

Partners in Progress

September 22, 2016

U.S. Department of Housing and Urban Development Office of Public and Indian Housing – Real Estate Assessment Center Attn: PASS Technical Reviews and Database Adjustments 550 12th Street S.W., Suite 100 Washington, D.C. 20410

To Whom It May Concern:

I am writing to request technical review, in accordance with 24 CFR 902.68, regarding inspection report number 581650, filed on September 15, 2016 and released on September 19, 2016, for Indian Village, AMP 210. The inspection report included a deduction of 1.03 points for NLT H&S due to unit- Misaligned Chimney/ Ventilation system (Hot Water Heater), a .63 point deduction for building systems Misaligned Chimney/Ventilation (domestic Water) and a 2.86 point deduction for refuse disposal. Total points deducted 4.52. We believe this is a material error which, if corrected, will result in a significant improvement in the property's overall score. Supporting documentation is enclosed for your review.

Thank you for your assistance in this matter. Please contact me at (540) 983-9241, ggoh@rkehousing.org, or David Bustamante at (540) 983-9265, dbustamante@rkehousiing.org, if you need additional information.

Sincerely,

Glenda Edwards Goh Executive Director

nda Edward Sch

Enclosures

cc: Catherine Lamberg, PIH Director, HUD Richmond Field Office



Office of Public Housing Real Estate Assessment Center Request for Technical Review (TR) or Database Adjustment (DBA) of a Physical Inspection Score

Inspection Number	581650	Project ID Number	VA011000210
Inspection Date	9/15/2016	Address of Property	2034 Indian Village Lane SE
Project/Property Name	Indian Village	City, State, Zip	Roanoke, VA, 24013
Date of Request	9/20/2016	Contact Name	David Bustamante
TR or DBA?	TR		

ISSUE

Location (Inspectable Area)	Building Number	Unit Number	
Unit	H12	905A	

Documentation Type:







Item and Deficiency/Observation

Unit - Misaligned Chimney/Ventilation System (Hot Water Heater) (LT) Level 3, 1.03 Points deducted Health and Safety

Reason for Request

There is not a misalignment of an exhaust system on a gas fired, oil fired, or coal fired unit that causes improper or dangerous venting of gases.

Additional Comments

City of Roanoke Redevelopment and Housing Authority contacted an HVAC contractor to correct the issue, based on the contractors report there was no misalignment evident, what was loose was a tim plate all pipes where connected as per local code. Contractor has indicated that on his report. RRHA requests that the 1.03 points that were deducted be reinstated as part of our overall score based on the documentation provided by the licensed contractor and the fact that there was no misalignment defects

ISSUE #

Location (Inspectable Area)	Building Number	Unit Number
Building	S12	

Documentation Type:







Item and Deficiency/Observation

BS- Misaligned Chimney/Ventilation System (Domestic Water) (LT) Level 3, 0.65 point deduction. Health and safety

Reason for Review

There is not a misalignment of an exhaust system on a gas fired, oil fired, or coal fired unit that causes improper or dangerous venting of gases.

Additional Comments

City of Roanoke Redevelopment and Housing Authority contacted an HVAC contractor to correct the issue based on the contractors report there was no misalignment evident, what was loose was a trim plate all pipes where connected as per local code. Contractor has indicated that on his report. RRHA requests that the 0.65 points that were deducted be reinstated as part of our overall score based on the documentation provided by the licensed contractor and the fact that there was no misalignment defects.

ISSUE

Location (Inspectable Area)	Building Number	Unit Number
Sito	2002-2016 V	

Documentation Type:







Item and Deficiency/Observation

Refuse Disposal-Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) - L2 Refuse area wall/gate is damaged or leaning (risk of collapsing)

Reason for Review

The attached pictures demonstrate that the refuse enclosure does not have a single wall or gate that has collapsed or is leaning and is in danger of falling. Nor is the refuse area too small to store garbage until disposal. In addition, a licensed General Contractor has verified the above mentioned.

Additional Comments

City of Roanoke Redevelopment and Housing Authority requests that the 2.86 points that where deducted be reinstated as part of our overall score based on the documentation provided and the fact that there was no violation of UPCS protocol.

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

TECHNICAL REVIEW REQUEST - INSPECTION NUMBER 581650 - INDIAN VILLAGE

Supporting Documents

Shane Harper Plumbing & Pump Service



1074 Joyful Drive Moneta, VA 24121 Business: (540) 297-4800 Mobile: (540) 761-2645



Customer Name
RRIVA 2034 Fodom
Street Address
City, State, Zip

Invoice Date

P.O. # or Contact Person

Phone

Work Performed	Price
# 24/0036035	
inspect flue pipe at	
site 905 Hanover are	
NO MISALLENED FLUE	
typical certing eschuction	
SIE 513 Woods	
NO MEAUENED FLUE	,
taped joint and indulted	
cally eschedon plate	
01 - 11	
Dhow Groot	
aurer operator	
	<u> </u>
TOTAL	350;

TERMS: DUE UPON RECEIPT

Authorized Signature

591 H12 Unit 905A han Unit - Misaligned Chimney/Ventilation System (Hot Water Heater) Storage 1.03 POINT DEDUCTION

Shane Harper Plumbing & Pump Service

1074 Joyful Drive Moneta, VA 24121 Business: (540) 297-4800 Mobile: (540) 761-2645

Invoice Date

P.O. # or Contact Person

Phone

Work Performed	Price
# 2410036035	
inspect the pipe at	
sites 905 Hanover are	
NO MISALLUDED ALLE	
tighten ceiling eschuchen	
sit 513 woods	
NO MEAUGUED FLUE	=1
taped joint and medalled	
caring eschuchan plate	
- 1b AP	
aurent operation	
annow operated	
	-
/) O TOTAL	350°
	<u></u>

TERMS: DUE UPON RECEIPT

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			***************************************		unit 905 Hamovor
	Inspection ID	Observation ID	Photo ID	Print Photo	ans unover
	581650	591	363	Print Photo	مانها دماء
2016	3-09-15 11:02:1				

Building BS- Misaligned Chimney/Ventilation Floor
Systems System (Domestic Water) 1
503 WOODS 0.63 DEDUCTIONS

Shane Harper Plumbing & Pump Service

לָ

1074 Joyful Drive Moneta, VA 24121 Business: (540) 297-4800 Mobile: (540) 761-2645

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hisa	Sounde	rs
Customer Name	2034	Indian
Street Aidress	- Vela-	Un

9	~	16	~	16	•
Invoice	Date				

P.O. # or Contact Person

Phone

Work Performed	Price
# 2410036035	
inspect the pipe at	
stes 905 Hanover are	-
NO MISALLOWED ALLE	
tighten ceiling eschucken	
site 513 woods	
NO MEAUGUED FLUE	
taped joint and included	
caring eschucheon plate	
Dhan Gran	
aurent operation	
TOTAL	つてつい

TERMS: DUE UPON RECEIPT

Building Systems

Inspection ID	Observation ID	Photo ID	Print Photo
581650	617	381	Print Photo

503 woods Ave.



CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

TECHNICAL REVIEW REQUEST -INSPECTION NUMBER 581650 – INDIAN VILLAGE

2002-2016 WISE AVENUE REFUSE DISPOSAL

2.86 POINT DEDUCTION

SUPPORTING DOCUMENTS

G.H.T. General Contractor

PO Box 118

Roanoke, Va. 24002

Email- georgetrent@aol.com

License #: 2705022726 Class A

(540) 397-4082

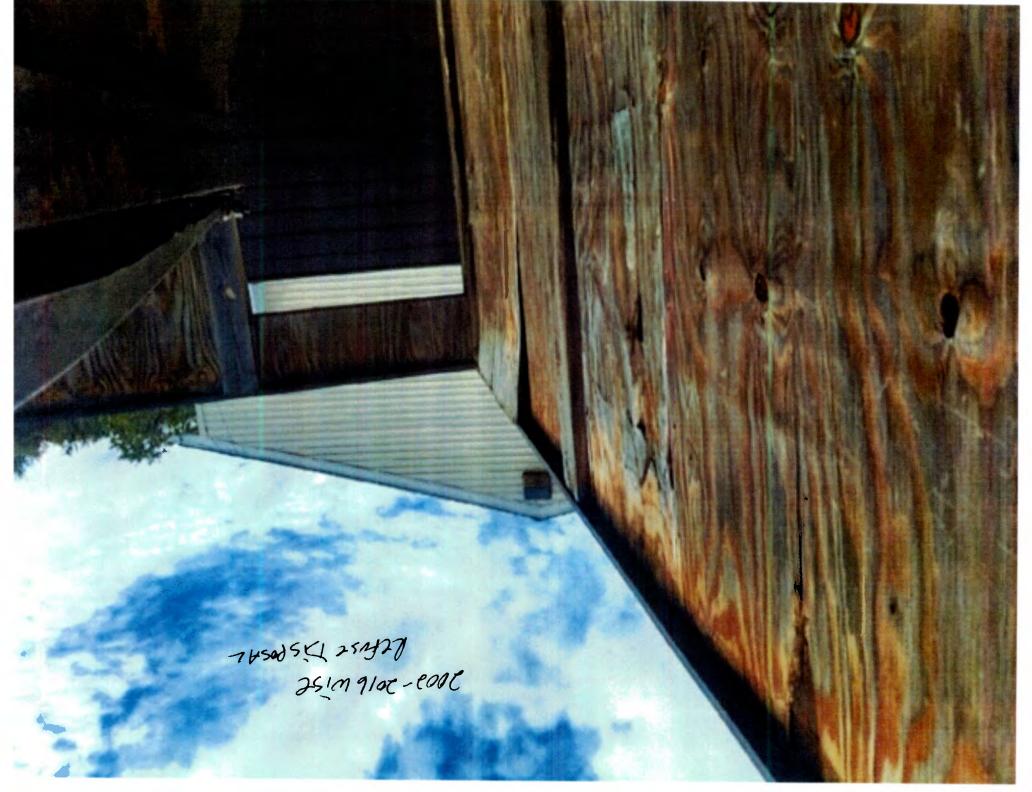
Date 9-22-16

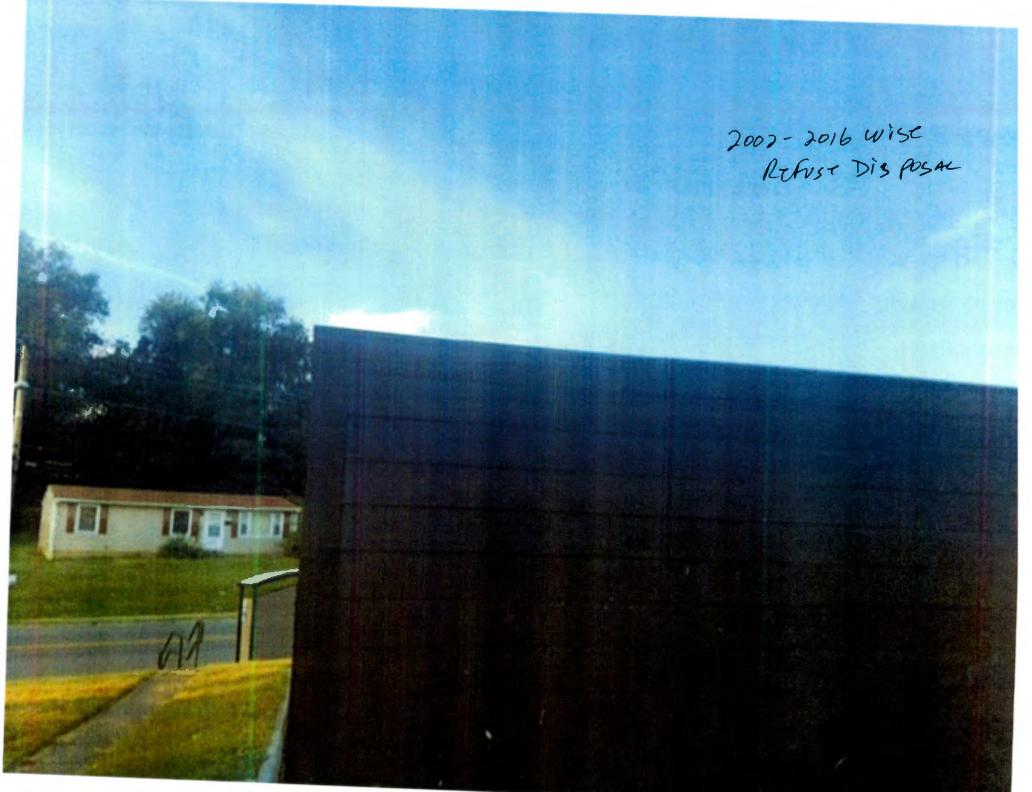
To: RRHA

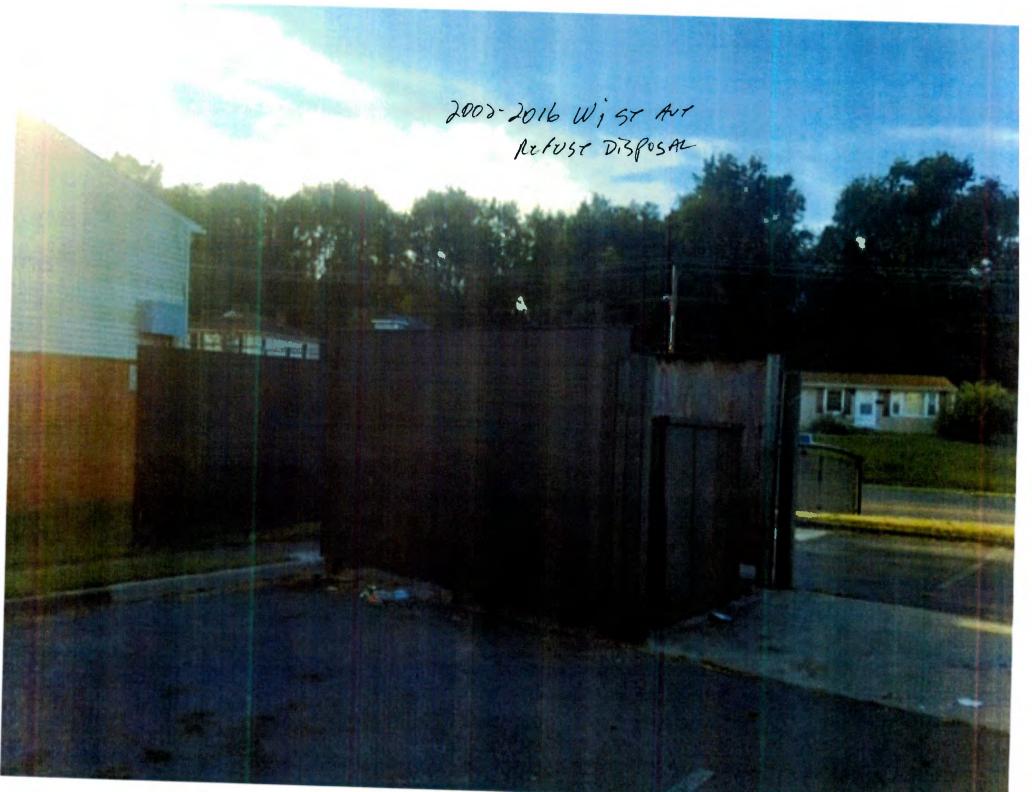
C/O Manager Lisa Saunders

Project Location: 2034 Indian Village Ln

After inspecting the dumpster enclosure, located across from Units 2002-2008 on the corner of Indian Village Lane, I found No damage to the framing. I found the structure to be sound, however I did find ply board sheeting detached from the framing caused by weather conditions.















Level 2

The outdoor enclosed area used as a trash/refuse site is:

- broken or damaged, including its walls,
- -OR- too small to properly store refuse until disposal.

Note: This does not include areas that are not designed as trash/ refuse enclosures, such as curb pick-up. Address the condition of the slab under Parking Lots/ Driveways/Roads.

CRITICALITY 3

SEVERITY

Level 1: N/A

Level 2: A single wall or gate of the enclosure has collapsed or is leaning and is in danger of falling.

-OR- Trash cannot be stored in the designated area because it is too small to store refuse until disposal.

