

Inspection Summary Report (POA) for Inspection #538254

Inspection Snapshot

Inspection ID:	538254	Inspection Time:	08:48 AM - 02:08 PM
Inspection Start Date:	01/28/2015	Inspection End Date:	01/28/2015
Property ID:	VA011000207	Property Type:	Public Housing
Property Name:	JAMESTOWN PLACE		
Inspection State:	Successful	Score:	84c*

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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:** _____
Phone: (540) 427-1286 **Extension:**
Fax: (540) 427-0939 **Email:**

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

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
146	97%	No

Comments yes BBR: bldg 1C-2123, tac 1692291

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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): LISA SAUNDERS
Organization: ROANOKE REDEV & HA
Address Line 1: 1533 PIKE LN SE
Address Line 2:
City: ROANOKE **State:** VA
ZIP: 24014 **Extension:**
Phone: (540) 427-1286 **Extension:**
Fax: (540) 427-0939 **Email:** lsaunders@rekhousing.org

Other [Present During Inspection]

Name (F, MI, L): EARNEST GROGAN
Organization: ROANOKE REDEV & HA
Address Line 1: 1533 PIKE LN SE
Address Line 2:
City: ROANOKE **State:** VA
ZIP: 24014 **Extension:**
Phone: (540) 427-1286 **Extension:**
Fax: (540) 427-0939 **Email:**

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Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	20.93	2.94	17.99	0.00	17.99
Building Exterior	17.22	1.24	15.98	0.00	15.98
Building Systems	13.30	0.42	12.88	0.00	12.88
Common Area	1.67	0.03	1.64	0.00	1.64
Unit	46.89	3.75	43.14	7.55	35.59
Total	100.00	8.38	91.62	7.55	84.07

Score Version: 1

Score Date: 01/28/2015

Final Score: 84c*

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Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	0	0	4	4	1 site, 22 buildings and 23 units were inspected.
Projected	0	0	26	26	16 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	5	5	Site (PIS): 100%
Projected	0	0	33	33	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 15%
Actual	0	0	7	7	Projected HSD:
Projected	0	0	46	46	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	0	16	16	Unit = (Actual HSDU) / PIU
Projected	0	0	104	104	If all buildings and units were inspected, it is projected that a total of 104 health and safety deficiencies would apply to the property.

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Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (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	22	82

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)

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Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	22	22	22	0
Unit	150	150	23	2

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?
1648	3 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:

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

Address Line 1: 1614 QUEEN ANN DR SE

Address Line 2:

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

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

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1620	4 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:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1602	3 Bedrooms	Yes	

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?
1538	3 Bedrooms	Yes	

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

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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?
1502	5 Bedrooms	Yes	
1514	3 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?
1535	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:

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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?	
1534	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?	
1523	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

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Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2115	3 Bedrooms	Yes	
2129	3 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?
1501	3 Bedrooms	Yes	
1513	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?
2151	3 Bedrooms	Yes	

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

Address Line 1: 2144 KING CHARLES AVE SE

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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?
2148	3 Bedrooms	Yes	
2162	3 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:

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Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2106	3 Bedrooms	Yes	
2108	2 Bedrooms	Yes	Other Hazard
2110	3 Bedrooms	Yes	Other Hazard

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?
2010	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:

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

Comments:

Building 705 - JAMESTOWN SHOP [Sample , Inspected]

Address Line 1: 1533 PIKE LANE SE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24017 Extension: 3718

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

Comments:

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:

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

Address Line 2:

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

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

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1685	3 Bedrooms	Yes	

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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

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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
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Site - JAMESTOWN PLACE - Site(0) [Possible Points : 20.93]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 2	2.94	
			2.94	17.99

Building 10C7 - 1644-1662 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.10]

Non-Health And Safety Deficiencies

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) (18)	Level 3	0.00	
			0.00	1.10

Building 10C7 - 1644-1662 QUEEN ANN DR SE - Unit 1648 [Possible Points : 2.04]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Water Heater	Unit - Leaking Valves/Tanks/Pipes (Hot Water Heater) (3)	Level 3	0.64	
			0.64	1.40

Building 11F7 - 1626-1634 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.55]

Non-Health And Safety Deficiencies

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) (18)	Level 3	0.00	
			0.00	0.55

Building 11F7 - 1626-1634 QUEEN ANN DR SE - Building Systems [Possible Points : 0.42]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Domestic Water	BS- Leaking Central Water Supply (Domestic Water)	Level 3	0.42	
			0.42	0.00

Building 12E7 - 1614-1622 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.55]

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Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	0.55

Building 12E7 - 1614-1622 QUEEN ANN DR SE - Unit 1620 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (5)	Level 1	0.05	
Walls	Unit - Damaged (Walls) (4)	Level 1	0.05	
			0.10	1.94

Building 13F7 - 1602-1610 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.55]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	0.55

Building 13F7 - 1602-1610 QUEEN ANN DR SE - Unit 1602 [Possible Points : 2.04]				
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.59	
			1.59	0.45

Building 14C - 1532-1550 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.10]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	1.10

Building 14C - 1532-1550 QUEEN ANN DR SE - Unit 1538 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (5)	Level 1	0.05	

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Item	Deficiency	Severity	Points Deducted	Points Received
Walls	Unit - Damaged (Walls) (4)	Level 1	0.05	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (4) (SD)	Level 3	0.00	
			0.10	1.94

Building 15D7 - 1502-1520 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.10]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
Roofs	BE- Damaged/Clogged Drains (Roofs) (2)	Level 2	0.62	
			0.62	0.48

Building 15D7 - 1502-1520 QUEEN ANN DR SE - Unit 1502 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.18	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (5)	Level 1	0.05	
Health And Safety Deficiencies				
Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) (NLT)	Level 3	0.72	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (2) (SD)	Level 3	0.00	
			0.95	1.09

Building 15D7 - 1502-1520 QUEEN ANN DR SE - Unit 1514 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) (2)	Level 1	0.24	
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen) (2)	Level 1	0.10	
Walls	Unit - Damaged (Walls) (4)	Level 1	0.05	
			0.39	1.65

Building 16B7 - 1529-1539 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.66]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility	BE- Obstructed or Missing Accessibility Route	Level 3	0.00	

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Item	Deficiency	Severity	Points Deducted	Points Received
to Main Floor Entrance	(FHEO Accessibility to Main Floor Entrance) (18)			
			0.00	0.66

Building 17A - 2011-2017 KING CHARLES AVE - Building Exterior [Possible Points : 0.44]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	0.44

Building 18B - 1524-1534 PIKE LN SE - Building Exterior [Possible Points : 0.66]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	0.66

Building 18B - 1524-1534 PIKE LN SE - Unit 1534 [Possible Points : 2.00]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (5)	Level 1	0.05	
			0.05	1.94

Building 19A - 1521-1527 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.44]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	0.44

Building 1C - 2115-2133 KING CHARLES AVE - Unit 2115 [Possible Points : 2.04]

Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT)	Level 3	1.59	
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (4) (SD)	Level 3	0.00	
			1.59	0.45

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Item	Deficiency	Severity	Points Deducted	Points Received
Building 1C - 2115-2133 KING CHARLES AVE - Unit 2129 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Water Heater	Unit - Leaking Valves/Tanks/Pipes (Hot Water Heater) (3)	Level 3	0.64	
			0.64	1.40

Building 20C7 - 1501-1519 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.10]				
Non-Health And Safety Deficiencies				
Roofs	BE- Damaged/Clogged Drains (Roofs) (2)	Level 2	0.62	
			0.62	0.48

Building 20C7 - 1501-1519 QUEEN ANN DR SE - Unit 1501 [Possible Points : 2.08]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) (2)	Level 1	0.24	
Walls	Unit - Damaged (Walls) (4)	Level 1	0.05	
			0.29	1.79

Building 20C7 - 1501-1519 QUEEN ANN DR SE - Unit 1513 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen) (2)	Level 1	0.10	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.05	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (4) (SD)	Level 3	0.00	
			0.15	1.89

