

The City of Yakima

Office of Neighborhood Development Services 2019 Consolidated Annual Performance Evaluation Report



For further information, contact:

The Office of Neighborhood Development Services 112 S. Eighth Street Yakima, WA 98901

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Yakima continues to receive both Community Development Block Group (CDBG) funds and HOME Investment funds from HUD.

The City continues to use the bulk of its CDBG funding to address "Single Family Rehabilitation" in the form of a "Senior/Disabled Emergency Repair Program" that assists qualified low to moderate income Senior and/or Disabled homeowners with emergency type repairs. These repairs include no heat, no power, no hot water, leaking pipes, leaking roof or other such emergency repairs. The Single Family Rehabilitation program also includes an Exterior Paint Program and a Wheel Chair Ramp program as funding and demand allow.

CDBG funds also assist three eligible activities in the Public Service category of National Objectives. The first is a funding of public service programs administered through the Henry Beauchamp Community Center for low to moderate income citizens. The second was a funding of another public service program administered through the Yakima Police Activities League (YPAL) for low to moderate income citizens. The third eligible activity is an emergency heating program that assists low to moderate income Senior/Disabled homeowners with a "Gap" heating asisstance payment that brings them current with their heating bill in order to enable them to qualify for the local "LIHEP" program as administered through Opportunities Industrial Center of Washington (OIC).

CDBG funds were also used to support eligible activity of Code Compliance in order to enable the Yakima Code Department to further assist low to moderate income areas with the continued clean up efforts associated with Code Compliance through assisting the payroll of staff.

The HOME Investment funds continues to support local Community Housing Development Organizations (CHDO) such as Habitat for Humanity and Next Step Housing as well as other certified organizations, in purchasing vacant lots and constructing either Single Family dwellings or Multifamily dwellings. The Single family dwellings are then sold to qualified low to moderate income first time homebuyers, while the rental units in the Multi-family residential units are tracked for a set affordability period, inspected regularly and required to be rented to qualified low to moderate income individuals or families.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administrative HOME costs	Affordable Housing	HOME: \$	Other	Other	0	1		1	1	100.00%
Code Compliance	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		200	0	0.00%
Community Development Block Grant Administration		CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%

Community Housing Development Organization	Affordable Housing	CDBG: \$97324 / HOME: \$	Rental units constructed	Household Housing Unit	0	0	8	0	0.00%
Community Housing Development Organization	Affordable Housing	CDBG: \$97324 / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	2	2	2	100.00%
First Time Homeownership Program	Affordable Housing	CDBG: \$10000 / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0	2	0	0.00%
New Construction	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	0	0	8	0	0.00%
New Construction	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	0	1	0	1	
New Construction	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0		2	2	100.00%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1	0	1	

Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1786	10000	1786	17.86%
Single Familiy Rehabilitation Program	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	74	90	74	82.22%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Yakima assisted 74 low to moderate income Senior/Disabled homeowners with Emergency Repairs to their homes. This program assists elderly and or disabled homeowners to remain in their home as long as possible by making emergency repairs that might otherwise displace these citizens from their homes. The Wheel Chair ramp program as part of the Single Family Rehabilitation program also provides much needed "Accesibility" for Senior/Disabled homeowners through the use of CDBG funds.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	73	3
Black or African American	0	0
Asian	1	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	74	3
Hispanic	22	3
Not Hispanic	52	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The CDBG Single Family Rehabilitation program assisted 74 families with an average of \$4,925.90 spent per household with an average monthly income of \$1,911.03 per household.

The HOME program partnered with Habitat for Humanity in assisting two families achieve the American Dream of becoming homeowners. The HOME program also assisted in rehabilitation of a multi-family rental unit to meet ADA standards for accessibility of a low income family.

CR-15 - Resources and Investments 91.520(a)

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,069,340	1,023,449
HOME	public - federal	2,840,591	1,029,734

Identify the resources made available

Table 3 - Resources Made Available

Narrative

The City of Yakima does not limit either CDBG or HOME Investment funds to any limited target area, but uses these funds to the best of it's ability to assist any and all low to moderate income applicants that qualify within the programs funded within the entire City Limits of Yakima.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY OF			100% of the allocation was spent within the
ΥΑΚΙΜΑ	100	100	geographic location(Yakima City Limits)

Table 4 – Identify the geographic distribution and location of investments

Narrative

The city of Yakima does not limit either CDBG or HOME Investment funds to any limited target area, but uses these funds to the best of it's ability to assist any and all low to moderate income applicants that qualify within the programs funded within the entire City Limits of Yakima.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG funds are leveraged with partnerships with non-profits such as OIC of Washington in the continued operation of the Henry Beauchamp Center (formerly known as the South East Community Center) to provide community service programs to low and moderate income citizens.

HOME Investment funds are used in partnership with local Community Housing Development Organizations (CHDO)such as Habitat for Humanity, Next Step Housing and Catholic Charities Housing to construct affordable housing units for low to moderate income qualified renters and/or qualified first time homebuyers.

Fiscal Year Summary – HOME Match						
1. Excess match from prior Federal fiscal year	15,810,278					
2. Match contributed during current Federal fiscal year	33,310					
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	15,843,588					
4. Match liability for current Federal fiscal year	0					
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	15,843,588					

 Table 5 – Fiscal Year Summary - HOME Match Report

	Match Contribution for the Federal Fiscal Year									
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match		
Volunteer										
Hours	12/31/2019	0	0	0	0	33,310	0	33,310		

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the	Program Income – Enter the program amounts for the reporting period								
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$					
631,681	153,729	214,014	0	571,397					

Table 7 – Program Income

	Total		Minority Busin	ess Enterprises		White Non-
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Contracts		1				L
Dollar						
Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts	5					
Number	0	0	0	0	0	0
Dollar						
Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar						
Amount	0	0	0			
Number	0	0	0			
Sub-Contracts	5					
Number	0	0	0			
Dollar						
Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

•	Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted							
	Total		Minority Property Owners White					
		Alaskan Native or American Indian	Native or Pacific Hispanic . American Islander					
Number	0	0	0	0	0	0		
Dollar								
Amount	0	0	0	0	0	0		

Table 9 – Minority Owners of Rental Property

Relocation and I			•			•	• •	he cost of
relocation paym	ents, the	e number	of parc	els acquire	ed, ar	nd the cost of a	cquisition	
Parcels Acquired	k			0		0		
Businesses Displ	laced			0		0		
Nonprofit Organ	nizations							
Displaced			0			0		
Households Tem	eholds Temporarily							
Relocated, not D	Relocated, not Displaced			0		0		
Households	Total			Minority P	rope	rty Enterprises		White Non-
Displaced		Alas	kan	Asian o	or	Black Non-	Hispanic	Hispanic
		Nativ	Native or Pacific		2	Hispanic		
		American		Islande	er			
		Indi	ian					

Table 10 – Relocation and Real Property Acquisition

Cost

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be		
provided affordable housing units	5	0
Number of Non-Homeless households to be		
provided affordable housing units	115	77
Number of Special-Needs households to be		
provided affordable housing units	10	0
Total	130	77

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through		
Rental Assistance	0	0
Number of households supported through		
The Production of New Units	40	2
Number of households supported through		
Rehab of Existing Units	90	75
Number of households supported through		
Acquisition of Existing Units	0	0
Total	130	77

 Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Problems encountered in meeting goals are the rising costs of construction and the reporting requirements not only mandated by HUD but local and state offices.

Goals are set with the lack of knowledge by entitlements as to availability of future funding in both the Five Year Consolidated Plan and individual Annual Action Plans. With the rising rehabilitiaton costs and dwindelling entitlement amounts the City is longer able to assist 100+ families as you can see this

reporting period we assisted 76 families with our Single familiy Rehabilitation program. The City continues to address affordable housing with local partners and completed construction of two Single Family homes with our local qualified CHDO.

Discuss how these outcomes will impact future annual action plans.

The limited amount of CDBG and dwindling amount of HOME Investment funds does not keep up with the escalating need associated with keeping a growing population of Senior/Disabled homeowners that continue to seek much needed emergency home repairs. Thus not only is the need growing for such services but the increasing cost of labor and material continues to out pace the allocations of both CDBG and HOME funds.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	17	2
Low-income	29	1
Moderate-income	28	0
Total	74	3

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As in the past, the City of Yakima continues to struggle with increasing costs of living, construction and labor costs while our entitlement funds fail to keep pace. The city continues to us the majority of it's limited CDBG funds in assisting low to moderate income Senior/Disabled homeowners with emergency repairs in order to keep them in their homes and thus keeping this fragile populace from becoming displaced and adding to the Homeless situation. The City of Yakima continues to work with the local Continuem of Care in assessing the mumbers and needs of the unsheltered homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Yakima continues to work with the local Continuem of Care, Neighborhood Health and Transform Yakima in providing temporary emergency shelters to assist the homeless through severe weather conditions as well as transitional and more permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City continues to work with local community partners to assist in Multi-Family unit projects. Such as the new partnership with Next Step Housing to develop and construct the 88 unit complex that will assist with housing and services to homeless families. As well as assisting our local Housing Authority to construct a 41 unit Multi-Family project that will assist homeless veterans.

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City is working with local Community Housing Development Organizations, such as Next Step housing to develop a 88 unit Multi-family complex to assit the homeless and Habitat for Humanity to provided permanent housing for those families who are transitioning from supportive housing to permanent housing, thus providing more availibilyt of homeless housing. The City has also partnered with the Yakima Housing Authority to contruct a 41 unit complex that will house Homeless veterans and their families.

The City is also working with Neighborhood Health Services with transitional housing to serve homeless.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Yakima Housing Authority (YHA) offers affordable housing through a variety of programs. Each program is designed to meet the need of our community.

- Housing for families; YHA offers two housing programs for low income families. The first is the family Housing/Low Rent Program which has a 150 units at scattered sites across Yakima. Rent is determined based on family income.
- The Housing Choice Vouchers-Section 8 program; Eligible families will receive rental assistance and can rent from any landlord that accepts Section 8 vouchers. Unit size and maximum rent limits apply.
- Housing for the Homeless; YHA offers a Section 8 voucher program specifically for Veterans who also qualify as homeless under the Veterans Affairs Supportaive Housing Program (VASH).
- Housing for Farmworkers; YHA owns and manages 173 units throughout Yakima County which are set aside for Farmworkers and their families. Reduced rents and rental assistance may be available.
- Housing for the Elderly; YHA owns and manages a 38 unit apartment building in Yakima for the elderly. In order to qualify for the one-bedroom units, the individual and his or her spouse must be 62 or older.
- Housing for the Disabled; YHA offers a Section 8 Voucher Program specifically for Non-Elderly Disabled Individuals through the NED Voucher Program.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Yakima Housing Authority encourages resident involvement with programs like the Resident Advisory Board (RAB). The (RAB) provides the YHA and residents with a forum for sharing information about the Agency's Annual Plan. RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA. The role of the RAB is to assist the PHA in developing the PHA Plan and making any significant amendment or modification to the Plan. In addition, Yakima Housing Authority is an active participant in crime free rental housin which allows our residents to be a part of the local block watch and we participate every year, inviting residents and local organizations in the National Night Out.

The YHA also participates in the Yakima County Asset Building coalition and they are establishing a partnership with YV-CAN for the Union Gap and Yakima area. YHA also works with Americorps VISTA Educational Project with the goal of every eligible resident signing up for the college bound scholarship.

YHA also administers the Family Self-Sufficiency (FFS) Program. This program enables families assisted through the HCV program to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

Actions taken to provide assistance to troubled PHAs

The Yakima Housing Authority is not desinated as "Troubled".

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Yakima City Council is an elected body chosen by the citizens of Yakima and as a governing body is able to direct the Yakima City Manager as to manging changes, negative or otherwise concerning public policies that serve as barriers to affordable housing within the cities control concerning land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations and policies affecting the return on residential investment.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Due to the continued limitations of federal entitlements, the ability to take action to address ever growing obstacles to meet the need of underserved citizens continues to grow. The City of Yakima assists its citizens to the best of it's ability as directed by the Yakima City Council as the elected and governing boyd representing the citizens of Yakima through the programs described throughout this document. The Cities Annual Action Plan and Five Year Consolidated Plan as approved by HUD.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Office of Neighborhood Development Services addresses Lead-Based paint hazards as required and oulined by HUD within it's individual programs.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to strive to increase it's Economic Development avenues to increase available local jobs that pay reasonable living wages. The City continues to seek to establish new businesses as well as commercial manufacturing and agricultural opportunities to broaden the employment avenues available to its poverty-level families.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Institutional structure is expanded as needed and as funding allows.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City continues to partner with both public and private housing agencies, such as Yakima Valley Habitat for Humanity, The Yakima Catholic Diocese Housing Services, Next Step Housing and the local Yakima Housing Authority to address affordable housing issues within the city limits of Yakima. The city also communicates with a large variety of social service agencies through seval committees in which both a City Council member and/or staff attend.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Any impediments identified by the City of Yakima are addressed on an idividual basis and then addressed by either the individual city department with the expertise to do so, or assigned by the Yakima City Manager as directed by the elected governing body, the Yakima City Council.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Yakima's Office of Neighborhood Development Services is regularly monitored by both Region 10 HUD monitors and the Washington State Auditors Office as to program compliance and comprehensive planning requirements per mandated Federal HUD regulations. Both of these monitoring reports are available through HUD and the Washington State Auditors office through the "Public Disclosure Act".

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As outlined in the City of Yakima's adopted "Citizen Participation Plan", a Fifteen day written comment period is conducted as advertised in both the Yakima Herald newspaper and the El Sol newspaper, along with two public meetings which are advertised at least 15 days prior to the scheduled meetings. Those meetings are held before the Yakima City Council and held in order to provide the public the opportunity to comment on the Consolidated Annual Performance Evaluation Report, as mandated by HUD. The City also posts the CAPER on the city's website so that it can be easily downloaded and reviewed.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There are no program changes in the reporting year of 2019.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Maple Leaf had one HOME assisted unit inspected with no deficiencies listed. The affordability period for Maple Leaf is 2019 through 2023 with inspections scheduled every two (2) years. The 1 HOME monitored unit was inspected on June 12, 2019.

Rose of Mary located at 5301 Tieton Drive, had nine HOME assisted units inspected with no deficiencies listed. The affordability period for Rose of Mary is 2009 through 2027 with inspections scheduled every two (2) years. The 9 HOME monitored units where inspected on July 9, 2019.

Pioneer Plaza scattered locations had ten HOME assisted units inspected with no deficiencies listed. The affordability period for Pioneer Plaza is 2017 through 2032 with inspections scheduled every two (2) years. The 10 HOME monitored units where inspected on July 7, 2019.

- 408,410 & 412 E. Spruce
- 902,904 & 906 E. Beech
- 1115,1117,1119 & 1121 Pleasant Ave
- 1314 & 1316 S. 12th Avenue
- 1408,1410,1412 & 1414 Willow Street
- 507 & 509 N. 6th Avenue
- 510 & 512 Cherry Avenue

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The following actions are taken by the City of Yakima Office of Neighborhood Development Services to evaluate the success of its Affirmative Fair Housing Marketing Policy and that of it's Grantees:

- ONDS assesses the results of it's affirmative Fair Housing Marketing Plan annually with a summary of "Good Faith Efforts" taken by its Grantees in the CAPER.
- ONDS assesses the information compiled in the manner described under Section V and SEction VII above and evaluates the degree to which statutory and policy objectives were met. If the required steps were taken, the office of Neighborhood Development Services will determine

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Attachment

HOME Match Report

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3. Name 3. Name of Clusted Lynnen completing trip report 7. Stele 8. Zie Cade VWA 8. Zie Cade 90501 4. Contract Phrene Number (trotted area cuts) 509-575.6101 509-575.6101 year (see Part III.3.) \$ year (line 1 + line 2) \$ al year (line 3 minus line 4) \$	1. Project No. or Other ID	2. Date of Contribution		4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	8. Required	7. Site Preparation, Construction Materials, Donated labor	8, Bond Financing	S. Total Match
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Status S. Zu Custa S. Zu Custa S. Zu Custa S. Support Support Support Su									

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	1. Project Na. or Other ID
	2. Date of Contribution (mmMd/yyyy)
	(non-Federal sources)
	4. Foregune Taxes. Fees, Charges
	5. Appreised Land / Real Property
	6. Required Infrastructure
	3, Site Preparation, Construction Materials, Donaled labor
	8. Bond Financing
	9. Total Match

CAPER

Public reporting burden for this collection of information is estimated to average 45 minutes 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 sparse, and a person is not required to respond to, a collection of information unless that collection displays a valid CMB control number.

The HOME statute impasss a significant number of data collection and reporting requirements. This includes information on assilted properties, on the switcers or tanants of the properties, and on othe programmatic areas. The information will be used. This is assist HOME statute imparation for a static properties, and an other development of the properties areas and expenditure development. The information will be used. The statute in managing their programs 20 to track area formance of participant in intelling fund commitment and expenditure development. The promet HUD to determine whether nach participant meets the HOME statutory according and attornability equirements; and 4 to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is sufforized under filter to the Crention-Genzalez National Affordable Housing Act or related nutrines. Access to Federal grant funds is contrigend on the reporting of serial programs and activities and a long and attract and activities and activities and an activities and finance with other intervals. Access to Federal grant funds is contributed under filter to the Crentice Container National Affordable Housing Act or related nutrines. Access to Federal grant funds is contributed and activities and activities and formation collected will be reach by the receivers of the essistance. Information on activities and formation collected will be instituted with the properties of the essistance. expenditures of grant tunds is public information and is generally available for disclosure. Recipients are responsible for an suring confidentiality when public disclosure is not required

Instructions for the HOME Match Report

Applicability

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during the reporting period (between October 1 and Sep excess match that is carried over to subsequent years. The Match Report if it wishes. The match would count as (October 1, 1992). A jurisdiction not required to submit tember 30) match reported on this form must have been contributed this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME tions as of the beginning of Federal Fiscal Year 1993 ing Jurisdiction (PI) may start counting match contribuincurred a match hability. Match liability occurs when FY must be filled out by every participating jurisdiction that The HOME Match Report is part of the HOME APR and from the U.S. Treasury for HOME projects. A Participat-1993 funds (or subsequent year funds) are drawn down 4

Timing:

Field Office. One copy is sent to the or before December 31. The original is sent to the HUD This form is to be submitted as part of the HOME APR on

Washington, D.C. 20410 Room 7176, HUD, 451 7th Street, S.W. Office of Alfordable Housing Programs, CGHP

The participating jurisdiction also keeps a copy

Instructions for Part II:

- 1. Excess match from prior Federal fiscal year: Excess match carried over from prior Federal fiscal year.
- N Match contributed during current Federal fiscal year: The total amount of match contributions for all projects listed under Part III in column 9 for the

Federal fiscal year

- for the Federal fiscal year (Part II, line 2). This sum is the total match available match contribution for the current Federal fiscal year year: The sum of excess match carried over from the Total match available for current Federal fiscal prior Federal fiscal year (Part II. line 1) and the total 3
- income (must be less than 75% of the national average 8 Disaster Relief and Emergency Act poverty rate to qualify for a reduction) and per capita greater than 125% of the average national family distress," or else a full reduction (100%) of match if it of two statutory distress criteria, indicating "fisca declared a disaster area under the Robert T. Stafford addition, a jurisdiction can get a full reduction if it is The two criteria are poverty rate (must be equal to or meets both oriteria, indicating "severe fiscal distress," project does not go forward. A jurisdiction is allowed assistance loans do not have to be matched if the capacity building do not have to be matched. Funds tive costs, CHDO operating expenses, and CHDO (see Part II line 5). Funds drawn down for administra Match liability for current Pederal fiscal year: The drawn down for CHDO seed money and/or technical and used to meet match liability for subsequent years Federal fiscal year. Excess match may be carried over amount drawn down for HOME projects during the The amount of match required equals 25% of the funds drawn from the U.S. Treasury for HOME projects must be provided is based on the amount of HOME provided in the current year. The amount of match that is provided periodically to PJs. The match must be amount of match liability is available from HUD and get a partial reduction (50%) of match if it meets one
 - match may be carried over and applied to future HOME the current Federal fiscal year (Part II, Jine 4), Excess Excess match carried over to next Federal fisca project match liability. fiscal year (Part II. Ine 3) minus the match liability for year: The total match available for the current Federal

Instructions for Part III:

