

Inspection Summary Report (POA) for Inspection #538256

Inspection Snapshot			
---------------------	--	--	--

Inspection ID:	538256	Inspection Time:	12:48 PM - 05:15 PM
Inspection Start		Inspection End	
Date:	01/27/2015	Date:	01/27/2015
Property ID:	VA011000215	Property Type:	Public Housing
Property Name:	SCATTERED SITES		
Inspection State:	Successful	Score:	83c*

Inspection Summary Report (POA) for Inspection #538256

Property Profile

Property Name: SCATTERED SITES
Scattered Site? Yes **Multiple Site?** Yes
Address Line 1: 1801 DUNBAR ST NW
Address Line 2: OFFICE
City: ROANOKE **State:** VA
ZIP: 24017 **Extension:** _____
Phone: (540) 537-9754 **Extension:** _____
Fax: (540) 982-7342 **Email:** _____

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	19	19	13	24	24	13
Common	0			-	-	-
Total	19	19	13	24	24	13

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
24	100%	No

Comments no bedbugs reported

Inspection Summary Report (POA) for Inspection #538256

Participant Profile

Management Agent [Primary Contact / Not Present During Inspection]

Name (F, MI, L): DAVID BUSTAMANTE
Organization: ROANOKE REDEV & HA
Address Line 1: 2624 SALEM TKPE NW
Address Line 2: PO BOX 6359
City: ROANOKE **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9265 **Extension:**
Fax: (540) 983-9229 **Email:** dbustamante@rkehousing.org

Executive Director [Not Present During Inspection]

Name (F, MI, L): Glenda E. Goh
Organization: ROANOKE REDEV & HA
Address Line 1: 2624 SALEM TPKE NW
Address Line 2: PO BOX 6359
City: ROANOKE **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9281 **Extension:**
Fax: (540) 983-9212 **Email:** ggoh@rkehousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): SUZZETTE MCCOY
Organization: ROANOKE REDEV & HA
Address Line 1: 1801 DUNBAR ST NW
Address Line 2: OFFICE
City: ROANOKE **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 537-9754 **Extension:**
Fax: (540) 982-7342 **Email:** smmcoy@rkehousing.org

Other [Present During Inspection]

Name (F, MI, L): JONATHAN JONES
Organization: ROANOKE REDEV & HA
Address Line 1: 1801 DUNBAR ST
Address Line 2: OFFICE
City: ROANOKE **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9224 **Extension:**
Fax: (540) 982-7342 **Email:**

Inspection Summary Report (POA) for Inspection #538256

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	16.83	0.00	16.83	0.00	16.83
Building Exterior	18.05	1.82	16.23	0.00	16.23
Building Systems	13.46	0.00	13.46	0.00	13.46
Common Area	2.33	0.00	2.33	0.00	2.33
Unit	49.34	5.29	44.05	9.74	34.30
Total	100.00	7.11	92.89	9.74	83.15

Score Version: 1

Score Date: 01/27/2015

Final Score: 83c*

Inspection Summary Report (POA) for Inspection #538256

Health & Safety Summary

	Site	Buildings	Units	Total	Health and Safety Narrative 1 site, 13 buildings and 13 units were inspected. 6 health and safety deficiencies(HSD) were observed. <u>Percentage Inspected:</u> Site (PIS): 100% Building (PIB): 68% Unit (PIU): 54% <u>Projected HSD:</u> 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 11 health and safety deficiencies would apply to the property.
Non-Life Threatening (NLT)					
Actual	0	0	3	3	
Projected	0	0	6	6	
Life Threatening (LT)					
Actual	0	0	2	2	
Projected	0	0	4	4	
Smoke Detectors (SD)					
Actual	0	0	1	1	
Projected	0	0	2	2	
Overall					
Actual	0	0	6	6	
Projected	0	0	11	11	

Inspection Summary Report (POA) for Inspection #538256

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Unit	Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	5	13	38
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	12	13	92

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)

Inspection Summary Report (POA) for Inspection #538256

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	19	19	13	0
Unit	24	24	13	0

Building 83L - 2018-2020 BUNCHE DR NW [Sample , Inspected]

Address Line 1: 2018 BUNCHE DR NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24012

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2002	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2020	3 Bedrooms	Yes	

Building 85L - 2011-2013 BUNCHE DR NW [Sample , Inspected]

Address Line 1: 2011 BUNCHE DR NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24012

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2002	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2013	3 Bedrooms	Yes	

Building NC10 - 1809 DOWNING ST NW [Sample , Inspected]

Address Line 1: 1809 DOWNING ST NW

Address Line 2:

City: ROANOKE

State: VA

Inspection Summary Report (POA) for Inspection #538256

Zip: 24012

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2004	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1809	3 Bedrooms	Yes	

Building NC11 - 501 21ST STREET NW [Sample , Inspected]

Address Line 1: 501 21ST STREET NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2004	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
501	3 Bedrooms	Yes	

Building NC12 - 2008 MELROSE AVE NW [Alternate , Not Inspected]

Address Line 1: 2008 MELROSE AVE NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2004	2	1	1

Comments:

Inspection Summary Report (POA) for Inspection #538256

Building NC13 - 2012 MELROSE AVE NW [Sample , Inspected]

Address Line 1: 2012 MELROSE AVE NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2004	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2012	3 Bedrooms	Yes	

Building NC14 - 1922 MELROSE AVE NW [Sample , Inspected]

Address Line 1: 1922 MELROSE AVE NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2004	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1922	3 Bedrooms	Yes	

Building NC16 - 1801-1803 DOWNING ST NW [Sample , Inspected]

Address Line 1: 1801 DOWNING ST NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24012

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2005	2	2	2

Inspection Summary Report (POA) for Inspection #538256

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1801	3 Bedrooms	Yes	

Building NC17 - 1823-1825 DOWNING ST NW [Sample , Inspected]

Address Line 1: 1825 DOWNING ST NW

Address Line 2:

City: ROANOKE State: VA

Zip: 24012 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2005	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1823	3 Bedrooms	Yes	

Building NC18 - 1734-1736 BLANEY ST NW [Sample , Inspected]

Address Line 1: 1734 BLANEY ST. NW

Address Line 2:

City: ROANOKE State: VA

Zip: 24012 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	2005	2	2	2

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1734	3 Bedrooms	Yes	
1736	3 Bedrooms	Yes	

Building NC23 - 1720 DUPREE ST NW [Alternate , Not Inspected]

Address Line 1: 1720 DUPREE ST NW

Address Line 2:

Inspection Summary Report (POA) for Inspection #538256

City: ROANOKE State: VA
Zip: 24012 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2005	2	1	1

Comments:

Building NC26 - 1841 DOWNING ST NW [Sample , Inspected]

Address Line 1: 1841 DOWNING ST NW

Address Line 2:

City: ROANOKE State: VA
Zip: 24012 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2005	2	1	1

Comments:

Building NC27 - 1203 MELROSE AV NW [Sample , Inspected]

Address Line 1: 1203 MELROSE AV NW

Address Line 2:

City: ROANOKE State: VA
Zip: 24017 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2005	2	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1203	3 Bedrooms	Yes	

Building NC29 - 1219 MELROSE AV NW [Alternate , Not Inspected]

Address Line 1: 1219 MELROSE AV NW

Inspection Summary Report (POA) for Inspection #538256

Address Line 2:

City: ROANOKE State: VA
Zip: 24017 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2006	2	1	1

Comments:

Building NC30 - 1207 MELROSE AV NW [Alternate , Not Inspected]

Address Line 1: 1207 MELROSE AV NW

Address Line 2:

City: ROANOKE State: VA
Zip: 24017 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2006	2	1	1

Comments:

Building NC4 - 1613 DUPREE ST NW [Sample , Inspected]

Address Line 1: 1613 DUPREE ST

Address Line 2:

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

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2004	1	1	1

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1613	3 Bedrooms	Yes	

Building NC5 - 1924 MELROSE AVE [Alternate , Not Inspected]

Inspection Summary Report (POA) for Inspection #538256

Address Line 1: 1924 MELROSE AVE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2004	2	1	1

Comments:

Building NC6 - 2004 MELROSE AVE [Sample , Inspected]

Address Line 1: 2004 MELROSE AVE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2004	2	1	1

Comments:

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

Building NC8 - 505 21ST STREET NW [Alternate , Not Inspected]

Address Line 1: 505 21ST STREET NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	2004	2	1	1

Comments:

Inspection Summary Report (POA) for Inspection #538256

Certificates	
Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	NA - This certificate is not applicable for this property
Lead-Based Paint Disclosure Forms	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	NA - This certificate is not applicable for this property

Inspection Summary Report (POA) for Inspection #538256

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
------	------------	----------	-----------------	-----------------

Building 83L - 2018-2020 BUNCHE DR NW - Building Exterior [Possible Points : 1.80]

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
			0.00	1.80

Building 83L - 2018-2020 BUNCHE DR NW - Unit 2020 [Possible Points : 3.82]

Non-Health And Safety Deficiencies

Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.20	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.39	
			0.59	3.23

Building 85L - 2011-2013 BUNCHE DR NW - Building Exterior [Possible Points : 1.47]

