

Inspection Summary Report (POA) for Inspection #570626

Inspection Snapshot

Inspection ID:	570626	Inspection Time:	08:51 AM - 10:20 AM
Inspection Start Date:	03/24/2016	Inspection End Date:	03/24/2016
Property ID:	VA011000217	Property Type:	Public Housing
Property Name:	RHF III		
Inspection State:	Successful	Score:	99a

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Property Profile

Property Name: RHF III
Scattered Site? Yes **Multiple Site?** Yes
Address Line 1: 2624 Salem Turnpike NW
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24016 **Extension:** _____
Phone: (540) 983-9281 **Extension:**
Fax: (540) 983-9229 **Email:** ggoh@rkehousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	2	2	2	3	3	3
Common	0			-	-	-
Total	2	2	2	3	3	3

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
3	100%	No

Comments 100%, no bedbugs reported, curbside trash pickup

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Participant Profile

Management Agent [Primary Contact / 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

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) 983-9241 **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:** lsanders@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	14.19	0.00	14.19	0.00	14.19
Building Exterior	17.82	0.00	17.82	0.00	17.82
Building Systems	18.05	0.00	18.05	0.00	18.05
Common Area	0.00	0.00	0.00	0.00	0.00
Unit	49.93	1.24	48.69	0.00	48.69
Total	100.00	1.24	98.76	0.00	98.76

Score Version: 1

Score Date: 03/24/2016

Final Score: 99a

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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)	2	2	100
Ordinary	CA	Patio/Porch/Balcony	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	1	2	50
Ordinary	Unit	Doors	Unit - Damaged Hardware/Locks (Doors)	1	3	33
Ordinary	Unit	Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	1	3	33

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	2	2	2	0
Unit	3	3	3	0

Building RHF3-A - 1012 A&B Patterson Ave SW [Sample , Inspected]

Address Line 1: 1012A&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?
1012A	2 Bedrooms	Yes	
1012B	2 Bedrooms	Yes	

Building RHF3-B - 1623 Rorer Ave SW [Sample , Inspected]

Address Line 1: 1623 Rorer 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?
1623	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	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

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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 RHF3-A - 1012 A&B Patterson Ave SW - Building Exterior [Possible Points : 11.88]

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	11.88

Building RHF3-B - 1623 Rorer Ave SW - Building Exterior [Possible Points : 5.94]

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	5.94

Building RHF3-B - 1623 Rorer Ave SW - Common Areas [Possible Points : 0.00]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Patio/Porch/Balcony	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00

Building RHF3-B - 1623 Rorer Ave SW - Unit 1623 [Possible Points : 16.64]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.86	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.38	
			1.24	15.40

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - RHF III - Site(0)			
None			
Building RHF3-A - 1012 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.)
Building RHF3-A - 1012 A&B Patterson Ave SW[Sample,Inspected] - Building Systems			
None			
Building RHF3-A - 1012 A&B Patterson Ave SW[Sample,Inspected] - Common Areas			
None			
Building RHF3-A - 1012 A&B Patterson Ave SW[Sample,Inspected] - Unit 1012A			
None			
Building RHF3-A - 1012 A&B Patterson Ave SW[Sample,Inspected] - Unit 1012B			
None			
Building RHF3-B - 1623 Rorer Ave SW[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	front porch	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 RHF3-B - 1623 Rorer Ave SW[Sample,Inspected] - Building Systems			
None			
Building RHF3-B - 1623 Rorer Ave SW[Sample,Inspected] - Common Areas			

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Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
FHEO - Accessible Outside Common Areas	Floor 1 front porch	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO

Building RHF3-B - 1623 Rorer Ave SW[Sample,Inspected] - Unit 1623			
Non-Health And Safety Deficiencies			
Doors	Bedroom bedrm 1 latc	Unit - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Outlets/Switches	Hallway stairwell switch	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.

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>