

# Inspection Summary Report - 382604

**Inspection No:** 382604  
**Property:** (159715) RICHMOND HACIENDA  
 1300 ROOSEVELT Avenue  
 RICHMOND, CA 94801-2703

**Inspection Date:** 7/19/2012  
**Phone:** (510) 621-1381  
**Fax:** () -  
**E-Mail Address:** kjones@rhaca.org  
**ACC#:** \_\_\_\_\_  
**CA#:** \_\_\_\_\_

**Scattered Site?:** No  
**PIH Project:** CA010000002  
**Comments:** 82% No report of bed bugs.[Ver 2.3.4]

## Building Unit Count

	#Total	#Inspected
Buildings	2	2
Units	150	23

## Scores

	Possible Points	Area Points	H & S Deduction
Site	14.9	14.9	0.0
Bldg Ext	17.0	17.0	0.0
Bldg Sys	22.2	12.6	0.0
CA	8.5	4.0	0.0
Units	37.3	33.2	5.8
<b>Overall</b>	<b>100.0</b>	<b>81.8</b>	<b>5.8</b>
<b>Final Score = Area Points - H &amp; S Deduction</b>			<b>76 b</b>

## Health and Safety Counts

### Non-Life Threatening

	Site	Bldg	Unit	Total
<b>Actual</b>	0	0	9	9
<b>%Inspected</b>	---	100%	15%	---
<b>Projected</b>	0	0	59	59

### Life Threatening

	Site	Bldg	Unit	Total
<b>Actual</b>	0	0	0	0
<b>%Inspected</b>	---	100%	15%	---
<b>Projected</b>	0	0	0	0

### Smoke Detectors

	Site	Bldg	Unit	Total
<b>Actual</b>	0	0	0	0
<b>%Inspected</b>	---	100%	15%	---
<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 Contact</b> Richmond Housing	Jones, Kathleen	Phone: (510) 621-1381 Fax: () - E-Mail Address: kjones@rhaca.org	330 24th Street Richmond, CA 94804
<b>Other</b> City Of Richmond Housing Authority	Wheeler, Alan	Phone: (510) 224-6770 Fax: () - E-Mail Address:	1300 Roosevelt Ave Richmond, CA 94801
<b>Owner/PHA</b> City of Richmond Housing Authority	Jones, Timothy	Phone: (510) 621-1300 Fax: () - E-Mail Address: tjones@rhaca.org	330 24TH Street RICHMOND, CA 94804-1725
<b>Site Manager</b> Hacienda	Holter, Debra	Phone: (510) 224-6758 Fax: (510) 236-5671 E-Mail Address: dholter@rhaca.org	1300 Roosevelt Ave Richmond, CA 94801

## Buildings/Units:

No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	Building 1 Mid/High Rise Apartments	1966	150	1300 ROOSEVELT Avenue RICHMOND CA 94801-2703
	106	1 Bedroom	Occupied	
	109	Efficiency	Occupied	

# Inspection Summary Report - 382604

114	2 Bedroom	Occupied	
120	1 Bedroom	Not Occupied	Vacant
205	1 Bedroom	Occupied	
210	1 Bedroom	Occupied	
214	2 Bedroom	Occupied	
301	2 Bedroom	Occupied	
311	1 Bedroom	Occupied	
318	1 Bedroom	Occupied	
321	1 Bedroom	Occupied	
409	Efficiency	Occupied	
412	Efficiency	Occupied	
414	2 Bedroom	Not Occupied	Vacant
416	1 Bedroom	Occupied	
420	1 Bedroom	Occupied	
421	1 Bedroom	Occupied	
425	1 Bedroom	Occupied	
505	1 Bedroom	Occupied	
507	1 Bedroom	Occupied	
510	1 Bedroom	Occupied	
514	2 Bedroom	Occupied	
515	1 Bedroom	Occupied	
520	1 Bedroom	Occupied	
522	1 Bedroom	Occupied	
624	1 Bedroom	Not Occupied	Vacant

2	Maintenance Shop Common Building	1966	0	1300 ROOSEVELT Avenue common Building RICHMOND CA 94801-2703
---	-------------------------------------	------	---	--

## Inspectable Items:

Inspected Item	NO/OD	Observation	Severity	Location/Comments	Ded.
<b>Building 1 - Building Systems</b>					<b>Possible Points: 20.6</b>
Domestic Water	OD	Leaking Central Water Supply	Level 3	Location: by unit 102; Comments: leaking bib	9.6
<b>Building 1 - Common Areas</b>					<b>Possible Points: 6.8</b>
Closet/Utility/Mechanical	OD	Walls - Damaged**	Level 2		0.5
Community Room	OD	Floors - Floor Covering Damage**	Level 1		0.6
Halls/Corridors/Stairs	OD	Floors - Floor Covering Damage**	Level 1		0.6
Office	OD	Floors - Floor Covering Damage**	Level 1		0.3
Storage	OD	Ceiling - Water Stains/Water Damage/Mold/Mildew**	Level 3	Location: hall storage; Comments: evidence of mildew of more than 50%	0.5
		Doors - Damaged Hardware/Locks**	Level 3	Location: entry to shop/storage; Comments: door does not automatically close with closing unit	1.0

# Inspection Summary Report - 382604

Trash Collection Areas	OD	Chutes - Damaged/Missing Components**	Level 3	Location: multiple floors; Comments: chute door does not close and latch	1.0
------------------------	----	---------------------------------------	---------	--	-----

## Building 1 - Unit 106 Possible Points: 1.6

Doors	OD	Deteriorated/Missing Seals (Entry Only)**	Level 3	Location: entry; Comments: bad seal	0.2
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bath; Comments: bad seal	0.9

## Building 1 - Unit 109 Possible Points: 1.6

Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
		Ventilation/Exhaust System - Inoperable**	Level 2		0.4

## Building 1 - Unit 114 - Health & Safety

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

## Building 1 - Unit 205 Possible Points: 1.6

Doors	OD	Deteriorated/Missing Seals (Entry Only)**	Level 3	Location: entry; Comments: bad seal	0.2
-------	----	---	---------	-------------------------------------	-----

## Building 1 - Unit 205 - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: evidence of infestation	0.6
-------------	----	---------------	---------	--	-----

## Building 1 - Unit 210 Possible Points: 1.6

Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bath; Comments: gfi inoperable	0.9
-------------------	----	------------------------	---------	--	-----

## Building 1 - Unit 214 Possible Points: 1.6

Bathroom	OD	Plumbing - Clogged Drains	Level 1		0.3
----------	----	---------------------------	---------	--	-----

## Building 1 - Unit 214 - Health & Safety

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

## Building 1 - Unit 301 Possible Points: 1.6

Ceiling	OD	Peeling/Needs Paint**	Level 1		<0.05
---------	----	-----------------------	---------	--	-------

## Building 1 - Unit 311 Possible Points: 1.6

Bathroom	OD	Ventilation/Exhaust System - Inoperable**	Level 2		0.4
Walls	OD	Peeling/Needs Paint**	Level 1		<0.05

## Building 1 - Unit 318 Possible Points: 1.6

Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
----------	----	---------------------------------	---------	--	-----

## Building 1 - Unit 318 - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: evidence of infestation	0.6
-------------	----	---------------	---------	--	-----

## Building 1 - Unit 412 Possible Points: 1.6

Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
<b>Building 1 - Unit 416</b>					<b>Possible Points: 1.6</b>
Bathroom	OD	Ventilation/Exhaust System - Inoperable**	Level 2		0.4
<b>Building 1 - Unit 421</b>					<b>Possible Points: 1.6</b>
Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
<b>Building 1 - Unit 505</b>					<b>Possible Points: 1.6</b>
Bathroom	OD	Ventilation/Exhaust System - Inoperable**	Level 2		0.4
<b>Building 1 - Unit 507</b>					<b>Possible Points: 1.6</b>
Doors	OD	Damaged Hardware/Locks**	Level 3	Location: entry; Comments: door does not automatically close with closing unit	0.2
<b>Building 1 - Unit 510 - Health &amp; Safety</b>					
Air Quality	OD	Mold and/or Mildew Observed (NLT)	Level 3	Location: bath; Comments: evidence of mildew	0.6
<b>Building 1 - Unit 514</b>					<b>Possible Points: 1.6</b>
Doors	OD	Deteriorated/Missing Seals (Entry Only)**	Level 3	Location: entry; Comments: entry weather stripping does not seal door	0.2
<b>Building 1 - Unit 514 - Health &amp; Safety</b>					
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: evidence of infestation	0.6
<b>Building 1 - Unit 515</b>					<b>Possible Points: 1.6</b>
Doors	OD	Deteriorated/Missing Seals (Entry Only)**	Level 3	Location: entry; Comments: bad seal	0.2
<b>Building 1 - Unit 520</b>					<b>Possible Points: 1.6</b>
Ceiling	OD	Peeling/Needs Paint**	Level 1		<0.05
Doors	OD	Deteriorated/Missing Seals (Entry Only)**	Level 3	Location: entry; Comments: entry weather stripping does not seal door	0.2
Walls	OD	Damaged**	Level 2		0.1
<b>Building 1 - Unit 522 - Health &amp; Safety</b>					
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: evidence of infestation	0.6

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)