

Inspection Summary Report (POA) for Inspection #581629

Inspection Snapshot

Inspection ID:	581629	Inspection Time:	09:04 AM - 04:56 PM
Inspection Start Date:	09/12/2016	Inspection End Date:	09/12/2016
Property ID:	VA011000259	Property Type:	Public Housing
Property Name:	HUNT MANOR		
Inspection State:	Successful	Score:	91c*

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Property Profile

Property Name: HUNT MANOR
Scattered Site? No **Multiple Site?** No
Address Line 1: 802 HUNT Avenue NW
Address Line 2: n/a
City: ROANOKE **State:** VA
ZIP: 24012 **Extension:** _____
Phone: (540) 983-9228 **Extension:** _____
Fax: (540) 983-9229 **Email:** cjackson@rkehousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	50	50	23	172	172	23
Common	4	3	3	-	-	-
Total	54	53	26	172	172	23

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
168	98%	No

Comments 98%no bedbugs

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Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): David Bustamante
Organization: city of Roanoke Redevelopment
Address Line 1: 2624 Salem Turnpike
Address Line 2: p o box6359
City: Roanoke **State:** VA
ZIP: 24012 **Extension:**
Phone: (504) 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: city of Roanoke redevelopment
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): chenita jackson
Organization: Hunt manor bluestone
Address Line 1: 802 Hunt Ave Nw
Address Line 2: n/a
City: Roanoke **State:** VA
ZIP: 24012 **Extension:**
Phone: (540) 983-9228 **Extension:**
Fax: (540) 983-9264 **Email:** cjackson@rkehousing.org

Other [Present During Inspection]

Name (F, MI, L): James Booker
Organization: Hunt manor bluestone
Address Line 1: 802 hunt ave nw
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24012 **Extension:**
Phone: (540) 983-9228 **Extension:**
Fax: (540) 983-9264 **Email:** cjackson@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	18.32	0.00	18.32	0.00	18.32
Building Exterior	20.94	3.73	17.21	0.00	17.21
Building Systems	13.19	0.00	13.19	0.47	12.71
Common Area	0.65	0.00	0.65	0.00	0.65
Unit	46.90	4.58	42.32	0.12	42.21
Total	100.00	8.31	91.69	0.59	91.10

Score Version: 1

Score Date: 09/12/2016

Final Score: 91c*

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Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	0	0	1	1	1 site, 26 buildings and 23 units were inspected.
Projected	0	0	7	7	3 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	1	0	1	Site (PIS): 100%
Projected	0	2	0	2	Building (PIB): 49%
Smoke Detectors (SD)					Unit (PIU): 13%
Actual	0	0	1	1	Projected HSD:
Projected	0	0	7	7	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	1	2	3	Unit = (Actual HSDU) / PIU
Projected	0	2	15	17	If all buildings and units were inspected, it is projected that a total of 17 health and safety deficiencies would apply to the property.

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Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	54	53	26	1
Unit	172	172	23	1

Building 10D9 - 2902-2904 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2902 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4554

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 10F - 808 HUNT AVE NW APT 1-8 [Sample , Inspected]

Address Line 1: 808 HUNT AVE NW

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4143

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
808 #1	1 Bedroom	Yes	
808 #8	2 Bedrooms	Yes	

Building 11B - 2906-2908 BLUESTONE AVE NE [Sample , Inspected]

Address Line 1: 2906 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4554

Type	Constructed In	Floors	Expected Unit Count	Actual Unit
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Inspection Summary Report (POA) for Inspection #581629

				Count
Semi-Detached	1974	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2908blue	3 Bedrooms	Yes	

Building 11D - 806 HUNT AVE NW APT 1-8 [Sample , Inspected]

Address Line 1: 806 HUNT AVE NW

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4142

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
806 #1	3 Bedrooms	Yes	

Building 12B - 804 HUNT AVE NW APT 1-8 [Sample , Inspected]

Address Line 1: 804 HUNT AVE NW

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4141

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
804 #6	2 Bedrooms	Yes	

Building 12C9 - 2910-2912 BLUESTONE AVE NE [Sample , Inspected]

Inspection Summary Report (POA) for Inspection #581629

Address Line 1: 2910 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4554

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2912 blue	3 Bedrooms	Yes	

Building 13D - 2914-2916 BLUESTONE AVE NE [Excluded in Universe , Inspected]

Address Line 1: 2914 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4554

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 14B9 - 2918-2920 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2918 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4554

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 15A - 2917-2919 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2917 BLUESTONE AVE NE
 Address Line 2:

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City: ROANOKE State: VA
 Zip: 24012 Extension: 4553

