

Glenda Edwards Goh

From: reac_trdba1@hud.gov
Sent: Thursday, December 01, 2016 12:15 PM
To: Glenda Edwards Goh; David Bustamante
Cc: Catherine.D.Lamberg@hud.gov; reac_trdba1@hud.gov
Subject: Response to your Appeal, inspection number 581624

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U.S. Department of Housing and Urban Development
550 12th Street, SW
Suite 100
Washington, DC 20410

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

December 1, 2016

Ms. Glenda Edwards Goh
Executive Director
2624 Salem Turnpike, N.W.
Roanoke, VA 24017

RE: Inspection Number: 581624
Property Name: Lansdowne Prk
Property ID: VA011000201
Inspection Release Date: October 13, 2016
Original Physical Inspection Score: 53.7
New Physical Inspection Score: 53.7

Dear Ms. Glenda Edwards Goh:

Thank you for your November 9, 2016 letter requesting a review of the above referenced inspection letter on November 17, 2016. We have completed our review in accordance with applicable regulations.

Based on the documents you provided with your letter, below is our determination:

Location : Site - LANSDOWNE PRK
Deficiency : HS - Sharp Edges (Hazards)

Documentation : Management's statement that the metal cover cited was part of the modernization along with work specifications to replace/repair sidewalks, concrete steps, slabs & porches; purchase order 12132, dated 9/6/16, for the repairs/replacement of sections of sidewalk, concrete steps, slabs & porches; inspector's photograph of cited area.

Comments : The documentation submitted did not include a signed contract and/or Notice to Proceed. The documentation must accompany a request to corroborate the work-in-progress during the inspection. The documentation includes: an executed contract, with start and end dates, the scope of work, and the location of the work. All elements of the property that are not undergoing modernization at the time of the inspection, are subject to HUD's physical inspection protocol.

Status : Decline

Location : Site - LANSDOWNNE PRK

Deficiency : HS - Tripping (Hazards)

Documentation : Bid requests along with work specifications to replace/repair sidewalks, concrete steps, slabs & porches; purchase order 12132, dated 9/6/16, for the repairs/replacement of sections of sidewalk, concrete steps, slabs & porches; inspector's photograph of cited area.

Comments : The documentation submitted did not include a signed contract and/or Notice to Proceed. The documentation must accompany a request to corroborate the work-in-progress during the inspection. The documentation includes: an executed contract, with start and end dates, the scope of work, and the location of the work. All elements of the property that are not undergoing modernization at the time of the inspection, are subject to HUD's physical inspection protocol.

Status : Decline

If a deficiency cited on the property/development that is the subject of this letter is a database adjustment, we will record it in our systems so that if a deficiency for that item is cited in a future inspection, it will be included in the inspection report is released.

This concludes REAC's review of your technical review/database adjustment request and the physical inspection. The score(s) shown above is (are) the final score(s).

Should you have any questions concerning this review and/or suggestion(s) to make this process more efficient, please contact us at REAC_TRDBA@hud.gov . We remind you that information on submitting technical adjustments, including pre-database adjustments, as well as HUD's regulations, is at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/products/

Sincerely,

Samuel Tuffour

Program Manager

Physical Assessment Sub-system

Tracking Number: Appeal number 1332/TAC-573019/J.L.

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