

Inspection Summary Report (POA) for Inspection #570625

Inspection Snapshot

Inspection ID:	570625	Inspection Time:	10:33 AM - 01:02 PM
Inspection Start Date:	03/24/2016	Inspection End Date:	03/24/2016
Property ID:	VA011000216	Property Type:	Public Housing
Property Name:	RHF I & II		
Inspection State:	Successful	Score:	98b

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Property Profile

Property Name: RHF I & II
Scattered Site? Yes **Multiple Site?** Yes
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

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	9	9	9	12	12	9
Common	0			-	-	-
Total	9	9	9	12	12	9

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
12	100%	No

Comments 100%, no bedbugs reported, curbside trash removal

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Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): David Bustamente
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:** ggoh@rkehousing.org

Executive Director [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:** DC
ZIP: 24017 **Extension:**
Phone: (540) 983-9281 **Extension:**
Fax: (540) 983-9229 **Email:** ggoh@rkehousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): Lisa Saunders
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:** ggoh@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	14.16	0.00	14.16	0.00	14.16
Building Exterior	18.11	0.00	18.11	0.00	18.11
Building Systems	18.38	0.00	18.38	0.00	18.38
Common Area	0.00	0.00	0.00	0.00	0.00
Unit	49.36	0.13	49.23	1.91	47.32
Total	100.00	0.13	99.87	1.91	97.97

Score Version: 1

Score Date: 03/24/2016

Final Score: 98b

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Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	0	0	2	2	1 site, 9 buildings and 9 units were inspected.
Projected	0	0	3	3	2 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	0	0	Site (PIS): 100%
Projected	0	0	0	0	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 75%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	0	2	2	Unit = (Actual HSDU) / PIU
Projected	0	0	3	3	If all buildings and units were inspected, it is projected that a total of 3 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	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	8	9	89

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	9	9	9	0
Unit	12	12	9	0

Building RHF1-B - 716 Jamison Ave SE [Sample , Inspected]

Address Line 1: 716 Jamison Ave SE

Address Line 2:

City: Roanoke State: VA

Zip: 24013 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2015	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
716	3 Bedrooms	Yes	

Building RHF2-E - 1008 Patterson Ave SW [Sample , Inspected]

Address Line 1: 1008 Patterson Ave SW

Address Line 2:

City: Roanoke State: VA

Zip: 24016 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2015	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1008	3 Bedrooms	Yes	

Building RHF1-C - 702 10th Street NW [Sample , Inspected]

Address Line 1: 702 10th Street NW

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Address Line 2:

City: Roanoke State: VA
 Zip: 24017 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2015	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
702	3 Bedrooms	Yes	

Building RHF2-G - 1024 Patterson Ave SW [Sample , Inspected]

Address Line 1: 1024 Patterson Ave SW
 Address Line 2:
 City: Roanoke State: VA
 Zip: 24016 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2015	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1024	3 Bedrooms	Yes	

Building RHF2-A - 1631 A&B Rorer Ave SW [Sample , Inspected]

Address Line 1: 1631A&B Rorer Ave SW
 Address Line 2:
 City: Roanoke State: VA
 Zip: 24016 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2015	2	2	2

Comments:

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Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1631A	2 Bedrooms	Yes	

Building RHF1-A - 1112 Gilmer Ave NW [Sample , Inspected]

Address Line 1: 1112 Gilmer Ave NW

Address Line 2:

City: Roanoke State: VA

Zip: 24017 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2015	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1112	3 Bedrooms	Yes	

Building RHF2-H - 722 Gilmer Ave NW [Sample , Inspected]

Address Line 1: 722 Gilmer Ave NW

Address Line 2:

City: Roanoke State: VA

Zip: 24017 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2015	2	1	1

Comments: hvac, hwh and fire extinguisher inside unit

Building RHF2-C - 1801 A&B Rorer Ave SW [Sample , Inspected]

Address Line 1: 1801A Rorer Ave SW

Address Line 2:

City: Roanoke State: VA

Zip: 24016 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
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Semi-Detached	2015	2	2	2
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Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1801A	2 Bedrooms	Yes	
1801B	2 Bedrooms	Yes	

Building RHF2-F - 1004 A&B Patterson Ave SW [Sample , Inspected]

Address Line 1: 1004 A&B Patterson Ave SW

Address Line 2:

City: Roanoke **State:** VA

Zip: 24016 **Extension:** _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2015	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1004A	2 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	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	NA - This certificate is not applicable for this property

Inspection Summary Report (POA) for Inspection #570625

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 RHF1-B - 716 Jamison Ave SE - Building Exterior [Possible Points : 1.48]

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)	Level 3	0.00	
			0.00	1.48

Building RHF2-E - 1008 Patterson Ave SW - Building Exterior [Possible Points : 1.48]

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)	Level 3	0.00	
			0.00	1.48

Building RHF1-C - 702 10th Street NW - Building Exterior [Possible Points : 1.48]

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)	Level 3	0.00	
			0.00	1.48

Building RHF1-C - 702 10th Street NW - Unit 702 [Possible Points : 5.53]

Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Flammable/ Combustible Materials	HS - Improperly Stored (Flammable/Combustible Materials) (NLT)	Level 3	1.91	
			1.91	3.63

Building RHF2-G - 1024 Patterson Ave SW - Building Exterior [Possible Points : 1.48]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility	BE- Obstructed or Missing Accessibility Route	Level 3	0.00	

Inspection Summary Report (POA) for Inspection #570625

Item	Deficiency	Severity	Points Deducted	Points Received
to Main Floor Entrance	(FHEO Accessibility to Main Floor Entrance)			
			0.00	1.48

Building RHF2-A - 1631 A&B Rorer Ave SW - Building Exterior [Possible Points : 2.96]

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	2.96

Building RHF2-A - 1631 A&B Rorer Ave SW - Unit 1631A [Possible Points : 5.42]

Health And Safety Deficiencies

Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
			0.00	5.42

Building RHF1-A - 1112 Gilmer Ave NW - Building Exterior [Possible Points : 1.48]

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.48

Building RHF1-A - 1112 Gilmer Ave NW - Unit 1112 [Possible Points : 5.53]

Non-Health And Safety Deficiencies

Walls	Unit - Damaged (Walls)	Level 1	0.13	
			0.13	5.41

Building RHF2-H - 722 Gilmer Ave NW - Building Exterior [Possible Points : 1.82]

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.82

Building RHF2-F - 1004 A&B Patterson Ave SW - Building Exterior [Possible Points : 2.96]

Non-Health And Safety Deficiencies

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Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	2.96

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - RHF I & II - Site(0)			
None			
Building RHF1-B - 716 Jamison Ave SE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	front door	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 RHF1-B - 716 Jamison Ave SE[Sample,Inspected] - Building Systems			
None			
Building RHF1-B - 716 Jamison Ave SE[Sample,Inspected] - Common Areas			
None			
Building RHF1-B - 716 Jamison Ave SE[Sample,Inspected] - Unit 716			
None			
Building RHF2-E - 1008 Patterson Ave SW[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	front door	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 RHF2-E - 1008 Patterson Ave SW[Sample,Inspected] - Building Systems			
None			
Building RHF2-E - 1008 Patterson Ave SW[Sample,Inspected] - Common Areas			
None			
Building RHF2-E - 1008 Patterson Ave SW[Sample,Inspected] - Unit 1008			

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Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building RHF1-C - 702 10th Street NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	front door	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 RHF1-C - 702 10th Street NW[Sample,Inspected] - Building Systems

None

Building RHF1-C - 702 10th Street NW[Sample,Inspected] - Common Areas

None

Building RHF1-C - 702 10th Street NW[Sample,Inspected] - Unit 702

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Flammable/ Combustible Materials	Storage mech rm	HS - Improperly Stored (Flammable/Combustible Materials) (NLT) - L3	- 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.
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Building RHF2-G - 1024 Patterson Ave SW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	front door	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 RHF2-G - 1024 Patterson Ave SW[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #570625

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building RHF2-G - 1024 Patterson Ave SW[Sample,Inspected] - Common Areas

None

Building RHF2-G - 1024 Patterson Ave SW[Sample,Inspected] - Unit 1024

None

Building RHF2-A - 1631 A&B Rorer Ave SW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	front door	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 RHF2-A - 1631 A&B Rorer Ave SW[Sample,Inspected] - Building Systems

None

Building RHF2-A - 1631 A&B Rorer Ave SW[Sample,Inspected] - Common Areas

None

Building RHF2-A - 1631 A&B Rorer Ave SW[Sample,Inspected] - Unit 1631A

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Hazards	Living Area living rm cable	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
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Building RHF1-A - 1112 Gilmer Ave NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	front door	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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Item	Location/Comments	Deficiency/Severity	Decisions
Building RHF1-A - 1112 Gilmer Ave NW[Sample,Inspected] - Building Systems			
None			

Building RHF1-A - 1112 Gilmer Ave NW[Sample,Inspected] - Common Areas			
None			

Building RHF1-A - 1112 Gilmer Ave NW[Sample,Inspected] - Unit 1112			
Non-Health And Safety Deficiencies			
Walls	Dining Area dining rm	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 RHF2-H - 722 Gilmer Ave NW[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	front door	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 RHF2-H - 722 Gilmer Ave NW[Sample,Inspected] - Building Systems			
None			

Building RHF2-H - 722 Gilmer Ave NW[Sample,Inspected] - Common Areas			
None			

Building RHF2-C - 1801 A&B Rorer Ave SW[Sample,Inspected] - Building Exterior			
None			

Building RHF2-C - 1801 A&B Rorer Ave SW[Sample,Inspected] - Building Systems			
None			

Building RHF2-C - 1801 A&B Rorer Ave SW[Sample,Inspected] - Common Areas			
None			

Building RHF2-C - 1801 A&B Rorer Ave SW[Sample,Inspected] - Unit 1801A			
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Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building RHF2-C - 1801 A&B Rorer Ave SW[Sample,Inspected] - Unit 1801B

None

Building RHF2-F - 1004 A&B Patterson Ave SW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	front door	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 RHF2-F - 1004 A&B Patterson Ave SW[Sample,Inspected] - Building Systems

None

Building RHF2-F - 1004 A&B Patterson Ave SW[Sample,Inspected] - Common Areas

None

Building RHF2-F - 1004 A&B Patterson Ave SW[Sample,Inspected] - Unit 1004A

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>