93.03.NON, etc atfordable housing. Project No. or Other ID: "Project number" is as program income, and "NON" for non-HOME-assisted project using shortfall funds, "P1" for projects using least one of the following abbreviations: Treasury-funded project of the fascal year), and then at by a number (starting from "01" for the first nonfollows: the fiscal year (last two digits only), followed Treasury funds, it must be identified with "other ID" as project setup call. These projects involve at least some signed by the C/MI System when the PJ makes a Treasury funds. If the HOME project does not involve Example: 93.01.SF 93.02.PL "SF" for

PJ's first year of eligibility. [§92.102 participation threshold requirement applies only in the the amount of HOME funds allocated to the PJ; the the difference between the participation threshold and Shortfall funds are non-HOME funds used to make up

any return on the investment of HOME funds. This Program income (also called "repayment income") is account to be used for HOME projects. [§92.503(b)] income must be deposited in the jurisdiction's HOME

page 3 of 4 pages

form HUD-40107-A (12/94)

Non-HOME-assisted affordable bousing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program defluitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]

S)

2. Date of Contribution: Enter the date of contribution, Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.

3

relating to the portion of a mixed-income or mixed-use §92.219(c)] project not related to the affordable housing units increases in operating costs, operating subsidies, or costs placements, a project reserve account for unanticipated date eligible tenants, a project reserve account for reused to remove and relocate ECHO units to accommoing non-eligible costs; the value of non-Federal funds operating expenses) or under §92.209, or for the follow under §92.206 (except administrative costs and CHDC can count as match if it is used for eligible costs defined account. [§92.220(a)(1)] In addition, a cash contribution eligible when the learns not repayable to the PJ's HOME chuities (State/local governments), private entities, and Cash: Cash contributions from non-Federal resources least of a helow-market interest rate loan to the project is individuals can make contributions. be used for HOME projects. The PJ, non-Federal public tribution must be deposited in the PJ's HOME account to ment, interest, or other return on investment of the conjurisdiction provides to a project. Therefore all repay-HOME Program regardless of the form of investment the This means the funds are contributed permanently to the The grant equiva-

00

Foregone Taxes, Fees, Charges: Taxes, fees, and charge that are normally and customarily charged but have beer waived, foregone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credus for low-income housing development. The amount of real estate taxes may be based on the

4

post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted eash value. [§92.220(n)(2)]

- Appraised Land/Real Property: The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiset. [§92.220(a)(3)]
- Required Infrastructure: The cost of investment, not made with Federal resources, in on-site and off-site 2 infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed an earlier than 12 months before HOME 3 funds were committed. [§92.220(a)(4)]

-1

- housing. The value of site-preparation and construcand construction materials, not acquired with Federal ing Availability (NOFA) for the HOME Program rate") to be published annually in the Notice Of Fund voluntary labor is determined by a single rate ("labor PJ's cost estimate procedures. The value of donated or tion materials is determined in accordance with the §92.354(b)) in connection with the site-preparation Site preparation, Construction materials, Donated [§92.220(6)] for, or construction or rehabilitation of, alfordable resources, and any donated or voluntary tabor (see labor: The reasonable value of any site-preparation -1 o, UI.
- Bond Financing: Multifamily and single-lamily project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a lean from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PT's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for hunds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding

bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.

Total Match: Total of items 3 through 8. This is the total match contribution for each project identified in item 1.

\$

Ineligible forms of match include:

- Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
- Interest rate subsidy attributable to the Federal taxexemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
- Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
- 4. Sweat equity [§92.220(b)(4)]
- Contributions from applicants/recipients of HOME assistance [§92.220(h)(5)]
- Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92 220(a)(2)]
- Administrative costs

page 4 of 4 pages

form HUD-40107-A (12/94)

LOAN IDIS # NAME ADDRESS DATE PRICE DESCRIP LOAN Volunteers 53 8 2019 Match Accrued Carry Forward TOTAL Match Liability 2019 New Carry Forward FUNDS \$0 S EXPENDED SO SO REQUIRED \$33,310 \$15,810,278 \$15,843,588 \$0 \$15,843,588 \$33,310 \$ 8

FINAL Jan - Dec 2019 Home Match Report Data

Volunteer Job 1013 Pleasant Ave, Perry Tech

1013 Pleasant Ave, Perry

Construction Volunteers

(/lightning/r/701/00000

Construction Job

010dc5AAA/view)

C America/Los_Angeles

Number of

Volunteers.

of Volun-

teers Shit

Completed

Hours

Job URL

544 pond.

Number of 0 19

Shifts

0

0

Link

(http://eww.yakimahabitat.

org/volunteer-listings?

Number of 0 1,648.00

Details

Tech

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6dit. Delete. Clone

Activity

Filters: All time - All activities - All types 🛛 🍷

Refresh - Expand A) -

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All parentRecordId=a050H00000Pgo1NUAR)

V Upcoming & Overdue

No next steps. To get things moving, add a task or set up a meeting.

No past activity. Past moetings and tasks marked as done show up here.

jobid-a050H00000Pgo1N) Descop-First Perry Tech build with Habitat for Humanity. tion List of Students: Mario Bravo, Gil Cordova, Geo Contraras, Robert Coronado, Tim Darnell, Tom Dahl, Mihcael Lynch, Juan Oropeza, Justin Weiker, Willebaldo Perez, Daniel Torres, Pascual Garcia, Cesar Rodriguaz. Instructore: Darin Peters

Location

Related

Voluneer

Job Name

Record

Campaign

Website

Ages Per-mitted

Volunteer

Website

Time Zone

Display on Q

Тура

Location Infor- mation	0		
Location Street	1013 Pleasant Ave		
Location City	Yakima		
Location State/Prov- ince	WA		
Location Zip/Postal Code	98902		
Created By	Malaney Rosen (/lightning/r/005100000 00h(2SAA2/view)	Lest Modi- fied By	e
	, 2/19/2020 4:13 PM		.2

Meloney Rosen (/lightning/r/005i00000 DOnD2SAA2/view) ,2/19/2020 4:36 PM

Volumeer Job 704 N 20th Ave

Related	Details
Volunteer Job Name	704 N 20th Ave
Record Type	Construction Job
Campaign	Construction Volunteers (/lightning/r/701i00000 010dc5AAA/view)
Display on Website	0;
Ages Per- mitled	16 ā up
Volunteer Wohsite Time Zone	America/Los_Angeles
Descrip- tion	Building new house
V Locatio	n S
Location Infor- mation	 https://www.google.com /maos/pilsce/708+N+20 tht-Avg.+Yakims, +WA-9 5902/wa6.6(92838, 12 5382546, 17/datas/ 3m1/4b1/am5/3m4i 1s/b.549948021230dfcd 2s/3294e8b7abacf777i 8m2/3d46.6092838/4d- 120.538548, 37/datas/ 2015-4vs.+Yakima, +WA +99502/1946.6092838- 120.538548, 37/datas/ 1s/b.54994802129ddfcd 2s/35446377/29ddfca 2s/55994802129ddfca 2s/55966611
Location Street	704 N 20th Ave
Location City	Yakima
Location State/Prov- ince	WA
location Sp/Postal Code	98902
Created By	

Number of 20 Shifts Number of © 255 a of Volumteers SHI Voeddd

Number of **0** 1,464.95 Completed Hours

Job URL

Link (http://www.yakimahabitas, org/volunteeclistings2 jabid=a050H0000000(119P) Edi; Delete Gone 💌

Activity

Fiters: All time - All activities - All types 🏻 🍟

Refresh - Expand All -

View(/runcime_sales_activities/activity/SewAll.app?

All perentRecordId=a0S0H000000U19PUAT)

✓ Upcoming & Overdue

No next steps. To get things moving, add a task or set up a meeting.

No past activity. Past meetings and basic marked as done show up harg.

Less 4 Volunteers RE: Instructors for OIC should not be included in Volunteer #5

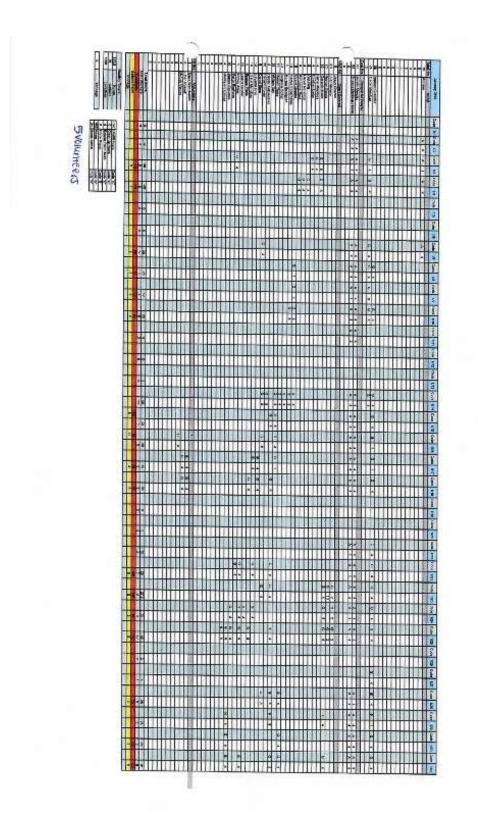
Last Modified By Meloney Rosen (/liehtnine/r/C05i00000)

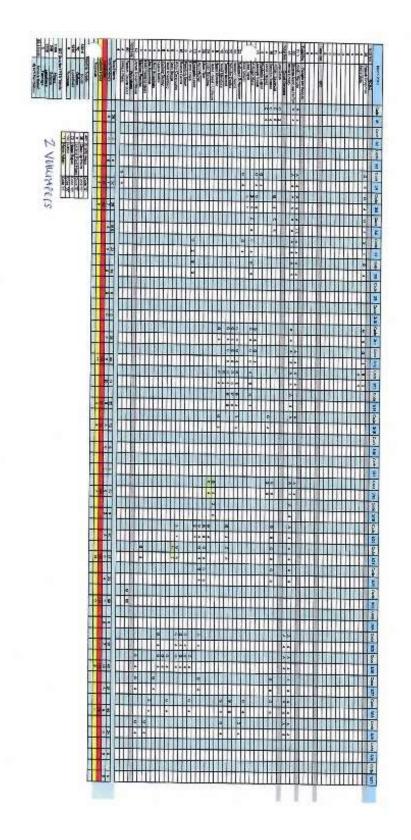
M	onthly Totals
99.6	Hours
80.5	Gallons
1817	Locations
0	Tonnage

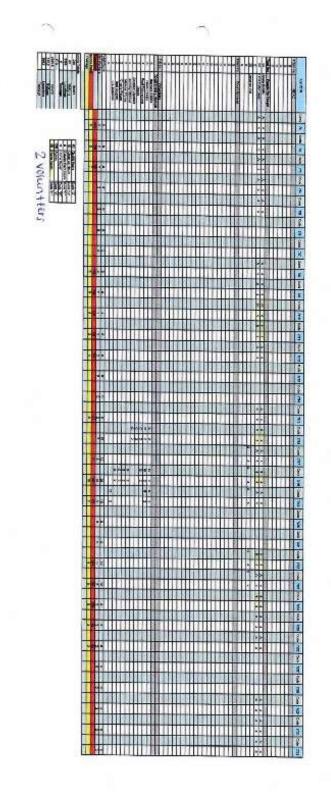
518.5	Quarter Totals
and the second second	Hours
187	Galions
8995	Locations
0	Tonnage

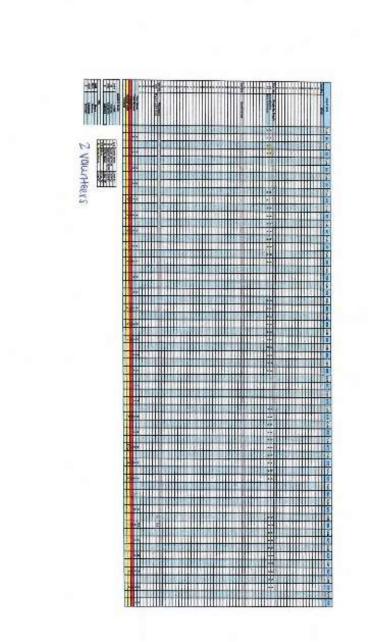
	YTD 2019
3760.6	Hours
800	Gallons
18427	Locations
0	Tonnage
1716	Grafitti Hours
226.5	Cleanup Hours
0	Exterior Paint Hrs
86	Home Repair
1757.5	Admin
219	Home Admin

15.5	Grafitti Hours	Code "G"
0	Clean Up Hours	Code "C"
0	Exterior Paint Hours	Code "E"
0	Home Repair	Code 'R'
76	Admin.	Code "A"
8	Home Admin	Code "H"

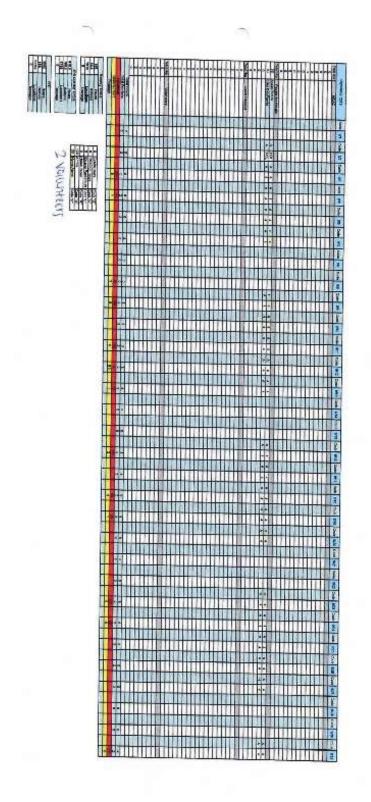


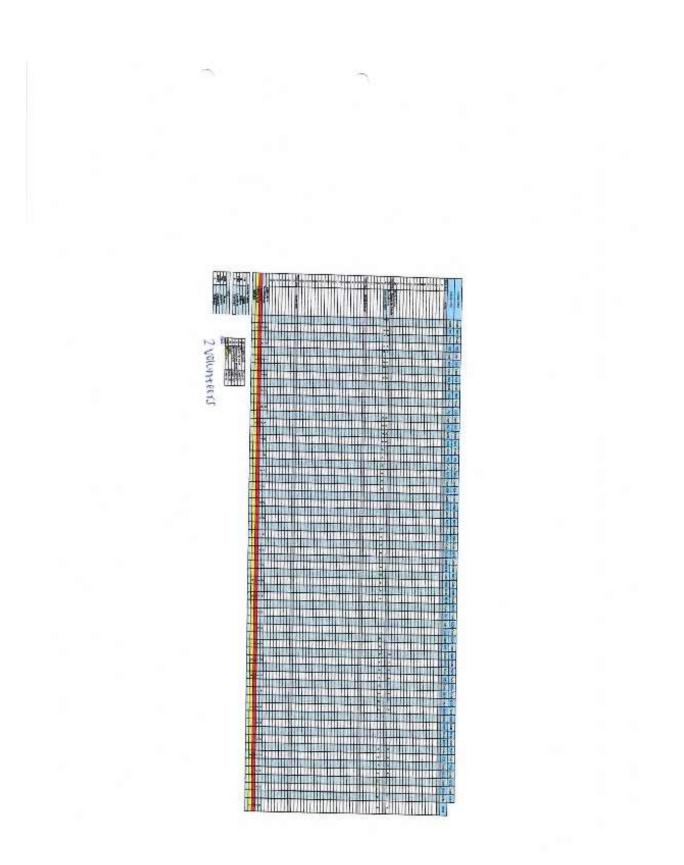


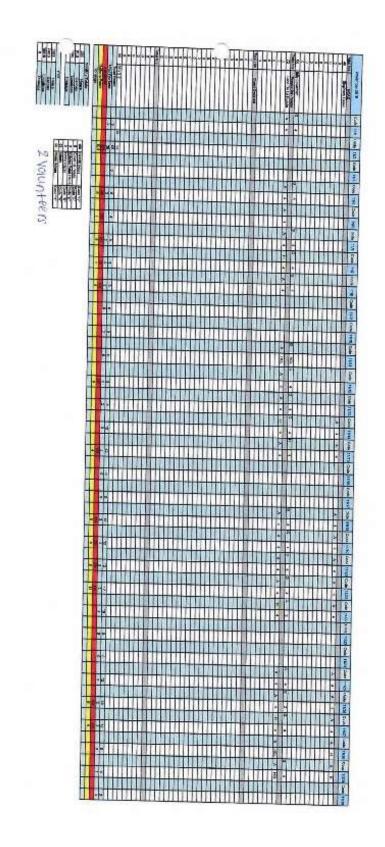


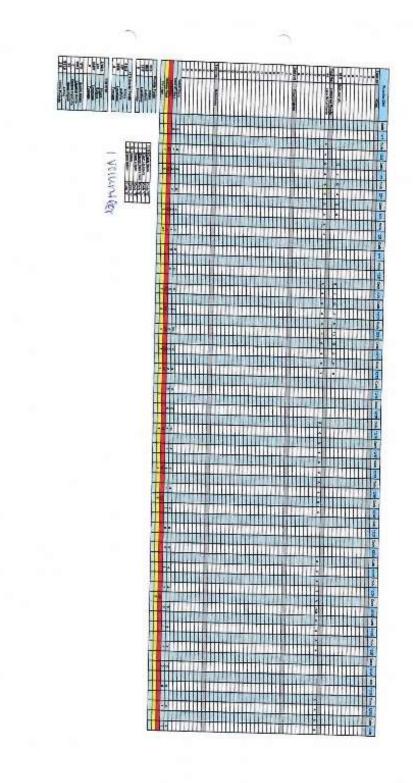


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Office of Neighborhood Development Services HOME Assisted Rental Projects	
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rhood D sisted R(2019	evelopment Ser ental Projects	
	rhood D sisted R	2019

Owner	Project Address	No. of Units	HOME Funds & Affordability Period	Start Date/ Reporting Period	Inspections Requested	End of Afforda bility Period	Comments
Rose of Mary '06 Files	5301 Tieton Drive	40-total 9 monitored	\$400,000 / 20 Years	2009 Jan- Dec	Every 2 years 2011 2012 2013 2013 2019 2025 2015 2021 2027	2027	
Triumph Treatment (Riel House) '01 Files	600 Superior Lane	1 monitored	1 monitored \$50,000 / 20 Years	2001 Apr-Mar		2021	
YWCA '08 Files	818 W. Yakima Avc.	16- total 2 monitored	\$200,000/ 15 Years	2008 Apr-Mar	Every 2 years 2012 2014 2014 2020 2016 2022	2023	See attached contract for utility allowance exempt
Next Step Housing Pear Tree Place '07 Files	Power House Road	26 total 5 monitored	\$200,000 / 20 Years	2007 Oct-Sept	Every 2 Years 2011 2018 2024 2013 2020 2026 2015 2022 2027	2027	15' inspect was done in 16' change rea'd sched
Catholic Charities Housing Services	1423 Karr Ave	1 monitored	S71,344/ 20 Years	2016 Nov-Dec	Every 2 Years 2018 2024 2030 2020 2026 2032 2022 2028 2034 2036	2036	
Pioneer Plaza (Yakima Housing Authority)		10 monitored	\$450,000/15 years	2017 Jan-Dec	Every 2 Ycars 2019 2025 2031 2021 2027 2032 2023 2029	2032	See file various addresses
Spokane Housing Ventures (Maplecaf)	1205 N, 2 nd St	1 monitored	\$5,000/5 years		Every 2 Years 2019 2021 2023	2023	

HOME Monitoring Report

Inspections are done according to year ex: Every 2-3 years (I will go out and do the inspections when needed)
1. Call and set-up appointment
2. Send letter confirming appointment
3. Go to appointment to do inspection and/or monitors



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Flighth Street Yakima, Washington 98901 Phone (509) 575-6101 * Pax (509) 575-6176

Inspection Date: 7/9/2019	
Time: 2:00 PM Realtor: Sylvia	
Phote:	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER:

Apartment #: 110, 113, 209, 210, 211, 307, 309, 310 & 315 (1 Bedroom)_

PROPERTY ADDRESS: 5401 W. Walnut, Rose of Mary

PROPERTY AGE: __11 Years

SECTION ONE:		TATE	COMMENTS
BUILDING EXTERIOR	PASS	PAR	COMMENTS
1.Condition of foundation	X		
2.Candition of roof	X	-	
3. Condition of stairs, rails, & porches	X	-	
 Condition of exterior surfaces (siding, soffit, etc) 	x		
5.Condition of chimney	N/A		
6.Condition of print	1.20		
 emeking, scaling, or poeling 	rix		
 b) chipping or loose 	LIX.	-	
c) adequately treated or covered	CX		

