382605 Inspection No:

> (159716) FRIENDSHIP MANOR Property:

564 STEGE Avenue

RICHMOND, CA 94804-4133

inspection Date: 8/07/2012

Phone: (510) 621-1381

Fax: ()-

E-Mail Address:

ACC#:

CA#:

Scattered Site?: No

PIH Project:

CA010000003

Comments: 94% No report of bed bugs.[Ver 2.3.4]

## **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	1,8.7	0.0		
Bidg Sys	16.7	12.5	3.1		
CA	3.5	3.2	0.0		
Units	43.4	42.3	11.6		
Overali	100.0	93.6	14.7		
Final Score = Area Points - H & S Deduction					

## **Health and Safety Counts**

Non-Li	fe Threatening	Site	Bidg	Unit	Total
	Actual	0	0	14	14
	%Inspected	-	100%	33%	1
	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	1	100%	33%	ı
Projected	0	0	0	0

# Systemic Deficiencies:

	<u>Area</u>	<u>ltem</u>	<u>Defect</u>	# with Defect	# Total	% of Bldgs / Units with Defect
Capital	None					
Ordinary	None				-	

79 c

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

# **Buildings/Units:**

<u>No</u>	Name/Typ	<u>e/Reason Uninspectable</u>	<u>Year built</u>	<u># Units</u>	<u>Address</u>	
1	A 601-623 Low Rise/Ga	arden Apartment	1977	11	601 s 37th st RICHMOND CA 94804-4133	
Comment	:s: Unit 623	is an office.			-1	
	601	1 Bedroom	Occupied			
	603	1 Bedroom	Occupied			
	Comments: water heater located in anoth		ther unit	•		
	605	1 Bedroom	Occupied			

8/8/2012 12:54 AM V 05.31.2002

Inspection No: 382607

Property: (159718) NEVIN PLAZA

2400 NÉVIN Avenue RICHMOND, CA 94804 Inspection Date: 8/06/2012

Phone: (510) 621-1372

Fax: ()-

Scattered Site?: No

PIH Project: CA010000005

E-Mail Address: ACC#:

ACC#: CA#:

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

#### **Health and Safety Counts**

Non-Li	fe 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	1	100%	16%	_
Projected	0	1	0	1

#### **Smoke Detectors**

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

# Systemic Deficiencies:

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

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

<u>NO</u>	Name/ I V De/Re	ason Uninspectable	<u>Year Duilt</u>	# Units	<u>Adaress</u>	
1	Nevin Plaza 1 Mid/High Rise Apartments		1987	142	2400 NEVIN A RICHMOND C	
	102	1 Bedroom	Occupied			
	106	1 Bedroom	Occupied			
	211	1 Bedroom	Occupied			
	217	1 Bedroom	Occupied			

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?: Nο CA010000004

PIH Project:

Comments: 99% 1194952, No bed bugs reported[Ver 2.3.4]

# **Health and Safety Counts**

Non-L	ife	Threatening	0
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	Site	Bldg	Unit	Total
Actual	1	. 2	28	31
%Inspected	I	100%	21%	
Projected	1	2	131	134

#### Life Threatening

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

#### **Smoke Detectors**

Actual	0	0	8	8
%Inspected	1	100%	21%	-
Projected	0	0	37	37

#### **Building Unit Count**

	#Total	#inspected
Buildings	22	22
Units	98	21

#### <u>Scores</u>

	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
Einel Coere -	A Del-6-	Hech-	

Final Score = Area Points - H & S Deduction 45 c\*

### **Systemic Deficiencies:**

	<u>Area</u>	<u>ltem</u>	<u>Defect</u>	# with Defect	# Total	% of Bidgs / 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%

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:

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

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

363767 Inspection No: Inspection Date: 7/18/2011 Property: (159716) FRIENDSHIP MANOR 564 STEGE Avenue Phone: (510) 621-1381 RICHMOND, CA 94804-4133 Fax: ()-E-Mail Address: Scattered Site?: ACC#: CA010000003 PIH Project: Comments: 94% No report of bed bugs.

#### **Building Unit Count**

	#Total	#Inspected
Buildings	5	5
Units	57	19

#### <u>Scores</u>

	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	
Overali	100.0	94.4	6.4	
Final Score =	88 c			

## **Health and Safety Counts**

Non-Lif	e Threatening	Site	Bidg	Unit	Total
	Actual	0	0	12	12
	%Inspected	ŀ	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	1	100%	33%	
Projected	0	0	0	0

# **Systemic Deficiencies:**

	<u>Area</u>	<u>ltem</u>	<u>Defect</u>	# 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%

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

<u>No</u>	Name/Type/Rea	<u>ison Uninspectable</u>	<u>Year built</u>	<u># Units</u>	<u>Address</u>
1	A 601-623 Low Rise/Garden	Apartment	1977	11	601 s 37th st RICHMOND CA 94804-4133
Comment	s: Unit 623 is an	office.			
•	223	1 Bedroom	Occupied		
,	224	1 Bedroom	Occupied		

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#:

Scattered Site?:

CA010000002 PIH Project:

No

Comments: 95% No report of bed bugs. Resident population for elderly disabled only.

#### **Building Unit Count**

	#Total	
Buildings	2	2
Units	150	23

#### Scores 5 4 1

	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

Overall	100.0	73.7	1.5	
Final Score = A	72 c			

#### **Health and Safety Counts**

Non-Li	fe Threatening	Site	Bldg	Unit	Total
	Actual	0	0	8	8
	%Inspected	1	100%	15%	_
	Projected	_	0	52	52

#### Life Threatening

Actual	0	0	1	1
%Inspected		100%	15%	_
Projected	. 0	0	7	7

#### **Smoke Detectors**

Actual	0	0	0	0
%Inspected	1	100%	15%	-
Projected	0	0	0	0

# **Systemic Deficiencies:**

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

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 Contact Richmond Housing	Jones, Kathleen	Phone: Fax: E-Mail Address;	(510) 621-1381 () - kjones@rhaca.org	330 24th Street Richmond, CA 94804
Owner/PHA City of Richmond Housing Authority	Jones, Timothy	Phone: Fax: E-Mail Address:	(510) 621-1300 () - tjones@rhaca.org	330 24TH Street RICHMOND, CA 94804-1725
Site Manager Hacienda	Holter, Debra	Phone: Fax: E-Mail Address:	. (510) 224-6758 (510) 236-5671 dholter@rhaca.org	1300 Roosevelt Ave Richmond, CA 94801

<u>No</u>	Name/Type	e/Reason Uninspectable	<u>Year built</u>	# Units	<u>Address</u>	
1	Building 1 Mid/High Ris	e Apartments	1966	150	1300 ROOSE\ RICHMOND C	
	116	1 Bedroom	Occupied		•	
	204	1 Bedroom	Occupied	No Keys	, ,	
	216	1 Bedroom	Occupied			
	217 ·	1 Bedroom	Occupied			

II I S L	pection No	: 38260	5											
7	Property	(15971	i6) FRIENDS					Inspection	n Date:	8/07/20	12			
1			TEGE Avenue MOND, CA 94						Phone:		21-138	1		
1		VIOU!	110, UA 9	1001 <del>1 1</del> 007				E-Mail Ad		() -				
Scatt	tered Site?	: No							ACC#:					
	PIH Project		000003						CA#:					
	Comments:	94% N	No report of be	ed bugs [Ver 2.3.	.4]								<u>.</u>	
Building	unit Coun	_					<u> </u>	Health and	Safety (	Counts				
		#Total	#Inspected					Non-Life	e Threat	ening	Site	Bldg	Unit	Total
-	ldings	5	5					Γ	Α	ctual	0	0	14	14
Units	ts	57	19					Ī	%Insp	ected		100%	33%	_
<u>Scores</u>									Proj	ected	0	0	42	42
		Possik Point		H & S Deduction	,			Life Thr	reatening	j				
	Site	17.		0.0		•				ctual	0	1	1	2
<u> </u>	Bldg Ext	19,	4 18.7	0.0			,	}	%inspe		<del>  _</del> _	100%	33%	
_	Bldg Sys	16.	_						Proje	_	0	1	3	4
_	CA	3.5		0.0				Smoke	Detector	'S				
L	Units	43.4	4 42.3	11.6				[.	A	ctual	0		0	0
Ov	verall	100.0	93.6	14.7					%Insp			100%	33%	_
Fir	nal Score :	Area Poi	nts - H & S D	eduction	79 c			L	Proje	ected	0	0	0	0
		Item			Dofoot						<u>vith</u>	# Total		s with
anital	Area None	<u>Item</u>			<u>Defect</u>				··		<u>with</u> fect	# Total	/ Unit	s with fect
apital	None	<u>Item</u>			<u>Defect</u>							# Total	/ Unit	
rdinary	None None		point that gon	orally maying la		Hove (It	ome such as			De	fect		/ Unit	
rdinary Note:	None None Capital ite Ordinary it	ms are rep	pairs that gen	erally require la quire smaller ca	rge cash out	tlays. (It	ems such as uch as light	s new roof	s and ner e extingu	De W appli	ances )	),	/ Unit	
rdinary Note: articipar	None None Capital ite Ordinary it	ms are rep	epairs that re	quire smaller ca	rge cash out	( Items s	uch as light	fixtures, fir	s and ne	De W appli	ances )	). moke det	/ Unit	
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ordinary Note:  articipar  danagem chmond h	None None Capital ite Ordinary it  nts: nent Agent housing aut	ms are repens are re	epairs that red jones Likely	quire smaller ca	rge cash out ash outlays. E-Mail	Phone: Fax: Address:	(510) 62 () - kjones@ (510) 62 () -	fixtures, fir 1-1381 erhaca.org	s and ne e exting	De W appli	ances ), and si	noke dete	ectors ).	fect
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Comments:

605

water heater located in another unit

Occupied

1 Bedroom