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 16B - 2913-2915 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2913 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4553

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 17D9 - 2909-2911 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2909 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4553

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 18C9 - 2905-2907 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2905 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4553

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Inspection Summary Report (POA) for Inspection #581629

Comments:

Building 19B9 - 1306-1308 LIBERTY RD NE [Sample , Inspected]

Address Line 1: 1306 LIBERTY RD NE

Address Line 2:

City: ROANOKE State: VA

Zip: 24012 Extension: 4516

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1306 liber	4 Bedrooms	Yes	

Building 1A - 807 HUNT AVE NW APT 1-16 [Sample , Inspected]

Address Line 1: 807 HUNT AVE NW

Address Line 2:

City: ROANOKE State: VA

Zip: 24012 Extension: 4138

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1971	2	16	16

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
807 #4	1 Bedroom	Yes	
807 #12	1 Bedroom	Yes	

Building 1F - 2612-2614 BLUESTONE AVE NE [Sample , Inspected]

Address Line 1: 2612 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE State: VA

Zip: 24012 Extension: 4548

Type	Constructed In	Floors	Expected Unit Count	Actual Unit
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				Count
Semi-Detached	1974	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2612 blue	1 Bedroom	Yes	

Building 20C - 1310-1312 LIBERTY RD NE [Alternate , Not Inspected]

Address Line 1: 1310 LIBERTY RD NE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24012

Extension: 4516

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 21D - 1314-1316 LIBERTY RD NE [Alternate , Not Inspected]

Address Line 1: 1314 LIBERTY RD NE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24012

Extension: 4516

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 22B - 1318-1320 LIBERTY RD NE [Alternate , Not Inspected]

Address Line 1: 1318 LIBERTY RD NE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24012

Extension: 4516

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

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Comments:

Building 23D9 - 2702-2704 SAND RD NE [Alternate , Not Inspected]

Address Line 1: 2702 SAND RD NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4556

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 24A - 2706-2708 SAND RD NE [Alternate , Not Inspected]

Address Line 1: 2706 SAND RD NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4556

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 25D - 2710-2712 SAND RD NE [Alternate , Not Inspected]

Address Line 1: 2710 SAND RD NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4556

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 26C - 2714-2716 SAND RD NE [Alternate , Not Inspected]

Address Line 1: 2714 SAND RD NE

Address Line 2:

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City: ROANOKE State: VA
 Zip: 24012 Extension: 4556

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 27B - 2717-2719 SAND RD NE [Sample , Inspected]

Address Line 1: 2717 SAND RD NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4556

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 28D9 - 2713-2715 SAND RD NE [Alternate , Not Inspected]

Address Line 1: 2713 SAND RD NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4556

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 29B - 2709-2711 SAND RD NE [Sample , Inspected]

Address Line 1: 2709 SAND RD NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4556

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

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Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2711 sand	4 Bedrooms	Yes	

Building 2B - 811 HUNT AVE NW APT 1-8 [Sample , Inspected]

Address Line 1: 811 HUNT AVE NW

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4140

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1971	2	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
811 #5	1 Bedroom	Yes	

Building 2E - 2616-2618 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2616 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4548

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 30D - 2705-2707 SAND RD NE [Alternate , Not Inspected]

Address Line 1: 2705 SAND RD NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4555

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
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Semi-Detached	1974	1	2	2
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Comments:

Building 31B - 2701-2703 SAND RD NE [Sample , Inspected]

Address Line 1: 2701 SAND RD NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4555

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2701 sand	3 Bedrooms	Yes	

Building 32D - 2821-2823 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2821 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4551

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 33B - 2815-2817 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2815 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4551

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Inspection Summary Report (POA) for Inspection #581629

Comments:

Building 34D - 2811-2813 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2811 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4551

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 35E - 2807-2809 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2807 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4551

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 36F - 2803-2805 BLUESTONE AVE NE [Sample , Inspected]

Address Line 1: 2803 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4551

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2803 blue	1 Bedroom	Yes	

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Building 36G - 2601-2603 Bluestone Ave., N.E. [Alternate , Not Inspected]				
Address Line 1:	2601 Bluestone Ave., N.E.			
Address Line 2:				
City:	Roanoke	State:	VA	
Zip:	24012	Extension:		
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2006	1	2	2
Comments:				

Building 37H - 2602 -2604 Bluestone Ave., N.E. [Sample , Inspected]				
Address Line 1:	2602 Bluestone Ave., N.E.			
Address Line 2:				
City:	Roanoke	State:	VA	
Zip:	24012	Extension:		
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2006	1	2	2
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
2604 blue	2 Bedrooms	Yes		

