

Inspection Summary Report - 382605

Inspection No: 382605
 Property: (159716) FRIENDSHIP MANOR
 564 STEGE Avenue
 RICHMOND, CA 94804-4133

Inspection Date: 8/07/2012
 Phone: (510) 621-1381
 Fax: () -

Scattered Site?: No
 PIH Project: CA010000003
 Comments: 94% No report of bed bugs.[Ver 2.3.4]

E-Mail Address:
 ACC#:
 CA#:

Building Unit Count

	#Total	#Inspected
Buildings	5	5
Units	57	19

Scores

	Possible Points	Area Points	H & S Deduction
Site	17.0	17.0	0.0
Bldg Ext	19.4	18.7	0.0
Bldg Sys	16.7	12.5	3.1
CA	3.5	3.2	0.0
Units	43.4	42.3	11.6
Overall	100.0	93.6	14.7
Final Score = Area Points - H & S Deduction			79 c

Health and Safety Counts

Non-Life Threatening	Site	Bldg	Unit	Total
Actual	0	0	14	14
%Inspected	—	100%	33%	—
Projected	0	0	42	42

Life Threatening

Actual	0	1	1	2
%Inspected	—	100%	33%	—
Projected	0	1	3	4

Smoke Detectors

Actual	0	0	0	0
%Inspected	—	100%	33%	—
Projected	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:

Management Agent richmond housing authority	jones, kathleen	Phone: (510) 621-1381 Fax: () - E-Mail Address: kjones@rhaca.org	330 24th st richmond, CA 94804
Owner/PHA City of Richmond Housing Authority	Likely, Jeff	Phone: (510) 621-1300 Fax: () - E-Mail Address:	330 24TH Street RICHMOND, CA 94804-1725
Site Manager richmond housing	Wheeler, Alan	Phone: (510) 621-1300 Fax: (510) 237-5230 E-Mail Address: awheeler@rhaca.org	564 Stege Richmond, CA 94804

Buildings/Units:

No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	A 601-623 Low Rise/Garden Apartment	1977	11	601 s 37th st RICHMOND CA 94804-4133
Comments: Unit 623 is an office.				
	601	1 Bedroom	Occupied	
	603	1 Bedroom	Occupied	
Comments: water heater located in another unit				
	605	1 Bedroom	Occupied	

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
Overall	100.0	67.0	13.7
Final Score = Area Points - H & S Deduction			53 c

Health and Safety Counts

Non-Life Threatening	Site	Bldg	Unit	Total
Actual	1	0	10	11
%Inspected	--	100%	16%	--
Projected	1	0	62	63

Life Threatening

Actual	0	1	0	1
%Inspected	--	100%	16%	--
Projected	0	1	0	1

Smoke Detectors

Actual	0	0	0	0
%Inspected	--	100%	16%	--
Projected	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:

Management Agent RICHMOND HOUSING	JONES, KATHLEEN	Phone: (510) 621-1381 Fax: ()- E-Mail Address:	330 24TH RICHMOND, CA 94804
Management Agent Contact RICHMOND HOUSING	Wheeler, Alan	Phone: (510) 224-6758 Fax: ()- E-Mail Address: awheeler@rhaca.org	330 24th st RICHMOND, CA 94804
Owner/PHA 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	

Inspection Summary Report - 368318

Inspection No: 368318
Property: (159717) TRIANGLE COURT
 960 TRIANGLE Court
 RICHMOND, CA 94801

Inspection Date: 10/27/2011
Phone: (510) 621-1381
Fax: (510) 237-5230
E-Mail Address: kjones@rhaca.org
ACC#: _____
CA#: _____

Scattered Site?: No
PIH Project: CA010000004
Comments: 99% 1194952, No bed bugs reported[Ver 2.3.4]

Building Unit Count

	#Total	#Inspected
Buildings	22	22
Units	98	21

Scores

	Possible Points	Area Points	H & S Deduction
Site	18.8	6.1	6.1
Bldg Ext	18.3	17.3	1.3
Bldg Sys	13.8	12.3	0.2
CA	0.6	0.3	0.0
Units	48.4	31.9	15.4
Overall	100.0	67.9	22.9
Final Score = Area Points - H & S Deduction			45 c*

Health and Safety Counts

Non-Life Threatening	Site	Bldg	Unit	Total
Actual	1	2	28	31
%Inspected	—	100%	21%	—
Projected	1	2	131	134

Life Threatening

Actual	0	1	7	8
%Inspected	—	100%	21%	—
Projected	0	1	33	34

Smoke Detectors

Actual	0	0	8	8
%Inspected	—	100%	21%	—
Projected	0	0	37	37

Systemic Deficiencies:

Area	Item	Defect	# with Defect	# Total	% of Bldgs / Units with Defect	
Capital	DU	Bathroom	Lavatory Sink - Damaged/Missing**	7	21	33%
		Kitchen	Range/Stove - Missing/Damaged/Inoperable**	7	21	33%
			Refrigerator - Missing/Damaged/Inoperable	8	21	38%
Ordinary	DU	Doors	Damaged Hardware/Locks**	12	21	57%
			Damaged Surface - Holes/Paint/Rusting/Glass**	15	21	71%
		Electrical System	GFI - Inoperable	7	21	33%
		Smoke Detector	Missing/Inoperable**	8	21	38%

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Participants:

Management Agent Richmond HA	Jones, Kathleen	Phone: (510) 621-1381 Fax: (510) 237-5230 E-Mail Address: kjones@rhaca.org	330 24th st Richmond, CA 94804
Owner/PHA City of Richmond Housing Authority	Jones, Timothy	Phone: (510) 621-1300 Fax: (510) 237-5230 E-Mail Address: N/A	330 24TH Street RICHMOND, CA 94804
Site Manager Triangle Court	Wheeler, Allen	Phone: (510) 224-6770 Fax: (510) 237-5230 E-Mail Address: awheeler@rhaca.org	960 Triangle Court Richmond, CA 94801

Buildings/Units:

No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	801-807 Lincoln Row/Town Houses	1987	4	801-807 Lincoln Ave RICHMOND CA 94801

Inspection Summary Report - 363767

Inspection No: 363767
Property: (159716) FRIENDSHIP MANOR
 564 STEGE Avenue
 RICHMOND, CA 94804-4133

Inspection Date: 7/18/2011
Phone: (510) 621-1381
Fax: () -
E-Mail Address:
ACC#: _____
CA#: _____

Scattered Site?: No
PIH Project: CA010000003
Comments: 94% No report of bed bugs.

Building Unit Count

	#Total	#Inspected
Buildings	5	5
Units	57	19

Scores

	Possible Points	Area Points	H & S Deduction
Site	17.2	17.2	0.0
Bldg Ext	19.6	19.2	0.0
Bldg Sys	16.2	16.2	0.0
CA	2.9	2.2	0.0
Units	44.0	39.6	6.4
Overall	100.0	94.4	6.4
Final Score = Area Points - H & S Deduction			88 c

Health and Safety Counts

Non-Life Threatening	Site	Bldg	Unit	Total
Actual	0	0	12	12
%Inspected	---	100%	33%	---
Projected	0	0	36	36

Life Threatening

Actual	0	0	2	2
%Inspected	---	100%	33%	---
Projected	0	0	6	6

Smoke Detectors

Actual	0	0	0	0
%Inspected	---	100%	33%	---
Projected	0	0	0	0

Systemic Deficiencies:

Area	Item	Defect	# with Defect	# Total	% of Bldgs / Units with Defect	
Capital	None					
Ordinary	BldgExt	Roofs	Missing/Damaged Components from Downspout/Gutt	2	5	40%
	DU	Call-for-Aid	Inoperable	10	18	56%
		Doors	Deteriorated/Missing Seals (Entry Only)**	7	19	37%

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Participants:

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Owner/PHA City of Richmond Housing Authority	Likely, Jeff	Phone: (510) 621-1300 Fax: () - E-Mail Address:	330 24TH Street RICHMOND, CA 94804-1725
Site Manager richmond housing	Wheeler, Alan	Phone: (510) 621-1300 Fax: (510) 237-5230 E-Mail Address: awheeler@rhaca.org	564 Stege Richmond, CA 94804

Buildings/Units:

No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	A 601-623 Low Rise/Garden Apartment	1977	11	601 s 37th st RICHMOND CA 94804-4133
Comments: Unit 623 is an office.				
	223	1 Bedroom	Occupied	
	224	1 Bedroom	Occupied	

Inspection Summary Report - 363766

Inspection No: 363766
Property: (159715) RICHMOND HACIENDA
 1300 ROOSEVELT Avenue
 RICHMOND, CA 94801-2703

Inspection Date: 7/22/2011
Phone: (510) 621-1381
Fax: () -
E-Mail Address: kjones@rhaca.org
ACC#: _____
CA#: _____

Scattered Site?: No
PIH Project: CA010000002
Comments: 95% No report of bed bugs. Resident population for elderly disabled only.

Building Unit Count

	#Total	#Inspected
Buildings	2	2
Units	150	23

Scores

	Possible Points	Area Points	H & S Deduction
Site	15.3	13.2	0.0
Bldg Ext	17.5	2.7	0.0
Bldg Sys	19.1	19.1	0.0
CA	10.5	3.2	0.0
Units	37.6	35.5	1.5
Overall	100.0	73.7	1.5
Final Score = Area Points - H & S Deduction			72 c

Health and Safety Counts

Non-Life Threatening

	Site	Bldg	Unit	Total
Actual	0	0	8	8
%Inspected	—	100%	15%	—
Projected	0	0	52	52

Life Threatening

	Site	Bldg	Unit	Total
Actual	0	0	1	1
%Inspected	—	100%	15%	—
Projected	0	0	7	7

Smoke Detectors

	Site	Bldg	Unit	Total
Actual	0	0	0	0
%Inspected	—	100%	15%	—
Projected	0	0	0	0

Systemic Deficiencies:

Area	Item	Defect	# with Defect	# Total	% of Bldgs / Units with Defect
Capital	None				
Ordinary	CA	Storage	Doors - Damaged Frames/Threshold/Lintels/Trim**	2	2 100%

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Participants:

Management Agent Contact Richmond Housing	Jones, Kathleen	Phone: (510) 621-1381 Fax: () - E-Mail Address: kjones@rhaca.org	330 24th Street Richmond, CA 94804
Owner/PHA 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
Site Manager 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
	116	1 Bedroom	Occupied	
	204	1 Bedroom	Occupied	No Keys
	216	1 Bedroom	Occupied	
	217	1 Bedroom	Occupied	

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 564 STEGE Avenue
 RICHMOND, CA 94804-4133

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Site	17.0	17.0	0.0
Bldg Ext	19.4	18.7	0.0
Bldg Sys	16.7	12.5	3.1
CA	3.5	3.2	0.0
Units	43.4	42.3	11.6
Overall	100.0	93.6	14.7
Final Score = Area Points - H & S Deduction			79 c

Health and Safety Counts

Non-Life Threatening

	Site	Bldg	Unit	Total
Actual	0	0	14	14
%Inspected	—	100%	33%	—
Projected	0	0	42	42

Life Threatening

	Site	Bldg	Unit	Total
Actual	0	1	1	2
%Inspected	—	100%	33%	—
Projected	0	1	3	4

Smoke Detectors

	Site	Bldg	Unit	Total
Actual	0	0	0	0
%Inspected	—	100%	33%	—
Projected	0	0	0	0

Systemic Deficiencies:

Area	Item	Defect	# with Defect	# Total	% of Bldgs / Units with Defect
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Owner/PHA City of Richmond Housing Authority	Likely, Jeff	Phone: (510) 621-1300 Fax: () - E-Mail Address:	330 24TH Street RICHMOND, CA 94804-1725
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