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1.Heating equipment	X	to others	
2 Ventilation/Cooling	X		
3.Water heater	X		
4.Rough plumbing	X	-	
5.Sewer	X		
6.Electrical service/Wiring	X	1	
7.Smoke Detectors	X		

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1.Floor condition	X		
2. Window condition	X		
3 Door condition	X		
4. Electrical fixtures	X		
5.Ceiling condition	X		
5.Wall condition	X		
7.Condition of paint:	X		
 a) cracking, scaling, or peeling 	CX	п	
 b) chipping or loose 	CX	0	
 adequately treated or covered 	58	0	

KITCHEN	PASS	FAIL	COMMENTS
1.Floor condition	x	100000	Sal Materia and Sal
2.Window condition	X		
3.Door condition	X		
4. Electrical fixtures	X		
5.Sink condition	X		
6.Cabinet/Countertop conditions	X		
7.Ceiling condition	X	-	
8. Wall condition	X		
9.Condition of print	X		
 a) cracking, scaling, or pealing 	-33	11	
b) chipping or loose	CX	0	
 adequately treated or covered 	08	0	

SECTION FIVE:	DASH	WAT.	COMMENTS
BATHROOM		FAID	Comments and
1.Floor condition	X	-	
2. Window condition	X		
3 Door condition	X		
4 Electrical fixtures/Ventilation	X	-	
5. Toilet condition	X	-	
6. Wash basin/Laboratory conditions	X	-	-
7. Tub or shower unit condition	X	-	-
7. Ceiling condition	X		
8.Wall condition	X		
9.Condition of paint:		1	
a) cracking, scaling, or peeling,		E .	
b) chipping or loose			1
 adequately treated or covered 	0	α.	

SECTION SIX:

SECTION SIA.	PASS	FAIL	COMMENTS
LAUNDRY ROOM/UTILITY ROOM:	1 moo	C.C.	
L.Floor condition	X		
2. Window condition	X	-	
3.Door condition	X	-	
4.Electrical fixtures/Ventilation	X	-	
5.Ceiling condition	X	-	
6. Wall condition	X	1	
7.Condition of paint:	x		
a) cracking, scaling, or peeling	CX	п	
b) chipping or loose	000		C
c) adequately treated or covered	205	0	

SECTION SEVEN:

SECTION SEVEN;			
BEDROOM NO 1: location	PASS	FAIL	COMMENTS
L.Pleer condition	X	-	
2. Window condition	X		
3.Door condition	X		
4.Electrical flatures	X		
5.Ceiling condition	X		
6.Well condition	X		
7.Condition of psint:	x		
a) cracking, scaling, or peeling	200		0
b) chipping or loose	LUA	0	
c) adoquately treated or covered.	113,	U	

SECTION EIGHT:

BEDROOM NO 2: location N/A	PASS	FAIL	COMMENTS	_
1.Floor condition				
2.Window condition				
3.Dear condition				
4.Rectrical fixtures				_
5.Celling condition				
6.Wall condition				
7.Condition of paint:				-
a) cracking, scaling, or peeling	2	0		
b) chipping or loose		•		
 c) adequately treated or covered 	n -	п		

SECTION NINE:

BEDROOM NO 3: location N/A	PASS	FAIL	COMMENTS
L.Floor condition			
2.Window condition			
3.Door condition			
4.Electrical fixtures			1
5.Ceiling condition			
6. Wall condition			
7.Condition of paint a) crucking, scaling, or peeling b) chipping or loose	2	n 0	
c) adequately treated or covered	5	0	

SECTION TEN:

DENING ROOM OR DINING AREA	PASS	FAIL	COMMENTS	
1.Floor condition	X			

-

2.Window condition	X		
3.Door condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint:	x		
s) cracking, scaling, or pealing	LIX	0	
b) chipping or loose	CIX.	0	
 adequately treated at covered 	CX	0	

SECTION ELEVEN:

OTHER ROOM: location N/A	PASS	FAIL	COMMENTS	_
1.Floor condition				-
2.Window condition		1		-
3.Door condition				_
4.Electrical flatures		2		_
5.Ceiling condition		12		-
6.Wall condition		1		_
 Condition of paint: a) cracking, scaling, or peeling 		e		
b) chipping or loose		0		
c) adsougtely treated or covered		13		

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X	_	
3. Electrical foctures	X		
4.Ceiling condition	X	1.000	
5.Wall condition	X		
6.Condition of paint:	x		
a) cracking, scaling, or peeling	CIX	σ	
b) chipping or loose	TXX.	C.	
 adequately treated or covered 	ETX .	3	

SECTION THIRTEEN:

UNHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS
1.Electrical conditions		1.000	State A Bar State
2.Potentially hazardous features			
3.Condition of paint:			
a) cracking, scaling, or posling,	n	=	
 h) chipping or loose 	п	1	
 adequately treated or covered 	0		

SECTION FOURTEEN:

PASS X	FAIL
the second s	ΓE
	PASS X n next page) 7/9/2019 DA7

OMB Control No: 2506-0117 (exp. 06/30/2018)

-	Failed Visual Assessmen	of Deteriorated Paint:	
ailed Inspection Sec	tion number:		
varuation results:_			
Recommended Repa	rs Using Safe Work Practices:		
Recommended Repa	rs Using Safe Work Practices: Failed Visual Assessmen		
Recommended Reps Failed Inspection Se Evaluation Results:	Failed Visual Assessmen		



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Sarvices 112 South Eighth Street Yakima, Washington 90901 Phone (509) 575-6101 • Fax (509) 575-6176

Inspection Date: 7/10/19	
Time: 0:30 am	
Realtor: Marad/YCHA	
Phone	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 1412 Willow

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	TAU	COMMENTS
1.Condition of foundation	X	EALL	COMMENTS
2.Condition of roof	1 V		
3. Condition of stairs, rails, & porches	A	-	
 Condition of exterior surfaces 	x		
(siding, soffit, etc)			
5. Condition of chimney	N/A	-	
6.Condition of paint:		-	
 a) trzeking, scaling, or peeling 	x	0	
b) chipping or loose	x	c	
 adequately treated or covered 	X		

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
Lifeating equipment	X	1 mills	COMPLETIS
2. Ventilation/Cooling	2	-	
Water heater	1.0	-	
4 Rough plantbing	X	1.	
5.Sewer	X	6	
	X		
6.Electrical service/Wiring	X	-	
7.Smake Detectors	X	-	

SECTION THREE:

LIVING ROOM	PASS	PAH	COMMI
1.Floor condition	V	PAR.	CODIME
2. Window condition	A	-	
3.Door condition	X		
4.Electrical foctores	X	-	
5.Ceiling condition	X	-	
6.Wall condition	X		
7.Condition of paint:	X	_	
a) cracking, seating, or peeting	~		
b) ohipping or loose	x	2	
 adoquately treated or covered 	Ŷ		
	A		

SECTION FOUR:

KITCHEN	PASS	FAT	COMMENTS
1.Flour condition	X	1 mus	COMPLEM15
2. Window condition	and the second se		
3.Door condition	X		
4.Electrical finances	the second se		
5.Sink cosdition	X	_	
6.Cabinet/Countertop conditions	X	_	
7.Ceiling condition	X		
8. Wall condition	X	-	
9.Condition of paint:	X		
 amacking, scaling, or peeling b) chipping or loose adequately treated or covered 	x x	0 0	

OMB Control No: 2506-0117 (exp. 06/30/2018)

SECTION FIVE:

BATHROOM L.Flour condition	PASS	FAIL	COMMENTS
2 Window condition	X		COMPLETA
3.Door condition	X	1	
4.Electrical fistures/Ventilation	X	1	
5 Toilet condition	X		
5. Wash basin/Laboratory conditions	X		
7. Tab or shower unit condition	X		
7. Ceiling condition	X		
. Wall condition	X		
Condition of paint	X		
a) cracking, scaling, or peeling	142	15	
 chipping or loose 	x		
 adequately treated or covered 	X	п	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X		COMMANIS
3.Door condition	N/A	-	
4. Electrical fixtures/Ventilation	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:	X		
a) cracking, scaling, or peeling	×	28 1	
 chipping of Joose 	X	0	
 c) adequately treated or covered 	x	c	

SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL	COMME
a last	X		- Containing
2. Window condition	X		
3.Door condition	A	-	
4.Electrical fixtures	A	-	-
5. Coiling condition	X		-
6. Wall condition	X		
7.Candition of paint:	X		
a) cracking, scaling, or posling	1		
b) chipping or loose	X		
A second product of the second s	X	in l	
 adequately treated or covered 	x		

SECTION EIGHT:

BEDROOM NO 2: location _ Child X2	PASS	FAIL.	COMMENTS
L.Ficor condition	X	- recta	COMPANIA
2. Window condition	x		
3.Door condition		-	
4 Electrical fixtures	X	_	
5.Ceiling condition	X		
6.Wall condition	X		
	X		
7.Condition of paint:			3
 cracking, scaling, or peeling 			
 b) chinning or losses 	X	•	
A completing of these	x		
 c) indequately treated or covered 	x	8	

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS
L.Floor condition	W.	Fun	CODEMINIS
2. Window condition	1		
3.Door condition	X		
4 Electrical focures	X		
5.Ceiling condition	X	-	
	X		
6. Wall condition	V	-	
7.Condition of paint:	^	-	
a) cracking, scaling, or pealing			
b) chipping or loose	x		
 adequately treated or covered 	X		
and damary neares of covered	X	D	

SECTION TEN:

Floor condition	PASS	FAIL	COMMENTS
a new condition	X	0.1000.0	

2. Window experies 3.Deor condition	X		
lectrical flatures	X		
iling condition	X		
/all condition	X		-
ortdition of paint:	X		
cracking, scaling, or peeling objecting or loose adequately treated or covered	x x	g	

OTHER ROOM: location 1 Floor condition	PASS	FAIL	COMMENTS
2. Window condition			
3.Door condition		-	
4.Electrical flatures		_	
5.Ceiling condition			
5. Wall condition		-	
Condition of paint:			
cracking, scaling, or peeling		10	
o) chapping or loose		п 0	
 c) adequately treated or covered 	1.2	12	

SECTION TWELVE:

Floor condition	PASS	FAIL	COMMENTS
Door condition	X		0000000000
Electrical fixtures	X	1	
Celling condition	X		
Wall condition	X		
Condition of paint:	X		
a) oracking, scaling, or peeling b) chipping or loose c) adequately treased or covered	x	с ц	

SECTION THIRTEEN:

UNHABITABLE ROOMS: Electrical conditions	PASS	FAIL	COMMENTS
2. Potentially hazardous features	N/A	5000	
Condition of paint	N/A		
 a) cracking, scaling, or peeling b) chipping or loose 	o	σ	
c) adequately treated or coverad	a	0	
		D	

SECTION FOURTEEN;

SUMMARY OF INSPECTION		PASS	FAIL
(If failed Visual Assessment see Section 15 on next	page)		
INSPECTOR SIGNATURE	7/10/1	9 DAT	
SECTION FIFTEEN:		DAT	B ee
Failed Visual Assessment:		-	-
Failed Inspection Section number:			
Evaluation Results:			
		-	
Recommended Repairs Using Safe Work Practices:			

				 _	
		Failed Vis	ual Assessment:	 	-
Failed Inspection Sect	on number:				
Evaluation Results:					
				 	_
	_				
Recommended Remain	Thing Sec. 117				
repair:	county date w	ork Practices:			
Recommended Repairs	County Date W	ork Practices:			
	Coolig date w	ork Practices:		 	
	ching dale w				
			al Assesament:		
Failed Inspection Section	n nämber:	Feiled Visu			
Failed Inspection Section	n nämber:	Feiled Visu			
Failed Inspection Section	n nämber:	Feiled Visu			
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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yakima, Washington 98901 Phone (509) 575-6101 • Fax (509) 575-6176

	Date: 7/10/19
Time: 9:30	2m
Realtor, M	TREVYCEA
Phone:	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 1410 Willow

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR 1.Condition of foundation	PASS	FAIL	COMMENTS
2 Condition of roof	X	1-2-2	
3 Condition of root	X		
3.Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, ecc)	x		
5.Condition of chinney 6.Condition of paint:	N/A	-	
 a) orscking, scaling, or pasting b) chipping or buse c) adequately treated or covered 	x	000	

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
Literting equipment	X	1000	Same and the
Ventilation/Cooling	X		
3.Water heater	v	-	
4 Rough plumbing	1 ×	-	
5.Sewer		-	
Electrical service/Wiring	X		
7.Smoke Detectors	X		
Contractors	X	1. 1	

SECTION THREE:

LIVING ROOM	PASS	PAIL	COMMENTS
1.Floor condition	V	1.mile	CONTREMIS
2. Window condition			
3.Door condition	A	-	
4. Electrical flatteres	A		
5.Ceilling condition	X	1	
6. Wall condition	X		
7.Condition of peint:	X	-	
a) cracking, scaling, or peeling	x	15-1-1	
b) chippling or loose	94	Ξ.	
c) adequately treated or covered	X	1	
and a second of a second	X		

KITCHEN	PASS	FAIL.	COMME
1.Flour condition	Y		COMPANY
2.Window condition	x	-	
3.Door condition	A	-	
4. Electrical fixtures	X	-	
5.Sink condition	X	_	
6.Cabinet/Countertop conditions	X	_	
7.Caling condition	X		
B.Wzil condition	X		
9.Condition of paint:	X		
 a) cricking, scaling, or peeling b) chipping or loces c) adequately (rested or covered 	x x	0 0 0	

SECTION FIVE:

BATHROOM X2 1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X		
3.Door condition	X		
4 Electrical Extires/Ventilation	X		
5. Toilet condition	X	12 - 14	
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X	1- 1	
7. Ceiling condition	X		
8. Wall condition	X	-	
9.Condition of paint:	A I	-	
a) cracking, scaling, or peeling	x	_	
 chipping or loose 	ŝ		
 adequately treated or covered 	x	3 I	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Floor condition	PASS	FAIL.	COMMENTS
2. Window condition	X		
3.Door condition	N/A		
4.Electrical flatures/Ventilation	X		
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint:	X		
a) cracking, scaling, or peeling			
b) chipping or loose	x	п	
 adequately treated or covered 	x	п.	
2 House of Covering	X	0	

SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAR.	COMMENTS
1 Floor condition	X	T. S. L.	COMMENTS
2. Window condition		-	
3.Door condition	X	1.1.1	
4.Electrical flatures	X		
5.Ceiling condition	X		
6. Wall condition	X		1.55
7.Condition of paint:	X		
 a) cracking, scaling, or peeling 	x		
b) chipping or loose	10	E	
 adequately treated or covered 	Ŷ		

SECTION EIGHT:

BEDROOM NO 2: location Child X3	PASS	FAIL	COMMENTS
	X	1.1.1.1.1	
2. Window condition	X		
3.Door condition	X	-	-
4.Electrical fixtures		-	
5.Ceiling coeldition	A		
6.Wall condition	X		
	X		1
7.Condition of paint:			
a) cracking, scaling, or peeling	x	81	
chipping or loose	2	0	
 adequately treated or covered 	10		

SECTION NINE:

BEDROOM NO 3: Incation	PASS	FAIL	COMMENTS
LFloar condition	X		CONTRACTOR OF
2.Window condition	X	-	
3.Duor condition	X	_	
Electrical fixtures	-	-	
Ceiling condition	X		
.Wall condition	X		
Condition of paint:	X		1
 a) cracking, scaling, or posling b) chipping or loose c) adequately invated or covered 	x	0	

SECTION TEN:

NING ROOM OR DINING AREA	PASS	FAIL	COMMENTS
loor condition	X		Comments

2. Window condition 3. Door condition	X		
Electrical fixtures	X		
5.Celling condition	X		
). Wall condition	X		
Condition of paint:	X		
 a) cracking, scaling, or peeling b) chipping or loose c) sdequately treated or covered 	x	0	

OTHER ROOM: location	PASS	FAIL	COMMENTS
2.Window condition			
3.Door condition		-	
4.Electrical fixtures			
5. Ceiling condition		-	
6.Well condition		-	
7.Condition of paint:		-	
 cracking, scaling, or peeling. 		14	
chipping ar Joose	i i i	0	
 c) adequately treated or covered 	0	5	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES; 1.Flour condition	PASS	FAIL	COMMENTS
	X	-	Contracting
2. Door condition	X		
3. Electrical fixtures	X		
4.Ceiling condition	X	-	
5.Wall condition	- A	-	
6.Condition of paint:		-	
 a) cracking, scaling, or peeling b) chipping or longe c) adequately treated or coversed 	xxx		

SECTION THIRTEEN:

UNHABITABLE ROOMS:	PASS	FAIL.	COMMENTS
I Electrical conditions	N/A		COMPTENTS
2 Potentially hazardona fastures	N/A	-	
3. Condition of pathr:		-	
a) crucking, scaling, or peeling		Acres 1	
 h) chipping or looss 	-	13	
 adsountely treated or covered 		0	
and a standy mean of covered	0		

SECTION FOURTEEN:

SUMMARY OF INSPECTION	PASS X	FAIL
(If failed Visual Assessment see Section 15 o	n next page)	
NSPECTOR SIGNATURE	7/10/19 DATI	Ē
SECTION FIFTEEN:		
Failed Visual Assessment:		-
ailed Inspection Section number:		
Evaluation Results:		
		-
		-

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	Failed Visual Assessment:	
Failed Inspection Section num	aber:	
Recommended Repairs Using		
interest repairs Using	Sale Work Practices:	
	Failed Visual Assessment:	
ailed Inspection Section num	ber:	
valuation Results:		
ecommended Repairs Using :	Safe Work Practices:	
		· · · · · · · · · · · · · · · · · · ·

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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street. Yakma, Washington 98901 Phone (509) 575-6101 + Fax (509) 575-6176

Inspecti	on Date: 7/10/19
Time: 9:	30 am
Realtor Phone:	Manuel/YCH4

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 1408 Willow

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL.	COMMENT
1.Condition of foundation	X		Committee 1
2.Condition of root	2	-	
3.Condition of stairs, rails, & porches	X	-	
4. Condition of exterior surfaces			1
(siding, soffit, etc)	x		
5.Cundition of chimney			
6.Condition of paint:	N/A	-	
cracking, scaling, or peeling			
b) chipping or loose	x		
 adequately created or coverad 	X		
of the parenty second of coverag	X		

SECTION TWO:

BUILDING SYSTEMS	FASS	FAIL	COMMENTS
1.Heating equipment	Y		Servingerta
2.Ventilation/Cooling	A	-	
. Water heater	A		
1.Rough plumbing	X		
A.C. C.	X		
5.Sewer	X		
6.Electrical service/Wiring	V		
7.Smoke Detectors	10	-	
	X	2 - 1	

SECTION THREE:

LIVING ROOM	PASS	FAIL.	COMMENTS
1.Floor condition	V	47400	COMPLETIS
2.Window condition	A		
3.Door condition	X	-	
4. Electrical fintures	X		
5.Ceiling condition	X		
6. Wall condition	X	1	
7.Condition of paint:	X		
a) cracking, scaling, or peeling	~	5	
D) chupping or loose	Îx	-	
 adequately treated or covered 	2	-	

KITCHEN	PASS	FAIL	COMMENTS
1.Floor condition	X		sound and the
2. Window condition	N N		
3.Door condition	A	-	
4.Electrical fixtures	x	-	
5.Sink condition	0	_	
6.Cabinet/Countertop conditions	X		
7.Celling condition	X		
R.Wall condition	X	1.	
	X		
9. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	X X X	0.0	1

SECTION FIVE:

BATHROOM X2 LFloor condition	PASS	FAIL.	COMMENTS
2. Window condition	X		
3.Door condition	X		
4.Electrical flatures/Ventilation	X	0.000	
5 Tollet condition	X	1.00	
5 Wash basis 0 shines and	X		
 Wash basin/Laboratory conditions Tub or shower unit condition 	X	1000	
Custor anower unit condition	X		
Wall condition	X	-	-
Condition of point:	X	1	
a) cracking, scaling, or paeling b) chipping or loose c) adduately treated or covered	XXX		

SECTION SIX:

SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL	COMMENTS
I.Floor condition	V	THE	CONCILIENTS
2. Window condition	12	-	
3.Door condition	- X	-	
4.Electrical fictores	X		
5.Ceiling condition	X		
6. Wall condition	X	1	
7.Condition of paint:	X		
 cracking, scaling, or peeling 	x		
b) chipping or loose	x	G	
 adequately treated or covered 	X		

SECTION EIGHT:

BEDROOM NO 2: location _ Child X3	PASS	FAIL	COMMENTS
1.Floor condition	X		Continuers
2.Window condition	1×		
3.Door condition	A		
4. Bitectrical fixtures	X		
5. Coiling condition	x		
6. Wall condition	X		
	X	1000	
7.Condition of paint:	- 25		
 a) cracking, scaling, or peoling b) chipping or losse c) adequately treated or covered 	x	n n	
and another of covered	X	D	

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS
1.Floor condition	X	R	COMMENTS
2. Window condition	2	-	
3.Door condition	X		
4.Electrical fixtures	X		
	X		
5.Cetting condition	X	-	
6.Wall condition	X	_	
7.Condition of paint:	A		
 a) cracking, scaling, or paoling b) chipping or loose c) adequately trained or covered 	x x	0 0	

SECTION TEN:

DINING ROOM OR DINING AREA	PASS FAIL COMMENTS	
.Floor condition	V STORE STORESTS	

X	1		
X			
X	-		_
X			
X	_		
x			
	X X X X X X X	57	N I

-

SECTION ELEVEN;

OTHER ROOM: location 1.Floar condition	PASS	FAIL.	COMMENTS
2. Window condition		1.000	
3.Door condition		1	
4.Electrical factores			
5.Ceiling condition			(
6. Wall condition			
7.Condition of paint:			S
cracking, scaling, or pealing			
chipping or loose	5		
 adequately treated or covered 	п		
the surveyord	0	0	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
2. Door condition	X		
3. Electrical fixtures	X		
4.Ceiling condition	X		
5.Wall condition	X		
6 One Science	X		
6.Condition of paint;			
 a) cracking, scaling, or posting b) abinoing or locar 	x	a .	
A manager waste	x	0	
 adequately treated or covered 	x	10	

SECTION THIRTEEN:

UNHABITABLE ROOMS: 1.Electricsi conditions	PASS	FAIL	COMMENTS
2. Potentially hazardous features	N/A	10000	
3.Condition of paint:	N/A	1	
 a) cracking, scaling, or peeling b) chipping or loose 		c.	
 adequately treated or covered 	•	•	

SECTION FOURTEEN:

SUMMARY OF INSPECTION	PASS FAI
(If failed Visual Assessment see Section 15 on next	page) X
INSPECTOR SIGNATURE	
SECTION FIFTEEN:	
Failed Visual Assessment:	
Failed Inspection Section number:	
Evaluation Results:	
Recommended Repairs Using Safe Work Practices:	

1997						
		F	ailed Visual	Assessment:	 	
Failed Inspection Sec	tion number:					
For a second						
Recommended Repair	s Using Safe '	Work Pra				
						_
		Fni		Assessment:	 	_
siled Inspection Section		Fni	iled Visual A	Assessment;	 	_
siled Inspection Section valuation Results:	on number:	Fni	iled Visual /	Assessment;		_
siled Inspection Section	on number:	Fni	iled Visual /	Assessment;		_



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yakima, Washington 98901 Phone (509) 575-6101 + Fax (509) 575-6176

Inspection Date: 7/10/ Time: 9:30 sm	19
Realtor Mercel/YCHA Phone:	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST HOMEBUYER: Rental

PROPERTY ADDRESS: 906 East Beech	
PROPERTY AGE: _37 Years	

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL.	COMMENTS
1.Condition of foundation	X	11110	CONTRACTS
2.Condition of roof	N.	-	
3.Condition of stairs, ralls, & porchas	x		
4.Condition of exterior surfaces (siding, soffit, etc)	X		
5.Condition of chimney 6.Condition of paint:	N/A	-	
a) cracking scaling, or pealing b) chipping of loose sidequately treated or covered	x x	E B	

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
Heating equipment	X		Contract of the later
Ventilation/Couling	X	-	
.Water heater	X	-	-
4.Rough plumbing	A V		
Sewer		-	
Electrical service/Wiring	X		
Smoke Detectors	X	5	
and Descents.	X	(1 ⁴	

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1.Floor condition	V	- man	COMPREMIS
2. Window condition	A	-	
3.Door condition	A		
4. Electrical fixings	A	-	
5. Ceiling condition	X	-	
6. Wall condition	X	1	
7.Condition of paint:	X		
 a) cracking, scaling, or peeling 	x		
 h) chipping or loose 	x		
 adequately treated or covered 	X		

KITCHEN	PASS	FAIL	COMMENTS
1.Floor condition	X		COMMITTER (1)
2.Window condition	X	-	
3.Door condition	X		
4.Electrical fixtures	A	-	
5.8ink condition	A	-	
6.Cabinet/Constantop conditions	X		
7.Ceiling condition	X		
B.Wall condition	X	_	
9.Condition of paint:	X		
 a) oracking, scaling, or peeling b) chipping or loss c) adoptately treated or covered 	x x	0 0 0	

SECTION FIVE:

BATHROOM	PASS	FAIL	COMMENTS
1.Floor condition		PALL	CODDIENTS
2. Window condition	X	-	
3.Door condition	X		
4.Electrical fastures/Ventilation	X	6.0.8	
Called and the	X	- C	
5. Toilet condition	X		
6. Wash basin/Laboratory cunditions	X	-	
Tub or shower unit condition	X	-	
7. Ceiling condition		_	
8.Wsll condition	X		
9.Condition of paint:	X	10.24	
 a) cracking, scaling, or peeling b) chipping or locss c) adequately treated or covered 	x x x	0	

÷,

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X	0103560	
3.Door cundition	N/A		
4 Electrical Extures/Ventilation	X	-	
5. Ceiling condition	X		
6. Wall condition	X	-	
7.Condition of paint:	A		-
 a) cracking, scaling, or preling b) chipping or loose 	x		
 adoquately treated or covared 	x		

SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL	COM
1.Flour condition	X	man	COMD
2.Window condition	- 0	-	-
3.Door condition	A	-	-
4. Electrical fixtures	X	-	
5.Ceiling condition	X	-	
6. Wall condition	X	-	
7.Condition of psint:	X		
a) cracking, scaling, or preiling			
h) chipping or loose	x	E .	
 adequately treated or covered 	2		
a demonstration of the second	X	Π	

SECTION EIGHT:

BEDROOM NO 2: location Child X2	PASS	FAIL.	COMMENTS
1.Floor condition	X	- man	Completera
2.Window condition	1	-	
3. Door condition			
4. Electrical fixtures	X		
5.Ceiling condition	X	1	
	X	122.1	
6. Wall condition	X		
7.Condition of psint:	230		
 n) cracking, scaling, or peeling b) chipping or loase c) adequately treated or covered 	x	0	

SECTION NINE:

BEDROOM NO 3: location	PASS	FAT.	COMMEN
1.Floor condition	N N	Tall	COMPLEX
2. Window condition	A		-
3.Dear condition	A	-	
4.Electrical fotures	X	-	
5. Ceiling condition	X	-	
6. Wall condition	<u> </u>	-	
7.Condition of pains	X	_	
 a) cracking, scaling, or peeling b) chipping or loose 	x	a	
c) adequately treated or covered	Ŷ	0	

SECTION TEN:

UNING ROOM OR DENING AREA	PASS	EAT.	COMMENTS	
Floor condition		- mu	COMPLEXITS.	

.

X	1	
X		
N N		_
A	-	
X	-	
1.		
10	0	
\$	п	
	x x x x x x x x x	

OTHER ROOM: location	PASS	RAIL	COMMENTS
1.Floor condition		PAG	COMMENTS
2 Window condition			Contract Contract
3.Door condition		-	
4. Electrical fixtures		-	
5.Ceiling condition			
6.Wall condition			
7.Condition of paint:			
a) cracking, scaling, or poeling			
b) uhipping ur loose		0	
c) adequately treated or covered	n		
and such a cased of caveled	a		

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL.	COMM
1.Floor condition	Y		COMMIN
2. Door condition	12		
3 Electrical focures		_	
4 Ceiling condition	X		
5. Wall condition	X		1.1.1.1.1.1.1.1
6.Condition of paint:	X		
a) (ttscking scaling of moline	132		
	X	0	
and have of more	x		
 adequately treated or covered 	X	5	

SECTION THIRTEEN:

UNHABITABLE ROOMS:	PASS	FAIL	COMMENTS
Electrical conditions	N/A		CONTRACTO .
Potentially hazardous features	N/A		
 Condition of print: a) cracking, scaling, or peeling b) chipping or loose c) adoquately treated or covered 	п 0 5	0	

SECTION FOURTEEN:

SUMMARY OF INSPECTION	PASS X	FAIL
(If failed Visual Assessment see Section 15 on next page INSPECTOR SIGNATURE	e) /9 ~~ 7/10/47 DAT	_
Failed Visual Assessment:		
Failed Inspection Section number:		
		-

Recommended Repairs Using Safe Work Practices:____

				1		
	P.1					
	Fai	ied Visual	Assessmen	t:		
Failed Inspection Section number:						
Evaluation Results:						
						-
						-
Recommended Repairs Using Safe V	Work Pract	ices:				
Recommended Repairs Using Safe 1	Vork Pract	ices:				
Recommended Repairs Using Safe Y			Assessment			
failed Inspection Section number:			Assessment:			
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Failed Inspection Section number:	Faile	xl Visual A	Assessment:			
Failed Inspection Section number:	Faile	xl Visual A				



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Stroet Yakima, Washington 98901 Phone (509) 575-6101 + Fax (509) 575-6176

Inspection Date: 7/10/19	-
Time: 9:30 am	
Realtor: Manual/YCHA	
Phone:	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 904 East Beech

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
2.Condition of reef	X	11111	1.
3.Condition of statrs, rails, & porches	X		
4. Condition of exterior surfaces	X		
(siding, soffic, etc)	x		
5.Condition of chimney	N/A		
6.Condition of paint:	1504		
 a) cracking, scaling, or peeling b) objection or lease 	x		
A contract of sources	X	-	
 c) adequately treated or covered 	X		

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
Hearing equipment	X		COM HENTS
Ventilation/Cooling Water heater	X		
Rough plantbing	X		
5.Sewer	X	1007	
Electrical service/Wiring	X		
Smoke Detectors	X		
A STOCK BOARD	X	N= 123	

SECTION THREE:

LIVING ROOM	PASS	FATT.	COMMENTS
1.Floar condition	Y	time	COMPLETS
2. Window condition	A	-	
3.Door condition	X		
4. Electrical fixtures	X		
5.Ceiling condition	X		
	X	1.11	
6.Wall condition	X		
7.Condition of paint:	2		
a) cracking, acaling, or peeling			
b) chipping ar loose	x		
c) adoquately treated or covered	X	0	
the state of covered	X	a .	

KITCHEN LFlow condition	PASS	FAIL	COMM
	X		
2.Window condition	X	-	-
3.Door condition	X	-	
4.Electrical fixtures	the second se	-	
5.Sink condition	X	-	
6.Cabinet/Countertop conditions	X	-	1.
7.Ceiling condition	X		
8. Wall condition	X		1
9.Condition of paint:	X		
 a) cracking, scaling, or peeling b) chipping or locse 	x	0	
 adequately treated or covered 	X		

SECTION FIVE:

1.1

BATHROOM LFloor condition	PASS	FAIL.	COMMENTS
2. Window condition	X		COMMENTS
3.Door condition	X	-	
4.Electrical fixtures/Ventilation	X	1	
5. Toilet condition	X		
6. Wash bash/Laboratory conditions	X	1	
7. Tub or shower unit condition	X	1.004	
7. Ceiling condition	X		
8.Wall condition	X	4	
9.Condition of paint:	X		
 cracking, scaling, or peeling 	x		
b) chipping or loose	X	-	
 adequately treated or covered 	x		

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: LFlour candition	PASS	FAIL	COMMENTS
2.Window condition	X		
Door condition	N/A		
LElectrical fixtures/Ventilation	X		
5.Cerling condition	X		
5.Wall condition	X	1.000	
Condition of paint:	X		
 a) cracking, scaling, or peeling b) chipping or loose c) addeputely ireated or powered 	X X	0 0 0	

SECTION SEVICN:

BEDROOM NO 1: location Master	PASS	FAIL	COMM
1.14000 condition	X	E MIL	COMM
2. Window condition			1
3.Door condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6. Wall condition	X	2	
	X		
7.Condition of paint			
a) cracking, scaling, or peeling	x	0	
chipping or lonse			
 adequately treated or powered 	N.		
 b) chipping or loase adequately treated or powered 	x	0	

SECTION EIGHT:

BEDROOM NO 2: location Child X2	PASS	FAIL	COMMENTS
1.Floor condition	X		CODUMENTS
2. Window condition	V	-	
3.Door candition	A		
4. Electrical fixtures	X		
5.Ceiling condition	X	1.	
	X		
6. Wall condition	v		
2.Condition of paint:	A	1	1
a) creating of panel.			
 a) cracking, scaling, or peeling b) chiming or loose 	X	D D	
A mobile D or spree	X		
 adequately treated or covered 	3	0	

SECTION NINE:

L.Floor condition	PASS	FAIL	COMMENTS
	X		CONTRACT 19
2.Window condition	v		
3.Door condition	2	_	1
4.Electrical fistures			
5. Oeiling condition	X		
6. Wall condition	X	1.0	
7.Condition of paint:	X		0.000
a) cracking, scaling, or paeling	100		1
b) chipping or loose	X	п	
c) adequately treated or covered	x		
(HOMES OF COVERS)	X	0	

PASS	FAIL.	COMMENTS
X		
X		
X		
X		
X	6	
x		
X	0	

OTHER ROOM: location	PASS	FAIL	COMMENTS
2. Window condition		1.27	
3.Door condition			
4.Electrical fixtures			
5.Ceiling condition		-	
6. Wall condition			
7.Condition of paint:		_	
 cracking, scaling, or peeling 		12	
 company or loose 			
 adequately treated or covered 	-	9	
10	- 2	C	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1 Floor condition	PASS	FAIL	COMMEN
2. Door condition	X	10000	Continuents
3. Electrical fixtures	X		
4.Ceiling coudition	X	1	100
5. Wall condition	X		
6.Condition of paint:	X		
a) stracking scaling, or peeling		12221	
b) chipping or loose	x	C	
 adequately treated or coverad 	X		
	X	D	

SECTION THIRTEEN:

UNHABITABLE ROOMS: 1.Electrical conditions	PASS	FAIL	COMMENTS
2.Potentially heardous features	N/A		
Condition of paint:	N/A		
 a) cracking, scaling, or pealing b) chipping or loose 	u	D	
c) adequately treated or covered			
of the state of the state		0	

SECTION FOURTEEN:

SUMMARY OF INSPECTION	PASS FAIL
(If failed Visual Assessment sce Section 15 on a	Iext page)
1 fer Ar Br	
INSPECTOR SIGNATURE	7/10/19
STATURE SIGNATURE	DATE
EF CONTRACT AND	
SECTION FIFTEEN:	
Failed Visual Assessment:	
Failed Inspection Section number:	
valuation Results:	

Recommended Repairs Using S	afe Work Practic	ces:			
		-8,000			_
			_	_	
					2000
	Failed	i Visual Assessme	nt'		
Deilad Isaa					
Failed Inspection Section numbe	C				
Evaluation Results:					
	And a second second	1000 (Mill 2007)			
tecommended Reneirs Usino Sa	for Winds Barrat				
Recommended Repairs Using Sa	fe Work Practice	35:			
tecommended Repairs Using Sa	te Work Practice	05:			
Recommended Repairs Using Sa					
tecommended Repairs Using Sa		85			
Recommended Repairs Using Sa					
	Pailed				
	Pailed				
siled Inspection Section number	Pailed	Visual Assessment	6		
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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services (12 South Eighth Strott Yakine, Washington 5690) Phote (509) 575-6101 • Fax (509) 575-6176

Inspection Date: 7/10/19	
Time: 9:30 am	
Resiltor: Manaso YCHA	
Phone:	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 902 East Beech

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR 1.Condition of foundation	PASS	FAIL	COMMENTS
2.Condition of roof	X		
3.Condition of stairs, rulls, & porches	X		
4. Condition of exterior surfaces	X		
(Siding, soffit, etc)	x	1000	
5.Condition of chimney			
6.Condition of paint:	N/A	-	
 a) oracking, scaling, or peeling 	x		
 h) chipping or laose 	x	0	
c) adequately treated or ovvered	x	n i	

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL.	COMMENTS
Heating equipment	X	17440	COMPLETE
Ventilation/Cooling	X	-	
Water heater	A V	-	
4.Rough plumbing	<u> </u>		
5.Sewar	X		
Electrical service/Wiring	X		
Smoke Detectors	X	1	
	X	1000	

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
2. Window condition	X		a source and the
3.Dour condition	X	1	
4. Electrical fixtures	X	1/2012	
5.Ceiling condition	x	1000	
6. Wall condition	X	12.2	
7.Condition of paint:	X		
 eracking, scaling, or pealing chipping or loose adequately prested or covered 	x	0	
	X	E .	

LITCHEN 1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X		
3.Door condition	X		
4.Electrical fixtures	X	-	
5.Sink condition	X		
6 Cybines 2	X		
6.Csbinet/Countertop conditions 7.Celling condition	X		
8. Wall condition	X		
a, waii condinon	X		
9.Condition of paint		-	
 a) cracking, scaling, or peeling b) chinning or loss; 	x	0	
A sublime of muse	X	. /	
 adequately treated or covered 	X		

BATHROOM	PASS	FATT	COMMENTS
1.Floor condition	X	FUIL	COMMENTS
2.Window condition	and the second se		
3.Door condition	X		
4 Electrical fixtures/Ventilation	X	1	1.000
5. Toilet condition	X		
6. Wash beam/Laboratory conditions	X	1	
7. Tub or shower unit condition	X		
7. Cetting condition	X		200
8. Wall condition	X	1	
9.Condition of paint:	X		
a) erseking, scaling, or peuling		1.1	
b) chipping or loose	X		
c) adequately treated or covered	X	Π	
and another of the second of the second second	X	D	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: LFloor condition	PA58	FAIL	COMMENT
	X		
2. Window candition	N/A		
3.Door condition	X	-	
4.Electrical factores/Ventilation	X		
5.Ceiling condition	X		
6. Wall condition	X	-	
7.Condition of paint			
a) crucking, scaling, or peeling	x	0	
b) chipping or innee	x	ñ l	
 adequately treated or povered 	X	8	

SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL	COMMENT
	X	-	
2. Window condition	X	-	-
Door condition			-
4.Electrical fixtures	X	-	
5.Ceiling condition	X		
6.Wall condition	X		
7. Condition of paint:	X		1
a) cracking, scaling, or posling	x		
b) ahipping ar loose		0	
 adocuately treated or covered 	X	•	
and a second second	X		

SECTION EIGHT:

BEDROOM NO 2: location Child 1.Floor condition	PASS	FAIL	COMMENTS
	X	21010	COMPLETIN
2. Window condition	N N		
3.Door condition	1	-	
4.Eleccrical fixtures	X		
5 Ceiling condition	x	5 54	
5. Wall condition	X	1000	
	X		
Condition of psint:			
n) cracking, scaling, or peeling	200	1000	1
b) chipping or loose	X		
 adoquately treated or covered 	X	D	
of moreduzery neared or covered	x	~ 1	

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS
	N/A		CONDUCTIO
2. Window condition	N/A	-	-
3.Door condition	N/A		
Electrical fratures		-	
5.Ceiling condition	N/A	-	
5. Wall condition	N/A		
2.Condition of paint;	N/A		
8) cracking, scaling, or pasting	N/A		7
b) chipping or loose			. (
 adequately treated or covered 		п	
Televel) elevenes el Covel El		0	

SECTION TEN:

DINING ROOM OR DINING AREA	PASS	FAIL	COMMENTS	
	X			

2. Window condition	1.10			-
3.Door condition	A			
4.Electrical fluctures	X		1	
5. Ceiling condition	X			
6. Wall condition	X			
Condition of paint:	X			_
a) cracking scaling or manti-				_
	x			
	v	6		
 adequately treated or covered 	x	12		

OTHER ROOM: location 1 Finor condition	PASS	FAIL.	COMMENTS
2. Window condition			
3.Door condition			
4.Ekotrical fixtures			
S.Ceiling condition		-	
5. Wall condition			
7. Condition of paint:		_	
a) cracking scaling, or preling	-	2	
b) chipping or loose		0	
 adoquately insated or covered. 	10		

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1.7loor condition	PASS	FAIL	COMMENTS
2. Door condition	X	and the second	C C C C C C C C C C C C C C C C C C C
3.Electrical factores	X		80
4.Ceiling condition	X		1
5. