

# Inspection Summary Report - 382607

**Inspection No:** 382607  
**Property:** (159718) NEVIN PLAZA  
 2400 NEVIN Avenue  
 RICHMOND, CA 94804

**Inspection Date:** 8/06/2012  
**Phone:** (510) 621-1372  
**Fax:** () -  
**E-Mail Address:**  
**ACC#:** \_\_\_\_\_  
**CA#:** \_\_\_\_\_

**Scattered Site?:** No  
**PIH Project:** CA010000005  
**Comments:** 99% No report of bed bugs. Resident population is senior disabled.[Ver 2.3.4]

## Building Unit Count

	#Total	#Inspected
Buildings	1	1
Units	142	23

## Scores

	Possible Points	Area Points	H & S Deduction
Site	12.7	9.7	4.6
Bldg Ext	16.4	0.0	0.0
Bldg Sys	21.9	21.9	0.0
CA	13.1	2.0	2.0
Units	35.9	33.5	7.1
<b>Overall</b>	<b>100.0</b>	<b>67.0</b>	<b>13.7</b>
<b>Final Score = Area Points - H &amp; S Deduction</b>			<b>53 c</b>

## Health and Safety Counts

### Non-Life Threatening

	Site	Bldg	Unit	Total
<b>Actual</b>	1	0	10	11
<b>%Inspected</b>	---	100%	16%	---
<b>Projected</b>	1	0	62	63

### Life Threatening

	Site	Bldg	Unit	Total
<b>Actual</b>	0	1	0	1
<b>%Inspected</b>	---	100%	16%	---
<b>Projected</b>	0	1	0	1

### Smoke Detectors

	Site	Bldg	Unit	Total
<b>Actual</b>	0	0	0	0
<b>%Inspected</b>	---	100%	16%	---
<b>Projected</b>	0	0	0	0

## Systemic Deficiencies:

Area	Item	Defect	# with Defect	# Total	% of Bldgs / Units with Defect
Capital	None				
Ordinary	None				

Note: 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 ).

## Participants:

<b>Management Agent</b> RICHMOND HOUSING	JONES, KATHLEEN	Phone: (510) 621-1381 Fax: () - E-Mail Address:	330 24TH RICHMOND, CA 94804
<b>Management Agent Contact</b> RICHMOND HOUSING	Wheeler, Alan	Phone: (510) 224-6758 Fax: () - E-Mail Address: awheeler@rhaca.org	330 24th st RICHMOND, CA 94804
<b>Owner/PHA</b> City of Richmond Housing Authority	Jones, Timothy	Phone: (510) 621-1300 Fax: () - E-Mail Address:	330 24TH Street RICHMOND, CA 94804

## Buildings/Units:

No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	Nevin Plaza 1 Mid/High Rise Apartments	1987	142	2400 NEVIN Avenue RICHMOND CA 94804
	102	1 Bedroom	Occupied	
	106	1 Bedroom	Occupied	
	211	1 Bedroom	Occupied	
	217	1 Bedroom	Occupied	

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218	1 Bedroom	Occupied	
304	1 Bedroom	Occupied	
313	2 Bedroom	Occupied	
317	1 Bedroom	Occupied	
405	1 Bedroom	Occupied	
412	1 Bedroom	Occupied	
413	2 Bedroom	Occupied	
423	1 Bedroom	Occupied	
502	1 Bedroom	Occupied	<i>Occupant Refusal</i>
509	1 Bedroom	Occupied	
510	1 Bedroom	Occupied	
525	1 Bedroom	Occupied	<i>Occupant Refusal</i>
527	Efficiency	Occupied	
606	1 Bedroom	Occupied	
608	1 Bedroom	Occupied	
613	1 Bedroom	Occupied	<i>Occupant Refusal</i>
617	1 Bedroom	Occupied	
620	Efficiency	Occupied	
623	1 Bedroom	Occupied	
627	Efficiency	Occupied	
703	Efficiency	Occupied	
714	1 Bedroom	Occupied	

## Inspectable Items:

<u>Inspected Item</u>	<u>NO/OD</u>	<u>Observation</u>	<u>Severity</u>	<u>Location/Comments</u>	<u>Ded.</u>
<b>Site - Health &amp; Safety</b>					
Hazards	OD	Tripping (NLT)	Level 3	Location: south side of building; Comments: uneven concrete of more than 3/4 inch causing trip hazard	4.6
<b>Site</b> <span style="float: right;"><b>Possible Points: 12.7</b></span>					
Market Appeal	OD	Litter**	Level 2		2.0
Parking Lots/Driveways/Roads	OD	Potholes/Loose Material**	Level 1		1.0
<b>Building 1 - Building Exterior</b> <span style="float: right;"><b>Possible Points: 16.4</b></span>					
Doors	OD	Damaged Hardware/Locks**	Level 3	Location: trash room; Comments: door does not automatically close with closing unit	5.9
		Deteriorated/Missing Caulking/Seals**	Level 3	Location: entry; Comments: bad seal to Jones office	7.9
Roofs	OD	Missing/Damaged Components from Downspout/Gutter**	Level 2		3.0
<b>Building 1 - Common Areas</b> <span style="float: right;"><b>Possible Points: 13.1</b></span>					
Closet/Utility/Mechanical	OD	Doors - Damaged Hardware/Locks**	Level 2		0.9

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Halls/Corridors/Stairs	OD	Doors - Damaged Hardware/Locks**	Level 3	Location: hall fire door; Comments: door does not automatically close with closing unit	3.7
		Electrical - Missing Covers (LT)	Level 3	Location: 7th floor; Comments: missing cover plate	8.2
		Floors - Floor Covering Damage**	Level 1		1.2
		Walls - Damaged**	Level 2		1.8
		Walls - Damaged/Deteriorated Trim**	Level 1		0.2
Office	OD	Outlets/Switches/Cover Plates - Missing/Broken	Level 1		0.5
Other Community Spaces	OD	Doors - Damaged Hardware/Locks**	Level 2		0.9
Trash Collection Areas	OD	Chutes - Damaged/Missing Components**	Level 3	Location: multiple floors; Comments: chute door does not close or latch	1.8

## Building 1 - Unit 102

Possible Points: 1.6

Bathroom	OD	Shower/Tub - Damaged/Missing**	Level 1		0.2
Doors	OD	Damaged Hardware/Locks**	Level 3	Location: entry; Comments: door does not automatically close with closing unit	0.2
Kitchen	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.1

## Building 1 - Unit 211 - Health & Safety

Air Quality	OD	Mold and/or Mildew Observed (NLT)	Level 3	Location: bath; Comments: evidence of mildew	0.6
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: evidence of infestation	0.6

## Building 1 - Unit 218

Possible Points: 1.6

Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bath; Comments: gfi inoperable	0.8
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## Building 1 - Unit 304 - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: evidence of infestation	0.6
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## Building 1 - Unit 313

Possible Points: 1.6

Kitchen	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.1
		Range Hood/Exhaust Fans - Excessive Grease/Inoperable	Level 3	Location: kitchen; Comments: fan inoperable	0.3

## Building 1 - Unit 313 - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: evidence of infestation	0.6
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## Building 1 - Unit 405 - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: evidence of infestation	0.6
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## Building 1 - Unit 413

Possible Points: 1.6

Bathroom	OD	Shower/Tub - Damaged/Missing**	Level 1		0.2
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## Building 1 - Unit 423

Possible Points: 1.6

Doors	OD	Damaged Hardware/Locks**	Level 3	Location: entry; Comments: door does not automatically close with closing unit	0.2
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<b>Building 1 - Unit 608</b>					<b>Possible Points: 1.6</b>
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Kitchen	OD	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	Level 3	Location: kitchen; Comments: fan inoperable	0.3
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<b>Building 1 - Unit 617</b>					<b>Possible Points: 1.6</b>
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Doors	OD	Damaged Hardware/Locks**	Level 3	Location: entry; Comments: door does not automatically close with closing unit	0.2
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bath; Comments: bad gfi	0.8

<b>Building 1 - Unit 620 - Health &amp; Safety</b>				
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Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: evidence of infestation	0.6
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<b>Building 1 - Unit 623</b>					<b>Possible Points: 1.6</b>
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Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bath; Comments: gfi inoperable	0.8
Floors	OD	Floor Covering Damage**	Level 2		0.1

<b>Building 1 - Unit 627</b>					<b>Possible Points: 1.6</b>
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Doors	OD	Damaged Hardware/Locks**	Level 3	Location: entry; Comments: door does not automatically close with closing unit	0.2
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<b>Building 1 - Unit 703</b>					<b>Possible Points: 1.6</b>
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Bathroom	OD	Shower/Tub - Damaged/Missing**	Level 1		0.2
		Water Closet/Toilet - Damaged/Clogged/Missing (NLT)	Level 3	Location: bath; Comments: bath toilet does not flush	1.2
Walls	OD	Water Stains/Water Damage/Mold/Mildew**	Level 1		<0.05

NOTE: Score for any given building or unit can not be negative (if deductions are greater than possible points, the score is set to zero)