Building 2D - 2141-2159 KING CHARLES AVE - Building Exterior [Possible Points : 1.10]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	1.10

Building 2D - 2141-2159 KING CHARLES AVE - Unit 2151 [Possible Points : 2.04]				
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Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) (5)	Level 1	0.05	
			0.05	1.98

Building 3C7 - 2144-2162 KING CHARLES AVE - Building Exterior [Possible Points : 1.10]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	1.10

Building 3C7 - 2144-2162 KING CHARLES AVE - Unit 2148 [Possible Points : 2.08]				
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (2) (SD)	Level 3	0.00	
			0.00	2.08

Building 4D7 - 2118-2136 KING CHARLES AVE - Building Exterior [Possible Points : 1.10]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	1.10

Building 5F7 - 2102-2110 KING CHARLES AVE - Building Exterior [Possible Points : 0.55]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	0.55

Building 5F7 - 2102-2110 KING CHARLES AVE - Unit 2106 [Possible Points : 2.04]				
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (2) (LT)	Level 3	0.19	
			0.19	1.85

Inspection Summary Report (POA) for Inspection #538254

Item	Deficiency	Severity	Points Deducted	Points Received
Building 6C7 - 2004-2022 KING CHARLES AVE - Building Exterior [Possible Points : 1.10]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	1.10
Building 6C7 - 2004-2022 KING CHARLES AVE - Unit 2010 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.36	
Water Heater	Unit - Leaking Valves/Tanks/Pipes (Hot Water Heater) (3)	Level 3	0.64	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (4) (SD)	Level 3	0.00	
			1.00	1.04
Building 705 - JAMESTOWN SHOP - Common Areas [Possible Points : 0.19]				
Non-Health And Safety Deficiencies				
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.03	
			0.03	0.16
Building 7E - 1627-1635 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.55]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	0.55
Building 8D - 1657-1675 QUEEN ANN DR SE - Building Exterior [Possible Points : 1.10]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	1.10

Inspection Summary Report (POA) for Inspection #538254

Item	Deficiency	Severity	Points Deducted	Points Received
Building 8D - 1657-1675 QUEEN ANN DR SE - Unit 1663 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) (2)	Level 1	0.03	
Health And Safety Deficiencies				
Flammable/Combustible Materials	HS - Improperly Stored (Flammable/Combustible Materials) (NLT)	Level 3	0.72	
			0.74	1.30

Building 8D - 1657-1675 QUEEN ANN DR SE - Unit 1675 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) (2)	Level 1	0.03	
Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) (NLT)	Level 3	0.96	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (2) (LT)	Level 3	0.19	
			1.17	0.87

Building 9E - 1681-1689 QUEEN ANN DR SE - Building Exterior [Possible Points : 0.55]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (18)	Level 3	0.00	
			0.00	0.55

Building 9E - 1681-1689 QUEEN ANN DR SE - Unit 1685 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
Health And Safety Deficiencies				
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	1.59	
			1.66	0.38

Inspection Summary Report (POA) for Inspection #538254

Deficiency Details

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

Non-Health And Safety Deficiencies

Grounds	2141-2159 KING CHARLES AVE overgrown on fence at rear	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	<ul style="list-style-type: none"> - Overgrown vegetation - Vegetation is extensive and dense (it is difficult to see broken glass, holes and other hazards) or obstructs intended path of walkways or roads - The areas ARE still usable/ passable.
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Building 10C7 - 1644-1662 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 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 1660

None

Building 10C7 - 1644-1662 QUEEN ANN DR SE[Sample,Inspected] - Unit 1648

Non-Health And Safety Deficiencies

Water Heater	Storage hw clst- leaky pipe	Unit - Leaking Valves/Tanks /Pipes (Hot Water Heater) - L3	<ul style="list-style-type: none"> - Water is leaking from any water system component, hose bibs. - This condition DOES NOT RESULT in a Health and
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Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
			Safety concern.

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

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 11F7 - 1626-1634 QUEEN ANN DR SE[Sample,Inspected] - Building Systems

Non-Health And Safety Deficiencies

Domestic Water	Floor 1 side- leaky hose bub	BS- Leaking Central Water Supply (Domestic Water) - L3	- Water is leaking from any water system component (not including fixtures) - Component is leaking and was never designed to do so - This condition DOES NOT RESULT in a Health and Safety concern.
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Building 11F7 - 1626-1634 QUEEN ANN DR SE[Sample,Inspected] - Common Areas

None

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

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 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

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
Building 12E7 - 1614-1622 QUEEN ANN DR SE[Sample,Inspected] - Unit 1620			
Non-Health And Safety Deficiencies			
Doors	Living Area dr wont latch	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 hw clst- hole	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

Building 13F7 - 1602-1610 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 13F7 - 1602-1610 QUEEN ANN DR SE[Sample,Inspected] - Unit 1602			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom bdrm2- bad balancer blocking 2nd egress	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Unusable

Building 14C - 1532-1550 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	BE- Obstructed or Missing Accessibility Route (FHEO	- There IS an obstructed or missing accessible route to

Inspection Summary Report (POA) for Inspection #538254

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 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

Building 14C - 1532-1550 QUEEN ANN DR SE[Sample,Inspected] - Unit 1538

Non-Health And Safety Deficiencies

Doors	Living Area torn scns	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	Bathroom hole	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

Health And Safety Deficiencies

Smoke Detector	Bedroom bdm3- inop	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.
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Building 15D7 - 1502-1520 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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	front- clogged	BE- Damaged/Clogged	- Damaged/clogged Drain or

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
		Drains (Roofs) - L2	<ul style="list-style-type: none"> Ponding - Drain damaged or partially clogged; NO evidence of ponding on the roof

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 1502

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Kitchen dr wont latch	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

Health And Safety Deficiencies

Kitchen Items	Kitchen drain leaks	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) (NLT) - L3	<ul style="list-style-type: none"> - Kitchen Sink - There is a leak - There is a steady leak that cannot be contained by the sink basin
Smoke Detector	Dining Area missg	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Missing - There is NOT another functioning smoke detector on same level.

Building 15D7 - 1502-1520 QUEEN ANN DR SE[Sample,Inspected] - Unit 1514

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom handle leaks	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
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Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen dirty	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L1	- Range Hood/Exhaust Fans - Dirt, grease, or another barrier has accumulated; free passage of air is noticeably reduced
Walls	Bedroom bdrm1- hole	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

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

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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

Building 16B7 - 1529-1539 QUEEN ANN DR SE[Sample,Inspected] - Unit 1535

None

Building 17A - 2011-2017 KING CHARLES AVE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 17A - 2011-2017 KING CHARLES AVE[Sample,Inspected] - Building Systems

None

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
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	no wheelchair access	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 1534			
Non-Health And Safety Deficiencies			
Doors	Living Area dr handle broke	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

Building 19A - 1521-1527 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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			

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
Building 19A - 1521-1527 QUEEN ANN DR SE[Sample,Inspected] - Unit 1523			
None			

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

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 2115			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom bdrm3 only window bloccking 2nd egress	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Furniture
Smoke Detector	Bedroom bdrm3 inop	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 1C - 2115-2133 KING CHARLES AVE[Sample,Inspected] - Unit 2129			
Non-Health And Safety Deficiencies			
Water Heater	Storage leaky valve	Unit - Leaking Valves/Tanks /Pipes (Hot Water Heater) - L3	- Water is leaking from any water system component, hose bibs. - This condition DOES NOT RESULT in a Health and Safety concern.

Building 20C7 - 1501-1519 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
Roofs	rear- clogged	BE- Damaged/Clogged Drains (Roofs) - L2	<ul style="list-style-type: none"> - Damaged/clogged Drain or Ponding - Drain damaged or partially clogged; NO evidence of ponding on the roof

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

None

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

None

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

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom handle leaks	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
Walls	Bedroom bdrm1- hole	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

Building 20C7 - 1501-1519 QUEEN ANN DR SE[Sample,Inspected] - Unit 1513

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen dirty	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Range Hood/Exhaust Fans - Dirt, grease, or another barrier has accumulated; free passage of air is noticeably reduced
Outlets/Switches	Dining Area 1 cracked recept cvr	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.

Health And Safety Deficiencies

Smoke Detector	Bedroom bdrm3- inop	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Inoperable - There IS another functioning
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Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
			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	no wheelchair access	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 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 2151

Non-Health And Safety Deficiencies

Doors	Living Area rear handle broke	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
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Building 3C7 - 2144-2162 KING CHARLES AVE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
Building 3C7 - 2144-2162 KING CHARLES AVE[Sample,Inspected] - Common Areas			
None			

Building 3C7 - 2144-2162 KING CHARLES AVE[Sample,Inspected] - Unit 2162			
None			

Building 3C7 - 2144-2162 KING CHARLES AVE[Sample,Inspected] - Unit 2148			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Smoke Detector	Living Area missg	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.
Smoke Detector	Hallway miissg	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There IS another functioning smoke detector on same level. - It CAN be separated from other areas of the level by a door.

Building 4D7 - 2118-2136 KING CHARLES AVE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 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			
None			

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
Building 5F7 - 2102-2110 KING CHARLES AVE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 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 2106			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Hazards	Hallway cord trip haz	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Outlets/Switches	Bedroom bdrm2- 1 missg cvr	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.

Building 6C7 - 2004-2022 KING CHARLES AVE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 6C7 - 2004-2022 KING CHARLES AVE[Sample,Inspected] - Building Systems
None

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

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 6C7 - 2004-2022 KING CHARLES AVE[Sample,Inspected] - Unit 2010

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen left rear inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Water Heater	Storage valve leaks	Unit - Leaking Valves/Tanks /Pipes (Hot Water Heater) - L3	- Water is leaking from any water system component, hose bibs. - This condition DOES NOT RESULT in a Health and Safety concern.

Health And Safety Deficiencies

Smoke Detector	Bedroom bdm3- inop	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.
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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

None

Building 705 - JAMESTOWN SHOP[Sample,Inspected] - Building Exterior

None

Building 705 - JAMESTOWN SHOP[Sample,Inspected] - Building Systems

None

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
Building 705 - JAMESTOWN SHOP[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Basement/Garage/ Carport	Floor 1 1 cracked recept cvr	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			
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 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 8D - 1657-1675 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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			

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

Building 8D - 1657-1675 QUEEN ANN DR SE[Sample,Inspected] - Unit 1675			
Non-Health And Safety Deficiencies			

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
Ceiling	Bathroom	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	<ul style="list-style-type: none"> - 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			
Bathroom Items	Bathroom leaks	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) (NLT) - L3	<ul style="list-style-type: none"> - Bathroom Sink - There is a leak - There is a steady leak that cannot be contained by the sink basin
Outlets/Switches	Bedroom bdrm1- 1 missg cvr	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	<ul style="list-style-type: none"> - Cover plate missing or broken - The electrical connections/ wires ARE exposed.

Building 8D - 1657-1675 QUEEN ANN DR SE[Sample,Inspected] - Unit 1663

Non-Health And Safety Deficiencies			
Ceiling	Bathroom	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	<ul style="list-style-type: none"> - 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			
Flammable/ Combustible Materials	Kitchen gas in kitchen	HS - Improperly Stored (Flammable/Combustible Materials) (NLT) - L3	<ul style="list-style-type: none"> - Flammable materials improperly stored (gasoline, paint thinners, kerosene, propane, paper boxes, lubricating oil, etc.) - The flammable materials ARE stored near an exposed flame, heat or electrical source.

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
Building 9E - 1681-1689 QUEEN ANN DR SE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 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 1685

Non-Health And Safety Deficiencies			
Walls	Bedroom bdrm2, unpainted surface	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Windows	Kitchen 1 bad balancer	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Electrical Hazards	Kitchen mmmissg globe exposing shock haz	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	- Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT

Inspection Summary Report (POA) for Inspection #538254

Item	Location/Comments	Deficiency/Severity	Decisions
			capped

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>