

How to Request DCRA records

Request DCRA records by submitting a FOIA request to DCRA. The FOIA portal is:
<https://dcra.dc.gov/page/dc-foia-information>

If you are only seeking copies of Notices of Infraction (NOIs), you do not need to submit a FOIA request. Instead, contact:

Vanessa Careiro
Regulatory Enforcement Administrator
Vanessa.careiro@dc.gov
(202) 442-4400 (main number)
(202) 705-3247 (cell)

Updated 3/24/2022



Department of Consumer and Regulatory Affairs
 Inspections and Compliance Administration
 1100 4th Street, SW: 4th Floor: Washington DC 20024

Inspection Summary Report

Property Address & Unit Number	[REDACTED]			
Customer: Case	[REDACTED]			
Plaintiff:	Jenny M. Bernal(Counsel): 202-467-4900			
Site Representative: Defendant	Carolyn Smith (Building Management): 202-657-4582 Kristin McGough, (Counsel):202-657-5899			
Inspector name	Ferdinand Gamboa (202-439-3285): #2038			
Initial inspection Date/Time	March 1, 2011 @ 10:08 am.			
CAP id # / Permit #	CRM1100834	[REDACTED]	2011	
Inspection type: (check below or list)	<input type="checkbox"/> Permit <input type="checkbox"/> Complaint <input type="checkbox"/> Emergency <input type="checkbox"/> Proactive <input type="checkbox"/> Vacant Property <input type="checkbox"/> BBL <input type="checkbox"/> Survey <input checked="" type="checkbox"/> Other : Housing Condition-Court Case			
Violation Code #	Violation Description	Correction period	Abated	Not Abated
	1.) Failure of the owner or licensee of a two-family or multiple dwelling to eliminate a vermin and/or rodent infestation by extermination (Infestation may be eliminated by trapping or baiting or both).			X
	2.) Failure of the owner or licensee of a two-family or multiple dwelling to eliminate an infestation of roaches, bed- bugs, lice, termites, fleas, flies or other type of vermin. Bugs infestation.			X
	3.) Repair hole(s) under Kitchen cabinets and under the Kitchen sink.			X
	4.) Repair hole under the vanity in the bathroom.			X
	5.) Failure to maintain a residential building in a ratproofed condition including, but not limited to, blocking all passages and openings through which rats may enter. Seal the gap around the HVAC Unit in the HVAC closet room.			X
	6.) Failure to provide or maintain a continuous supply of running hot water at a temperature of not less than 120 degrees Fahrenheit to meet all normal needs.			X
	7.) Failure to maintain a residential building in a ratproof condition through interior rat stoppage, harborage removal and cleanup to reduce or eliminate rat breeding places. Remove or clean up mice feces behind the Kitchen stove.			X
	8.) Remove or clean up an accumulation of debris, dirty filth, other			X

	unsanitary condition exists in the HVAC Unit closet room.			
	9.) Replace broken glass in the building entry door.			X
DESIGNATE THIS PROPERTY AS BLIGHTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature:  Badge #: 2038 Date: March 1, 2011

How to Request a REAC Report from HUD

HUD conducts inspections of HUD-subsidized housing such as project-based Section 8 (also known as project-based HCVP) properties. The inspections are called “REAC” (Real Estate Assessment Center) reports. To obtain copies, submit a FOIA request to the HUD field office for the complex.

You can also send the request to:

U.S. Department of Housing and Urban Development
Freedom of Information Act Office
451 7th Street, SW, Room 10139
Washington, DC 20410-3000
Facsimile: (202) 619-8365

The request just needs to be a brief request for the REAC report for a specific apartment complex. You must include a release. The identifying information for other tenants will be redacted on the report provided to you.

Updated 3/24/2022

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Participants:

Management Agent Community Management Solutions	Walton, Timothy	Phone: (202) 678-7100 Fax: (202) 889-3463 E-Mail Address: twalton@communitymgntsols.com	2549 Elvans Road 204 Washington, DC 20020
Owner/PHA Vista Ridge Limited Partnership	Kisha, Joseph	Phone: (202) 256-6977 Fax: (202) 889-3407 E-Mail Address: josephkisha@castlemgmt.com	3040 Stanton Rd Suite 101 Washington, DC 20020
Regional Office Contact Castle Management Corp	George, aneek	Phone: (202) 391-4282 Fax: () - E-Mail Address: aneek@castlemgmt.com	3040 Stanton Rd, SE suite 101 Washington, DC 20020
Site Manager Community Management Solutions	Rodriguez, Angel	Phone: (202) 486-4394 Fax: (202) 889-3447 E-Mail Address: arodriguez@communitymgntsols.co	3040 Stanton Rd SE Suite 2A Washington, DC 20020

Buildings/Units:

No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	2402-2410Elvans Mid/High Rise Apartments	1964	75	2402-10 ELVANS RD SE WASHINGTON DC 20020
	[REDACTED] 2 Bedroom	Occupied	No Keys	
	[REDACTED] 3 Bedroom	Occupied		
	[REDACTED] 2 Bedroom	Occupied		
	[REDACTED] 1 Bedroom	Not Occupied	Vacant	
	[REDACTED] 2 Bedroom	Occupied		
	[REDACTED] 3 Bedroom	Occupied		
2	2412-2420Elvans Mid/High Rise Apartments	1964	63	2412-2420 ELVANS RD SE WASHINGTON DC 20020
	[REDACTED] 2 Bedroom	Occupied		
	[REDACTED] 3 Bedroom	Occupied		
	[REDACTED] 2 Bedroom	Occupied		
	[REDACTED] 3 Bedroom	Occupied	No Keys	
	[REDACTED] 2 Bedroom	Occupied		
3	2422-2424Elvans Low Rise/Garden Apartment	1964	24	2422- 2424ELVANS RD SE WASHINGTON DC 20020
	[REDACTED] 3 Bedroom	Occupied		
4	2500Pomelroy Mid/High Rise Apartments	1964	14	2500 POMELRY RD SE WASHINGTON DC 20020
	[REDACTED] 2 Bedroom	Occupied		
6	2540-2542Elvans Mid/High Rise Apartments	1964	28	2440-2442 ELVANS RD SE WASHINGTON DC 20020
	[REDACTED] 1 Bedroom	Occupied		
	[REDACTED] 1 Bedroom	Occupied		
7	2545-2549Elvans Mid/High Rise Apartments	1964	42	2545-2549 ELVANS RD SE WASHINGTON DC 20020
Comments: #203 & 204 are non - revenue apts; rental office				
	545201 [REDACTED] 2 Bedroom	Occupied		