Building 3A - 809 HUNT AVE NW APT 1-4 [Excluded in Universe , Inspected]				
Address Line 1:	809 HUNT AVE NW			
Address Line 2:				
City:	ROANOKE	State:	VA	
Zip:	24012	Extension:	4139	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	4	4
Comments:				

Building 3F - 2702-2704 BLUESTONE AVE NE [Alternate , Not Inspected]				
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Address Line 1: 2702 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4550

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 4C - 805 HUNT AVE NW APT 1-6 [Sample , Inspected]

Address Line 1: 805 HUNT AVE NW
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4137

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	6	6

Comments:

Building 4E - 2706-2708 BLUESTONE AVE NE [Sample , Inspected]

Address Line 1: 2706 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4550

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2708 blue	2 Bedrooms	Yes	

Building 500 - HUNT ADMIN OFFICES [Sample , Inspected]

Address Line 1: 802 HUNT AVE NW
 Address Line 2:

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City: ROANOKE State: VA
 Zip: 24012 Extension:

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

Comments:

Building 505 - HUNT MANOR SHOP [Excluded not in Universe , Added by Mistake]

Address Line 1: 802 HUNT AVE NW
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4552

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

Comments:

Building 5C - 803 HUNT AVE NW APT 1-6 [Sample , Inspected]

Address Line 1: 803 HUNT AVE NW
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4136

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	6	6

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
803 #3	5 Bedrooms	Yes	
803#6	5 Bedrooms	No	Vacant

Building 5F - 2802-2804 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2802 BLUESTONE AVE NE

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Address Line 2:

City: ROANOKE State: VA
 Zip: 24012 Extension: 4552

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 6B - 801 HUNT AVE NW APT 1-8 [Sample , Inspected]

Address Line 1: 801 HUNT AVE NW
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4135

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
801 #3	2 Bedrooms	Yes	

Building 6E9 - 2806-2808 BLUESTONE AVE NE [Sample , Inspected]

Address Line 1: 2806 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 25012 Extension: 4552

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2806 blue	3 Bedrooms	Yes	

Building 7D - 810 HUNT AVE NW APT 1-8 [Sample , Inspected]

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Address Line 1: 810 HUNT AVE NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24012

Extension: 4144

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	1	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
810 #3	3 Bedrooms	Yes	

Building 7F9 - 2810-2812 BLUESTONE AVE NE [Sample , Inspected]

Address Line 1: 2810 BLUESTONE AVE NE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24012

Extension: 4552

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2810	1 Bedroom	Yes	

Building 8B - 812 HUNT AVE NW APT 1-8 [Sample , Inspected]

Address Line 1: 812 HUNT AVE NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24012

Extension: 4145

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	8	8

Comments:

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Unit #	# Bedrooms	Occupied?	Uninspected Reason?
812 #2	2 Bedrooms	Yes	

Building 8C9 - 2822-2824 BLUESTONE AVE NE [Alternate , Not Inspected]

Address Line 1: 2822 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension: 4552

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2

Comments:

Building 900 - BLUESTONE ADMIN OFFICES [Sample , Inspected]

Address Line 1: 2617 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1974	1	0	0

Comments:

Building 905 - BLUESTONE SHOP [Sample , Inspected]

Address Line 1: 2617 BLUESTONE AVE NE
 Address Line 2:
 City: ROANOKE State: VA
 Zip: 24012 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1974	1	0	0

Comments:

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Building 9B - 2826-2828 BLUESTONE AVE NE [Alternate , Not Inspected]				
Address Line 1:		2826 BLUESTONE AVE NE		
Address Line 2:				
City:	ROANOKE	State:	VA	
Zip:	24012	Extension:	4552	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1974	1	2	2
Comments:				

Building 9D5 - 814 HUNT AVE NW APT 1-8 [Sample , Inspected]				
Address Line 1:		814 HUNT AVE NW		
Address Line 2:				
City:	ROANOKE	State:	VA	
Zip:	24012	Extension:	4146	
Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1971	2	8	8
Comments:				
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	
814 #5	3 Bedrooms	Yes		

Inspection Summary Report (POA) for Inspection #581629

Certificates

Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
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

Inspection Summary Report (POA) for Inspection #581629

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 10F - 808 HUNT AVE NW APT 1-8 - Building Exterior [Possible Points : 0.95]

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	0.95

Building 10F - 808 HUNT AVE NW APT 1-8 - Unit 808 #1 [Possible Points : 2.08]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.18	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.18	
Lighting	Unit - Missing/Inoperable Fixture (Lighting)	Level 1	0.03	
			0.39	1.69