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
			0.00	1.47

Building NC10 - 1809 DOWNING ST NW - Building Exterior [Possible Points : 1.29]

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
			0.00	1.29

Building NC10 - 1809 DOWNING ST NW - Unit 1809 [Possible Points : 3.82]

Non-Health And Safety Deficiencies

Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.33	
----------------	---	---------	------	--

Inspection Summary Report (POA) for Inspection #538256

Item	Deficiency	Severity	Points Deducted	Points Received
	(5)			
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.05	
			0.38	3.44

Building NC11 - 501 21ST STREET NW - Building Exterior [Possible Points : 1.29]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
Roofs	BE- Damaged/Clogged Drains (Roofs)	Level 2	0.73	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.35	
			1.08	0.21

Building NC13 - 2012 MELROSE AVE NW - Building Exterior [Possible Points : 1.29]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
			0.00	1.29

Building NC13 - 2012 MELROSE AVE NW - Unit 2012 [Possible Points : 3.82]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (5)	Level 1	0.33	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (2) (NLT)	Level 3	1.95	
			2.28	1.54

Building NC14 - 1922 MELROSE AVE NW - Building Exterior [Possible Points : 1.29]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
			0.00	1.29

Building NC14 - 1922 MELROSE AVE NW - Unit 1922 [Possible Points : 3.82]

Inspection Summary Report (POA) for Inspection #538256

Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (5)	Level 1	0.33	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.44	
			0.77	3.05

Building NC16 - 1801-1803 DOWNING ST NW - Building Exterior [Possible Points : 1.47]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
			0.00	1.47

Building NC16 - 1801-1803 DOWNING ST NW - Unit 1801 [Possible Points : 3.82]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (5)	Level 1	0.33	
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom)	Level 1	0.73	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.10	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.09	
Windows	Unit - Inoperable/Not Lockable (Windows) (2)	Level 1	0.10	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (2) (NLT)	Level 3	1.95	
			3.29	0.53

Building NC17 - 1823-1825 DOWNING ST NW - Building Exterior [Possible Points : 1.47]				
Non-Health And Safety Deficiencies				
FHEO - 32" Wide Main Entrance	BE- Main Entrance Less Than 32" Wide (FHEO 32" Wide Main Entrance)	Level 3	0.00	
			0.00	1.47

Building NC17 - 1823-1825 DOWNING ST NW - Unit 1823 [Possible Points : 3.82]				
Non-Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (2)	Level 1	0.10	
Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #538256

Item	Deficiency	Severity	Points Deducted	Points Received
Electrical Hazards	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)	Level 3	2.92	
			3.02	0.80

Building NC18 - 1734-1736 BLANEY ST NW - Building Exterior [Possible Points : 1.47]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
			0.00	1.47

Building NC18 - 1734-1736 BLANEY ST NW - Unit 1734 [Possible Points : 3.74]

Non-Health And Safety Deficiencies				
Doors	Unit - Deteriorated/Missing Seals (Entry Only) (Doors) (2)	Level 3	0.53	
			0.53	3.21

Building NC26 - 1841 DOWNING ST NW - Building Exterior [Possible Points : 1.29]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
			0.00	1.29

Building NC27 - 1203 MELROSE AV NW - Building Exterior [Possible Points : 1.29]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.35	
			0.35	0.94

Building NC27 - 1203 MELROSE AV NW - Unit 1203 [Possible Points : 3.82]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.39	
Health And Safety Deficiencies				
Emergency/Fire	HS - Emergency/Fire Exits Blocked/Unusable	Level 3	2.92	

Inspection Summary Report (POA) for Inspection #538256

Item	Deficiency	Severity	Points Deducted	Points Received
Exits	(Emergency/Fire Exits) (LT)			
Hazards	HS - Tripping (Hazards) (NLT)	Level 3	0.00	
			3.32	0.50

Building NC4 - 1613 DUPREE ST NW - Building Exterior [Possible Points : 1.29]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
			0.00	1.29

Building NC4 - 1613 DUPREE ST NW - Unit 1613 [Possible Points : 3.66]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (5)	Level 1	0.33	
Doors	Unit - Deteriorated/Missing Seals (Entry Only) (Doors) (2)	Level 3	0.53	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.85	2.81

Building NC6 - 2004 MELROSE AVE - Building Exterior [Possible Points : 1.29]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) (12)	Level 3	0.00	
Roofs	BE- Damaged Soffits/Fascia (Roofs)	Level 1	0.22	
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 1	0.16	
			0.38	0.91

Inspection Summary Report (POA) for Inspection #538256

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
------	-------------------	---------------------	-----------