Level 3: N/A

Inspection Snapshot

Inspection ID: 581650

Inspection Start Inspection End

Inspection Time: 08:57 AM - 03:46 PM

09/15/2016 Date: 09/15/2016 Date: Property ID: VA011000210 **Property Type: Public Housing**

Property Name: INDIAN ROCK VILLAGE

87c Inspection State: Successful Score:

Property Profile

Property Name: INDIAN ROCK VILLAGE

Scattered Site? Yes Multiple Site? Yes

Address Line 1: 2034 INDIAN VILLAGE Lane SE

Address Line 2: n/'a

City: ROANOKE State: VA ZIP: 24013 Extension: ___

Phone: (540) 983-9275 Extension:

Fax: (540) 983-7342 Email: Isaunder@rkehousing.org

	Building			Units		
Type	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	38	38	23	133	133	23
Common	3	2	2	-	-	-
Total	41	40	25	133	133	23

	Occupancy Information	
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
130	98%	No

Comments 98%nobedbug units

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Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): david bustamanante

Organization: city of roanoke redevelopment

Address Line 1: 2624 salem turnpike

Address Line 2:

City: roanoke State: VA

Fax: (540) 983-7342 Email: dbustmanante@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) 983-7342 Email: ggoh@rkehousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): lisa saunders
Organization: indain rock village

Address Line 1: 2034 indain village lane se

Address Line 2:

City: roanoke State: VA

ZIP: 24013 Extension:

Phone: (540) 983-9275 Extension:

Fax: (540) 983-7342 Email: lsaunders@rkehousing.org

Other [Present During Inspection]

Name (F, MI, L): ernest grogan

Organization: indain village apartments
Address Line 1: 2034 indain village lane se

Address Line 2:

City: roanoke State: VA

ZIP: 24013 Extension:

Phone: (540) 983-9275 Extension:

Fax: (540) 983-7342 Email: Isaunders@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	20.33	5.72	14.61	0.00	14.61
Building Exterior	20.33	0.66	19.67	0.00	19.67
Building Systems	12.74	0.00	12.74	0.39	12.35
Common Area	0.79	0.02	0.77	0.00	0.77
Unit	45.82	1.89	43.93	4.71	39.22
Total	100.00	8.28	91.72	5.10	86.61

Score Version: 1

Score Date: 09/15/2016

Final Score: 87c

Health & Safety Summary

	Site	Buildings	Units	Total			
Non-Life Threatening (NLT)							
Actual	0	0	4	4			
Projected	0	0	23	23			
Life Threaten	ing (LT)						
Actual	0	1	3	4			
Projected	0	2	17	19			
Smoke Detec	tors (SD)					
Actual	0	0	0	0			
Projected	0	0	0	0			
Overall							
Actual	0	1	7	8			
Projected	0	2	40	42			

Health and Safety Narrative

1 site, 25 buildings and 23 units were inspected.

8 health and safety deficiencies(HSD) were observed.

Percentage Inspected:

Site (PIS): 100% Building (PIB): 63% Unit (PIU): 17%

Projected HSD:

Site = (Actual HSDS) / PIS Building = (Actual HSDB) / PIB Unit = (Actual HSDU) / PIU

If all buildings and units were inspected, it is projected that a total of 42 health and safety deficiencies would apply to the property.

Systemic Deficiencies

Туре	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Site	Refuse Disposal	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal)	1	1	100
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	1	1	100
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	19	25	76
Ordinary	CA	Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	14	25	56

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)

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	41	40	25	1
Unit	133	133	23	0

Building 9B10 - 2007-2021 INDIAN VILLAGE LN [Sample, Inspected]

Address Line 1:

2007 INDIAN VILLAGE LN SE

Address Line 2:

City: **ROANOKE**

VA State:

1341

Zip:

24013

Extension:

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	2	8	8

Comments:

			Uninspected
Unit #	# Bedrooms	Occupied?	Reason?
2015 in d	4 Bedrooms	Yes	

Building A12 - 21 13TH ST NW [Alternate , Not Inspected]

Address Line 1:

21 13TH ST SW

Address Line 2:

City:

Zip:

ROANOKE

24015

State:

Extension:

VA 2812

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1985	1	1	1

Comments:

Building B12 - 830 & 832 RORER AVE SW [Sample, Inspected]

Address Line 1:

830 RORER AVE SW

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24016

Extension:

3518

Constructed In Type

Floors

Expected Unit Count

Actual Unit

				Count
Semi-Detached	1985	2	2	2
Comments:				
Comments.			1	
Unit #	# Bedrooms	Occupied?	Uninspected Reason?	

Building C12 - 1318 A & B & C RORER [Sample , Inspected]

Address Line 1:

1318A RORER AVE SW

Address Line 2:

City:

ROANOKE

State:

VA

Zip: 24016

Extension:

3312

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1985	2	3	3

Comments:

			Uninspected
Unit #	# Bedrooms	Occupied?	Reason?
1318 ror a	2 Bedrooms	Yes	

Building D12 - 1606A CHAPMAN AVE SW [Sample , Inspected]

Address Line 1:

1606A CHAPMAN AVE SW

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24016

Extension:

32**29**

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1985	2	3	3

Comments:

			Uninspected	1
Unit #	# Bedrooms	Occupied?	Reason?	
1606A chap	2 Bedrooms	Yes		

Building F12 - 420 14TH & 1329 & 1331 CHAP [Alternate , Not Inspected]

Address Line 1:

420 14TH ST SW

Address Line 2:

City:

ROANOKE VA

State:

VA

Zip:

24016

Extension:

32**42**

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1985	2	3	3

Comments:

Building G12 - 126A & 126B PATTON AVE NW [Alternate , Not Inspected]

Address Line 1:

126A PATTON AVE NW

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24016

Extension:

1826

Туре	Constructed in	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

Building H12 - 905-A & 905-B HANOVER AVE N [Sample , Inspected]

Address Line 1:

905-A HANOVER AVE NW

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24016

Extension:

1031

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

			Uninspected
Unit #	# Bedrooms	Occupied?	Reason?
905A han	2 Bedrooms	Yes	

Building I12 - 814 & 816 12 ST NW [Alternate , Not Inspected]

Address Line 1:

814 12TH ST NW

Address Line 2:

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City: ROANOKE State: VA Zip: 24017 Extension: 6310

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

Building J12 - 918 & 920 GILMER AVE NW [Alternate , Not Inspected]

Address Line 1: 918 GILMER AVE NW

Address Line 2:

City:ROANOKEState:VAZip:24016Extension:1610

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

Building K12 - 501 & 503 & 505 MCDOWELL AV [Sample, Inspected]

Address Line 1: 501 MCDOWELL AVE NW

Address Line 2:

City: ROANOKE State: VA
Zip: 24017 Extension: 1523

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1985	2	3	3

Comments:

			Uninspected
Unit#	# Bedrooms	Occupied?	Reason?
505 mcd	2 Bedrooms	Yes	

Building M12 - 1118A & 1118B LAFAYETTE BLV [Alternate , Not Inspected]

Address Line 1: 1118A LAFAYETTE BLVD NW

Address Line 2:

City:ROANOKEState:VAZip:24017Extension:3532

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Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

Building N12 - 1202 & 1204 CRESCENT ST NW [Alternate , Not Inspected]

Address Line 1:

1202 CRESCENT ST NW

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24017

Extension:

3141

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

Building O12 - 1706 & 1708 MELROSE AVE NW [Alternate , Not Inspected]

Address Line 1:

1706 MELROSE AVE NW

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24017

Extension:

4010

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

Building P12 - 1710 & 1712 MELROSE AVE NW [Sample , Inspected]

Address Line 1:

1710 MELROSE AVE NW

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24017

Extension:

4010

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

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Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1712 mel	2 Bedrooms	Yes	

Building Q12 - 712 & 714 18TH ST NW [Alternate , Not Inspected]

Address Line 1:

712 18TH ST NW

Address Line 2:

City: ROANOKE State:
Zip: 24017 Extension:

VA

4020

Type Constructed In Floors Expected Unit Count Count
Semi-Detached 1985 2 2 2 2

Comments:

Building R12 - 630 & 632 ELM AVE SW [Sample , Inspected]

