

CITY OF
ROANOKE 
REDEVELOPMENT
AND HOUSING
AUTHORITY

Partners in Progress

October 13, 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 12th 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) and a 1.63 point deduction for Site, damaged/falling/leaning (Retaining Walls). Total points deducted 9.13. We believe this is a material error which, if corrected, will result in a significant improvement in the property's overall score. Supporting documentation 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

Inspection Number	581634	Project ID Number	VA011000207
Inspection Date	10/07/2016	Address of Property	1533 PIKE LANE SE
Project/Property Name	JAMESTOWN PLACE	City, State, Zip	ROANOKE VA 24014
Date of Request	10/12/2016	Contact Name	David Bustamantye
TR or DBA?	TR		

ISSUE #

Location (Inspectible Area)	Building Number	Unit Number
SITE/GRO	1627 -1635	

Documentation Type:



Item and Deficiency/Observation

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

Reason for Request

Per the inspectors photo and comparing it to UPCS GUIDANCE & PROTOCOL CLARIFICATIONS bulletin issued by REAC on 5/13/2016 this picture does not meet the threshold for erosion. As a matter of fact is it defined as what should not be considered erosion by REAC Inspectors. RRHA requests that the 7.50 points be reinstated and that we receive a rescore.

Additional Comments

ISSUE #

Location (Inspectible Area)	Building Number	Unit Number
SITE	2144-2162	

Documentation Type:



Item and Deficiency/Observation

Retaining Walls Site - Damaged/Falling/Leaning (Retaining Walls) Level 1, 1.63 POINT DEDUCTION

Reason for Review

RRHA has provided a letter from a contractor indicating that the wall in question does not present as damaged, falling or leaning. RRHA requests that the 1.63 point deduction be added to our final score and that a rescore be conducted.

Additional Comments

ISSUE #

Location (Inspectible Area)	Building Number	Unit Number

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

2144-2162 KING CHARLES AVE
SITE/RETAINING WALLS
DAMAGED/FALLING OR LEANING

1.63 POINT DEDUCTION

SUPPORTING DOCUMENTS

GHT General Contracting

PO Box 118

Roanoke, Va. 24002

Email- georgetrent@aol.com

540 397-4082

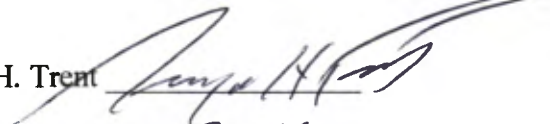
License# 2705022726

Attention: Lisa Saunders

Jamestown Place

Retaining wall had minor hairline cracks which had been repaired, other than that, the wall is solid and no signs of falling.

George H. Trent



Date 10-13-16



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

UPCS GUIDANCE & PROTOCOL CLARIFICATIONS

May 23, 2016



Site: Erosion-

- Here are two actual examples of what inspectors are recording as erosion. Neither of these meets our definition of erosion and should not have been recorded.



UPCS GUIDANCE & PROTOCOL CLARIFICATIONS


May 23, 2016



Often inspectors record a defect for erosion because the area under a tree or path that residence use does not have grass growing on it. This is not correct. Erosion shall be evaluated only if there is evidence of displaced soil.

Here are three examples of what is NOT erosion:



Inspection ID	Observation ID	Photo ID	Print Photo
581634	2411	1301	 Print Photo



Inspection Summary Report (POA) for Inspection #581634

Inspection Snapshot

Inspection ID:	581634	Inspection Time:	12:54 PM - 10:12 AM
Inspection Start Date:	10/06/2016	Inspection End Date:	10/07/2016
Property ID:	VA011000207	Property Type:	Public Housing
Property Name:	JAMESTOWN PLACE		
Inspection State:	Successful	Score:	79c*

Inspection Summary Report (POA) for Inspection #581634

Property Profile

Property Name: JAMESTOWN PLACE
Scattered Site? No **Multiple Site?** No
Address Line 1: 1533 PIKE Lane SE
Address Line 2:
City: ROANOKE **State:** VA
ZIP: 24014 **Extension:** 9511
Phone: (540) 427-1286 **Extension:**
Fax: (540) 427-0939 **Email:** dbustamante@rkehousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	20	20	20	150	150	23
Common	2	1	1	-	-	-
Total	22	21	21	150	150	23

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
148	99%	No

Comments tac 1968438 schedule change, tac 1968438 profile change, tac 1968492 bed bugs bld 6C7 unit 2008, bld 8D unit 1661, upload delay due to storm, no power. i live in coastal nc.