Building 10F - 808 HUNT AVE NW APT 1-8 - Unit 808 #8 [Possible Points : 2.08]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Deteriorated/Missing Seals (Entry Only) (Doors)	Level 3	0.29	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 3	0.72	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.12	
			1.12	0.96

Building 11D - 806 HUNT AVE NW APT 1-8 - Building Exterior [Possible Points : 0.95]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Foundations	BE- Cracks/Gaps (Foundations)	Level 3	0.87	
			0.87	0.08

Inspection Summary Report (POA) for Inspection #581629

Item	Deficiency	Severity	Points Deducted	Points Received
Building 11D - 806 HUNT AVE NW APT 1-8 - Unit 806 #1 [Possible Points : 2.08]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.11	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 1	0.03	
			0.13	1.95

Building 12B - 804 HUNT AVE NW APT 1-8 - Building Exterior [Possible Points : 0.95]				
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	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.21	
			0.21	0.74

Building 12B - 804 HUNT AVE NW APT 1-8 - Common Areas [Possible Points : 0.00]				
Non-Health And Safety Deficiencies				
Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00

Building 12B - 804 HUNT AVE NW APT 1-8 - Unit 804 #6 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.48	
			0.53	1.51

Building 12C9 - 2910-2912 BLUESTONE AVE NE - Unit 2912 blue [Possible Points : 2.08]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.22	
Walls	Unit - Damaged (Walls)	Level 1	0.05	
			0.26	1.82

Inspection Summary Report (POA) for Inspection #581629

Item	Deficiency	Severity	Points Deducted	Points Received
Building 19B9 - 1306-1308 LIBERTY RD NE - Building Exterior [Possible Points : 0.76]				
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	0.76

Building 19B9 - 1306-1308 LIBERTY RD NE - Unit 1306 liber [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.11	
			0.12	1.92

Building 1A - 807 HUNT AVE NW APT 1-16 - Building Exterior [Possible Points : 1.90]				
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	1.90

Building 1A - 807 HUNT AVE NW APT 1-16 - Common Areas [Possible Points : 0.04]				
Non-Health And Safety Deficiencies				
Halls/Corridors/Stairs	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.04

Building 1A - 807 HUNT AVE NW APT 1-16 - Unit 807 #4 [Possible Points : 1.95]				
Non-Health And Safety Deficiencies				
Ceiling	Unit - Peeling/Needs Paint (Ceiling)	Level 1	0.01	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.11	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.13	1.83

Building 1A - 807 HUNT AVE NW APT 1-16 - Unit 807 #12 [Possible Points : 2.00]				
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Inspection Summary Report (POA) for Inspection #581629

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Lighting	Unit - Missing/Inoperable Fixture (Lighting)	Level 1	0.03	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.05	
			0.08	1.92

Building 1F - 2612-2614 BLUESTONE AVE NE - Building Exterior [Possible Points : 0.76]				
Non-Health And Safety Deficiencies				
Walls	BE- Cracks/Gaps (Walls) (2)	Level 3	0.57	
			0.57	0.19

Building 1F - 2612-2614 BLUESTONE AVE NE - Unit 2612 blue [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.22	
			0.22	1.82

Building 2B - 811 HUNT AVE NW APT 1-8 - Unit 811 #5 [Possible Points : 2.00]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.22	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
			0.27	1.73

Building 36F - 2803-2805 BLUESTONE AVE NE - Building Exterior [Possible Points : 0.76]				
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	0.76

Building 4E - 2706-2708 BLUESTONE AVE NE - Building Exterior [Possible Points : 0.76]				
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	0.76

Inspection Summary Report (POA) for Inspection #581629

Item	Deficiency	Severity	Points Deducted	Points Received
Building 4E - 2706-2708 BLUESTONE AVE NE - Building Systems* [Possible Points : 0.47]				
Health And Safety Deficiencies				
Domestic Water	BS- Misaligned Chimney/Ventilation System (Domestic Water) (LT)	Level 3	0.79	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.79	0.00

Building 4E - 2706-2708 BLUESTONE AVE NE - Unit 2708 blue [Possible Points : 2.00]				
Non-Health And Safety Deficiencies				
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.10	
			0.10	1.90

Building 5C - 803 HUNT AVE NW APT 1-6 - Building Exterior [Possible Points : 0.87]				
Non-Health And Safety Deficiencies				
Roofs	BE- Missing/Damaged Shingles (Roofs)	Level 2	0.40	
			0.40	0.47