Address Line 1: 630 ELM AVE SW

Address Line 2:

City: ROANOKE State: VA
Zip: 24016 Extension: 3822

Type Constructed In Floors Expected Unit Count Count
Semi-Detached 1985 2 2 2

Comments:

Building 1000 - INDIAN VILLAGE ADMIN OFFICE [Sample, Inspected]

Address Line 1: 2034 INDIAN VILLAGE LN SE

Address Line 2:

City: ROANOKE State: VA

Zip: 24013 Extension: ___

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1974	2	0	0

Comments:

Building 1005 - INDIAN VILLAGE DAYCARE [Sample, Inspected]

Address Line 1:

1916 WISE AVE SE

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24013

Extension:

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

Comments:

Building 1010 - INDIAN VILLAGE SHOP [Excluded not in Universe, Not Part of Property

1

Address Line 1:

2034 INDIAN VILLAGE LN SE

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24013

Extension:

1341

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

Comments:

Building 10D - 2002-2016 WISE AVE SE [Sample, Inspected]

Address Line 1:

2002 WISE AVE SE

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24013

Extension:

1338

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	2	8	8

Comments:

			Uninspected
Unit #	# Bedrooms	Occupied?	Reason?
2004 wise	3 Bedrooms	Yes	

2016 wise 3 Bedrooms Yes

Building 11C - 2020-2034 WISE AVE SE [Sample, Inspected]

Address Line 1:

2020 WISE AVE SE

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24013

Extension:

1338

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	2	8	8

Comments:

			Uninspected
Unit #	# Bedrooms	Occupied?	Reason?
2026 wise	2 Bedrooms	Yes	

Building 1A10 - 1926-1932 WISE AV SE [Sample , Inspected]

Address Line 1:

1926 WISE AVE SE

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24013

Extension:

1336

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	1	4	4

Comments:

			Uninspected
Unit #	# Bedrooms	Occupied?	Reason?
192 6 wise	1 Bedroom	Yes	

Building 2A10 - 2002-2008 INIDAN VILLAGE LN [Sample , Inspected]

Address Line 1:

2002 INDIAN VILLAGE LN SE

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24013

Extension:

1342

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	1	4	4

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2008 ind	1 Bedroom	Yes	

Building 3C10 - 2014-2028 INDIAN VILLAGE LN [Sample, Inspected]

Address Line 1:

2014 INDIAN VILLAGE LN SE

Address Line 2:

Zip:

City: ROANOKE

24013

State: VA

Extension:

1342

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	2	8	8

Comments:

			Uninspected
Unit #	# Bedrooms	Occupied?	Reason?
2 018 ind	2 Bedrooms	Yes	

Building 4E10 - 2040-2054 INDIAN VILLAGE LN [Sample, Inspected]

Address Line 1:

2040 INDIAN VILLAGE LN SE

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24013

Extension:

1342

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	2	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2050 ind	3 Bedrooms	Yes	

Building 5D10 - 2060-2074 INDIAN VILLAGE LN [Sample , Inspected]

Address Line 1:

2060 INDIAN VILLAGE LN SE

Address Line 2:

City: ROANOKE

State:

VA

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Zip:		24013	Exte	nsion:	1342	
Туре		Constructed In	Floors	Expected Unit (Count	Actual Unit Count
Row or Townh	ouse	1974	2	8		8
Comments:						
Unit #	#	Bedrooms	Occupied?	Uninspected Reason?		
			<u> </u>			

Address Line 1:

2080 INDIAN VILLAGE LN SE

Address Line 2:

City:

Zip:

ROANOKE

24013

State:

Extension:

VA 1**34**2

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	2	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2080 ind	5 Bedrooms	Yes	
2092 ind	3 Bedrooms	Yes	

Building 7D10 - 2069-2083 INDIAN VILLAGE LN [Sample, Inspected]

Address Line 1:

2069 INDIAN VILLAGE LN SE

Address Line 2:

City:

Zip:

ROANOKE

24013

State: Extension: VA 1341

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	2	8	8

Comments:

Unit # # Bedrooms Occupied? Reason?	Unit # # Bedrooms Occupied? Rea	can2
		•

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\			· · · · · · · · · · · · · · · · · · ·	N .
	1	1		
12070 ind	4 Redrooms	Voc	1	I .
12019 III u	4 Deulyonis	1165	i	1
\$	1			1

Building 8C10 - 2051-2065 INDIAN VILLAGE LN [Sample, Inspected]

Address Line 1:

2051 INDIAN VILLAGE LN SE

Address Line 2:

City: ROANOKE

State:

VA

Zip:

24013

Extension:

1341

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1974	2	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2055 ind	4 Bedrooms	Yes	
2065 ind	3 Bedrooms	Yes	

Building E212 - 844 & 846 MARSHALL AVE SW [Sample, Inspected]

Address Line 1:

844 MARSHALL AVE SW

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24016

Extension:

3834

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	19 85	2	2	2

Comments:

Building L12 - 3106 & 3108 ELLSWORTH ST NE [Alternate , Not Inspected]

Address Line 1:

3106 ELLSWORTH ST NE

Address Line 2:

City:

Zip:

ROANOKE

24012

State: Extension:

VA 3617

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

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Building S12 - 513 & 515 WOODS AVE SW [Sample, Inspected]

Address Line 1: 513 WOODS AVE SW

Address Line 2:

City:ROANOKEState:VAZip:24016Extension:4825

Type Constructed In Floors Expected Unit Count Count

Semi-Detached 1985 1 2 2

Comments:

Unit #		# Bedrooms	Occupied?	Uninspected Reason?
513nwo	od	2 Bedrooms	Yes	

Building T12 - 524 & 526 DALE AVE SW [Alternate , Not Inspected]

Address Line 1:

524 DALE AVE SE

Address Line 2:

Zip:

City: ROANOKE

State: Extension: VA 1520

Type Constructed In Floors Expected Unit Count Count
Semi-Detached 1985 2 2 2

Comments:

Building U12 - 1114A & 1114B DALE AVE SW [Sample, Inspected]

Address Line 1:

1114A DALE AVE SE

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24016

24013

Extension:

1520

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

Building V12 - 609 & 611 6TH ST SE [Alternate , Not Inspected]

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Address Line 1:

609 6TH ST SE

Address Line 2:

City:

ROANOKE

State:

VA

Zip:

24013

Extension:

1462

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1985	2	2	2

Comments:

Building NC1 - 102-A & 102-B 19th St., S.W. [Alternate , Not Inspected]

Address Line 1:

102-A 19th St., S.W.

Address Line 2:

City:

Roanoke

State:

VA

Zip:

24016

Extension:

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2010	2	2	2

Comments:

Building NC2 - 1405 Salem Ave., S.W. [Sample , Inspected]

Address Line 1:

1405 Salem Ave., S.W.

Address Line 2:

City:

Roanoke

State:

VA

Zip:

24016

Extension:

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2010	2	1	1

Comments:

			Uninspected
Unit #	# Bedrooms	Occupied?	Reason?
1405 sal	3 Bedrooms	Yes	

Building NC3 - 115 14th St., S.W. [Alternate , Not Inspected]

Address Line 1: 115 14th St., S.W.

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Address Line 2:

City:

Roanoke

State:

VA

Zip:

24016

Extension:

Туре	Constructed In	ted In Floors Expected Unit Count		Actual Unit Count
Single-Family/ Detached	2010	2	1	1

Comments:

Building NC4 - 834 Rorer Ave., S.W. [Alternate , Not Inspected]

Address Line 1:

834 Rorer Ave., S.W.

Address Line 2:

City:

Roanoke

State:

VA

Zip:

24016

Extension:

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2010	2	1	1

Comments:

Building NC5 - 302 9th St., S.W. [Sample, Inspected]

Address Line 1:

302 9th St., S.W.

Address Line 2:

City:

Roanoke

State:

VA

Zip:

24016

Extension:

Туре	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2010	1	1	1

Comments:

Unit #	# Bedrooms		Uninspected Reason?
302 9th	3 Bedrooms	Yes	

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

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.

ltem	Deficiency	Severity	Points Deducted	Points Received
Site - INDIAN ROCK	VILLAGE - Site(0) [Possible Points : 20.33]			
Non-Health And Saf	ety Deficiencies	,		
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 2	2.86	
Refuse Disposal	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal)	Level 2	2.86	7
			5.72	14.61
	7-2021 INDIAN VILLAGE LN - Building Exterior [Pos	ssible Points	: 1.18]	
Non-Health And Saf	1	T		
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
D.: H.H OD40 200	7 2024 INDIAN VIII LACE LN. Common Arros [Door	ible Deinte.	0.00	1.18
Non-Health And Saf	7-2021 INDIAN VILLAGE LN - Common Areas [Possety Deficiencies	ible Polits .	0.00]	
Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00
Building 9B10 - 2007	7-2021 INDIAN VILLAGE LN - Unit 2015 ind [Possib	le Points : 1.	98]	
Non-Health And Saf	ety Deficiencies			
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.17	
			0.17	1.81
Building B12 - 830 8	832 RORER AVE SW - Building Exterior [Possible	Points: 0.6	3]	
Non-Health And Safe	ety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	

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Item	Deficiency	Severity	Points I Deducted Re	Points eceived
			0.00	0.6
Building B12 - 830	& 832 RORER AVE SW - Common Areas [Possible	Points : 0.00]		
Non-Health And S	afety Deficiencies			
Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.0
Building B12 - 830	& 832 RORER AVE SW - Unit 832 ror [Possible Poir	nts : 1.98]		
Non-Health And S	afety Deficiencies			
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
			0.03	1.9
Building C12 - 131	8 A & B & C RORER - Building Exterior [Possible Po	oints : 0.72]		
Non-Health And S				
	y BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Windows	BE- Damaged/Missing Screens (Windows)	Level 1	0.00	
			0.00	0.7
Building C12 - 131	8 A & B & C RORER - Common Areas [Possible Poi	nts : 0.00]		
Non-Health And S	afety Deficiencies			
Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.0
Building D12 - 160	6A CHAPMAN AVE SW - Building Exterior [Possible	Points : 0.72	2]	
Non-Health And S	afety Deficiencies			
FHEO - Accessibilit to Main Floor Entrance	y BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.7

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Building D12 - 1606A CHAPMAN AVE SW - Common Areas [Possible Points : 0.00]

Item	Deficiency	Severity	Points Deducted	Points Received
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

	1606A CHAPMAN AVE SW - Unit 1606A chap [Possible description of the control of th			
Walls	Unit - Mold/Mildew/Water Stains/Water Damage (Walls)	Level 3	0.10	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.05	
			0.16	1.87

Non-Health And Safe	& 905-B HANOVER AVE N - Building Exterior [ety Deficiencies	Possible Points	0.63]	
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
	· · · · · · · · · · · · · · · · · · ·		0.00	0.63

	00	
Wheelchair (FHEO - Accessible Outside Common Areas)		

Building H12 - 90	5-A & 905-B HANOVER AVE N - Unit 905A han [Possil	ole Points : 1	1.98]	
Non-Health And S	Safety Deficiencies			
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.17	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.35	
Health And Safety	y Deficiencies			
Water Heater	Unit - Misaligned Chimney/Ventilation System (Hot Water Heater) (LT)	Level 3	1.03	
	-	1	1.55	0.43

item	Deficiency	Severity	Points P Deducted Rec
	& 503 & 505 MCDOWELL AV - Building Exterior [Po	ossible Points	s : 0.72]
Non-Health And S FHEO - Accessibilit to Main Floor Entrance	y BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00
Ruilding K12 501	& 503 & 505 MCDOWELL AV - Common Areas [Pos	esible Points	0.00
Non-Health And S		SIDIE FOIRS	0.04]
Office	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00
			0.00
	& 503 & 505 MCDOWELL AV - Unit 505 mcd [Possil	nle Points : 1	981
		ole i olits . i.	
Non-Health And S Kitchen Items		Level 1	0.17
Non-Health And S	Unit - Refrigerator - Missing/Damaged/Inoperable		
Non-Health And S Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17 0.17
Non-Health And S Kitchen Items Building P12 - 171	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 0 & 1712 MELROSE AVE NW - Building Exterior [Po	Level 1	0.17 0.17
Non-Health And S Kitchen Items Building P12 - 171 Non-Health And S	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 0 & 1712 MELROSE AVE NW - Building Exterior [Po	Level 1	0.17 0.17
Non-Health And S Kitchen Items Building P12 - 171 Non-Health And S FHEO - Accessibilit to Main Floor	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 0 & 1712 MELROSE AVE NW - Building Exterior [Poafety Deficiencies y BE- Obstructed or Missing Accessibility Route	Level 1 ssible Points	0.17 0.17 : 0.63]
Non-Health And S Kitchen Items Building P12 - 171 Non-Health And S FHEO - Accessibilit to Main Floor Entrance	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 0 & 1712 MELROSE AVE NW - Building Exterior [Poafety Deficiencies y BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 1 ssible Points Level 3	0.17 0.17 : 0.63]
Non-Health And S Kitchen Items Building P12 - 171 Non-Health And S FHEO - Accessibilit to Main Floor Entrance Building P12 - 171	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 0 & 1712 MELROSE AVE NW - Building Exterior [Poafety Deficiencies y BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) 0 & 1712 MELROSE AVE NW - Common Areas [Pos	Level 1 ssible Points Level 3	0.17 0.17 : 0.63]
Non-Health And S Kitchen Items Building P12 - 171 Non-Health And S FHEO - Accessibilit to Main Floor Entrance	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 0 & 1712 MELROSE AVE NW - Building Exterior [Poafety Deficiencies y BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) 0 & 1712 MELROSE AVE NW - Common Areas [Pos	Level 1 ssible Points Level 3	0.17 0.17 : 0.63]

Unit - Mold/Mildew/Water Stains/Water Damage

Walls

0.03

Level 1

Item	Deficiency	Severity	Points Deducted	Points Received
	(Walls)			
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.03	
Health And Safety	Deficiencies			
Electrical System	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT)	Level 3	0.46	
Stairs	Unit - Broken/Missing Hand Railing (Stairs) (NLT)	Level 3	0.09	
			0.61	1.37

Building 1000	Building 1000 - INDIAN VILLAGE ADMIN OFFICE - Common Areas [Possible Poin				
Non-Health A	nd Safety Deficiencies				
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.02		
			0.02	0.31	

Building 10D - 2002-2016 WISE AVE SE - Building Exterior [Possible Points : 1.18]				
Non-Health And Safe	ety 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	1.18

· · · · · · · · · · · · · · · · · · ·		
Kitchen CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	0.00	

Building 10D - 200	Building 10D - 2002-2016 WISE AVE SE - Unit 2016 wise [Possible Points : 2.02]					
Non-Health And S	afety Deficiencies					
HVAC System	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC)	Level 3	0.39			
Health And Safety	Deficiencies					
Hazards	HS - Sharp Edges (Hazards) (NLT)	Level 3	0.70			
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT)	Level 3	0.19			
			1.27	0.75		

Item	Deficiency	Severity	Points Points Deducted Received
Building 11C - 2020	0-2034 WISE AVE SE - Building Exterior [Possible F	oints : 1.18]	
Non-Health And Sa	afety Deficiencies		
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.16
			0.16 1.01
Building 11C - 2020	0-2034 WISE AVE SE - Common Areas [Possible Po	oints : 0.00]	
Non-Health And Sa	ifety Deficiencies		
Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00
			0.00 0.00
Building 1A10 - 192	26-1932 WISE AV SE - Building Exterior [Possible P	oints : 0 781	
Non-Health And Sa			
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 1	0.08
			0.08 0.70
Building 1A10 - 192	26-1932 WISE AV SE - Common Areas [Possible Po	ints : 0.00]	
Non-Health And Sa	ifety Deficiencies		
Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00
			0.00
Building 1A10 - 192	26-1932 WISE AV SE - Unit 1926 wise [Possible Poi	nts : 1.94]	
Health And Safety			
Hazards	HS - Sharp Edges (Hazards) (NLT)	Level 3	0.70

Building 2A10 - 2002-2008 INIDAN VILLAGE LN - Building Exterior [Possible Points: 0.78]

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Saf	ety 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	0.7
Building 3C10 - 201	4-2028 INDIAN VILLAGE LN - Building Exterior [F	Possible Points	: 1.18]	
_		Possible Points	1.18]	
Building 3C10 - 2010 Non-Health And Safe FHEO - Accessibility to Main Floor Entrance	ety Deficiencies	Possible Points Level 3	0.00	

Non-Health And Safe	ety Deficiencie s			
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	

Non-Health And Saf				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.18

Kitchen CA - Routes Obstructed or Inaccessible to Level 3 0. Wheelchair (FHEO - Accessible Outside Common)	
Areas)		

Building 5D10 - 206	60-2074 INDIAN VILLAGE LN - Unit 2066 ind [Pos	sible Points : 2.0	6]	
Health And Safety	Deficiencies			
Emergency/Fire	HS - Emergency/Fire Exits Blocked/Unusable	Level 3	1.55	
Exits	(Emergency/Fire Exits) (LT)			

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Item	Deficiency	Severity	Points Po	oints eive
			1.55	0.
Building 6E10 - 208	0-2094 INDIAN VILLAGE LN - Building Exterior [Po	ssible Points	: 1.18]	
Non-Health And Saf	ety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Windows	BE- Damaged/Missing Screens (Windows)	Level 1	0.00	
			0.00	1.1
Building 6E10 - 2086	0-2094 INDIAN VILLAGE LN - Common Areas [Pos	sible Points :	0.00]	
Non-Health And Saf	ety Deficiencies			
Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
	<u> </u>	'	and the same of th	
	0-2094 INDIAN VILLAGE LN - Unit 2080 ind [Possib	ole Po ints : 1.	98]	0.0
Building 6E10 - 2086 Non-Health And Saf Kitchen Items		ole Points : 1.		0.0
Non-Health And Saf	ety Deficiencies Unit - Refrigerator - Missing/Damaged/Inoperable		98]	
Non-Health And Saf Kitchen Items	ety Deficiencies Unit - Refrigerator - Missing/Damaged/Inoperable	Level 1	98] 0.17 0.17	
Non-Health And Saf Kitchen Items Building 7D10 - 206	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 9-2083 INDIAN VILLAGE LN - Building Exterior [Po	Level 1	98] 0.17 0.17	1.8
Non-Health And Saf Kitchen Items Building 7D10 - 206 Non-Health And Saf FHEO - Accessibility to Main Floor	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 9-2083 INDIAN VILLAGE LN - Building Exterior [Potety Deficiencies	Level 1	98] 0.17 0.17	
Non-Health And Saf Kitchen Items Building 7D10 - 206 Non-Health And Saf FHEO - Accessibility to Main Floor	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 9-2083 INDIAN VILLAGE LN - Building Exterior [Potety Deficiencies BE- Obstructed or Missing Accessibility Route	Level 1	98] 0.17 0.17	1.8
Non-Health And Saf Kitchen Items Building 7D10 - 206: Non-Health And Saf FHEO - Accessibility to Main Floor Entrance	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 9-2083 INDIAN VILLAGE LN - Building Exterior [Potety Deficiencies BE- Obstructed or Missing Accessibility Route	Level 1 Describe Points Level 3	98] 0.17 0.17 s: 1.18] 0.00	
Non-Health And Saf Kitchen Items Building 7D10 - 206: Non-Health And Saf FHEO - Accessibility to Main Floor Entrance	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 9-2083 INDIAN VILLAGE LN - Building Exterior [Posty Deficiencies BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 1 Describe Points Level 3	98] 0.17 0.17 s: 1.18] 0.00	1.8
Non-Health And Saf Kitchen Items Building 7D10 - 206 Non-Health And Saf FHEO - Accessibility to Main Floor Entrance Building 7D10 - 206	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) 9-2083 INDIAN VILLAGE LN - Building Exterior [Posty Deficiencies BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 1 Describe Points Level 3	98] 0.17 0.17 s: 1.18] 0.00	1.8

Item	Deficiency	Severity	Points For Deducted Re	Points eceived
Building 8C10 - 20	51-2065 INDIAN VILLAGE LN - Building Exterior [Po	ssible Points	: 1.18]	
Non-Health And Sa	fety Deficiencies			
FHEO - Accessibility	BE- Obstructed or Missing Accessibility Route	Level 3	0.00	
to Main Floor	(FHEO Accessibility to Main Floor Entrance)			
Entrance				
			0.00	1.18
Buildina 8C10 - 205	51-2065 INDIAN VILLAGE LN - Common Areas [Pos	sible Points :	0.001	
Non-Health And Sa				
Kitchen	CA - Routes Obstructed or Inaccessible to	Level 3	0.00	
	Wheelchair (FHEO - Accessible Outside Common			
	Areas)			
			0.00	0.0
Building 8C10 - 205	51-2065 INDIAN VILLAGE LN - Unit 2055 ind [Possik	ole Points : 2.	02]	
Non-Health And Sa				
Walls	Unit - Damaged (Walls)	Level 1	0.05	
			0.05	1.97
			<u> </u>	
	& 515 WOODS AVE SW - Building Exterior [Possibl	e Points : 0.6	3]	
Non-Health And Sa	fety Deficiencies	1		
•	BE- Obstructed or Missing Accessibility Route	Level 3	0.00	
to Main Floor	(FHEO Accessibility to Main Floor Entrance)			
Entrance			0.00	0.63
			0.00	0.03
Building S12 - 513	& 515 WOODS AVE SW - Building Systems* [Possi	ble Points : 0	.39]	
Health And Safety	Deficiencies			
Domestic Water	BS- Misaligned Chimney/Ventilation System	Level 3	0.65	
	(Domestic Water) (LT)			
* The point deductions for this	sub-area exceed the number of possible points. The points received cannot be negat	ive so it is set to zero	0.65	0.0
_				
	& 515 WOODS AVE SW - Common Areas [Possible	Points: 0.00		
Non-Health And Sa			-	
Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common	Level 3	0.00	
	TOURDOUGH SIT LEMELLS ACCORDING LITTERAL COMMON			

Item	Deficiency	Severity	Points Deducted	Points Received
	No. 1 Section 1		0.00	0.00
Building S12 - 513 8	k 515 WOODS AVE SW - Unit 513nwood [Possible	Points : 1.98]		
Non-Health And Saf				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.17	
			0.17	1.81
	Salem Ave., S.W Building Exterior [Possible Po	ints : 0.45]		
Non-Health And Saf				
	BE- Obstructed or Missing Accessibility Route	Level 3	0.00	
to Main Floor Entrance	(FHEO Accessibility to Main Floor Entrance)			
Entrarioe			0.00	0.45
			0.00	0.40
Building NC2 - 1405	Salem Ave., S.W Common Areas [Possible Poin	nts : 0.00]		
Non-Health And Saf	ety Deficiencies			
Kitchen	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	0.00
_	Oth St., S.W Building Exterior [Possible Points : 0	0.45]		-
Non-Health And Saf			<u> </u>	
Foundations	BE- Cracks/Gaps (Foundations)	Level 3	0.41	
			0.41	0.04

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
Site - INDIAN ROCK	VILLAGE - Site(0)		
Non-Health And Safe	ety Deficiencies		
Grounds	1710 & 1712 MELROSE AVE NW	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	 Overgrown vegetation Vegetation is extensive and dense (it is difficult to see broken glass, holes and other hazards) or obstructs intended path of walkways or roads The areas ARE still usable/passable.
Refuse Disposal	2002-2016 WISE AVE SE	Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) - L2	- Refuse area wall/gate is damaged or leaning (risk of collapsing)

Building 9B10 -		
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 9B10 - 2007-2021 INDIAN VILLAGE LN[Sample,Inspected] - Building Systems None

Building 9B10 - 2007-2021 INDIAN VILLAGE LN[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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ltem	Location/Comments	Deficiency/Severity	Decisions
Building 9B10 - 200	7-2021 INDIAN VILLAGE LN	[Sample,Inspected] - Unit	2015 ind
Non-Health And Sa	fety 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)

Building B12 -		
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 B12 - 830 & 832 RORER AVE SW[Sample,Inspected] - Building Systems None

Building B12 - 830 & 832 RORER AVE SW[Sample,Inspected] - Common Areas				
Non-Health And Safety Deficiencies				
FHEO - Accessible Outside Common Areas	Floor 2	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 B12 - 830 & 832 RORER AVE SW[Sample,Inspected] - Unit 832 ror			
Non-Health And Safety Deficiencies			
Windows	Bedroom	Unit - Damaged/Missing Screens (Windows) - L1	 Screens One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building C12 - 1318 A & B & C RORER[Sample,Inspected] - Building Exterior		
Non-Health And Safety Deficiencies		
FHEO - Accessibility to	BE- Obstructed or Missing - There IS an obstructed or	

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Item	Location/Comments	Deficiency/Severity	Decisions
Main Floor Entrance		Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Windows		BE- Damaged/Missing Screens (Windows) - L1	 Screens 3 or more screens in a building are punctured, torn, damaged, or missing

Building C12 - 1318 A & B & C RORER[Sample,Inspected] - Building Systems

None

Building C12 - 1318 A & B & C RORER[Sample,Inspected] - Common Areas Non-Health And Safety Deficiencies				

Building C12 - 1318 A & B & C RORER[Sample,Inspected] - Unit 1318 ror a

None

Building D12 - 1606A CHAPMAN AVE SW[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 D12 - 1606A CHAPMAN AVE SW[Sample,Inspected] - Building Systems

None

Building D12 - 1606A CHAPMAN AVE SW[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

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ltem	Location/Comments	Deficiency/Severity	Decisions
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 D12 - 1	606A CHAPMAN AVE SW[San	nple,Inspected] - Unit 1606A	chap	
Non-Health And Safety Deficiencies				
Walls	Bedroom up tub mildew presnt	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) 	
Windows	Bedroom	Unit - Inoperable/Not Lockable (Windows) - L1	 Lock/Operability Window cannot be opened or will not stay open (If the window is designed to do so.) Window is on 3rd floor or below There IS another operable window in the same floor area. This condition DOES NOT RESULT in a Health and Safety concern. 	

Building H12 -		
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.)

Item	Location/Comments	Deficiency/Severity	Decisions
Building H12 - 905-A &	905-B HANOVER AVE N[S	Sample,Inspected] - Building	Systems
None			

Building H12 - 905-A & 905-B HANOVER AVE N[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 H12 - 905-	Building H12 - 905-A & 905-B HANOVER AVE N[Sample,Inspected] - Unit 905A han				
Non-Health And Safety Deficiencies					
Bathroom Items	Bedroom	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 - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	 Range/Stove/Oven Gas Range/Stove/Oven Burner(s) not functioning ONE burner is not functioning. 		
Health And Safety	Deficiencies				
Water Heater	Storage rear hot water close chimmey misaligened	Unit - Misaligned Chimney/ Ventilation System (Hot Water Heater) (LT) - L3	- Misaligned chimney/ ventilation system on water heater (oil- or gas-fired)		

Building K12 - 501 & 503 & 505 MCDOWELL AV[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 K12 - 501 & 503 & 505 MCDOWELL AV[Sample,Inspected] - Building Systems

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Item	Location/Comments	Deficiency/Severity	Decisions	
None				

Building K12 - 501 & 503 & 505 MCDOWELL AV[Sample,Inspected] - Common Areas			
Non-Health And Safe	ety Deficiencies		
FHEO - Accessible Outside Common Areas	Basement	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 K12 - 501 & 503 & 505 MCDOWELL AV[Sample,Inspected] - Unit 505 mcd					
Non-Health And Safety Deficiencies					
Kitchen Items	Bedroom	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	RefrigeratorDoor seals are deteriorated		

Building P12 - 1710 & 1712 MELROSE AVE NW[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 P12 - 1710 & 1712 MELROSE AVE NW[Sample,Inspected] - Building Systems None

Building P12 - 1710 & 1712 MELROSE AVE NW[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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ltem	Location/Comments	Deficiency/Severity	Decisions
Building P12 - 1710	& 1712 MELRO SE AVE NW	Sample,Inspected] - Unit 17	712 mel
Non-Health And Sa	fety Deficiencies		
Walls	Bathroom	Unit - Mold/Mildew/Water Stains/Water Damage (Walls) - L1	 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
Windows	Living Area	Unit - Damaged/Missing Screens (Windows) - L1	 Screens One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety [Deficiencies		
Electrical System	Kitchen ref blocking access breaker box	Unit - Blocked Access to Electrical Panel (Electrical System) (NLT) - L3	 Blocked access to electrical panel The item blocking access CANNOT be removed easily in an emergency.
Stairs	Hallway entrance way stairs hand railpost broken	Unit - Broken/Missing Hand Railing (Stairs) (NLT) - L3	 Hand Railing Hand rail for 4 or MORE stairs is missing, damaged, loose, or otherwise unusable

Building R12 - 630 & 632 ELM AVE SW[Sample,Inspected] - Building Exterior None

Building R12 - 630 & 632 ELM AVE SW[Sample,Inspected] - Building Systems
None

Building R12 - 630 & 632 ELM AVE SW[Sample,Inspected] - Common Areas None

Building 1000 - INDIAN VILLAGE ADMIN OFFICE[Sample,Inspected] - Building Exterior None

Item	Location/Com	nments Deficiency/Severity	Decisions
Building 1000 - IN	IDIAN VILLAGE ADMI	IN OFFICE[Sample,Inspected] - Buildi	ing Systems
None			
Building 1000 - IN	IDIAN VILLAGE ADMI	IN OFFICE[Sample,Inspected] - Comn	non Areas
Non-Health And S	Safety Deficiencies		· · · · · · · · · · · · · · · · · · ·
Restrooms	Floor 1	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	Hole(s)Smaller than a sheet of paper
Building 1005 - IN None	IDIAN VILLAGE DAYO	CARE[Sample,Inspected] - Building E	xterior
None	IDIAN VILLAGE DAYO	CARE[Sample,Inspected] - Building S	ystems
Building 1005 - IN	IDIAN VILLAGE DAYO	CARE[Sample,Inspected] - Common A	Areas
None			
None			
	02 2016 WISE AVE SE	ElCample Inspected Duilding Exteri	
Building 10D - 200		E[Sample,Inspected] - Building Exteri	or
Building 10D - 200 Non-Health And S	Safety Deficiencies		
Building 10D - 200 Non-Health And S FHEO - Accessibili	Safety Deficiencies	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)
Building 10D - 200 Non-Health And S FHEO - Accessibili Main Floor Entrand	Safety Deficiencies ity to ce	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 10D - 200 Non-Health And S FHEO - Accessibili Main Floor Entrand	Safety Deficiencies ity to ce	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor	- 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 10D - 200 Non-Health And S FHEO - Accessibili Main Floor Entrance	Safety Deficiencies ity to ce	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 10D - 200 Non-Health And S FHEO - Accessibili Main Floor Entrance Building 10D - 200 None Building 10D - 200	D2-2016 WISE AVE SE	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 10D - 200 Non-Health And S FHEO - Accessibili Main Floor Entrance Building 10D - 200 None Building 10D - 200	Safety Deficiencies ity to ce 02-2016 WISE AVE SE	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 10D - 2002-20	16 WISE AVE SE [Sample,	Inspected] - Unit 2004 wise	
None			

Building 10D - 2002 Non-Health And Sa		le,Inspected] - Unit 2016 wise	
HVAC System	Bedroom up bed 2 heat covers missing	Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) - L3	 Convection/Radiant Heat System Cover Missing or Damaged This condition MAY RESULT in a Health and Safety concern
Health And Safety I	Deficiencies		
Hazards	heater cover missing sharp edges 2 bed up	HS - Sharp Edges (Hazards) (NLT) - L3	Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Outlets/Switches	Laundry Area laundry area missing outlet cover exposed wires	Unit - Missing/Broken Cover Plates (Outlets/Switches) (LT) - L3	 Cover plate missing or broken The electrical connections/ wires ARE exposed.

Building 11C - 2020-2034 WISE AVE SE[Sample,Inspected] - Building Exterior Non-Health And Safety Deficiencies				
Roofs	BE- Damaged Soffits/ Fascia (Roofs) - L1 - Damaged Soffits or Fascia Board(s) or Soffit Vents - Water penetration is NOT likely.			

Building 11C - 2020-2034 WISE AVE SE[Sample,Inspected] - Building Systems None

Building 11C - 2020-2034 WISE AVE SE[Sample,Inspected] - Common Areas				
Non-Health And Safe	ety Deficiencies			
FHEO - Accessible	Floor 1	CA - Routes Obstructed or - Route to common area		

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ltem	Location/Comments	Deficiency/Severity	Decisions
Outside Common		Inaccessible to Wheelchair	obstructed or inaccessible to
Areas		(FHEO - Accessible	wheelchairs (for example,
		Outside Common Areas) -	less than 36 inches wide, no
		L3	ramps, no curb cuts), There
			is another accessible route -
			NO

Building 11C - 2020-2034 WISE AVE SE[Sample,Inspected] - Unit 2026 wise None

Building 1A10 - 1926-1932 WISE AV SE[Sample,Inspected] - Building Exterior Non-Health And Safety Deficiencies			
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L1 - Missing/Damaged Components from Downspout/Gutter - Splash blocks missing or damaged		

Building 1A10 - 1926-1932 WISE AV SE[Sample,Inspected] - Building Systems None

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 t wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route NO

Building 1A10 - 1926-1932 WISE AV SE[Sample,Inspected] - Unit 1926 wise		
Non-Health And Safety Deficiencies		
Health And Safety Deficiencies		

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Item	Location/Comments	Deficiency/Severity	Decisions
	_	HS - Sharp Edges (Hazards) (NLT) - L3	Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.

Building 2A10 -		
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 2A10 - 2002-2008 INIDAN VILLAGE LN[Sample,Inspected] - Building Systems

None

Building 2A10 - 2002-2008 INIDAN VILLAGE LN[Sample,Inspected] - Common Areas

None

Building 2A10 - 2002-2008 INIDAN VILLAGE LN[Sample,Inspected] - Unit 2008 ind

None

Building 3C10 - 2014-2028 INDIAN VILLAGE LN[Sample,Inspected] - Building Exterior				
Non-Health And Safety Deficiencies	5			
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 3C10 - 2014-2028 INDIAN VILLAGE LN[Sample,Inspected] - Building Systems

None

Building 3C10 - 2014-2028 INDIAN VILLAGE LN[Sample,Inspected] - Common Areas

None

Building 3C10 - 2014-2028 INDIAN VILLAGE LN[Sample,Inspected] - Unit 2018 ind

None

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ltem	Location/Comments	Deficiency/Severity	Decisions	
Building 4E10 - 2040-2054 INDIAN VILLAGE LN[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 4E10 - 2040-2054 INDIAN VILLAGE LN[Sample,Inspected] - Building Systems None

Building 4E10 - 2040-2054 INDIAN VILLAGE LN[Sample,Inspected] - Common Areas

None

Building 4E10 - 2040-2054 INDIAN VILLAGE LN[Sample,Inspected] - Unit 2050 ind

None

Building 5D10 -		
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 5D10 - 2060-2074 INDIAN VILLAGE LN[Sample,Inspected] - Building Systems None

Building 5D10 - 2060-2074 INDIAN VILLAGE LN[Sample,Inspected] - Common Areas Non-Health And Safety Deficiencies			

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ltem	Location/Comments	Deficiency/Severity	Decisions
Building 5D10 - 2060-2	2074 IN DIAN VI LLA GE LN	[Sample,Inspected] - Unit 20	66 ind
Non-Health And Safet	y Deficiencies		
Health And Safety Def	iciencies		
Emergency/Fire Exits	Bedroom bed 2 a/c unit blocking only window egress	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	 Emergency/Fire Exits (applies only on third or lower floors) Blocked Air Conditioner

Building 6E10 - 2080-2094 INDIAN VILLAGE LN[Sample,Inspected] - Building Exterior				
Non-Health And Safety Deficiencies	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.)			
Windows	BE- Damaged/Missing Screens (Windows) - L1 - Screens - 3 or more screens in a building are punctured, torn, damaged, or missing			

Building 6E10 - 2080-2094 INDIAN VILLAGE LN[Sample,Inspected] - Building Systems
None

Building 6E10 - 2080-2094 INDIAN VILLAGE LN[Sample,Inspected] - Common Areas					
Non-Health And Safe	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 6E10 - 2080-2094 INDIAN VILLAGE LN[Sample,Inspected] - Unit 2080 ind				
Non-Health And Safety Deficiencies				
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	RefrigeratorDoor seals are deteriorated	

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Item	Location/Comments	Deficiency/Severity	Decisions	
Building 6E10 - 2080-2094 INDIAN VILLAGE LN[Sample,Inspected] - Unit 2092 ind				
None				

Building 7D10 -		
Non-Health And Safety Deficiencies	5	-
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 7D10 - 2069-2083 INDIAN VILLAGE LN[Sample,Inspected] - Building Systems None

Building 7D10 - 2069-2083 INDIAN VILLAGE LN[Sample,Inspected] - Common Areas				
Non-Health And Safe	ety 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 7D10 - 2069-2083 INDIAN VILLAGE LN[Sample,Inspected] - Unit 2079 ind None

Building 8C10 -		
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 8C10 - 2051-2065 INDIAN VILLAGE LN[Sample,Inspected] - Building Systems	
None	

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Item	Location/Comments	Def iciency/Severity	Decisions
Building 8C10 - 2051	-2065 INDIAN VILLA GE LN	[Sample,Inspected] - Commo	on Areas
Non-Health And Safe	ety 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 8C10 - 2051-2065 INDIAN VILLAGE LN[Sample,Inspected] - Unit 2055 ind			
Non-Health And Safety Deficiencies			
Walls	Bedroom	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 8C10 - 2051-2065 INDIAN VILLAGE LN[Sample,Inspected] - Unit 2065 ind None

Building E212 - 844 & 846 MARSHALL AVE SW[Sample,Inspected] - Building Exterior
None

Building E212 - 844 & 846 MARSHALL AVE SW[Sample,Inspected] - Building Systems
None

Building E212 - 844 & 846 MARSHALL AVE SW[Sample,Inspected] - Common Areas
None

Building S12 - 513 & 515 WOODS AVE SW[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 S12 - 513 & 515 WOODS AVE SW[Sample,Inspected] - Building Systems

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Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safet	y Deficiencies		
Health And Safety De	ficiencies		
Domestic Water	Floor 1 rear water closet flu gas chimmey misalienged	BS- Misaligned Chimney/ Ventilation System (Domestic Water) (LT) - L3	Misaligned chimney/ ventilation system on water heater (oil- or gas-fired)

Building S12 - 513 & 515 WOODS AVE SW[Sample,Inspected] - Common Areas Non-Health And Safety Deficiencies			

Building S12 - 513 & 515 WOODS AVE SW[Sample,Inspected] - Unit 513nwood			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	RefrigeratorExcessive accumulation of ice

Building U12 - 1114A & 1114B DALE AVE SW[Sample,Inspected] - Building Exterior None

Building U12 - 1114A & 1114B DALE AVE SW[Sample,Inspected] - Building Systems
None

Building U12 - 1114A & 1114B DALE AVE SW[Sample,Inspected] - Common Areas
None

Building NC2 - 1405 Salem Ave., S.W.[Sample,Inspected] - Building Exterior Non-Health And Safety Deficiencies			

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item	Location/Comments	Deficiency/Severity	Decisions		
Building NC2 - 1405 Salem Ave., S.W.[Sample,Inspected] - Building Systems					
None					

Building NC2 - 1405 Salem Ave.,			
Non-Health And Safety Deficiencies			
FHEO - Accessible Outside Common Areas	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, n ramps, no curb cuts), There is another accessible route NO		

Building NC2 - 1405 Salem Ave., S.W.[Sample,Inspected] - Unit 1405 sal None

Building NC5 - 302 9th St., S.W.[Sample,Inspected] - Building Exterior Non-Health And Safety Deficiencies			

Building NC5 - 302 9th St., S.W.[Sample,Inspected] - Building Systems

None

Building NC5 - 302 9th St., S.W.[Sample,Inspected] - Common Areas
None

Building NC5 - 302 9th St., S.W.[Sample,Inspected] - Unit 302 9th None

Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0). PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm