

Inspection Summary Report (POA) for Inspection #607983

Inspection Snapshot

Inspection ID:	607983	Inspection Time:	08:25 AM - 04:07 PM
Inspection Start Date:	11/16/2017	Inspection End Date:	11/16/2017
Property ID:	VA011000206	Property Type:	Public Housing
Property Name:	MELROSE TOWERS		
Inspection State:	Successful	Score:	91b

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Property Profile

Property Name: MELROSE TOWERS
Scattered Site? No **Multiple Site?** No
Address Line 1: 3038 MELROSE Avenue NW
Address Line 2:
City: ROANOKE **State:** VA
ZIP: 24017 **Extension:** _____
Phone: (222) 222-2222 **Extension:**
Fax: **Email:**

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	212	212	24
Common	2	2	2	-	-	-
Total	3	3	3	212	212	24

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
210	99%	No

Comments Bed Bugs Reported by POA BLD/UNIT 206/304 206/309 206/505 206/627

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Participant Profile

Executive Director [Primary Contact / Not Present During Inspection]

Name (F, MI, L): Glenda E. Goh
Organization:
Address Line 1: 2624 Salem Turnpike NW
Address Line 2:
City: Roanoke **State:** DC
ZIP: 24017 **Extension:**
Phone: (540) 983-9241 **Extension:**
Fax: (540) 983-9288 **Email:** ggoh@rkehousing.org

Management Agent [Not Present During Inspection]

Name (F, MI, L): David Bustamante
Organization:
Address Line 1: 3038 Melrose Ave NW
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9241 **Extension:**
Fax: (540) 983-9288 **Email:** dbustamante@rkehousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): Denise Stanley
Organization:
Address Line 1: 3038 Melrose Ave. NW
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9249 **Extension:**
Fax: (540) 983-9288 **Email:** kdstanley@rkehousing.org

Other [Present During Inspection]

Name (F, MI, L): Jimmy Harrison
Organization:
Address Line 1: 3038 Melrose Ave NW.
Address Line 2:
City: Roanoke **State:** VA
ZIP: 24017 **Extension:**
Phone: (540) 983-9249 **Extension:**
Fax: (540) 983-9288 **Email:** jharrison@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	15.37	0.00	15.37	0.00	15.37
Building Exterior	17.42	3.31	14.11	0.00	14.11
Building Systems	21.95	0.00	21.95	0.00	21.95
Common Area	6.73	0.62	6.11	1.32	4.79
Unit	38.53	3.17	35.35	0.17	35.18
Total	100.00	7.10	92.90	1.49	91.41

Score Version: 1

Score Date: 11/16/2017

Final Score: 91b

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Health & Safety Summary

	Site	Buildings	Units	Total	
Non-Life Threatening (NLT)					Health and Safety Narrative
Actual	0	1	1	2	1 site, 3 buildings and 24 units were inspected.
Projected	0	1	9	10	2 health and safety deficiencies(HSD) were observed.
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	0	0	Site (PIS): 100%
Projected	0	0	0	0	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 11%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	0	1	1	2	Unit = (Actual HSDU) / PIU
Projected	0	1	9	10	If all buildings and units were inspected, it is projected that a total of 10 health and safety deficiencies would apply to the property.

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Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Hazards	HS - Lead Hazard Report	1	1	100
Ordinary	BE	Doors	BE - Damaged Hardware/Locks (Doors)	1	3	33
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	3	33
Ordinary	CA	Windows	CA - Inoperable/Not Lockable (Windows)	1	3	33
Ordinary	CA	Walls	CA - Peeling/Needs Paint (Walls)	1	3	33
Ordinary	CA	Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	1	3	33
Ordinary	Unit	Doors	Unit - Damaged Hardware/Locks (Doors)	9	24	38

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances)

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)

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Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	3	3	3	0
Unit	212	212	24	0

Building 206 - MELROSE TOWERS HIGHRISE [Sample , Inspected]

Address Line 1: 3038 MELROSE AVE NW

Address Line 2:

City: ROANOKE

State: VA

Zip: 24017

Extension: 5922

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1971	9	212	212

Comments: Mostly elderly or handicapped residents. All units have a Call-for-Aid that only rings and has a light directly outside each units door.

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
206	0 Bedroom	Yes	
215	0 Bedroom	Yes	
301	2 Bedrooms	Yes	
310	1 Bedroom	Yes	
319	0 Bedroom	Yes	
401	2 Bedrooms	Yes	
409	0 Bedroom	Yes	
418	0 Bedroom	Yes	
427	1 Bedroom	Yes	
509	0 Bedroom	Yes	
518	0 Bedroom	Yes	
527	1 Bedroom	Yes	
608	0 Bedroom	Yes	
617	0 Bedroom	Yes	
626	0 Bedroom	Yes	
708	0 Bedroom	Yes	
717	0 Bedroom	Yes	
726	0 Bedroom	Yes	

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807	1 Bedroom	Yes	
816	0 Bedroom	Yes	
825	0 Bedroom	Yes	
907	1 Bedroom	Yes	
916	0 Bedroom	Yes	
925	0 Bedroom	Yes	

Building 600 - MELROSE old Storage [Sample , Inspected]

Address Line 1: 3038 MELROSE AVE NW
Address Line 2: Storage A
City: ROANOKE **State:** VA
Zip: 24017 **Extension:** 5922

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

Comments: Small square brick building with no windows

Building 605 - MELROSE New Storage [Sample , Inspected]

Address Line 1: 3038 MELROSE AVE NW
Address Line 2: Storage B
City: ROANOKE **State:** VA
Zip: 24017 **Extension:** 5922

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	2015	1	0	0

Comments: Small square building with no windows.

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Certificates

Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
Elevators	Yes - This certificate is provided or is not expired
Fire Alarms	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	Yes - This certificate is provided or is not expired
Lead-Based Paint Inspection Reports	Yes - This certificate is provided or is not expired
Sprinkler Systems	Yes - This certificate is provided or is not expired

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Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example; "**Site - Spalling (Walkway / Steps) (4)**" indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the [Deficiency Details](#) section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
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Site - MELROSE TOWERS - Site(0) [Possible Points : 15.37]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Hazards	HS - Lead Hazard Report	Level 3	0.00	
			0.00	15.37

Building 206 - MELROSE TOWERS HIGHRISE - Building Exterior [Possible Points : 15.97]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	BE - Damaged Hardware/Locks (Doors)	Level 2	3.31	
			3.31	12.66

Building 206 - MELROSE TOWERS HIGHRISE - Common Areas [Possible Points : 4.98]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Ceiling	CA - Holes/Missing Tiles/Panels/Cracks (Ceiling)	Level 1	0.22	
Doors	CA - Damaged Hardware/Locks (Doors) (2)	Level 2	0.33	
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.07	
Health And Safety Deficiencies				
Windows	CA - Inoperable/Not Lockable (Windows) (NLT)	Level 3	1.32	
			1.94	3.04

Building 206 - MELROSE TOWERS HIGHRISE - Unit 206 [Possible Points : 1.61]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			0.04	1.56

Building 206 - MELROSE TOWERS HIGHRISE - Unit 310 [Possible Points : 1.61]

Non-Health And Safety Deficiencies

Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			0.04	1.56

Building 206 - MELROSE TOWERS HIGHRISE - Unit 319 [Possible Points : 1.61]

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Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			0.04	1.56

Building 206 - MELROSE TOWERS HIGHRISE - Unit 401 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
			0.14	1.46

Building 206 - MELROSE TOWERS HIGHRISE - Unit 409 [Possible Points : 1.57]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			0.04	1.53

Building 206 - MELROSE TOWERS HIGHRISE - Unit 509 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			0.04	1.56

Building 206 - MELROSE TOWERS HIGHRISE - Unit 518 [Possible Points : 1.64]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Sink - Missing/Damaged (Kitchen)	Level 3	1.28	
			1.28	0.36

Building 206 - MELROSE TOWERS HIGHRISE - Unit 527 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
			0.14	1.46

Building 206 - MELROSE TOWERS HIGHRISE - Unit 608 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.19	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable	Level 1	0.14	

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Item	Deficiency	Severity	Points Deducted	Points Received
	(Kitchen)			
			0.38	1.23

Building 206 - MELROSE TOWERS HIGHRISE - Unit 617 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors) (2)	Level 1	0.04	
			0.04	1.56

Building 206 - MELROSE TOWERS HIGHRISE - Unit 708 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.17	
			0.32	1.29

Building 206 - MELROSE TOWERS HIGHRISE - Unit 807 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.29	
			0.29	1.32

Building 206 - MELROSE TOWERS HIGHRISE - Unit 816 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
Kitchen Items	Unit - Cabinets - Missing/Damaged (Kitchen)	Level 2	0.16	
			0.20	1.40

Building 206 - MELROSE TOWERS HIGHRISE - Unit 825 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			0.04	1.56

Building 206 - MELROSE TOWERS HIGHRISE - Unit 925 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable	Level 2	0.29	

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Item	Deficiency	Severity	Points Deducted	Points Received
	(Kitchen)			
			0.29	1.32

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Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - MELROSE TOWERS - Site(0)			
Non-Health And Safety Deficiencies			
Hazards	Lead Based Paint Report	HS - Lead Hazard Report - L3	- Lead Hazard Report
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	shop exit door left door bottom latch inop	BE - Damaged Hardware/ Locks (Doors) - L2	- All Other Exterior Doors - Hardware is damaged or missing - Door does not function as it should (it does not latch) or cannot be locked (only if designed to lock).
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Building Systems			
None			
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Closet/Utility/ Mechanical	Floor 1 sign room 3 panels	CA - Holes/Missing Tiles/ Panels/Cracks (Ceiling) - L1	- Panels/Tiles - 1 to 3 panels/tiles are missing or damaged
Halls/Corridors/Stairs	Floor 5 between 514 and 511	CA - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of two or more wall areas
Office	Floor 1 activity director office door bottom latch inop	CA - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Office	Basement resident council office	CA - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior

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Item	Location/Comments	Deficiency/Severity	Decisions
	bifold doors missing pin		doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

Health And Safety Deficiencies

Laundry Room	Floor 5 lock missing 5th floor laundry	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
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Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 206

Non-Health And Safety Deficiencies

Doors	Living Area bifold missing pin right side	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.
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Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 215

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 301

None

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 310

Non-Health And Safety Deficiencies

Doors	Kitchen bifold left of entry pin inop	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.
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Item	Location/Comments	Deficiency/Severity	Decisions
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 319			
Non-Health And Safety Deficiencies			
Doors	Kitchen bifold door right of entry missing pin	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - 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.

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 401			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Health And Safety Deficiencies			
Hazards	Bedroom resident extension cord on floor	HS - Other (Hazards) (NLT) - L3	- Any other - This DOES pose a risk of bodily injury.

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 409			
Non-Health And Safety Deficiencies			
Doors	Kitchen bifold door right of entry missing pin	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - 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.

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 418			
None			

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 427			
None			

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 509			
Non-Health And Safety Deficiencies			

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Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Kitchen bifold to right of entry missing pin	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - 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.

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 518

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen garbage disposal inop	Unit - Sink - Missing/ Damaged (Kitchen) - L3	<ul style="list-style-type: none"> - Kitchen Sink - The sink's hardware is missing or is not functioning
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Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 527

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
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Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 608

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom shower head leak	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Doors	Kitchen left of entry bifold pin	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - 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.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 617			
Non-Health And Safety Deficiencies			
Doors	Kitchen right of entry missing pin on bifold	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - 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.
Doors	Living Area bifold missing pin by bed	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - 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.

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 626			
None			

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 708			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated
Health And Safety Deficiencies			
Windows	Living Area will not lock	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> - Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 717			
None			

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 726			
None			

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 807			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen right rear inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 816			
Non-Health And Safety Deficiencies			
Doors	Living Area bifold near bed missing pin	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - 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.
Kitchen Items	Kitchen 1 of 8 drawers damaged	Unit - Cabinets - Missing/ Damaged (Kitchen) - L2	<ul style="list-style-type: none"> - Kitchen Cabinets - Cabinets, doors, shelves, or laminate damaged or missing - 10% to 50% of cabinets, doors, shelves, or laminate damaged or missing

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 825			
Non-Health And Safety Deficiencies			
Doors	Kitchen bifold by entry missing pin	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - 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.

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 907			
None			

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 916			
None			

Building 206 - MELROSE TOWERS HIGHRISE[Sample,Inspected] - Unit 925			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen left rear inop	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.

Building 600 - MELROSE old Storage[Sample,Inspected] - Building Exterior			
None			

Building 600 - MELROSE old Storage[Sample,Inspected] - Building Systems			
None			

Building 600 - MELROSE old Storage[Sample,Inspected] - Common Areas			
None			

Building 605 - MELROSE New Storage[Sample,Inspected] - Building Exterior			
None			

Building 605 - MELROSE New Storage[Sample,Inspected] - Building Systems			
None			

Building 605 - MELROSE New Storage[Sample,Inspected] - Common Areas			
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>