Building 5C - 803 HUNT AVE NW APT 1-6 - Unit 803 #3 [Possible Points : 2.04]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.18	
			0.23	1.81

Building 6B - 801 HUNT AVE NW APT 1-8 - Unit 801 #3 [Possible Points : 2.08]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
			0.05	2.03

Building 6E9 - 2806-2808 BLUESTONE AVE NE - Building Exterior [Possible Points : 0.76]				
Non-Health And Safety Deficiencies				
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 3	0.42	
Walls	BE- Cracks/Gaps (Walls) (2)	Level 2	0.28	
			0.71	0.06

Inspection Summary Report (POA) for Inspection #581629

Item	Deficiency	Severity	Points Deducted	Points Received
Building 6E9 - 2806-2808 BLUESTONE AVE NE - Common Areas [Possible Points : 0.00]				
Non-Health And Safety Deficiencies				
Lobby	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00

Building 7D - 810 HUNT AVE NW APT 1-8 - Building Exterior [Possible Points : 0.95]				
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	0.95

Building 7D - 810 HUNT AVE NW APT 1-8 - Unit 810 #3 [Possible Points : 2.08]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 2	0.11	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.11	1.97

Building 7F9 - 2810-2812 BLUESTONE AVE NE - Building Exterior [Possible Points : 0.76]				
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	
Walls	BE- Cracks/Gaps (Walls)	Level 3	0.57	
			0.57	0.19

Building 8B - 812 HUNT AVE NW APT 1-8 - Unit 812 #2 [Possible Points : 2.08]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
Lighting	Unit - Missing/Inoperable Fixture (Lighting)	Level 1	0.03	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.11	

Inspection Summary Report (POA) for Inspection #581629

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.48	
			0.67	1.41

Building 900 - BLUESTONE ADMIN OFFICES - Building Exterior [Possible Points : 0.25]

Non-Health And Safety Deficiencies				
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 3	0.14	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.06	
			0.19	0.06

Building 9D5 - 814 HUNT AVE NW APT 1-8 - Building Exterior [Possible Points : 0.95]

Non-Health And Safety Deficiencies				
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.21	
Windows	BE- Damaged/Missing Screens (Windows)	Level 1	0.00	
			0.21	0.74

Building 9D5 - 814 HUNT AVE NW APT 1-8 - Unit 814 #5 [Possible Points : 2.08]

Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.18	
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.11	
			0.29	1.80

Inspection Summary Report (POA) for Inspection #581629

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - HUNT MANOR - Site(0)			
None			
Building 10F - 808 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	no accessible route	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 10F - 808 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Systems			
None			
Building 10F - 808 HUNT AVE NW APT 1-8[Sample,Inspected] - Common Areas			
None			
Building 10F - 808 HUNT AVE NW APT 1-8[Sample,Inspected] - Unit 808 #1			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Lighting	Living Area	Unit - Missing/Inoperable Fixture (Lighting) - L1	- In 1 room in this unit, a permanent lighting fixture is missing or not functioning - There is NOT another permanent switched light source in room.
Building 10F - 808 HUNT AVE NW APT 1-8[Sample,Inspected] - Unit 808 #8			
Non-Health And Safety Deficiencies			
Doors	Living Area	Unit - Deteriorated/Missing	- Entry Door to Unit

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
	liv room egress door weatherstripping not working has intended	Seals (Entry Only) (Doors) - L3	- Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)
Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - TWO OR MORE burners are not functioning. - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Doors	Bathroom bath door will no close door will not stay closed	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Bathroom Door - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) - This condition DOES NOT RESULT in a Health and Safety concern.

Building 11B - 2906-2908 BLUESTONE AVE NE[Sample,Inspected] - Building Exterior

None

Building 11B - 2906-2908 BLUESTONE AVE NE[Sample,Inspected] - Building Systems

None

Building 11B - 2906-2908 BLUESTONE AVE NE[Sample,Inspected] - Common Areas

None

Building 11B - 2906-2908 BLUESTONE AVE NE[Sample,Inspected] - Unit 2908blue

None

Building 11D - 806 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Foundations	rear by 806 2 crack	BE- Cracks/Gaps (Foundations) - L3	- Crack or Gap (applies to both walls and floors) - Greater than 3/8" wide/deep
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Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
			by 6" long

Building 11D - 806 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Systems

None

Building 11D - 806 HUNT AVE NW APT 1-8[Sample,Inspected] - Common Areas

None

Building 11D - 806 HUNT AVE NW APT 1-8[Sample,Inspected] - Unit 806 #1

Non-Health And Safety Deficiencies

Doors	Bedroom	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch
Walls	Bathroom	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - 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