Inspection Summary Report (POA) for Inspection #581634

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): David Bustamante
Organization: City of Roanoke Redev & Housing Authority
Address Line 1: 2624 Salem Turnpike NW
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9281 **Extension:**
Fax: (540) 983-9229 **Email:** dbustamante@rkehousing.org

Executive Director [Not Present During Inspection]

Name (F, MI, L): Glenda Edwards Goh
Organization: City of Roanoke Redev & Housing Authority
Address Line 1: 2624 Salem Turnpike NW
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9241 **Extension:**
Fax: (540) 983-9229 **Email:** ggoh@rkehousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): Lisa Saunders
Organization: Jamestown Place
Address Line 1: 1533 Pike Lane SE
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24014 **Extension:**
Phone: (540) 983-9281 **Extension:**
Fax: (540) 983-9229 **Email:** lsaunders@rkehousing.org

Inspection Summary Report (POA) for Inspection #581634

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	18.98	1.63	17.35	7.50	9.85
Building Exterior	17.85	2.58	15.26	0.00	15.26
Building Systems	13.80	0.00	13.80	0.00	13.80
Common Area	0.83	0.03	0.80	0.00	0.80
Unit	48.55	7.69	40.86	2.03	38.82
Total	100.00	11.93	88.07	9.53	78.54

Score Version: 1

Score Date: 10/10/2016

Final Score: 79c*

Inspection Summary Report (POA) for Inspection #581634

Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	1	0	8	9	1 site, 21 buildings and 23 units were inspected.
Projected	1	0	52	53	12 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	1	1	Site (PIS): 100%
Projected	0	0	7	7	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 15%
Actual	0	0	2	2	Projected HSD:
Projected	0	0	13	13	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	1	0	11	12	Unit = (Actual HSDU) / PIU
Projected	1	0	72	73	If all buildings and units were inspected, it is projected that a total of 73 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #581634

Systemic Deficiencies						
Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Site	Retaining Walls	Site - Damaged/Falling/Leaning (Retaining Walls)	1	1	100
Capital	Unit	Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	9	23	39
Ordinary	Site	Grounds	Site - Erosion/Rutting Areas (Grounds)	1	1	100
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	18	21	86
Ordinary	Unit	Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	10	23	43

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances)

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)

Inspection Summary Report (POA) for Inspection #581634

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	22	21	21	1
Unit	150	150	23	1

Building 10C7 - 1644-1662 QUEEN ANN DR SE [Sample , Inspected]

Address Line 1: 1644 QUEEN ANN DR SE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24014 Extension: 3722

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1646	4 Bedrooms	Yes	
1660	4 Bedrooms	Yes	

Building 11F7 - 1626-1634 QUEEN ANN DR SE [Sample , Inspected]

Address Line 1: 1626 QUEEN ANN DR SE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24014 Extension: 3722

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	5	5

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1628	2 Bedrooms	Yes	

Building 12E7 - 1614-1622 QUEEN ANN DR SE [Sample , Inspected]

Address Line 1: 1614 QUEEN ANN DR SE

Inspection Summary Report (POA) for Inspection #581634

Address Line 2:

City: ROANOKE State: VA
 Zip: 24014 Extension: 3722

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	5	5

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1618	3 Bedrooms	Yes	

Building 13F7 - 1602-1610 QUEEN ANN DR SE [Sample , Inspected]

Address Line 1: 1602 QUEEN ANN DR SE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24014 Extension: 3722

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	5	5

Comments:

Building 14C - 1532-1550 QUEEN ANN DR SE [Sample , Inspected]

Address Line 1: 1532 QUEEN ANN DR SE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24014 Extension: 3720

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1542	2 Bedrooms	Yes	

Building 15D7 - 1502-1520 QUEEN ANN DR SE [Sample , Inspected]

Inspection Summary Report (POA) for Inspection #581634

Address Line 1: 1502 QUEEN ANN DR SE
Address Line 2:
City: ROANOKE **State:** VA
Zip: 24014 **Extension:** 3720

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1512	2 Bedrooms	Yes	

Building 16B7 - 1529-1539 QUEEN ANN DR SE [Sample , Inspected]
Address Line 1: 1529 QUEEN ANN DR SE
Address Line 2:
City: ROANOKE **State:** VA
Zip: 24014 **Extension:** 3719

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	6	6

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1539	1 Bedroom	Yes	

Building 17A - 2011-2017 KING CHARLES AVE [Sample , Inspected]
Address Line 1: 2011 KING CHARLES AVE SE
Address Line 2:
City: ROANOKE **State:** VA
Zip: 24014 **Extension:** 3713

