	<b>City, State, Zip</b>	<u>ROANOKE VA 24014</u>
<b>Date of Request</b>	<u>11/9/2016</u>	<b>Contact Name</b>	<u>David Bustamante</u>
<b>TR or DBA?</b>	<u>TR</u>		

**ISSUE #**

<small>Location (Inspectable Area)</small>	<small>Building Number</small>	<small>Unit Number</small>	
<u>SITE/GRO</u>	<u>1627 -1635</u>		

**Documentation Type:**

**Item and Deficiency/Observation**

Site - Erosion/Rutting Areas (Grounds) (NLT ), Level 3, 7.50 point deduction.

**Reason for Request**

RRHA initially submitted a request for a technical review and it was denied as a result RRHA procured the services of a civil engineer to document that the deficiency cited by the REAC inspector was not erosion. RRHA respectfully requests that the 7.50 points that were deducted from our score be reinstated and a rescore be completed.

**Additional Comments**

**ISSUE #**

<small>Location (Inspectable Area)</small>	<small>Building Number</small>	<small>Unit Number</small>	

**Documentation Type:**

**Item and Deficiency/Observation**

**Reason for Review**

**Additional Comments**

**ISSUE #**

<small>Location (Inspectable Area)</small>	<small>Building Number</small>	<small>Unit Number</small>	

**Documentation Type:**

**Item and Deficiency/Observation**

**Reason for Review**

**Additional Comments**

CITY OF ROANOKE REDEVELOPMENT AND  
HOUSING AUTHORITY

TECHNICAL REVIEW REQUEST -INSPECTION  
NUMBER 581634 – JAMESTOWN PLACE

1627-1635 QUEEN ANN DR SITE  
ERROSION

7.50 POINT DEDUCTION

SUPPORTING DOCUMENTS



Engineering Architecture Surveying Landscape Design

102 Albemarle Avenue, S.E.  
Roanoke, Virginia 24013  
Tel: (540) 345-0675  
lmweng@lmw.roacoxmail.com

November 9, 2016

Mr. Joel Shank  
Vice-President of Operations  
2624 Salem Turnpike, N.W.  
Roanoke, Virginia 24017

Re: 1627 Queen Anne Drive  
Settled Area  
L.M.W.'s Commission 4368J

Dear Mr. Shank:


At your request, I did a site visit to 1627 Queen Anne Drive noted in inspection #581634. The area, as seen in the photograph dated October 10, 2016, is adjacent to the sidewalk and at the end of a small retaining wall.

In my professional opinion as a licensed civil engineer, the low elevation of the soil in relation to the sidewalk is not the result of erosion, but is the result of a failure to fully backfill against the sidewalk when it was constructed and with the passing of time the settlement of the soil that was disturbed when the sidewalk was installed. There are no conditions present that will result in damage to surrounding structures or systems.

Please review and contact me with any questions.

Yours very truly,

Richard C. White, P.E.  
L.M.W., P.C.

Inspection ID	Observation ID	Photo ID	Print Photo
581634	2411	1301	 <a href="#">Print Photo</a>



## Inspection Summary Report (POA) for Inspection #581634

### Score Details

**Note:** The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example, "**Site - Spalling (Walkway / Steps) (4)**" indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the **Deficiency Details** section of this report.

Item	Deficiency	Severity	Points	
			Deducted	Received
<b>Site - JAMESTOWN PLACE - Site(0) [Possible Points : 18.98]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Retaining Walls	Site - Damaged/Falling/Leaning (Retaining Walls)	Level 1	1.63	
<b>Health And Safety Deficiencies</b>				
Grounds	Site - Erosion/Rutting Areas (Grounds) (NLT )	Level 3	7.50	
			<b>9.13</b>	<b>9.85</b>

<b>Building 10C7 - 1644-1662 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.14]</b>				
<b>Non-Health And Safety Deficiencies</b>				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 2	0.29	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.31	
			<b>0.60</b>	<b>0.54</b>

<b>Building 10C7 - 1644-1662 QUEEN ANN DR SE - Unit 1646 [Possible Points : 2.16]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (2)	Level 2	0.06	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	
			<b>0.12</b>	<b>2.04</b>

<b>Building 10C7 - 1644-1662 QUEEN ANN DR SE - Unit 1660 [Possible Points : 2.11]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	
			<b>0.06</b>	<b>2.06</b>

Inspection Summary Report (POA) for Inspection #581634

**Deficiency Details**

Item	Location/Comments	Deficiency/Severity	Decisions
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**Site - JAMESTOWN PLACE - Site(0)**

**Non-Health And Safety Deficiencies**

Retaining Walls	2144-2162 KING CHARLES AVE	Site - Damaged/Falling/Leaning (Retaining Walls) - L1	- Signs of deterioration (for example, falling or leaning), but still functions and is not a safety risk
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**Health And Safety Deficiencies**

Grounds	1627-1635 QUEEN ANN DR SE	Site - Erosion/Rutting Areas (Grounds) (NLT) - L3	- Erosion/rutting - Severe runoff has displaced soil causing current or potential damage to surrounding structures or systems
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**Building 10C7 - 1644-1662 QUEEN ANN DR SE[Sample. Inspected] - Building Exterior**

**Non-Health And Safety Deficiencies**

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Roofs		BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L2	- Missing/Damaged Components from Downspout/Gutter - You see that components of the drainage system including gutters, leaders, downspouts and drain openings are missing or damaged but there is NO visible damage to surrounding surfaces
Walls		BE- Missing Pieces/Holes/Spalling (Walls) - L2	- Surface Deterioration and Spalling - Smaller than a sheet of paper