

## Inspection Summary Report (POA) for Inspection #538236

---

### Inspection Snapshot

<b>Inspection ID:</b>	538236	<b>Inspection Time:</b>	09:09 AM - 12:24 PM
<b>Inspection Start Date:</b>	01/29/2015	<b>Inspection End Date:</b>	01/29/2015
<b>Property ID:</b>	VA011000208	<b>Property Type:</b>	Public Housing
<b>Property Name:</b>	MORNINGSIDE MANOR		
<b>Inspection State:</b>	Successful	<b>Score:</b>	84c*

## Inspection Summary Report (POA) for Inspection #538236

### Property Profile

**Property Name:** MORNINGSIDE MANOR  
**Scattered Site?** No **Multiple Site?** No  
**Address Line 1:** 1020 13TH Street SE  
**Address Line 2:**  
**City:** ROANOKE **State:** VA  
**ZIP:** 24013 **Extension:** \_\_\_\_\_  
**Phone:** (540) 983-9223 **Extension:**  
**Fax:** (540) 527-1099 **Email:**

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	105	105	22
Common	2			-	-	-
Total	3	1	1	105	105	22

### Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
104	99%	No

**Comments** yes BBR: 207,305,403, tac 1692583, profile change- 2 common bldgs added by mistake, tac 1692586

## Inspection Summary Report (POA) for Inspection #538236

### Participant Profile

#### Management Agent [Primary Contact / Not Present During Inspection]

**Name (F, MI, L):** DAVID BUSTAMANTE  
**Organization:** ROANOKE REDEV & HA  
**Address Line 1:** 2624 SALEM TKPE NW  
**Address Line 2:**  
**City:** ROANOKE **State:** VA  
**ZIP:** 24017 **Extension:**  
**Phone:** (540) 983-9265 **Extension:**  
**Fax:** (540) 983-9229 **Email:** dbustamante@rkehousing.org

#### Executive Director [Not Present During Inspection]

**Name (F, MI, L):** Glenda E. Goh  
**Organization:** ROANOKE REDEV & HA  
**Address Line 1:** 2624 SALEM TKPE NW  
**Address Line 2:**  
**City:** ROANOKE **State:** VA  
**ZIP:** 24017 **Extension:**  
**Phone:** (540) 983-9281 **Extension:**  
**Fax:** (540) 983-9212 **Email:** ggoh@rkehousing.org

#### Site Manager [Present During Inspection]

**Name (F, MI, L):** CHENITA JACKSON  
**Organization:** ROANOKE REDEV & HA  
**Address Line 1:** 1020 13TH ST SE  
**Address Line 2:**  
**City:** ROANOKE **State:** VA  
**ZIP:** 24013 **Extension:**  
**Phone:** (540) 983-9223 **Extension:**  
**Fax:** (540) 527-1099 **Email:** cjackson@rkehousing.org

#### Other [Present During Inspection]

**Name (F, MI, L):** JAMES DICKERSON  
**Organization:** ROANOKE REDEV & HA  
**Address Line 1:** 1020 13TH ST SE  
**Address Line 2:**  
**City:** ROANOKE **State:** VA  
**ZIP:** 24013 **Extension:**  
**Phone:** (540) 983-9223 **Extension:**  
**Fax:** (540) 527-1099 **Email:**

## Inspection Summary Report (POA) for Inspection #538236

### Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	12.51	0.00	12.51	0.00	12.51
Building Exterior	16.14	0.00	16.14	0.00	16.14
Building Systems	21.51	0.00	21.51	10.00	11.51
Common Area	14.52	1.21	13.31	0.00	13.31
Unit	35.32	2.33	32.99	2.03	30.96
Total	100.00	3.54	96.46	12.03	84.43

Score Version: 1

Score Date: 01/29/2015

Final Score: 84c\*

## Inspection Summary Report (POA) for Inspection #538236

### Health & Safety Summary

	Site	Buildings	Units	Total	
<b>Non-Life Threatening (NLT)</b>					<b>Health and Safety Narrative</b>
Actual	0	1	3	4	1 site, 1 buildings and 22 units were inspected.
Projected	0	1	14	15	6 health and safety deficiencies(HSD) were observed.
<b>Life Threatening (LT)</b>					<b>Percentage Inspected:</b>
Actual	0	0	1	1	Site (PIS): 100%
Projected	0	0	5	5	Building (PIB): 100%
<b>Smoke Detectors (SD)</b>					Unit (PIU): 21%
Actual	0	0	1	1	<b>Projected HSD:</b>
Projected	0	0	5	5	Site = (Actual HSDS) / PIS
<b>Overall</b>					Building = (Actual HSDB) / PIB
Actual	0	1	5	6	Unit = (Actual HSDU) / PIU
Projected	0	1	24	25	If all buildings and units were inspected, it is projected that a total of 25 health and safety deficiencies would apply to the property.

## Inspection Summary Report (POA) for Inspection #538236

### Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	BS	Fire Protection	BS- Missing Sprinkler Head (Fire Protection)	1	1	100
Ordinary	CA	Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	1	1	100

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 #538236

### Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	3	1	1	2
Unit	105	105	22	3

### Building 208 - MORNINGSIDE MANOR HIGHRISE [ Sample , Inspected ]

Address Line 1: 1020 13TH ST SE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24013

Extension: 2041

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1972	6	105	105

Comments: ELDERLY, no mail rm access

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
102	1 Bedroom	Yes	
202	0 Bedroom	Yes	
206	0 Bedroom	Yes	Other Hazard
211	1 Bedroom	Yes	
216	0 Bedroom	Yes	
301	1 Bedroom	Yes	
305	1 Bedroom	Yes	Other Hazard
310	0 Bedroom	Yes	
312	0 Bedroom	Yes	
315	1 Bedroom	Yes	
320	0 Bedroom	Yes	
404	1 Bedroom	Yes	
409	0 Bedroom	Yes	
414	1 Bedroom	Yes	
419	0 Bedroom	Yes	
504	1 Bedroom	Yes	
508	1 Bedroom	Yes	
509	0 Bedroom	Yes	
513	0 Bedroom	Yes	

## Inspection Summary Report (POA) for Inspection #538236

518	1 Bedroom	Yes	
519	0 Bedroom	Yes	
603	0 Bedroom	Yes	Other Hazard
607	0 Bedroom	Yes	
612	0 Bedroom	Yes	
617	0 Bedroom	Yes	

### Building 800 - MORNINGSIDE ADMIN OFFICES [ Excluded not in Universe , Added by Mistake ]

Address Line 1: 1020 13TH STREET SE

Address Line 2:

City: ROANOKE State: VA  
 Zip: 24013 Extension: 2041

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1972	1	0	0

Comments:

### Building 805 - MORNINGSIDE SHOP [ Excluded not in Universe , Added by Mistake ]

Address Line 1: 1020 13TH STREET SE

Address Line 2:

City: ROANOKE State: VA  
 Zip: 24013 Extension: 2041

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1972	1	0	0

Comments:

## Inspection Summary Report (POA) for Inspection #538236

---

### Certificates

Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
Elevators	Yes - This certificate is provided or is not expired
Fire Alarms	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	No - This certificate cannot be provided or is expired
Lead-Based Paint Inspection Reports	No - This certificate cannot be provided or is expired
Sprinkler Systems	Yes - This certificate is provided or is not expired

## Inspection Summary Report (POA) for Inspection #538236

### 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
------	------------	----------	-----------------	-----------------

### Building 208 - MORNINGSIDE MANOR HIGHRISE - Building Systems [Possible Points : 21.51]

#### Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Fire Protection	BS- Missing Sprinkler Head (Fire Protection) (NLT )	Level 3	10.00	
			<b>10.00</b>	<b>11.51</b>

### Building 208 - MORNINGSIDE MANOR HIGHRISE - Common Areas [Possible Points : 14.52]

#### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	1.21	
			<b>1.21</b>	<b>13.31</b>

### Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 102 [Possible Points : 1.61]

#### Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT )	Level 3	1.28	
			<b>1.28</b>	<b>0.33</b>

### Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 202 [Possible Points : 1.61]

#### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			<b>0.04</b>	<b>1.57</b>

### Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 211 [Possible Points : 1.61]

#### Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors) (3)	Level 3	0.17	
			<b>0.17</b>	<b>1.44</b>

### Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 301 [Possible Points : 1.61]

#### Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Hazards	HS - Tripping (Hazards) (NLT )	Level 3	0.00	
			<b>0.00</b>	<b>1.61</b>

## Inspection Summary Report (POA) for Inspection #538236

Item	Deficiency	Severity	Points Deducted	Points Received
<b>Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 310 [Possible Points : 1.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Sink - Missing/Damaged (Kitchen)	Level 3	1.28	
			<b>1.28</b>	<b>0.33</b>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 414 [Possible Points : 1.61]</b>				
<b>Health And Safety Deficiencies</b>				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD )	Level 3	0.00	
			<b>0.00</b>	<b>1.61</b>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 419 [Possible Points : 1.61]</b>				
<b>Health And Safety Deficiencies</b>				
Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) (NLT )	Level 3	0.58	
			<b>0.58</b>	<b>1.03</b>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 504 [Possible Points : 1.61]</b>				
<b>Health And Safety Deficiencies</b>				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT )	Level 3	0.17	
			<b>0.17</b>	<b>1.44</b>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 509 [Possible Points : 1.57]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.19	
			<b>0.19</b>	<b>1.38</b>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 519 [Possible Points : 1.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors) (3)	Level 3	0.17	
			<b>0.17</b>	<b>1.44</b>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 607 [Possible Points : 1.61]</b>				
<b>Non-Health And Safety Deficiencies</b>				
Doors	Unit - Damaged Hardware/Locks (Doors) (3)	Level 3	0.17	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.29	

## Inspection Summary Report (POA) for Inspection #538236

---

Item	Deficiency	Severity	Points Deducted	Points Received
			0.46	1.15

## Inspection Summary Report (POA) for Inspection #538236

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
<b>Site - MORNINGSIDE MANOR - Site(0)</b>			
None			
<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Building Exterior</b>			
None			
<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Building Systems</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Fire Protection	Floor 3 312- bath clst, painted head	BS- Missing Sprinkler Head (Fire Protection) (NLT) - L3	- Sprinkler head or its components missing, visibly damaged, blocked, capped or the sprinkler head is painted over
<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Common Areas</b>			
<b>Non-Health And Safety Deficiencies</b>			
Halls/Corridors/Stairs	Floor 4 1 damaged	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - L1	- Panels/Tiles - 1 to 3 panels/tiles are missing or damaged
<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 202</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Storage bath clst dr wont latch	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.
<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 508</b>			
None			
<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 312</b>			
None			

## Inspection Summary Report (POA) for Inspection #538236

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 404</b>			
None			

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 513</b>			
None			

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 211</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Kitchen dr wont latch	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> <li>- Entry Door to Unit</li> <li>- Hardware is damaged or missing</li> <li>- Door does not function as it should (it does not properly latch).</li> </ul>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 504</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Windows	Bedroom inop	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> <li>- Lock/Operability</li> <li>- Window cannot be opened or will not stay open (If the window is designed to do so.)</li> <li>- Window is on 4th floor or above</li> <li>- There is NOT another operable window in the same floor area.</li> </ul>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 414</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Smoke Detector	Bedroom inop	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> <li>- Inoperable</li> <li>- There is NOT another functioning smoke detector on same level.</li> </ul>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 509</b>			
<b>Non-Health And Safety Deficiencies</b>			
Bathroom Items	Bathroom	Unit - Shower/Tub -	- Shower or Tub (Unit)

## Inspection Summary Report (POA) for Inspection #538236

Item	Location/Comments	Deficiency/Severity	Decisions
		Damaged/Missing (Bathroom) - L1	- A stopper is missing (only if there is no stopper in the visible area)

### Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 612

None

### Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 617

None

### Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 320

None

### Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 310

#### Non-Health And Safety Deficiencies

Kitchen Items	Kitchen sprayer inop	Unit - Sink - Missing/Damaged (Kitchen) - L3	- Kitchen Sink - The sink"s hardware is missing or is not functioning
---------------	----------------------	--	--

### Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 518

None

### Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 519

#### Non-Health And Safety Deficiencies

Doors	Kitchen dr wont latch, clsr inop	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
-------	----------------------------------	---	---

### Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 102

#### Non-Health And Safety Deficiencies

#### Health And Safety Deficiencies

Electrical Hazards	Storage panel- misssg knockout exposing shock haz	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Openings in electrical panels - The openings in the electrical panels are NOT properly covered.
--------------------	---	---	--

## Inspection Summary Report (POA) for Inspection #538236

Item	Location/Comments	Deficiency/Severity	Decisions
<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 216</b>			
None			

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 607</b>			
<b>Non-Health And Safety Deficiencies</b>			
Doors	Kitchen dr wont latch, clsr inop	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> <li>- Entry Door to Unit</li> <li>- Hardware is damaged or missing</li> <li>- Door does not function as it should (it does not properly latch).</li> </ul>
Kitchen Items	Kitchen leftt front inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> <li>- Range/Stove/Oven</li> <li>- Gas Range/Stove/Oven</li> <li>- Burner(s) not functioning</li> <li>- ONE burner is not functioning.</li> </ul>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 419</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Kitchen Items	Kitchen drain leaks	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) (NLT) - L3	<ul style="list-style-type: none"> <li>- Kitchen Sink</li> <li>- There is a leak</li> <li>- There is a steady leak that cannot be contained by the sink basin</li> </ul>

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 315</b>			
None			

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 409</b>			
None			

<b>Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 301</b>			
<b>Non-Health And Safety Deficiencies</b>			
<b>Health And Safety Deficiencies</b>			
Hazards	Living Area corrdd trip haz	HS - Tripping (Hazards) (NLT) - L3	<ul style="list-style-type: none"> <li>- Tripping (not related to elevators) - poses a tripping risk</li> </ul>

## **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>