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	4	4

Comments:

Inspection Summary Report (POA) for Inspection #581634

Building 18B - 1524-1534 PIKE LN SE [Sample , Inspected]				
Address Line 1:		1524 PIKE LN SE		
Address Line 2:				
City:	ROANOKE	State:	VA	
Zip:	24014	Extension:	3718	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	6	6
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
1528	1 Bedroom	Yes		

Building 19A - 1521-1527 QUEEN ANN DR SE [Sample , Inspected]				
Address Line 1:		1521 QUEEN ANN DR SE		
Address Line 2:				
City:	ROANOKE	State:	VA	
Zip:	24014	Extension:	3719	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	4	4
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
1525	1 Bedroom	Yes		

Building 1C - 2115-2133 KING CHARLES AVE [Sample , Inspected]				
Address Line 1:		2115 KING CHARLES AVE SE		
Address Line 2:				
City:	ROANOKE	State:	VA	
Zip:	24014	Extension:	3715	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10

Inspection Summary Report (POA) for Inspection #581634

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
2125	2 Bedrooms	Yes	

Building 20C7 - 1501-1519 QUEEN ANN DR SE [Sample , Inspected]

Address Line 1: 1501 QUEEN ANN DR SE

Address Line 2:

City: ROANOKE State: VA

Zip: 24014 Extension: 3719

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
1505	3 Bedrooms	Yes	
1519	3 Bedrooms	Yes	

Building 2D - 2141-2159 KING CHARLES AVE [Sample , Inspected]

Address Line 1: 2141 KING CHARLES AVE SE

Address Line 2:

City: ROANOKE State: VA

Zip: 24014 Extension: 3715

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
2149	2 Bedrooms	Yes	

Building 3C7 - 2144-2162 KING CHARLES AVE [Sample , Inspected]

Address Line 1: 2144 KING CHARLES AVE SE

Address Line 2:

Inspection Summary Report (POA) for Inspection #581634

City: ROANOKE State: VA
 Zip: 24014 Extension: 3716

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2148	3 Bedrooms	Yes	
2160	4 Bedrooms	Yes	

Building 4D7 - 2118-2136 KING CHARLES AVE [Sample , Inspected]

Address Line 1: 2118 KING CHARLES AVE SE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24014 Extension: 3716

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2130	3 Bedrooms	Yes	

Building 5F7 - 2102-2110 KING CHARLES AVE [Sample , Inspected]

Address Line 1: 2102 KING CHARLES AVE SE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24014 Extension: 3716

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	5	5

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected
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Inspection Summary Report (POA) for Inspection #581634

			Reason?
2110	3 Bedrooms	Yes	

Building 6C7 - 2004-2022 KING CHARLES AVE [Sample , Inspected]

Address Line 1: 2004 KING CHARLES AVE SE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24014 Extension: 3714

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2008b	3 Bedrooms	Yes	
2022	3 Bedrooms	Yes	

Building 700 - JAMESTOWN ADMIN OFFICES [Sample , Inspected]

Address Line 1: 1533 PIKE LANE SE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24014 Extension: 3714

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1971	2	0	0

Comments: office and shop in same building. shares same foundation

Building 705 - JAMESTOWN SHOP [Excluded not in Universe , Added by Mistake]

Address Line 1: 1533 PIKE LANE SE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24017 Extension: 3714

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling	1971	1	0	0

Inspection Summary Report (POA) for Inspection #581634

Structure				
Comments:	in download incorrectly, the shop is located within the confines of the office building and is not a free standing separate structure			

Building 7E - 1627-1635 QUEEN ANN DR SE [Sample , Inspected]				
Address Line 1:	1627 QUEEN ANN DR SE			
Address Line 2:				
City:	ROANOKE	State:	VA	
Zip:	24014	Extension:	3721	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	5	5
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
1627	3 Bedrooms	Yes		
1629	4 Bedrooms	Yes	Other Hazard	

Building 8D - 1657-1675 QUEEN ANN DR SE [Sample , Inspected]				
Address Line 1:	1657 QUEEN ANN DR SE			
Address Line 2:				
City:	ROANOKE	State:	VA	
Zip:	24014	Extension:	3721	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	10	10
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
1663	3 Bedrooms	Yes		
1675	5 Bedrooms	Yes		

Building 9E - 1681-1689 QUEEN ANN DR SE [Sample , Inspected]	
Address Line 1:	1681 QUEEN ANN DR SE

Inspection Summary Report (POA) for Inspection #581634

Address Line 2:

City: ROANOKE **State:** VA
Zip: 24014 **Extension:** 3721

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	5	5

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1681	3 Bedrooms	Yes	

Inspection Summary Report (POA) for Inspection #581634

Certificates	
Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	NA - This certificate is not applicable for this property
Lead-Based Paint Disclosure Forms	Yes - This certificate is provided or is not expired
Lead-Based Paint Inspection Reports	Yes - This certificate is provided or is not expired
Sprinkler Systems	NA - This certificate is not applicable for this property

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

Building 10C7 - 1644-1662 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.14]				
Non-Health And Safety Deficiencies				
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	
			0.60	0.54

Building 10C7 - 1644-1662 QUEEN ANN DR SE - Unit 1646 [Possible Points : 2.16]				
Non-Health And Safety Deficiencies				
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	
			0.12	2.04

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

Inspection Summary Report (POA) for Inspection #581634

Item	Deficiency	Severity	Points Deducted	Points Received
Building 11F7 - 1626-1634 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.57]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.57
Building 11F7 - 1626-1634 QUEEN ANN DR SE - Unit 1628 [Possible Points : 2.07]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.25	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.28	1.79
Building 12E7 - 1614-1622 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.57]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.57
Building 12E7 - 1614-1622 QUEEN ANN DR SE - Unit 1618 [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.37	
			0.43	1.69
Building 13F7 - 1602-1610 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.57]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.57
Building 14C - 1532-1550 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.14]				
Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #581634

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.14

Building 14C - 1532-1550 QUEEN ANN DR SE - Unit 1542 [Possible Points : 2.11]

Non-Health And Safety Deficiencies				
Ceiling	Unit - Peeling/Needs Paint (Ceiling) (2)	Level 2	0.02	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.06	
			0.08	2.04

Building 15D7 - 1502-1520 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.14]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.19	
			0.19	0.94

Building 15D7 - 1502-1520 QUEEN ANN DR SE - Unit 1512 [Possible Points : 2.11]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (2)	Level 1	0.06	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Windows	Unit- Cracked/Broken/Missing Panes (Windows)	Level 1	0.06	
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
			0.33	1.78

Building 16B7 - 1529-1539 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.68]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	

Inspection Summary Report (POA) for Inspection #581634

Item	Deficiency	Severity	Points Deducted	Points Received
			0.00	0.68

Building 17A - 2011-2017 KING CHARLES AVE - Building Exterior [Possible Points : 0.45]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.45

Building 18B - 1524-1534 PIKE LN SE - Building Exterior [Possible Points : 0.68]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.68

Building 18B - 1524-1534 PIKE LN SE - Unit 1528 [Possible Points : 2.02]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
			0.19	1.84

Building 19A - 1521-1527 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.45]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.45

Building 19A - 1521-1527 QUEEN ANN DR SE - Unit 1525 [Possible Points : 2.07]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (2)	Level 1	0.06	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
			0.24	1.83

Inspection Summary Report (POA) for Inspection #581634

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1C - 2115-2133 KING CHARLES AVE - Building Exterior [Possible Points : 1.14]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.31	
			0.31	0.83

Building 1C - 2115-2133 KING CHARLES AVE - Unit 2125 [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (2)	Level 1	0.06	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.37	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 1	0.03	
			0.45	1.66

Building 20C7 - 1501-1519 QUEEN ANN DR SE - Unit 1505 [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.19	1.93

Building 20C7 - 1501-1519 QUEEN ANN DR SE - Unit 1519 [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 1	0.03	
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.08	2.03

Building 2D - 2141-2159 KING CHARLES AVE - Building Exterior [Possible Points : 1.14]				
Non-Health And Safety Deficiencies				
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 Shingles (Roofs) (2)	Level 1	0.32	
			0.32	0.82

Building 2D - 2141-2159 KING CHARLES AVE - Unit 2149 [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.07	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.37	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
			0.62	1.49

Building 3C7 - 2144-2162 KING CHARLES AVE - Building Exterior [Possible Points : 1.14]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.14

Building 3C7 - 2144-2162 KING CHARLES AVE - Unit 2148 [Possible Points : 2.16]				
Non-Health And Safety Deficiencies				
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.01	2.15

Building 3C7 - 2144-2162 KING CHARLES AVE - Unit 2160 [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors)	Level 2	0.06	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	

Inspection Summary Report (POA) for Inspection #581634

Item	Deficiency	Severity	Points Deducted	Points Received
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 3	0.74	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.05	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Health And Safety Deficiencies				
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.74	
			1.85	0.26

Building 4D7 - 2118-2136 KING CHARLES AVE - Building Exterior [Possible Points : 1.14]				
Non-Health And Safety Deficiencies				
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 Shingles (Roofs) (2)	Level 1	0.32	
			0.32	0.82

Building 4D7 - 2118-2136 KING CHARLES AVE - Unit 2130 [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.22	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.37	
			0.59	1.52

Building 5F7 - 2102-2110 KING CHARLES AVE - Building Exterior [Possible Points : 0.57]				
Non-Health And Safety Deficiencies				
FHEO - 32" Wide Main Entrance	BE- Main Entrance Less Than 32" Wide (FHEO 32" Wide Main Entrance)	Level 3	0.00	
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 2	0.14	
			0.14	0.42

Building 5F7 - 2102-2110 KING CHARLES AVE - Unit 2110 [Possible Points : 2.16]				
Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #581634

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.11	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
			0.30	1.86

Building 6C7 - 2004-2022 KING CHARLES AVE - Building Exterior [Possible Points : 1.14]				
Non-Health And Safety Deficiencies				
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	
			0.60	0.54

Building 6C7 - 2004-2022 KING CHARLES AVE - Unit 2008b [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.37	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.05	
			0.42	1.69

Building 6C7 - 2004-2022 KING CHARLES AVE - Unit 2022 [Possible Points : 2.07]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.06	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.22	
			0.28	1.79

Building 700 - JAMESTOWN ADMIN OFFICES - Common Areas [Possible Points : 0.83]				
Non-Health And Safety Deficiencies				
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.03	
			0.03	0.80

Inspection Summary Report (POA) for Inspection #581634

Item	Deficiency	Severity	Points Deducted	Points Received
Building 7E - 1627-1635 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.57]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.10	
			0.10	0.47

Building 7E - 1627-1635 QUEEN ANN DR SE - Unit 1627 [Possible Points : 2.16]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
			0.19	1.97

Building 8D - 1657-1675 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.14]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.14

Building 8D - 1657-1675 QUEEN ANN DR SE - Unit 1663 [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.50	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.12	
			0.62	1.49

Building 8D - 1657-1675 QUEEN ANN DR SE - Unit 1675* [Possible Points : 2.11]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 3	0.22	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door	Level 1	0.06	

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Item	Deficiency	Severity	Points Deducted	Points Received
	(Doors)			
HVAC System	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC)	Level 3	0.41	
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.21	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.05	
Health And Safety Deficiencies				
Air Quality	HS - Mold and/or Mildew Observed (Air Quality) (3) (NLT)	Level 3	0.74	
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.65	
Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.74	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			4.08	0.00

Building 9E - 1681-1689 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.57]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.57

Building 9E - 1681-1689 QUEEN ANN DR SE - Unit 1681 [Possible Points : 2.16]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.06	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.19	
			0.30	1.86

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
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
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
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

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 10C7 - 1644-1662 QUEEN ANN DR SE[Sample,Inspected] - Building Systems			
None			

Building 10C7 - 1644-1662 QUEEN ANN DR SE[Sample,Inspected] - Common Areas			
None			

Building 10C7 - 1644-1662 QUEEN ANN DR SE[Sample,Inspected] - Unit 1646			
Non-Health And Safety Deficiencies			
Doors	Bedroom	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Doors	Bedroom	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	<ul style="list-style-type: none"> - Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass

Building 10C7 - 1644-1662 QUEEN ANN DR SE[Sample,Inspected] - Unit 1660			
Non-Health And Safety Deficiencies			
Doors	Kitchen	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	<ul style="list-style-type: none"> - Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass

Building 11F7 - 1626-1634 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	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to

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Item	Location/Comments	Deficiency/Severity	Decisions
		Accessibility to Main Floor Entrance) - L3	or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 11F7 - 1626-1634 QUEEN ANN DR SE[Sample,Inspected] - Building Systems

None

Building 11F7 - 1626-1634 QUEEN ANN DR SE[Sample,Inspected] - Common Areas

None

Building 11F7 - 1626-1634 QUEEN ANN DR SE[Sample,Inspected] - Unit 1628

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Windows	Living Area	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 12E7 - 1614-1622 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	<ul style="list-style-type: none"> - 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.)
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Building 12E7 - 1614-1622 QUEEN ANN DR SE[Sample,Inspected] - Building Systems

None

Building 12E7 - 1614-1622 QUEEN ANN DR SE[Sample,Inspected] - Common Areas

None

Building 12E7 - 1614-1622 QUEEN ANN DR SE[Sample,Inspected] - Unit 1618

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Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.

Building 13F7 - 1602-1610 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.)

Building 13F7 - 1602-1610 QUEEN ANN DR SE[Sample,Inspected] - Building Systems

None

Building 13F7 - 1602-1610 QUEEN ANN DR SE[Sample,Inspected] - Common Areas

None

Building 14C - 1532-1550 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.)

Building 14C - 1532-1550 QUEEN ANN DR SE[Sample,Inspected] - Building Systems

None

Building 14C - 1532-1550 QUEEN ANN DR SE[Sample,Inspected] - Common Areas

None

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 14C - 1532-1550 QUEEN ANN DR SE[Sample,Inspected] - Unit 1542			
Non-Health And Safety Deficiencies			
Ceiling	Living Area work in progress with contractors on site finishing a ceiling repair	Unit - Peeling/Needs Paint (Ceiling) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet
Ceiling	Storage	Unit - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Greater than 1 and less than 4 square feet
Doors	Living Area	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

Building 15D7 - 1502-1520 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- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

Building 15D7 - 1502-1520 QUEEN ANN DR SE[Sample,Inspected] - Building Systems			
None			

Building 15D7 - 1502-1520 QUEEN ANN DR SE[Sample,Inspected] - Common Areas			
None			

Building 15D7 - 1502-1520 QUEEN ANN DR SE[Sample,Inspected] - Unit 1512			
Non-Health And Safety Deficiencies			

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Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Kitchen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Living Area	Unit- Cracked/Broken/ Missing Panes (Windows) - L1	- Pane/Glass - Glass cracked
Health And Safety Deficiencies			
Hazards	Living Area	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 16B7 - 1529-1539 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.)
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Building 16B7 - 1529-1539 QUEEN ANN DR SE[Sample,Inspected] - Building Systems

None

Building 16B7 - 1529-1539 QUEEN ANN DR SE[Sample,Inspected] - Common Areas

None

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 16B7 - 1529-1539 QUEEN ANN DR SE[Sample,Inspected] - Unit 1539			
None			

Building 17A - 2011-2017 KING CHARLES AVE[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.)

Building 17A - 2011-2017 KING CHARLES AVE[Sample,Inspected] - Building Systems			
None			

Building 17A - 2011-2017 KING CHARLES AVE[Sample,Inspected] - Common Areas			
None			

Building 18B - 1524-1534 PIKE LN 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.)

Building 18B - 1524-1534 PIKE LN SE[Sample,Inspected] - Building Systems			
None			

Building 18B - 1524-1534 PIKE LN SE[Sample,Inspected] - Common Areas			
None			

Building 18B - 1524-1534 PIKE LN SE[Sample,Inspected] - Unit 1528			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 19A - 1521-1527 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.)

Building 19A - 1521-1527 QUEEN ANN DR SE[Sample,Inspected] - Building Systems			
None			

Building 19A - 1521-1527 QUEEN ANN DR SE[Sample,Inspected] - Common Areas			
None			

Building 19A - 1521-1527 QUEEN ANN DR SE[Sample,Inspected] - Unit 1525			
Non-Health And Safety Deficiencies			
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Doors	Hallway	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 1C - 2115-2133 KING CHARLES AVE[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.)
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in

Inspection Summary Report (POA) for Inspection #581634

Item	Location/Comments	Deficiency/Severity	Decisions
			diameter, but smaller than a sheet of paper

Building 1C - 2115-2133 KING CHARLES AVE[Sample,Inspected] - Building Systems
None

Building 1C - 2115-2133 KING CHARLES AVE[Sample,Inspected] - Common Areas
None

Building 1C - 2115-2133 KING CHARLES AVE[Sample,Inspected] - Unit 2125			
Non-Health And Safety Deficiencies			
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Walls	Storage	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water

Building 20C7 - 1501-1519 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior
None

Building 20C7 - 1501-1519 QUEEN ANN DR SE[Sample,Inspected] - Building Systems
None

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 20C7 - 1501-1519 QUEEN ANN DR SE[Sample,Inspected] - Common Areas			
None			

Building 20C7 - 1501-1519 QUEEN ANN DR SE[Sample,Inspected] - Unit 1505			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Health And Safety Deficiencies			
Hazards	Bedroom	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Smoke Detector	Bedroom	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There IS another functioning smoke detector on same level. - It CAN be separated from other areas of the level by a door.

Building 20C7 - 1501-1519 QUEEN ANN DR SE[Sample,Inspected] - Unit 1519			
Non-Health And Safety Deficiencies			
Doors	Kitchen	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Walls	Storage	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water
Health And Safety Deficiencies			
Hazards	Bedroom	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

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Item	Location/Comments	Deficiency/Severity	Decisions
Smoke Detector	Bedroom	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Missing - There IS another functioning smoke detector on same level. - It CAN be separated from other areas of the level by a door.

Building 2D - 2141-2159 KING CHARLES AVE[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	<ul style="list-style-type: none"> - 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 Shingles (Roofs) - L1	<ul style="list-style-type: none"> - Missing or damaged Shingles - Less than 1 square
Roofs		BE- Missing/Damaged Shingles (Roofs) - L1	<ul style="list-style-type: none"> - Missing or damaged Shingles - Less than 1 square

Building 2D - 2141-2159 KING CHARLES AVE[Sample,Inspected] - Building Systems

None

Building 2D - 2141-2159 KING CHARLES AVE[Sample,Inspected] - Common Areas

None

Building 2D - 2141-2159 KING CHARLES AVE[Sample,Inspected] - Unit 2149

Non-Health And Safety Deficiencies			
Ceiling	Storage	Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L1	<ul style="list-style-type: none"> - Hole(s) - Smaller than a sheet of paper
Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.

Inspection Summary Report (POA) for Inspection #581634

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 3C7 - 2144-2162 KING CHARLES AVE[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.)
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Building 3C7 - 2144-2162 KING CHARLES AVE[Sample,Inspected] - Building Systems

None

Building 3C7 - 2144-2162 KING CHARLES AVE[Sample,Inspected] - Common Areas

None

Building 3C7 - 2144-2162 KING CHARLES AVE[Sample,Inspected] - Unit 2148

Non-Health And Safety Deficiencies

Walls	Bathroom	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
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Building 3C7 - 2144-2162 KING CHARLES AVE[Sample,Inspected] - Unit 2160

Non-Health And Safety Deficiencies

Doors	Bedroom	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass

Inspection Summary Report (POA) for Inspection #581634

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen 3 inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	<ul style="list-style-type: none"> - Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - TWO OR MORE burners are not functioning. - This condition DOES NOT RESULT in a Health and Safety concern.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Outlets/Switches	Bedroom	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	<ul style="list-style-type: none"> - Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Walls	Living Area	Unit - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> - Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Health And Safety Deficiencies			
Infestation	Bathroom	HS - Insects /roaches (Infestation) (NLT) - L3	<ul style="list-style-type: none"> - Evidence of roaches - Multiple live roaches observed

Building 4D7 - 2118-2136 KING CHARLES AVE[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	<ul style="list-style-type: none"> - 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 Shingles (Roofs) - L1	<ul style="list-style-type: none"> - Missing or damaged Shingles - Less than 1 square
Roofs		BE- Missing/Damaged Shingles (Roofs) - L1	<ul style="list-style-type: none"> - Missing or damaged Shingles - Less than 1 square

Inspection Summary Report (POA) for Inspection #581634

Item	Location/Comments	Deficiency/Severity	Decisions
Building 4D7 - 2118-2136 KING CHARLES AVE[Sample,Inspected] - Building Systems			
None			

Building 4D7 - 2118-2136 KING CHARLES AVE[Sample,Inspected] - Common Areas			
None			

Building 4D7 - 2118-2136 KING CHARLES AVE[Sample,Inspected] - Unit 2130			
Non-Health And Safety Deficiencies			
Doors	Living Area does not latch	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.

Building 5F7 - 2102-2110 KING CHARLES AVE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - 32" Wide Main Entrance		BE- Main Entrance Less Than 32" Wide (FHEO 32" Wide Main Entrance) - L3	<ul style="list-style-type: none"> - The main entrance is LESS than 32 inches wide (measured from between the face of the door and the opposite doorstep). This applies to all occupied building types.
Roofs		BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L2	<ul style="list-style-type: none"> - 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

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 5F7 - 2102-2110 KING CHARLES AVE[Sample,Inspected] - Building Systems			
None			

Building 5F7 - 2102-2110 KING CHARLES AVE[Sample,Inspected] - Common Areas			
None			

Building 5F7 - 2102-2110 KING CHARLES AVE[Sample,Inspected] - Unit 2110			
Non-Health And Safety Deficiencies			
Doors	Bedroom	Unit - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated

Building 6C7 - 2004-2022 KING CHARLES AVE[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	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - 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/	<ul style="list-style-type: none"> - Surface Deterioration and

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Item	Location/Comments	Deficiency/Severity	Decisions
		Spalling (Walls) - L2	Spalling - Smaller than a sheet of paper

Building 6C7 - 2004-2022 KING CHARLES AVE[Sample,Inspected] - Building Systems

None

Building 6C7 - 2004-2022 KING CHARLES AVE[Sample,Inspected] - Common Areas

None

Building 6C7 - 2004-2022 KING CHARLES AVE[Sample,Inspected] - Unit 2008b

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Outlets/Switches	Bathroom	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/wires are NOT exposed.

Building 6C7 - 2004-2022 KING CHARLES AVE[Sample,Inspected] - Unit 2022

Non-Health And Safety Deficiencies

Doors	Bedroom bedroom door repair not ISR protocol	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or

Inspection Summary Report (POA) for Inspection #581634

Item	Location/Comments	Deficiency/Severity	Decisions
			cannot be locked.

Building 700 - JAMESTOWN ADMIN OFFICES[Sample,Inspected] - Building Exterior

None

Building 700 - JAMESTOWN ADMIN OFFICES[Sample,Inspected] - Building Systems

None

Building 700 - JAMESTOWN ADMIN OFFICES[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Item	Location/Comments	Deficiency/Severity	Decisions
Basement/Garage/ Carport	Basement	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.

Building 7E - 1627-1635 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Item	Location/Comments	Deficiency/Severity	Decisions
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- Damaged Soffits/ Fascia (Roofs) - L1	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.

Building 7E - 1627-1635 QUEEN ANN DR SE[Sample,Inspected] - Building Systems

None

Building 7E - 1627-1635 QUEEN ANN DR SE[Sample,Inspected] - Common Areas

None

Building 7E - 1627-1635 QUEEN ANN DR SE[Sample,Inspected] - Unit 1627

Non-Health And Safety Deficiencies

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Inspection Summary Report (POA) for Inspection #581634

Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Hazards	Bedroom	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 8D - 1657-1675 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.)

Building 8D - 1657-1675 QUEEN ANN DR SE[Sample,Inspected] - Building Systems

None			
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Building 8D - 1657-1675 QUEEN ANN DR SE[Sample,Inspected] - Common Areas

None			
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Building 8D - 1657-1675 QUEEN ANN DR SE[Sample,Inspected] - Unit 1663

Non-Health And Safety Deficiencies			
Windows	Bedroom	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> - Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

Health And Safety Deficiencies

Doors	Bathroom	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	<ul style="list-style-type: none"> - Bathroom Door - Frame is damaged causing the door not to function or lock (this includes
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Item	Location/Comments	Deficiency/Severity	Decisions
			thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern.

Building 8D - 1657-1675 QUEEN ANN DR SE[Sample,Inspected] - Unit 1675

Non-Health And Safety Deficiencies			
Doors	Bathroom	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Doors	Bedroom	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
HVAC System	Bedroom	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) - L3	- Convection/Radiant Heat System Cover Missing or Damaged - This condition DOES NOT RESULT in a Health and Safety concern.
Kitchen Items	Kitchen 1 of 9 drawers damaged	Unit - Cabinets - Missing/ Damaged (Kitchen) - L2	- Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing
Outlets/Switches	Bedroom	Unit - Missing/Broken Cover	- Cover plate missing or

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Item	Location/Comments	Deficiency/Severity	Decisions
		Plates (Outlets/Switches) - L1	broken - The electrical connections/wires are NOT exposed.
Health And Safety Deficiencies			
Air Quality	Bathroom	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
Air Quality	Bedroom	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
Air Quality	Bedroom	HS - Mold and/or Mildew Observed (Air Quality) (NLT) - L3	- Evidence of water infiltration or other moisture producing condition that causes mold, or mildew - Greater than or equal to 1 square foot of mold or mildew
Emergency/Fire Exits	Bedroom	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Air Conditioner
Infestation	Kitchen crawled out of frame	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Single live roach observed

Building 9E - 1681-1689 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

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Item	Location/Comments	Deficiency/Severity	Decisions
			to the door, ramps, etc.)

Building 9E - 1681-1689 QUEEN ANN DR SE[Sample,Inspected] - Building Systems
None

Building 9E - 1681-1689 QUEEN ANN DR SE[Sample,Inspected] - Common Areas
None

Building 9E - 1681-1689 QUEEN ANN DR SE[Sample,Inspected] - Unit 1681

Non-Health And Safety Deficiencies			
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass
Doors	Hallway	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0), PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at

<http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm>