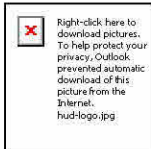


**Glenda Edwards Goh**

---

**From:** reac\_trdba1@hud.gov  
**Sent:** Friday, December 02, 2016 12:05 PM  
**To:** Glenda Edwards Goh; David Bustamante  
**Cc:** Catherine.D.Lamberg@hud.gov; reac\_trdba1@hud.gov  
**Subject:** Response to your Appeal, inspection number 581644

***Please do not reply to this email. REAC does not accept replies to notification emails. Please follow for all comments posted on our website.***



**U.S. Department of Housing and Urban Development**  
550 12th Street, SW  
Suite 100  
Washington, DC 20410

OFFICE OF PUBLIC AND INDIAN HOUSING  
REAL ESTATE ASSESSMENT CENTER

December 2, 2016

Ms. Glenda Edwards-Goh  
Executive Director  
2624 Salem Turnpike, NW  
Roanoke, VA 24017

RE: Inspection Number: 581644  
Property Name: Morningside Manor  
Property ID: VA011000208  
Inspection Release Date: October 11, 2016  
Original Physical Inspection Score: 67.45  
New Physical Inspection Score: 71.05

Dear Ms. Glenda Edwards-Goh:

Thank you for your November 9, 2016 letter requesting a review of the above referenced inspection letter on November 17, 2016. We have completed our review in accordance with applicable regulations.

Based on the documents you provided with your letter, below is our determination:

Location : Site - MORNINGSIDE MANOR  
Deficiency : HS - Sharp Edges (Hazards)

Documentation : Management's statement that trash service was delayed by one day and did not occur on 10/6/16, the day of inspection. The property only has one maintenance man and rather than assisting, the property manager had to accompany the REAC inspector; a letter from Waste Management stating the trash collection was delayed by a day due to operational issues on their part.

Comments : Documents related to the deficiency were not received in the REAC prior to the status change. The deficiency was not evaluated. Please note, this request is considered a Technical Review. Database deficiencies categorized as "Adverse Conditions Beyond Owner Control" are to be caused by circumstances beyond the PHA, such as damage from a natural disaster or a third party private or public entity working near a property. In this case, the trash beyond dumpster, trash company would no have picked up

Status : Decline

Location : Building 208 - MORNINGSIDE MANOR HIGHRISE - Building Exterior

Deficiency : BE- Missing/Damaged Caulking/Mortar (Walls)

Documentation : A copy of the contract dated 9/27/16, with Russell's Remodeling, LLC to make repairs to the building exterior finishes within 75 days from date of Notice to Proceed; photo of building exterior

Comments : The Notice to Proceed was not received in your submittal however, due to the inspection. "Contractors on site doing tuck pointing work on building, grinding out and replacing bad mortar and the area to be restored.

Status : Accept

If a deficiency cited on the property/development that is the subject of this letter is a database adjustment, please record it in our systems so that if a deficiency for that item is cited in a future inspection, it will be included in the inspection report is released.

This concludes REAC's review of your technical review/database adjustment request and the physical assessment shown above is (are) the final score(s).

Should you have any questions concerning this review and/or suggestion(s) to make this process more efficient, please contact us at [REAC\\_TRDBA@hud.gov](mailto:REAC_TRDBA@hud.gov). We remind you that information on submitting technical review adjustments, including pre-database adjustments, as well as HUD's regulations, is at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/react/products/](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/react/products/)

Sincerely,

Samuel Tuffour

Program Manager

Physical Assessment Sub-system

Tracking Number: Appeal number 1333/TAC-573019/J.L.

*Please do not reply to this email. REAC does not accept replies to notification emails. Please follow the instructions for all comments posted on our website.*