Site - SCATTERED SITES - Site(0)

None

Building 83L - 2018-2020 BUNCHE DR NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 83L - 2018-2020 BUNCHE DR NW[Sample,Inspected] - Building Systems

None

Building 83L - 2018-2020 BUNCHE DR NW[Sample,Inspected] - Common Areas

None

Building 83L - 2018-2020 BUNCHE DR NW[Sample,Inspected] - Unit 2020

Non-Health And Safety Deficiencies

Doors	Bedroom bdrrm1- holes	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom bdrrm2- holes	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Bathroom bath1- dammmmmagec	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Surface is damaged - Door has holes - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Laundry Area misssg knob	Unit - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - 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.

Building 85L - 2011-2013 BUNCHE DR NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
---	----------------------	--	---

Building 85L - 2011-2013 BUNCHE DR NW[Sample,Inspected] - Building Systems

None

Building 85L - 2011-2013 BUNCHE DR NW[Sample,Inspected] - Common Areas

None

Building 85L - 2011-2013 BUNCHE DR NW[Sample,Inspected] - Unit 2013

Non-Health And Safety Deficiencies

Building NC10 - 1809 DOWNING ST NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface
---	----------------------	--	---

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
			to the door, ramps, etc.)

Building NC10 - 1809 DOWNING ST NW[Sample,Inspected] - Building Systems

None

Building NC10 - 1809 DOWNING ST NW[Sample,Inspected] - Common Areas

None

Building NC10 - 1809 DOWNING ST NW[Sample,Inspected] - Unit 1809

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom bath2	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Windows	Bathroom bath1- torn scrn	Unit - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> - Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building NC11 - 501 21ST STREET NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Roofs	side	BE- Damaged/Clogged Drains (Roofs) - L2	<ul style="list-style-type: none"> - Damaged/clogged Drain or Ponding - Drain damaged or partially clogged; NO evidence of ponding on the roof
Walls	front	BE- Missing Pieces/Holes/Spalling (Walls) - L2	<ul style="list-style-type: none"> - Missing Pieces - A single missing piece (for example, single brick or section of siding)

Building NC11 - 501 21ST STREET NW[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building NC11 - 501 21ST STREET NW[Sample,Inspected] - Common Areas

None

Building NC11 - 501 21ST STREET NW[Sample,Inspected] - Unit 501

None

Building NC13 - 2012 MELROSE AVE NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 NC13 - 2012 MELROSE AVE NW[Sample,Inspected] - Building Systems

None

Building NC13 - 2012 MELROSE AVE NW[Sample,Inspected] - Common Areas

None

Building NC13 - 2012 MELROSE AVE NW[Sample,Inspected] - Unit 2012

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom bath2- popup iinop	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
----------------	-----------------------------	--	---

Health And Safety Deficiencies

Electrical System	Patio/Porch/Balcony 1 inop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed
-------------------	----------------------------	--	--

Building NC14 - 1922 MELROSE AVE NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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
---	----------------------	---	---

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
		Entrance) - L3	floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building NC14 - 1922 MELROSE AVE NW[Sample,Inspected] - Building Systems

None

Building NC14 - 1922 MELROSE AVE NW[Sample,Inspected] - Common Areas

None

Building NC14 - 1922 MELROSE AVE NW[Sample,Inspected] - Unit 1922

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)

Building NC16 - 1801-1803 DOWNING ST NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 NC16 - 1801-1803 DOWNING ST NW[Sample,Inspected] - Building Systems

None

Building NC16 - 1801-1803 DOWNING ST NW[Sample,Inspected] - Common Areas

None

Building NC16 - 1801-1803 DOWNING ST NW[Sample,Inspected] - Unit 1801

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Lavatory Sink -	- Bathroom Sink
----------------	----------	------------------------	-----------------

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
	bath2 popup inop	Damaged/Missing (Bathroom) - L1	- A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom	Unit - Plumbing - Clogged Drains (Bathroom) - L1	- Bathroom Sink - There is a problem with the drainage - The basin will drain, but it is slow
Doors	Storage bdrm1 clst dr wont latch	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Outlets/Switches	Bedroom bdrm2- 1 damaged cvr	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Windows	Bedroom bdrm1- 1 baad balancer	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.
Health And Safety Deficiencies			
Electrical System	Patio/Porch/Balcony rear- inop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

Building NC17 - 1823-1825 DOWNING ST NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
FHEO - 32" Wide Main Entrance	no wheelchair access	BE- Main Entrance Less Than 32" Wide (FHEO 32" Wide Main Entrance) - L3	- The main entrance is LESS than 32 inches wide (measured from between the face of the door and the opposite doorstep). This applies to all occupied building types.

Building NC17 - 1823-1825 DOWNING ST NW[Sample,Inspected] - Building Systems

None

Building NC17 - 1823-1825 DOWNING ST NW[Sample,Inspected] - Common Areas

None

Building NC17 - 1823-1825 DOWNING ST NW[Sample,Inspected] - Unit 1823

Non-Health And Safety Deficiencies

Windows	Living Area 1 bad balancer	Unit - Inoperable/Not Lockable (Windows) - L1	<ul style="list-style-type: none"> - 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.
---------	-------------------------------	---	--

Health And Safety Deficiencies

Electrical Hazards	Laundry Area wrong plug exposing shock haz	HS - Exposed Wires/Open Panels (Electrical Hazards) (LT) - L3	<ul style="list-style-type: none"> - Exposed bare wires - The exposed bare wires ARE capped BUT NOT enclosed in a secured electrical box OR ARE NOT capped
--------------------	---	---	--

Building NC18 - 1734-1736 BLANEY ST NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	BE- Obstructed or Missing Accessibility Route (FHEO	- There IS an obstructed or missing accessible route to
---	----------------------	---	---

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
		Accessibility to Main Floor Entrance) - L3	or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building NC18 - 1734-1736 BLANEY ST NW[Sample,Inspected] - Building Systems

None

Building NC18 - 1734-1736 BLANEY ST NW[Sample,Inspected] - Common Areas

None

Building NC18 - 1734-1736 BLANEY ST NW[Sample,Inspected] - Unit 1736

None

Building NC18 - 1734-1736 BLANEY ST NW[Sample,Inspected] - Unit 1734

Non-Health And Safety Deficiencies

Doors	Living Area front- torn seal	Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - L3	- Entry Door to Unit - Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)
-------	------------------------------	---	--

Building NC26 - 1841 DOWNING ST NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	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 NC26 - 1841 DOWNING ST NW[Sample,Inspected] - Building Systems

None

Building NC26 - 1841 DOWNING ST NW[Sample,Inspected] - Common Areas

None

Building NC27 - 1203 MELROSE AV NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
FHEO - Accessibility to Main Floor Entrance	no wheelchair access	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	rear- hole	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Hole(s) - Greater than 1/2" in diameter, but smaller than a sheet of paper

Building NC27 - 1203 MELROSE AV NW[Sample,Inspected] - Building Systems

None

Building NC27 - 1203 MELROSE AV NW[Sample,Inspected] - Common Areas

None

Building NC27 - 1203 MELROSE AV NW[Sample,Inspected] - Unit 1203

Non-Health And Safety Deficiencies

Doors	Bathroom bath2 dr wont latch	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
-------	---------------------------------	---	--

Health And Safety Deficiencies

Emergency/Fire Exits	Bedroom bdm2 bad balancer blocking 2d egress	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Inoperable Window
Hazards	Living Area cord trip haz	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building NC4 - 1613 DUPREE ST NW[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor	- There IS an obstructed or missing accessible route to
---	----------------------	---	---

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
		Entrance) - L3	or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building NC4 - 1613 DUPREE ST NW[Sample,Inspected] - Building Systems

None

Building NC4 - 1613 DUPREE ST NW[Sample,Inspected] - Common Areas

None

Building NC4 - 1613 DUPREE ST NW[Sample,Inspected] - Unit 1613

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	<ul style="list-style-type: none"> - Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Living Area front- torn seal	Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)

Health And Safety Deficiencies

Smoke Detector	Hallway missg	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	<ul style="list-style-type: none"> - Missing - There IS another functioning smoke detector on same level. - It CAN be separated from other areas of the level by a door.
----------------	---------------	--	---

Building NC6 - 2004 MELROSE AVE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance	no wheelchair access	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	<ul style="list-style-type: none"> - There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Roofs	rear- loose soffitt	BE- Damaged Soffits/	<ul style="list-style-type: none"> - Damaged Soffits or Fascia

Inspection Summary Report (POA) for Inspection #538256

Item	Location/Comments	Deficiency/Severity	Decisions
		Fascia (Roofs) - L1	Board(s) or Soffit Vents - Water penetration is NOT likely.
Roofs	front- damaged	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L1	- Missing/Damaged Components from Downspout/Gutter - Splash blocks missing or damaged

Building NC6 - 2004 MELROSE AVE[Sample,Inspected] - Building Systems

None

Building NC6 - 2004 MELROSE AVE[Sample,Inspected] - Common Areas

None

Building NC6 - 2004 MELROSE AVE[Sample,Inspected] - Unit 2004

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>