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8	2551-2557 Elvans Mid/High Rise Apartments	1964	54	2551-2557 ELVANS RD SE WASHINGTON DC 20020
	[REDACTED]	2 Bedroom	Occupied	
	[REDACTED]	1 Bedroom	Occupied	
	[REDACTED]	>3 Bedrooms	Occupied	
	[REDACTED]	2 Bedroom	Occupied	No Keys
	[REDACTED]	3 Bedroom	Occupied	
9	2514-2506 Pomelroy Mid/High Rise Apartments	1964	70	2502-2514 Pomelroy RD SE WASHINGTON DC 20020
	[REDACTED]	>3 Bedrooms	Occupied	
	[REDACTED]	3 Bedroom	Occupied	
	[REDACTED]	2 Bedroom	Occupied	
	[REDACTED]	3 Bedroom	Occupied	
	[REDACTED]	2 Bedroom	Occupied	No Keys
	[REDACTED]	3 Bedroom	Occupied	
	[REDACTED]	2 Bedroom	Occupied	No Keys
10	2504 - 2502 Mid/High Rise Apartments	1968	28	2549 ELVANS RD SE SUITE 204 WASHINGTON DC 20020
	[REDACTED]	3 Bedroom	Occupied	
	[REDACTED]	2 Bedroom	Occupied	

Inspectable Items:

Inspected Item	NO/OD	Observation	Severity	Location/Comments	Ded.
Certificates					
Fire Alarm	NO				
Lead Based Paint Inspection Report	NO				
Sprinkler System	NO				
Site Possible Points: 18.6					
Market Appeal	OD	Litter**	Level 2		2.2
Building 1 - Building Exterior Possible Points: 3.5					
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: bldg; Comments: steps	
Building 1 - Common Areas Possible Points: 0.5					
Close/Utility/Mechanical	OD	Walls - Damaged/Deteriorated Trim**	Level 1		<0.05
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: walkways; Comments: curbs	
Restrooms/Pool Structures	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.1
Building 1 - Unit 404403 Possible Points: 1.6					

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Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
Ceiling	OD	Holes/Missing Tiles/Panels**	Level 3	Location: hvac closet; Comments: ceiling missing, attic visible > 4 sq ft	0.2
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.1

Building 1 - [REDACTED] Possible Points: 1.6

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.1
Ceiling	OD	Holes/Missing Tiles/Panels**	Level 3	Location: hvac closet; Comments: ceiling missing, attic visible > 4 sq ft	0.2
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3

Building 1 - [REDACTED]

Hazards	OD	Tripping (NLT)	Level 3	Location: patio; Comments: Coaxial TV cable across floor. Tripping hazard.	0.0
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: roach	0.6

Building 1 - [REDACTED] Possible Points: 1.6

Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: bedroom closet; Comments: Significant door surface is damaged, door integrity is compromised	0.2
		Deteriorated/Missing Seals (Entry Only)**	Level 3	Location: Rear entry; Comments: Door seals are damaged, do not function as designed.	0.2
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.1
Walls	OD	Peeling/Needs Paint**	Level 1		<0.05

Building 1 - [REDACTED] Possible Points: 1.6

Bathroom	OD	Plumbing - Clogged Drains	Level 1		0.3
Doors	OD	Damaged Hardware/Locks**	Level 1		<0.05
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bathroom; Comments: inoperable	0.8
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
Walls	OD	Damaged**	Level 1		<0.05

Building 2 - Building Exterior Possible Points: 2.9

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: bldg; Comments: steps	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.6

Building 2 - Building Systems Possible Points: 2.5

Fire Protection	OD	Missing Sprinkler Head** (NLT)	Level 3	Location: basement; Comments: missing eschuchion, does not function as designed.	2.5
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Building 2 - Common Areas Possible Points: 0.8

Basement/Garage/Carport	OD	Doors - Damaged Hardware/Locks**	Level 2		0.1
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: walkways; Comments: curbs	
Halls/Corridors/Stairs	OD	Walls - Damaged/Deteriorated Trim**	Level 1		<0.05

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Laundry Room	OD	Walls - Damaged**	Level 1		0.1
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Building 2 - Building Exterior - Health & Safety

Hazards	OD	Tripping (NLT)	Level 3	Location: living room; Comments: Coaxial TV cable across floor. Tripping hazard.	0.0
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Building 2 - [REDACTED] Possible Points: 1.6

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.1
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.1

Building 2 - [REDACTED] Possible Points: 1.6

Doors	OD	Damaged Hardware/Locks**	Level 1		<0.05
		Missing Door	Level 1		0.1
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.1
Walls	OD	Damaged**	Level 1		<0.05

Building 2 - [REDACTED]

Electrical Hazards	OD	Exposed Wires/Open Panels** (LT)	Level 3	Location: kitchen; Comments: Electrical panel has gaps, exposed wires.	1.3
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Building 2 - [REDACTED] Possible Points: 1.6

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.1
Ceiling	OD	Holes/Missing Tiles/Panels**	Level 3	Location: hvac; Comments: ceiling missing, attic visible > 4 sq ft	0.2
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: bedroom; Comments: Significant door surface is damaged, door integrity is compromised	0.2
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: bedroom 2; Comments: inoperable	
Walls	OD	Damaged**	Level 1		<0.05

Building 2 - [REDACTED] Possible Points: 1.6

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.1
Doors	OD	Damaged Hardware/Locks**	Level 1		<0.05
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: bedroom; Comments: Significant door surface is damaged, door integrity is compromised	0.2
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: bedroom 2; Comments: inoperable	
Walls	OD	Damaged**	Level 1		<0.05

Building 2 - [REDACTED]

Electrical Hazards	OD	Exposed Wires/Open Panels** (LT)	Level 3	Location: kitchen; Comments: outlet cover missing exposed wires	1.3
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: roach	0.6

Building 2 - [REDACTED] Possible Points: 1.6

Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
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Building 2 - Health & Safety					
Hazards	OD	Tripping (NLT)	Level 3	Location: living; Comments: Coaxial TV cable across floor. Tripping hazard.	0.0
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: roach	0.6

Building 3 - Building Exterior					Possible Points:
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: bldg; Comments: steps	1.1

Building 3 - Health & Safety					Possible Points:
Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.1
Ceiling	OD	Peeling/Needs Paint**	Level 1		<0.05
Doors	OD	Damaged Hardware/Locks**	Level 1		<0.05
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: bedroom 2; Comments: Door surface is damaged; area > 1 inch, door integrity is compromised	0.2
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.1

Building 4 - Building Exterior					Possible Points:
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: bldg; Comments: steps	0.7

Building 4 - Common Areas					Possible Points:
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: walkways; Comments: curbs	0.4

Building 4 - Health & Safety					Possible Points:
Lighting	OD	Missing/Inoperable Fixture**	Level 1		<0.05
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: hallway; Comments: missing	

Building 6 - Building Exterior					Possible Points:
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: bldg; Comments: steps	1.3

Building 6 - Common Areas					Possible Points:
Basement/Garage/Carport	OD	Floors - Peeling/Needs Paint**	Level 2		<0.05
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: walkways; Comments: curbs	

Building 6 - Health & Safety					Possible Points:
Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.1

Building 6 - Health & Safety					Possible Points:
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.1

Building 7 - Building Exterior					Possible Points:
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: bldg; Comments: steps	2.0

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Building 7 - Common Areas					Possible Points:	1.1
Basement/Garage/Carport	OD	Ceiling - Holes/Missing Tiles/Panels/Cracks**	Level 2			0.2
		Walls - Peeling/Needs Paint**	Level 2			<0.05
		Windows - Cracked/Broken/Missing Panes	Level 1			0.1
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: walkways; Comments: curbs		
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 3	Location: kitchen; Comments: stove inoperable, does not function as designed.		0.5
Office	OD	Ceiling - Holes/Missing Tiles/Panels/Cracks**	Level 2			0.2
		Doors - Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: bathroom; Comments: Door surface is damaged; area > 1 inch, door integrity is compromised		0.2
		Doors - Missing Door	Level 1			0.1
		Outlets/Switches/Cover Plates - Missing/Broken	Level 1			0.1
		Smoke Detector - Missing/Inoperable** (SD)	Level 3	Location: basement security; Comments: inoperable		
		Windows - Inoperable/Not Lockable**	Level 1			0.1
		Windows - Security Bars Prevent Egress (LT)	Level 3	Location: office; Comments: Windows blocked by fixed security bars, no second egress		0.5
Other Community Spaces	OD	Floors - Peeling/Needs Paint**	Level 2			<0.05
		Walls - Peeling/Needs Paint**	Level 2			<0.05

Building 7 - Common Areas - Health & Safety					Possible Points:	0.5
Hazards	OD	Sharp Edges (NLT)	Level 3	Location: kitchen; Comments: Sharp edges, fan without guard.		0.5

Building 7 - [REDACTED]					Possible Points:	1.5
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1			0.1

Building 7 - [REDACTED]					Possible Points:	1.6
Bathroom	OD	Bathroom Cabinets - Damaged/Missing**	Level 1			0.1
		Lavatory Sink - Damaged/Missing**	Level 1			0.1
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 3	Location: kitchen; Comments: two burners inoperable		0.6

Building 7 - [REDACTED] Health & Safety					Possible Points:	1.3
Electrical Hazards	OD	Exposed Wires/Open Panels** (LT)	Level 3	Location: hvac closet; Comments: Cover missing from hvac air handler, exposed wires.		1.3

Building 8 - Building Exterior					Possible Points:	2.5
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: bldg; Comments: steps		
Walls	OD	Cracks/Gaps**	Level 2			0.8
		Missing/Damaged Caulking/Mortar	Level 1			0.2

Building 8 - Common Areas					Possible Points:	0.7
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: walkways; Comments: curbs		

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Building 8 - [REDACTED]					Possible Points:	1.5
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1			0.1
Lighting	OD	Missing/Inoperable Fixture**	Level 1			<0.05
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: hallway; Comments: inoperable		

Building 8 - [REDACTED] Health & Safety						
Hazards	OD	Tripping (NLT)	Level 3	Location: living room; Comments: Coaxial TV cable across floor. Tripping hazard.'		0.0
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: roach		0.6

Building 8 - [REDACTED]					Possible Points:	1.5
Ceiling	OD	Water Stains/Water Damage/Mold/Mildew**	Level 1			<0.05

Building 8 - [REDACTED] Health & Safety						
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: roach		0.6

Building 8 - [REDACTED]					Possible Points:	1.6
Ceiling	OD	Water Stains/Water Damage/Mold/Mildew**	Level 1			<0.05
Doors	OD	Damaged Hardware/Locks**	Level 2			0.1
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: bedroom; Comments: door damaged, hole > 1 inch.		0.2
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 3	Location: kitchen; Comments: stove burners inoperable		0.6
		Refrigerator - Missing/Damaged/Inoperable	Level 1			0.1
Laundry Area (Room)**	OD	Dryer Vent - Missing/Damaged/Inoperable**	Level 3	Location: dryer; Comments: unvented		0.1
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: hallway; Comments: inoperable		
Walls	OD	Damaged**	Level 2			0.1

Building 8 - [REDACTED]					Possible Points:	1.5
Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1			0.2
Ceiling	OD	Peeling/Needs Paint**	Level 1			<0.05
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: kitchen,bathroom; Comments: inoperable		0.8
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2			0.3
Walls	OD	Damaged**	Level 1			<0.05

Building 8 - [REDACTED] Health & Safety						
Hazards	OD	Tripping (NLT)	Level 3	Location: bedroom 3; Comments: Coaxial TV cable across floor. Tripping hazard.'		0.0

Building 9 - Building Exterior					Possible Points:	3.3
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: bldg; Comments: steps		
Walls	OD	Cracks/Gaps**	Level 2			1.1

Building 9 - Common Areas					Possible Points:	0.4
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: walkways; Comments: curbs		

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Building 9 - [REDACTED]				Possible Points:	1.5
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 1		0.1
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.1
Walls	OD	Damaged**	Level 1		<0.05

Building 9 - [REDACTED] Health & Safety					
Emergency/Fire Exits	OD	Emergency/Fire Exits Blocked/Unusable (LT)	Level 3	Location: bedroom 1, 3; Comments: Window is blocked by furniture, no second egress.	1.3

Building 9 - Unit 506304				Possible Points:	1.5
Ceiling	OD	Holes/Missing Tiles/Panels**	Level 2		0.1
Doors	OD	Damaged Hardware/Locks**	Level 1		<0.05
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.1
Walls	OD	Damaged**	Level 1		<0.05

Building 9 - [REDACTED] Health & Safety					
Hazards	OD	Tripping (NLT)	Level 3	Location: hallway; Comments: Coaxial TV cable across floor. Tripping hazard.	0.0

Building 9 - [REDACTED]				Possible Points:	1.6
Doors	OD	Damaged Hardware/Locks**	Level 1		<0.05
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: bedroom; Comments: door damaged, hole > 1 inch.	0.2

Building 9 - [REDACTED]				Possible Points:	1.6
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.1
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: hallway; Comments: inoperable	

Building 9 - [REDACTED] Health & Safety					
Hazards	OD	Tripping (NLT)	Level 3	Location: living; Comments: Coaxial TV cable across floor. Tripping hazard	0.0
Infestation	OD	Insects (NLT)	Level 3	Location: hallway; Comments: roach	0.6

Building 9 - [REDACTED]				Possible Points:	1.5
Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
Doors	OD	Damaged Hardware/Locks**	Level 3	Location: bathroom; Comments: lock inoperable	0.2
		Missing Door	Level 1		0.1
Outlets/Switches	OD	Missing/Broken Cover Plates	Level 1		<0.05
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: hallway; Comments: inoperable	
Walls	OD	Damaged**	Level 1		<0.05
		Damaged/Deteriorated Trim**	Level 2		<0.05

Building 9 - Unit 510302 - Health & Safety					
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Hazards	OD	Tripping (NLT)	Level 3	Location: living; Comments: Coaxial TV cable across floor. Tripping hazard.'	0.0
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: roach	0.6

Building 10 - Building Exterior					Possible Points:	1.3
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: bldg; Comments: steps		

Building 10 - Common Areas					Possible Points:	1.2
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: walkways; Comments: steps		

Building 10 - [REDACTED]					Possible Points:	1.5
Ceiling	OD	Holes/Missing Tiles/Panels**	Level 1			0.1
Doors	OD	Damaged Hardware/Locks**	Level 3	Location: bathroom; Comments: Door lock is inoperable. Does not function as designed.		0.2
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 3	Location: range; Comments: two burners inoperable		0.6
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: hallway; Comments: missing		

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)

Inspection Summary Report - 344530

Inspection Change Summary

Score Change Summary

Date of Score	Site			Bldg Ext			Bldg Sys			CA			Units			Overall			Final
	PP	AP	HS	PP	AP	HS	PP	AP	HS	PP	AP	HS	PP	AP	HS	PP	AP	HS	
06/04/2010	8.6	6.4	0.0	8.6	5.9	0.0	5.9	5.9	2.5	6.3	4.8	0.0	0.7	9.3	9.0	100.0	82.2	11.5	71 c*
Original Score	8.6	0.3	0.0	8.6	9.2	0.0	5.9	5.9	5.5	6.3	4.4	0.0	0.7	8.2	8.9	100.0	68.0	14.4	54 c*

Note: PP - Possible Points, AP - Area Points, HS - Health and Safety Deduction, IR - Inspection Review.

Item/Defect Change Summary

Date of Change	Area	Item	NO/OD	Observation	Severity
06/04/2010	Site	Grounds	OD	Erosion/Rutting Areas**	Level 2
06/04/2010	Site	Grounds	OD	Overgrown/Penetrating Vegetation	Level 2
06/04/2010		Doors	OD	Deteriorated/Missing Caulking/Seals**	Level 3
06/04/2010		Roofs	OD	Missing/Damaged Shingles**	Level 1
06/04/2010		Basement/Garage/Carport	OD	Doors - Damaged Hardware/Locks**	Level 3
06/04/2010		Halls/Corridors/Stairs	OD	Windows - Cracked/Broken/Missing Panes	Level 1
06/04/2010		Electrical Hazards	OD	Exposed Wires/Open Panels** (LT)	Level 3
06/04/2010		Doors	OD	Deteriorated/Missing Caulking/Seals**	Level 3
06/04/2010		Doors	OD	Damaged Hardware/Locks**	Level 3
06/04/2010		Windows	OD	Cracked/Broken/Missing Panes	Level 1
06/04/2010		Doors	OD	Damaged Hardware/Locks**	Level 3
06/04/2010		Windows	OD	Cracked/Broken/Missing Panes	Level 1
06/04/2010		Doors	OD	Damaged Hardware/Locks**	Level 3
06/04/2010		Windows	OD	Broken/Missing/Cracked Panes	Level 1
06/04/2010		Windows	OD	Damaged Sills/Frames/Lintels/Trim**	Level 2
06/04/2010		Windows	OD	Cracked/Broken/Missing Panes	Level 1
06/04/2010		Windows	OD	Inoperable/Not Lockable**	Level 1
06/04/2010		Doors	OD	Deteriorated/Missing Seals (Entry Only)**	Level 3

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Date of Change	Area	Item	NO/OD	Observation	Severity
06/04/2010	[REDACTED]	Roofs	OD	Missing/Damaged Shingles**	Level 1
06/04/2010	[REDACTED]	Windows	OD	Broken/Missing/Cracked Panes	Level 1
06/04/2010	[REDACTED]	Roofs	OD	Missing/Damaged Components from Downspout/Gutter**	Level 1
06/04/2010	[REDACTED]	Doors	OD	Damaged Hardware/Locks**	Level 3
06/04/2010	[REDACTED]	Windows	OD	Missing/Deteriorated Caulking/Seals/Glazing Compound**	Level 3

Note: Records of earliest date are original.
Current inspection data can be found in main report.

Inspection Summary Report - 344530

PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

1. Provide the Public Housing Agency or owner and/or owner agent (POA) with the background information, *i.e. addresses, phone numbers, building names, etc.*, collected during the property inspection.
2. Provide the POA the results of the REAC physical inspection of a specific property.

The items below describe the information provided in the Inspection Summary Report.

Inspection Number: The inspection number is unique for each property inspection conducted by REAC. Each time a property is inspected by REAC, a new inspection number is used. These unique numbers may be used to communicate with REAC on any matter concerning a particular inspection.

Property Information: Information related to a property is provided:

- property identification number (in parentheses) - a unique number in HUD databases
- property name
- status as a scattered site (Yes/No)
- relevant addresses, phone numbers, fax numbers, and e-mail addresses for the property

Each of these should be checked carefully for accuracy. *All discrepancies should be reported to the REAC Technical Assistance Center (TAC) at 1-888-245-4860.*

Building Unit Count: The total number of buildings and units on the property are given, along with the number of buildings and units actually inspected by REAC

Scores: An overall numerical score is given as a value from zero to 100. Separate numerical scores are also given for each of five areas:

- site
- building exterior
- building systems
- common areas
- units

The five area scores range from zero to the maximum number of points possible for each area. The possible points for a given area are determined for a specific property based on the inspectable items actually present in each area. The sum of the area points identifies what the overall score would be if there were no health & safety (H&S) deficiencies. The overall numerical score is then calculated by subtracting the sum of deductions for H&S deficiencies from the sum of the individual "area points."

Examples of overall scores are: 95c; 67b*; 84a*; 100b; 78a; and 43c*. The asterisk indicates that H&S deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:

Inspection Summary Report - 344530

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.

- The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety H&S deficiencies were observed other than for smoke detectors.
- The lower-case letter "c" is given if one or more exigent/fire safety (calling for immediate attention or remedy) H&S deficiencies were observed.

Although all H&S deficiencies, except for smoke detector problems and "other" hazards, affect the scores with appropriate deductions, the letter grades are added to highlight the serious nature of H&S deficiencies, all of which need to be addressed by the POA.

Health and Safety Counts: In addition to the counts of actual H&S deficiencies observed in the inspected buildings and units, the *estimated* number of H&S deficiencies that would have been found had all buildings and units been inspected is also given. This projected count gives a sense of the total H&S problem for the inspected property. The projection is calculated by dividing the counts actually observed in buildings or units by the proportion of buildings or units inspected. The percent of buildings and units inspected is additionally given to show the basis for the calculations.

Systemic Deficiencies: Defects observed in at least half of the inspected units or buildings are listed by whether or not they are repairs generally requiring large cash outlays ("Capital" items) or generally requiring smaller cash outlays ("Ordinary" items).

Participants & Buildings/Units: Information provided includes:

- relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants
- name, year built, number of units and address for each building on the property. Note: All buildings on the property should be listed.

As before, each of these should be checked carefully for accuracy and any discrepancies should be reported to the REAC Technical Assistance Center (TAC) at 1-888-245-4860.

Inspectable Items: This portion of the report details all deficiencies found in the inspection. The main headings in the first column refer to the inspectable area--site, building exterior, building systems, common areas, unit, or health & safety, where the deficiency was observed. The entries are "inspectable items" within which the deficiencies were found. Some items may not be present for a given property. In such cases, appropriate adjustments are made in the points for each area. Items present, but with no deficiencies found, are not listed. Inspectable items are:

Site: fencing & gates, grounds, mail boxes/project signs, market appeal, parking lots/driveways/roads, play areas & equipment, refuse disposal, retaining walls, storm drainage, and walkways/stairs.

Building Exterior: doors, fire escapes, foundations, lighting, roofs, walls, and windows.

Building Systems: domestic water, electrical system, elevators, emergency power, exhaust system, fire protection, heating/ventilation/air conditioning, and sanitary system.

Common Areas: basement/garage/carport, closet/utility/mechanical, community room, day care, halls/corridors/stairs, kitchen, laundry room, lobby, office, other community spaces, patio/porch/balcony, pools & related structures, restrooms/pool structures, storage, and trash collection areas.

Unit: bathroom, call-for-aid, ceiling, doors, electrical system, floors, heating/ventilation/air conditioning, hot water heater, kitchen, laundry area (room), lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls, and windows.

Health & Safety: air quality, electrical hazards, elevator, emergency/fire exits, flammable materials, garbage and debris, hazards, infestation.

