

Inspection Summary Report (POA) for Inspection #607989

Inspection Snapshot

Inspection ID:	607989	Inspection Time:	08:38 AM - 05:43 PM
Inspection Start Date:	11/17/2017	Inspection End Date:	11/17/2017
Property ID:	VA011000208	Property Type:	Public Housing
Property Name:	MORNINGSIDE MANOR		
Inspection State:	Successful	Score:	91b

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Property Profile

Property Name: MORNINGSIDE MANOR
Scattered Site? No **Multiple Site?** No
Address Line 1: 1020 13TH Street SE
Address Line 2:
City: ROANOKE **State:** VA
ZIP: 24013 **Extension:** _____
Phone: (540) 983-9223 **Extension:**
Fax: (540) 527-1099 **Email:** dstanley@rkehousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	105	105	22
Common	2			-	-	-
Total	3	1	1	105	105	22

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
101	96%	No

Comments VA 11-8 Bed Bugs reported in BLD/UNIT 300/311

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Participant Profile

Executive Director [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Glenda E. Goh
Organization:
Address Line 1: 2624 Salem Turnpike NW
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9241 **Extension:**
Fax: **Email:** ggoh@rkehousing.org

Management Agent [Not Present During Inspection]

Name (F, MI, L): David Bustamante
Organization:
Address Line 1: 2624 Salem Turnpike NW
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9241 **Extension:**
Fax: **Email:** dbusamante@rkehousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): Denise Stanley
Organization:
Address Line 1: 3038 Melrose Ave
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9249 **Extension:**
Fax: **Email:** dstanley@rkehousing.org

Other [Present During Inspection]

Name (F, MI, L): Gwen Parker
Organization:
Address Line 1: 1020 13th SE
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24013 **Extension:**
Phone: (540) 983-9223 **Extension:**
Fax: **Email:** gparker@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	13.99	0.00	13.99	0.00	13.99
Building Exterior	15.99	0.00	15.99	0.00	15.99
Building Systems	21.32	0.00	21.32	0.00	21.32
Common Area	13.59	6.30	7.30	0.00	7.30
Unit	35.11	2.92	32.19	0.08	32.11
Total	100.00	9.21	90.79	0.08	90.71

Score Version: 1

Score Date: 11/17/2017

Final Score: 91b

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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, 1 buildings and 22 units were inspected.
Projected	0	0	5	5	1 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): 21%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	0	1	1	Unit = (Actual HSDU) / PIU
Projected	0	0	5	5	If all buildings and units were inspected, it is projected that a total of 5 health and safety deficiencies would apply to the property.

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Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Hazards	HS - Lead Hazard Report	1	1	100
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	1	100
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	1	100
Ordinary	CA	Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	1	1	100

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	1	1	2
Unit	105	105	22	0

Building 208 - MORNINGSIDE MANOR HIGHRISE [Sample , Inspected]

Address Line 1: 1020 13TH ST SE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24013

Extension: 2041

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1972	6	105	105

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
102	1 Bedroom	Yes	
202	0 Bedroom	Yes	
207	0 Bedroom	Yes	
212	0 Bedroom	Yes	
216	0 Bedroom	Yes	
301	1 Bedroom	Yes	
306	0 Bedroom	Yes	
311	1 Bedroom	Yes	
316	0 Bedroom	Yes	
320	0 Bedroom	Yes	
405	1 Bedroom	Yes	
410	0 Bedroom	Yes	
415	1 Bedroom	Yes	
419	0 Bedroom	Yes	
504	1 Bedroom	Yes	
509	0 Bedroom	Yes	
514	1 Bedroom	Yes	
519	0 Bedroom	Yes	
603	0 Bedroom	Yes	

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608	1 Bedroom	Yes	
613	0 Bedroom	Yes	
618	1 Bedroom	Yes	

Building 800 - MORNINGSIDE ADMIN OFFICES [Excluded not in Universe , Added by Mistake]

Address Line 1: 1020 13TH STREET SE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24013 Extension: 2041

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1972	1	0	0

Comments: This building does not exist. Should not be in the profile.

Building 805 - MORNINGSIDE SHOP [Excluded not in Universe , Added by Mistake]

Address Line 1: 1020 13TH STREET SE

Address Line 2:

City: ROANOKE State: VA
 Zip: 24013 Extension: 2041

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1972	1	0	0

Comments: Does not meet the definition of a building

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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	Yes - This certificate is provided or is not 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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Site - MORNINGSIDE MANOR - Site(0) [Possible Points : 13.99]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Hazards	HS - Lead Hazard Report	Level 3	0.00	
			0.00	13.99

Building 208 - MORNINGSIDE MANOR HIGHRISE - Common Areas [Possible Points : 13.59]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	CA - Damaged Hardware/Locks (Doors)	Level 2	0.90	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	3.60	
Doors	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	1.80	
			6.30	7.30

Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 102 [Possible Points : 1.59]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.16	
			0.33	1.26

Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 216 [Possible Points : 1.59]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Walls	Unit - Damaged (Walls)	Level 1	0.04	
			0.04	1.56

Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 301 [Possible Points : 1.59]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Kitchen Items	Unit - Sink - Missing/Damaged (Kitchen)	Level 3	1.27	
			1.44	0.15

Inspection Summary Report (POA) for Inspection #607989

Item	Deficiency	Severity	Points Deducted	Points Received
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 306 [Possible Points : 1.59]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.29	
			0.29	1.31
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 311 [Possible Points : 1.59]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
			0.17	1.42
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 509 [Possible Points : 1.59]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.16	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
			0.30	1.29
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 514 [Possible Points : 1.59]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
			0.17	1.42
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 519 [Possible Points : 1.59]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
			0.17	1.42
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 618 [Possible Points : 1.59]				
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.08	1.52

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - MORNINGSIDE MANOR - Site(0)			
Non-Health And Safety Deficiencies			
Hazards	Lead based paint report	HS - Lead Hazard Report - L3	- Lead Hazard Report
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Building Exterior			
None			
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Building Systems			
None			
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Community Room	Floor 1 closer inop on left door exterior door	CA - Damaged Hardware/ Locks (Doors) - L3	- Entry Door (leads to outside) - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Office	Floor 1 maintenance office, lock broken	CA - 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.
Other Community Spaces	Floor 4 4th floor lounge area large crack at top	CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint. - This condition DOES NOT RESULT in a Health and Safety concern.

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 102			
Non-Health And Safety Deficiencies			
Doors	Kitchen closer inop	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen 1 of 7 broken cabinet doors	Unit - Cabinets - Missing/ Damaged (Kitchen) - L2	<ul style="list-style-type: none"> - Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 202

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 207

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 212

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 216

Non-Health And Safety Deficiencies

Walls	Kitchen left side low	Unit - Damaged (Walls) - L1	<ul style="list-style-type: none"> - Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
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Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 301

Non-Health And Safety Deficiencies

Doors	Kitchen closer inop	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly
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Item	Location/Comments	Deficiency/Severity	Decisions
			latch).
Kitchen Items	Kitchen disposal inop	Unit - Sink - Missing/ Damaged (Kitchen) - L3	- Kitchen Sink - The sink's hardware is missing or is not functioning

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 306

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen left rear burner inop	Unit - Range/Stove- Missing / Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
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Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 311

Non-Health And Safety Deficiencies

Doors	Kitchen closer inop	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
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Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 316

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 320

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 405

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 410

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 415

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 419

None

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 504			
None			

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 509			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen cabinet door delaminated 1 of 7	Unit - Cabinets - Missing/ Damaged (Kitchen) - L2	<ul style="list-style-type: none"> - Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing
Kitchen Items	Kitchen handle missing	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 514			
Non-Health And Safety Deficiencies			
Doors	Kitchen closer inop	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 519			
Non-Health And Safety Deficiencies			
Doors	Kitchen inop closer	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 603			
None			

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 608			
None			

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 613			
None			
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 618			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Call-for-Aid	Bathroom blocked by furniture	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function

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>