

Inspection Summary Report (POA) for Inspection #557635

Inspection Snapshot

Inspection ID:	557635	Inspection Time:	08:39 AM - 11:51 AM
Inspection Start Date:	10/05/2015	Inspection End Date:	10/05/2015
Property ID:	VA011000206	Property Type:	Public Housing
Property Name:	MELROSE TOWERS		
Inspection State:	Successful	Score:	81c*

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Property Profile

Property Name: MELROSE TOWERS
Scattered Site? No **Multiple Site?** No
Address Line 1: 3038 MELROSE Avenue NW
Address Line 2:
City: ROANOKE **State:** VA
ZIP: 24017 **Extension:** _____
Phone: (540) 983-9249 **Extension:**
Fax: (540) 983-9228 **Email:**

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	212	212	24
Common	2	1	1	-	-	-
Total	3	2	2	212	212	24

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
203	96%	No

Comments BEDBUGS 3038 MELROSE AVE. UNIT 213

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Participant Profile

Executive Director [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Glenda E. Goh
Organization: RRHA
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

Management Agent [Not Present During Inspection]

Name (F, MI, L): DAVID BUSTAMANTE
Organization: RRHA
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

Site Manager [Present During Inspection]

Name (F, MI, L): DENISE STANLEY
Organization: RRHA
Address Line 1: 3038 MELROSE AVE. NW
Address Line 2:
City: ROANOKE **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9249 **Extension:**
Fax: **Email:** DSTANLEY@RKEHOUSING.ORG

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Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	17.47	0.00	17.47	0.00	17.47
Building Exterior	17.47	0.00	17.47	0.00	17.47
Building Systems	22.91	7.93	14.98	10.00	4.98
Common Area	7.86	0.00	7.86	0.00	7.86
Unit	34.28	0.09	34.19	0.96	33.23
Total	100.00	8.02	91.98	10.96	81.02

Score Version: 2

Score Date: 01/06/2016

Final Score: 81c*

Score History

<u>Inspection Id</u>	<u>Inspection Date</u>	<u>Pre H&S Points</u>	<u>Final Score</u>
557635	10/05/2015	91.98	81.02c*

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Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative 1 site, 2 buildings and 24 units were inspected.
Actual	0	1	4	5	
Projected	0	1	35	36	7 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	1	1	Site (PIS): 100%
Projected	0	0	9	9	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 11%
Actual	0	0	1	1	Projected HSD:
Projected	0	0	9	9	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	1	6	7	Unit = (Actual HSDU) / PIU
Projected	0	1	53	54	If all buildings and units were inspected, it is projected that a total of 54 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	%
Capital	BS	Fire Protection	BS- Missing Sprinkler Head (Fire Protection)	1	2	50
Ordinary	BE	Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards)	1	2	50
Ordinary	BS	Roof Exhaust System	BS- Roof Exhaust Fan(s) Inoperable (Roof Exhaust System)	1	2	50

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	3	2	2	1
Unit	212	212	24	2

Building 206 - MELROSE TOWERS HIGHRISE [Sample , Inspected]

Address Line 1: 3038 MELROSE AVE NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: 5922

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1971	9	212	212

Comments: SENIOR AND DISABLED PROPERTY

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
201	2 Bedrooms	No	Vacant
207	1 Bedroom	Yes	
216	0 Bedroom	Yes	
302	2 Bedrooms	Yes	
310	1 Bedroom	Yes	
319	0 Bedroom	Yes	
401	2 Bedrooms	Yes	
410	1 Bedroom	Yes	
419	0 Bedroom	Yes	
501	2 Bedrooms	Yes	
509	0 Bedroom	Yes	
518	0 Bedroom	Yes	
527	1 Bedroom	Yes	
609	0 Bedroom	Yes	
618	0 Bedroom	Yes	
627	1 Bedroom	Yes	
708	0 Bedroom	Yes	
717	0 Bedroom	Yes	
726	0 Bedroom	Yes	

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808	0 Bedroom	Yes	
817	0 Bedroom	Yes	
826	0 Bedroom	No	Vacant
907	1 Bedroom	Yes	
910	1 Bedroom	Yes	
916	0 Bedroom	Yes	
925	0 Bedroom	Yes	

Building 600 - MELROSE ADMIN OFFICES [Excluded not in Universe , Added by Mistake]

Address Line 1: 3038 MELROSE AVE NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: 5922

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

Comments: OFFICES ARE WITHIN THE MAIN TOWER

Building 605 - MELROSE SHOP [Sample , Inspected]

Address Line 1: 3038 MELROSE AVE NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension:

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

Comments:

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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	Yes - This certificate is provided or is not 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

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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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Building 206 - MELROSE TOWERS HIGHRISE - Building Systems [Possible Points : 22.73]

Non-Health And Safety Deficiencies

Roof Exhaust System	BS- Roof Exhaust Fan(s) Inoperable (Roof Exhaust System)	Level 3	7.93	
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Health And Safety Deficiencies

Fire Protection	BS- Missing Sprinkler Head (Fire Protection) (NLT)	Level 3	10.00	
			17.93	4.80

Building 206 - MELROSE TOWERS HIGHRISE - Unit 319 [Possible Points : 1.43]

Health And Safety Deficiencies

Infestation	HS - Insects / roaches (Infestation) (NLT)	Level 3	0.57	
			0.57	0.85

Building 206 - MELROSE TOWERS HIGHRISE - Unit 618 [Possible Points : 1.43]

Non-Health And Safety Deficiencies

Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			0.04	1.38

Building 206 - MELROSE TOWERS HIGHRISE - Unit 708 [Possible Points : 1.46]

Health And Safety Deficiencies

Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.00	1.46

Building 206 - MELROSE TOWERS HIGHRISE - Unit 726 [Possible Points : 1.43]

Health And Safety Deficiencies

Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.08	1.35

Building 206 - MELROSE TOWERS HIGHRISE - Unit 817 [Possible Points : 1.43]

Non-Health And Safety Deficiencies

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Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			0.04	1.38

Building 206 - MELROSE TOWERS HIGHRISE - Unit 910 [Possible Points : 1.43]

Non-Health And Safety Deficiencies				
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT)	Level 3	0.15	
			0.24	1.19

Building 206 - MELROSE TOWERS HIGHRISE - Unit 925 [Possible Points : 1.43]

Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.08	1.35

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - MELROSE TOWERS - Site(0)			
None			
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Building Systems			
Non-Health And Safety Deficiencies			
Roof Exhaust System	Roof NO. 25	BS- Roof Exhaust Fan(s) Inoperable (Roof Exhaust System) - L3	- Damaged to the point of being inoperable
Health And Safety Deficiencies			
Fire Protection	Floor 9 MISSIN SCUTCHEON PLATE. FIRST PIC VS. SECOND PIC.	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
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 207			
None			
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 216			
None			
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 302			
None			
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 310			
None			
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 319			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			

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Item	Location/Comments	Deficiency/Severity	Decisions
Infestation	Kitchen UNDER SINK	HS - Insects /roaches (Infestation) (NLT) - L3	- Evidence of roaches - Multiple dead roaches observed

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 401

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 410

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 419

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 501

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 509

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 518

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 527

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 609

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 618

Non-Health And Safety Deficiencies

Doors	Hallway 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.
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Item	Location/Comments	Deficiency/Severity	Decisions
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 627			
None			

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 708			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Smoke Detector	Bedroom INOP	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 717			
None			

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 726			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Call-for-Aid	Bathroom LIGHT INOP	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 808			
None			

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 817			
Non-Health And Safety Deficiencies			
Doors	Hallway MISSING PULL	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 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 907			
None			

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 910			
Non-Health And Safety Deficiencies			
Walls	Bedroom BED	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Health And Safety Deficiencies			
Call-for-Aid	Bathroom LIGHT INOP	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
Outlets/Switches	Living Area HOLE GREATER THAZN 1/4"	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	- Cover plate missing or broken - The electrical connections/ wires ARE exposed.

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 916			
None			

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 925			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Call-for-Aid	Bathroom LIGHT INOP	Unit - Inoperable (Call-for-Aid) (NLT) - L3	- Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function

Building 605 - MELROSE SHOP[Sample,Inspected] - Building Exterior			
None			

Building 605 - MELROSE SHOP[Sample,Inspected] - Building Systems			
None			

Building 605 - MELROSE SHOP[Sample,Inspected] - Common Areas			
None			

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>