Column labeled NO/OD:

NO: The inspection protocol requires the inspector to check for the existence of certificates for certain items such as lead-based paint, elevators, etc. If the inspector verifies all of the required certificates, the report will not include any certificate information. If a certificate is not present, the first inspectable item listed will be "certificates" and the designation "NO" will be listed for each unavailable certificate.

OD: If the inspector records a deficiency, then an OD in this column refers to the "observed deficiency" for the given item.

Column labeled Observation: The column lists each specific deficiency observed within a given inspectable item. Each deficiency has a definition, which specifies what must be observed for that deficiency to be recorded. Also noted in this column are observations about Health & Safety items. These are:

- (LT) - Exigent/Fire Safety (calling for immediate attention or remedy)
- (NLT) - Not Life Threatening
- (SD) - Smoke Detector

Definitions for all deficiencies are given in the physical inspection section at REAC's web site on the Internet (www.hud.gov/reac/). Click on "Products," then "Physical Inspection," and then "Physical Inspection Definitions."

Column labeled Severity: Deficiencies differ by "severity." The definitions specify what must be recorded for a given deficiency under one of three possible severity levels-level 1, level 2 and level 3. The severity level is given on the report to indicate which part of the definition actually applies for the specific deficiency observed. Severity levels are defined within a given deficiency and do not necessarily indicate which deficiencies are the worst. For more serious deficiencies, a level 2 severity may be more of a problem and may reduce the overall score more than less serious deficiencies with a severity of level 3.

Location/Comments: Comments are required for all severity level 3 deficiencies.

Column labeled Ded.: This column gives the points deducted from the overall property score for the observed deficiencies. In the shaded heading the possible points are given for that area and building or unit. Although the listed points deducted may sum to more than the possible points, the total deducted from the overall property score for that area and building or unit does not exceed its possible points. The listing of points deducted is rounded to the nearest tenth of a point, so "<0.05" is listed when the points deducted is a very small fraction, but greater than zero. Where there is a blank or zero, such as for lack of a certificate or observed smoke detector problems, it means no points are deducted from the property score.

How to Request DCHA Records

Submit an email request with a signed DCHA release (*see Section 2 – DCHA Release Form*) for all household members (if possible) to:

Recordsrequest@dchousing.org

Updated 3/24/2022

Inspection Checklist
Housing Choice Voucher Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 9/30/2012)

Public reporting burden for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

Name of Family [REDACTED]		Tenant ID Number [REDACTED]	Date of Request (mm/dd/yyyy) 03/12/2012
Inspector MIREE COLLETTE		Neighborhood Census Tract 98.06	Date of Inspection (mm/dd/yyyy) 03/12/2012
Type of Inspection [Mold Inspection] <input type="checkbox"/> Initial <input checked="" type="checkbox"/> Special <input type="checkbox"/> Reinspection		Date of Last Inspection (mm/dd/yyyy) 08/31/2011	PHA District of Columbia Housing Authority

A - General Information

Inspected Unit	009442	Year of Construction (yyyy)	1963	Housing Type (check as appropriate) <input type="checkbox"/> Single Family Detach <input type="checkbox"/> Duplex or Two Family <input type="checkbox"/> Row or Town House <input checked="" type="checkbox"/> Low Rise: 3/4 Stories including Garden <input type="checkbox"/> High Rise: 5 Stories <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Congregate <input type="checkbox"/> Cooperate <input type="checkbox"/> Independent Group Residence <input type="checkbox"/> Single Room Occupancy <input type="checkbox"/> Shared Housing <input type="checkbox"/> Other
Full Address (including Street, City, County, State, Zip) [REDACTED] Washington DC 20032 1 County: 8				
Number of Children in Family Under 6	0			
Owner				
Name of Owner or Agent Authorized to Lease Unit Inspected STATE TENANCY LLC C/O HAFIZULLAH SALIHI		Phone Number [REDACTED]		
Address of Owner or Agent [REDACTED] [REDACTED]				

B. Summary Decision on Unit (To be completed after form has been filled out)

<input type="checkbox"/> Passed <input checked="" type="checkbox"/> Failed <input type="checkbox"/> Inconclusive	Number of Bedrooms for Purposes of the FMR or Payment Standard 2.00	Number of Sleeping Rooms
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Item No.	Living Room	Inspection Checklist			Comments	Approval Date
		Yes Pass	No Fail	In-Conc.		
1.1	Living Room Present	P				03/12/2012
1.2	Electricity	P				03/12/2012
1.3	Electrical Hazards	P				03/12/2012
1.4	Security	P				03/12/2012
1.5	Window Condition	P				03/12/2012
1.6	Ceiling Condition	P				03/12/2012
1.7	Wall Condition	P				03/12/2012
1.8	Floor Condition		F		Owner Responsibility : : Carpet and basebord have mold like substance.	03/12/2012
1.9	Lead-Based Paint Are all painted surface free of deteriorated paint? If not, do deteriorated surface exceed two square	P				03/12/2012

*Room Codes: 1 = Bedroom or any other room used for sleeping (regardless of type of room); 2 = Dining Room or Dining Area; 3=Second Living Room, Family Room, Den, Playroom, TV Room; 4=Entrance Halls, Corridors, Halls, Staircases; 5=Additional Bathroom; 6=Other

Item No.	Living Room	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
	feet per room and/or is more than 10% of a component?					
1.10	Smoke Detector	P				03/12/2012
Item No.	Kitchen	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
2.1	Kitchen Area Present	P				03/12/2012
2.2	Electricity	P				03/12/2012
2.3	Electrical Hazards	P				03/12/2012
2.4	Security	P				03/12/2012
2.5	Window Condition	P				03/12/2012
2.6	Ceiling Condition	P				03/12/2012
2.7	Wall Condition	P				03/12/2012
2.8	Floor Condition	P				03/12/2012
2.9	Lead-Based Paint Are all painted surface free of deteriorated paint? If not, do deteriorated surface exceed two square feet per room and/or is more than 10% of a component?	P				03/12/2012
2.10	Stove or Range with Oven	P				03/12/2012
2.11	Refrigerator	P				03/12/2012
2.12	Sink	P				03/12/2012
2.13	Space for Storage, Preparation, and Serving of Food	P				03/12/2012
2.14	Cabinets	P				03/12/2012
2.15	Counter Tops	P				03/12/2012
Item No.	Bathroom	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
3.1	Bathroom Presents	P				03/12/2012
3.2	Electricity	P				03/12/2012
3.3	Electrical Hazards	P				03/12/2012
3.4	Security	P				03/12/2012
3.5	Window Condition	P				03/12/2012
3.6	Ceiling Condition		F		Owner Responsibility : : Ceiling has an active leak, paint is bubbling	03/12/2012
3.7	Wall Condition	P				03/12/2012
3.8	Floor Condition	P				03/12/2012
3.9	Lead-Based Paint Are all painted surface free of deteriorated paint? If not, do deteriorated surface exceed two square feet per room and/or is more than 10% of a component?	P				03/12/2012
3.10	Flush Toilet in Enclosed Room in Unit	P				03/12/2012
3.11	Fix Wash Basin or Lavatory in Unit	P				03/12/2012
3.12	Tub or Shower in Unit	P				03/12/2012
3.13	Ventilation	P				03/12/2012
3.14	Mirror	P				03/12/2012
3.15	Closet	P				03/12/2012
3.16	Cabinet	P				03/12/2012

Item No.	4. Other Rooms Used For Living and Halls 4.1 Bedroom	Yes Pass	No Fail	In- Conc.	Comments	Approval Date
4.2	Electricity/Illumination	P				03/12/2012
4.3	Electrical Hazards	P				03/12/2012
4.4	Security	P				03/12/2012
4.5	Window Condition	P				03/12/2012
4.6	Ceiling Condition	P				03/12/2012
4.7	Wall Condition	P				03/12/2012
4.8	Floor Condition	P				03/12/2012
4.9	Lead-Based Paint Are all painted surface free of deteriorated paint? If not, do deteriorated surface exceed two square feet per room and/or is more than 10% of a component?	P				03/12/2012
4.10	Smoke Detector	P				03/12/2012

Item No.	4. Other Rooms Used For Living and Halls 4.1 Bedroom 2	Yes Pass	No Fail	In- Conc.	Comments	Approval Date
4.2	Electricity/Illumination	P				03/12/2012
4.3	Electrical Hazards	P				03/12/2012
4.4	Security	P				03/12/2012
4.5	Window Condition	P				03/12/2012
4.6	Ceiling Condition	P				03/12/2012
4.7	Wall Condition	P				03/12/2012
4.8	Floor Condition	P				03/12/2012
4.9	Lead-Based Paint Are all painted surface free of deteriorated paint? If not, do deteriorated surface exceed two square feet per room and/or is more than 10% of a component?	P				03/12/2012
4.10	Smoke Detector	P				03/12/2012

Item No.	4. Other Rooms Used For Living and Halls 4.1 Dining Room	Yes Pass	No Fail	In- Conc.	Comments	Approval Date
4.2	Electricity/Illumination	P				03/12/2012
4.3	Electrical Hazards	P				03/12/2012
4.4	Security	P				03/12/2012
4.5	Window Condition	P				03/12/2012
4.6	Ceiling Condition	P				03/12/2012
4.7	Wall Condition	P				03/12/2012
4.8	Floor Condition	P				03/12/2012
4.9	Lead-Based Paint Are all painted surface free of deteriorated paint? If not, do deteriorated surface exceed two square feet per room and/or is more than 10% of a component?	P				03/12/2012
4.10	Smoke Detector	P				03/12/2012

Item No.	4. Other Rooms Used For Living and Halls 4.1 Hall	Yes Pass	No Fail	In- Conc.	Comments	Approval Date
4.2	Electricity/Illumination	P				03/12/2012
4.3	Electrical Hazards	P				03/12/2012
4.4	Security	P				03/12/2012
4.5	Window Condition	P				03/12/2012

Item No.	Other Rooms Used For Living and Halls	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
4.6	Ceiling Condition	P				03/12/2012
4.7	Wall Condition	P				03/12/2012
4.8	Floor Condition	P				03/12/2012
4.9	Lead-Based Paint Are all painted surface free of deteriorated paint? If not, do deteriorated surface exceed two square feet per room and/or is more than 10% of a component?	P				03/12/2012
4.10	Smoke Detector	P				03/12/2012
4.11	Stairs & Rails	P				03/12/2012
Item No.	Other Rooms Used For Living and Halls	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
4.3	Electrical Hazards	P				03/12/2012
4.4	Security	P				03/12/2012
4.5	Window Condition	P				03/12/2012
4.6	Ceiling Condition	P				03/12/2012
4.7	Wall Condition	P				03/12/2012
4.8	Floor Condition	P				03/12/2012
4.9	Lead-Based Paint Are all painted surface free of deteriorated paint? If not, do deteriorated surface exceed two square feet per room and/or is more than 10% of a component?	P				03/12/2012
4.10	Smoke Detector	P				03/12/2012
4.11	Stairs & Rails	P				03/12/2012
4.12	Fire Exits	P				03/12/2012
Item No.	Other Rooms Used For Living and Halls	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
4.2	Electricity/Illumination	P				03/12/2012
4.3	Electrical Hazards	P				03/12/2012
4.4	Security	P				03/12/2012
4.5	Window Condition	P				03/12/2012
4.6	Ceiling Condition		F		Owner Responsibility : : (furnace closet ceiling has loose parts/plaster (major)	03/12/2012
4.7	Wall Condition	P				03/12/2012
4.8	Floor Condition	P				03/12/2012
4.9	Lead-Based Paint Are all painted surface free of deteriorated paint? If not, do deteriorated surface exceed two square feet per room and/or is more than 10% of a component?	P				03/12/2012
4.10	Smoke Detector	P				03/12/2012
Item No.	All Secondary Rooms (Rooms not used for living)	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
5.3	Electrical Hazards	P				03/12/2012
5.5	Windows	P				03/12/2012
5.6	Walls	P				03/12/2012
5.7	Floors	P				03/12/2012

Item No.	5. All Secondary Rooms (Rooms not used for living) 5.1 None [] Go to Part 6 Attic	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
5.8	Stairs & Rails	P				03/12/2012
Item No.	5. All Secondary Rooms (Rooms not used for living) 5.1 None [] Go to Part 6 Basement	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
5.2	Security	P				03/12/2012
5.3	Electrical Hazards	P				03/12/2012
5.5	Windows	P				03/12/2012
5.6	Walls	P				03/12/2012
5.7	Stairs & Rails	P				03/12/2012
5.8	Smoke Detector	P				03/12/2012
Item No.	Building Exteriors	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
6.1	Condition of Foundation	P				03/12/2012
6.2	Condition of Stairs, Rails, and Porches	P				03/12/2012
6.3	Condition of Roof/Gutters	P				03/12/2012
6.4	Condition of Exterior Surfaces	P				03/12/2012
6.5	Condition of Chimney	P				03/12/2012
6.8	Porches	P				03/12/2012
6.9	Defective Paint	P				03/12/2012
Item No.	Heating / Plumbing	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
7.4	Water Heater	P				03/12/2012
7.5	Approvable Water Supply	P				03/12/2012
7.7	Sewer Connection	P				03/12/2012
7.8	Air-Conditioner	P				03/12/2012
7.9	Heating System	P				03/12/2012
7.10	Faucets	P				03/12/2012
Item No.	General Items	Yes Pass	No Fail	In-Conc.	Comments	Approval Date
8.1	Access to Unit	P				03/12/2012
8.2	Fire Exits	P				03/12/2012
8.3	Evidence of Infestation		F		Owner Responsibility : : Presence of infestation by rodents (ie. mice, rats)	03/12/2012
8.4	Garbage and Debris	P				03/12/2012
8.5	Refuse Disposal	P				03/12/2012
8.6	Interior Stairs and Common Halls	P				03/12/2012
8.8	Elevators	P				03/12/2012
8.9	Interior Air Quality	P				03/12/2012
8.10	Site and Neighborhood Conditions	P				03/12/2012
8.11	Lead-Based Paint: Owner's Certification	P				03/12/2012
8.12	Common Walls	P				03/12/2012
8.13	City Rental License	P				03/12/2012
8.14	Sprinkler System	P				03/12/2012

If the owner is required to correct any lead-based paint hazards at the property including deteriorated paint or other hazards identified by a visual assessor, or certified lead-based paint inspector, the PHA must obtain certification that the work has been done in accordance with all applicable requirements of 24 CFR Part 35. The Lead-Based Paint Owner Certification must be received by the PHA before the execution of the HAP contract or within the time period stated by the PHA in the owner HQS violation notice. Receipt of the completed and signed Lead-Based Paint Owner Certification signifies that all HQS lead-based paint requirements have been met and no re-inspection by the HQS inspector is required.

C. Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and HA may wish to take them into consideration in decisions about renting the unit and the reasonableness of the rent. Check/list any positive features found in relation to the unit.

1. Living Room

- High quality floors or wall coverings
- Working fireplace or stove
- Balcony, patio, deck, porch
- Special windows or doors
- Exceptional size relative to needs of family
- Other: (Specify)

2. Kitchen

- Dishwasher
- Separate freezer
- Garbage disposal
- Eating counter/breakfast nook
- Pantry or abundant shelving or cabinets
- Double oven/self cleaning oven, microwave
- Double sink
- High quality cabinets
- Abundant counter-top space
- Modern appliance(s)
- Exceptional size relative to needs of family
- Other: (Specify)

3. Other Rooms Used for Living

- High quality floors or wall coverings
- Working fireplace or stove
- Balcony, patio, deck, porch
- Special windows or doors
- Exceptional size relative to needs of family
- Other: (Specify)

4. Bath

- Special feature shower head
- Built-in heat lamp
- Large mirrors
- Glass door on shower/tub
- Separate dressing room
- Double sink or special lavatory
- Exceptional size relative to needs of family
- Other: (Specify)

5. Overall Characteristics

- Storm windows and doors
- Other forms of weatherization (e.g., insulation, weather stripping)
- Screen doors or windows
- Good upkeep of grounds (i.e., site cleanliness, landscaping, condition of lawn)
- Garage or parking facilities
- Driveway
- Large yard
- Good maintenance of building exterior
- Other: (Specify)

6. Disabled Accessibility

Unit is accessible to a particular disability. Yes No
 Disability _____

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked?
2. How many people currently live in unit?
3. How much money do you pay to the owner/agent for rent?
4. Do you pay for anything else?
5. Who owns the range and refrigerator?(insert O=Owner or T=Tenant)
6. Is there anything else you want to tell us? (specify)

Yes No

Range _____ Refrigerator _____ Microwave _____

Yes No

E. Inspection Summary/Comments (Optional)

Provide a summary description of each item which resulted in a rating of "Fail" or "Pass with Comments"

Tenant ID Number [REDACTED]	Inspector MIREE COLLETTE	Date of Inspection (mm/dd/yyyy) 03/12/2012	Address of Inspected Unit [REDACTED] PT 1 Washington DC 20032 1 County: 8
Type of Inspection	[Mold Inspection]	<input type="checkbox"/> Initial	<input checked="" type="checkbox"/> Special <input type="checkbox"/> Reinspection

Item Number Reason for "Fail" or "Pass with Comments" Rating

3/12/2012 Conducted complaint inspection regarding mold. Unit had previously flooded. Evidence of mold like substance located on livingroom carpet and baseboard. Cited additional owner non emergency violations. Inspector C. Miree