Building 12B - 804 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		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.)
Walls		BE- Missing Pieces/Holes/Spalling (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

Building 12B - 804 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 12B - 804 HUNT AVE NW APT 1-8[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

FHEO - Accessible Outside Common Areas	Floor 1	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
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Building 12B - 804 HUNT AVE NW APT 1-8[Sample,Inspected] - Unit 804 #6

Non-Health And Safety Deficiencies

Doors	Living Area	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
Windows	Living Area livingroom fogged pane	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Two or more seals have lost their elasticity (they crumble and flake when touched) - Window is NOT weather-resistant OR there is damage to the surrounding structure

Building 12C9 - 2910-2912 BLUESTONE AVE NE[Sample,Inspected] - Building Exterior

None

Building 12C9 - 2910-2912 BLUESTONE AVE NE[Sample,Inspected] - Building Systems

None

Building 12C9 - 2910-2912 BLUESTONE AVE NE[Sample,Inspected] - Common Areas

None

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
Building 12C9 - 2910-2912 BLUESTONE AVE NE[Sample,Inspected] - Unit 2912 blue			
Non-Health And Safety Deficiencies			
Doors	Bathroom bath door up stairs bath door damage	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Walls	Living Area	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 19B9 - 1306-1308 LIBERTY RD NE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		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 19B9 - 1306-1308 LIBERTY RD NE[Sample,Inspected] - Building Systems			
None			

Building 19B9 - 1306-1308 LIBERTY RD NE[Sample,Inspected] - Common Areas			
None			

Building 19B9 - 1306-1308 LIBERTY RD NE[Sample,Inspected] - Unit 1306 liber			
Non-Health And Safety Deficiencies			
Ceiling	Laundry Area	Unit - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Greater than 1 and less than 4 square feet
Doors	Bedroom	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
Building 1A - 807 HUNT AVE NW APT 1-16[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		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 1A - 807 HUNT AVE NW APT 1-16[Sample,Inspected] - Building Systems			
None			

Building 1A - 807 HUNT AVE NW APT 1-16[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
FHEO - Accessible Outside Common Areas	Floor 1	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 1A - 807 HUNT AVE NW APT 1-16[Sample,Inspected] - Unit 807 #12			
Non-Health And Safety Deficiencies			
Lighting	Bathroom	Unit - Missing/Inoperable Fixture (Lighting) - L1	- In 1 room in this unit, a permanent lighting fixture is missing or not functioning - There is NOT another permanent switched light source in room.
Outlets/Switches	Kitchen	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/wires are NOT exposed.

Building 1A - 807 HUNT AVE NW APT 1-16[Sample,Inspected] - Unit 807 #4			
Non-Health And Safety Deficiencies			
Ceiling	Hallway	Unit - Peeling/Needs Paint (Ceiling) - L1	- Peeling Paint or Needs Paint - Greater than 1 and less than

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
			4 square feet
Walls	Bathroom bathroom tub mildew present	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - Greater than 1 square foot (wall surface may have failed)
Walls	Hallway	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area

Building 1F - 2612-2614 BLUESTONE AVE NE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	unit 2612 size of building 4 brick wong 1/2 inch wide	BE- Cracks/Gaps (Walls) - L3	- Cracks or Gaps - Greater than 3/8" wide or deep by 6" long
Walls	2614 blue 6 inch by 1/2 inch	BE- Cracks/Gaps (Walls) - L3	- Cracks or Gaps - Greater than 3/8" wide or deep by 6" long

Building 1F - 2612-2614 BLUESTONE AVE NE[Sample,Inspected] - Building Systems

None

Building 1F - 2612-2614 BLUESTONE AVE NE[Sample,Inspected] - Common Areas

None

Building 1F - 2612-2614 BLUESTONE AVE NE[Sample,Inspected] - Unit 2612 blue

Non-Health And Safety Deficiencies

Doors	Living Area top lock on screen door not working pieces missing	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
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Building 27B - 2717-2719 SAND RD NE[Sample,Inspected] - Building Exterior

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
None			
Building 27B - 2717-2719 SAND RD NE[Sample,Inspected] - Building Systems			
None			
Building 27B - 2717-2719 SAND RD NE[Sample,Inspected] - Common Areas			
None			
Building 29B - 2709-2711 SAND RD NE[Sample,Inspected] - Building Exterior			
None			
Building 29B - 2709-2711 SAND RD NE[Sample,Inspected] - Building Systems			
None			
Building 29B - 2709-2711 SAND RD NE[Sample,Inspected] - Common Areas			
None			
Building 29B - 2709-2711 SAND RD NE[Sample,Inspected] - Unit 2711 sand			
None			
Building 2B - 811 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Exterior			
None			
Building 2B - 811 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Systems			
None			
Building 2B - 811 HUNT AVE NW APT 1-8[Sample,Inspected] - Common Areas			
None			
Building 2B - 811 HUNT AVE NW APT 1-8[Sample,Inspected] - Unit 811 #5			
Non-Health And Safety Deficiencies			
Doors	Bathroom bath door hole thru door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has holes - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Living Area	Unit - Damaged/Missing Screen/Storm/Security Door	- Screen Door or Storm Door - Screen or storm door is

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Item	Location/Comments	Deficiency/Severity	Decisions
		(Doors) - L1	damaged or is missing screens or glass

Building 31B - 2701-2703 SAND RD NE[Sample,Inspected] - Building Exterior

None

Building 31B - 2701-2703 SAND RD NE[Sample,Inspected] - Building Systems

None

Building 31B - 2701-2703 SAND RD NE[Sample,Inspected] - Common Areas

None

Building 31B - 2701-2703 SAND RD NE[Sample,Inspected] - Unit 2701 sand

None

Building 36F - 2803-2805 BLUESTONE AVE NE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		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 36F - 2803-2805 BLUESTONE AVE NE[Sample,Inspected] - Building Systems

None

Building 36F - 2803-2805 BLUESTONE AVE NE[Sample,Inspected] - Common Areas

None

Building 36F - 2803-2805 BLUESTONE AVE NE[Sample,Inspected] - Unit 2803 blue

None

Building 37H - 2602 -2604 Bluestone Ave., N .E.[Sample,Inspected] - Building Exterior

None

Building 37H - 2602 -2604 Bluestone Ave., N .E.[Sample,Inspected] - Building Systems

None

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 37H - 2602 -2604 Bluestone Ave., N .E.[Sample,Inspected] - Common Areas			
None			

Building 37H - 2602 -2604 Bluestone Ave., N .E.[Sample,Inspected] - Unit 2604 blue			
None			

Building 4C - 805 HUNT AVE NW APT 1-6[Sample,Inspected] - Building Exterior			
None			

Building 4C - 805 HUNT AVE NW APT 1-6[Sample,Inspected] - Building Systems			
None			

Building 4C - 805 HUNT AVE NW APT 1-6[Sample,Inspected] - Common Areas			
None			

Building 4E - 2706-2708 BLUESTONE AVE NE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		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 4E - 2706-2708 BLUESTONE AVE NE[Sample,Inspected] - Building Systems			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Domestic Water	Floor 1 rear of 2708 chimney misaligned flu	BS- Misaligned Chimney/ Ventilation System (Domestic Water) (LT) - L3	- Misaligned chimney/ ventilation system on water heater (oil- or gas-fired)

Building 4E - 2706-2708 BLUESTONE AVE NE[Sample,Inspected] - Common Areas			
None			

Building 4E - 2706-2708 BLUESTONE AVE NE[Sample,Inspected] - Unit 2708 blue			
Non-Health And Safety Deficiencies			
Dryer Vent	Laundry Area dryer not vented to outside	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) -	

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Item	Location/Comments	Deficiency/Severity	Decisions
		L3	

Building 500 - HUNT ADMIN OFFICES[Sample,Inspected] - Building Exterior

None

Building 500 - HUNT ADMIN OFFICES[Sample,Inspected] - Building Systems

None

Building 500 - HUNT ADMIN OFFICES[Sample,Inspected] - Common Areas

None

Building 5C - 803 HUNT AVE NW APT 1-6[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Roofs		BE- Missing/Damaged Shingles (Roofs) - L2	- Missing or damaged Shingles - 1 to 2 squares
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Building 5C - 803 HUNT AVE NW APT 1-6[Sample,Inspected] - Building Systems

None

Building 5C - 803 HUNT AVE NW APT 1-6[Sample,Inspected] - Common Areas

None

Building 5C - 803 HUNT AVE NW APT 1-6[Sample,Inspected] - Unit 803 #3

Non-Health And Safety Deficiencies

Doors	Living Area	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
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 6B - 801 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Exterior

None

Building 6B - 801 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Systems

None

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
Building 6B - 801 HUNT AVE NW APT 1-8[Sample,Inspected] - Common Areas			
None			

Building 6B - 801 HUNT AVE NW APT 1-8[Sample,Inspected] - Unit 801 #3			
Non-Health And Safety Deficiencies			
Doors	Living Area	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 6E9 - 2806-2808 BLUESTONE AVE NE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Roofs	soffit loose at peak	BE- Damaged Soffits/ Fascia (Roofs) - L3	- Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration IS likely.
Walls		BE- Cracks/Gaps (Walls) - L2	- Cracks or Gaps - Greater than 1/8" wide/deep by 6" long
Walls	please have bilding looked at by structal person many cracks from settling	BE- Cracks/Gaps (Walls) - L2	- Cracks or Gaps - Pieces (for example, many bricks) separated from the wall

Building 6E9 - 2806-2808 BLUESTONE AVE NE[Sample,Inspected] - Building Systems			
None			

Building 6E9 - 2806-2808 BLUESTONE AVE NE[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
FHEO - Accessible Outside Common Areas	Floor 1	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 6E9 - 2806-2808 BLUESTONE AVE NE[Sample,Inspected] - Unit 2806 blue			
None			

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
Building 7D - 810 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		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 7D - 810 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Systems			
None			

Building 7D - 810 HUNT AVE NW APT 1-8[Sample,Inspected] - Common Areas			
None			

Building 7D - 810 HUNT AVE NW APT 1-8[Sample,Inspected] - Unit 810 #3			
Non-Health And Safety Deficiencies			
Doors	Bedroom	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - 1/4 inch to 1 inch
Health And Safety Deficiencies			
Smoke Detector	Living Area smoke det no test down stairs	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

Building 7F9 - 2810-2812 BLUESTONE AVE NE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		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.)
Walls	2812 rear cracks above door	BE- Cracks/Gaps (Walls) - L3	- Cracks or Gaps - Greater than 3/8" wide or deep by 6" long

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 7F9 - 2810-2812 BLUESTONE AVE NE[Sample,Inspected] - Building Systems			
None			
Building 7F9 - 2810-2812 BLUESTONE AVE NE[Sample,Inspected] - Common Areas			
None			
Building 7F9 - 2810-2812 BLUESTONE AVE NE[Sample,Inspected] - Unit 2810			
None			
Building 8B - 812 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Exterior			
None			
Building 8B - 812 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Systems			
None			
Building 8B - 812 HUNT AVE NW APT 1-8[Sample,Inspected] - Common Areas			
None			
Building 8B - 812 HUNT AVE NW APT 1-8[Sample,Inspected] - Unit 812 #2			
Non-Health And Safety Deficiencies			
Doors	Living Area	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
Lighting	Bathroom	Unit - Missing/Inoperable Fixture (Lighting) - L1	<ul style="list-style-type: none"> - In 1 room in this unit, a permanent lighting fixture is missing or not functioning - There is NOT another permanent switched light source in room.
Walls	Bathroom bathroom mildew present in tub surround	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	<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) - Greater than 1 square foot (wall surface may have failed)

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Bedroom bedroom 1 seal window fogged oane	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> - Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Two or more seals have lost their elasticity (they crumble and flake when touched) - Window is NOT weather-resistant OR there is damage to the surrounding structure

Building 900 - BLUESTONE ADMIN OFFICES[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Roofs	rear of building soffit falling down	BE- Damaged Soffits/ Fascia (Roofs) - L3	<ul style="list-style-type: none"> - Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration IS likely.
Walls	under side window	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	<ul style="list-style-type: none"> - Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

Building 900 - BLUESTONE ADMIN OFFICES[Sample,Inspected] - Building Systems

None

Building 900 - BLUESTONE ADMIN OFFICES[Sample,Inspected] - Common Areas

None

Building 905 - BLUESTONE SHOP[Sample,Inspected] - Building Exterior

None

Building 905 - BLUESTONE SHOP[Sample,Inspected] - Building Systems

None

Building 905 - BLUESTONE SHOP[Sample,Inspected] - Common Areas

None

Building 9D5 - 814 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #581629

Item	Location/Comments	Deficiency/Severity	Decisions
Walls		BE- Missing Pieces/Holes/ Spalling (Walls) - L2	<ul style="list-style-type: none"> - Missing Pieces - A single missing piece (for example, single brick or section of siding)
Windows		BE- Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - 3 or more screens in a building are punctured, torn, damaged, or missing

Building 9D5 - 814 HUNT AVE NW APT 1-8[Sample,Inspected] - Building Systems

None

Building 9D5 - 814 HUNT AVE NW APT 1-8[Sample,Inspected] - Common Areas

None

Building 9D5 - 814 HUNT AVE NW APT 1-8[Sample,Inspected] - Unit 814 #5

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Walls	Bathroom bath mildew present	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L3	<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) - Greater than 1 square foot (wall surface may have failed)

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>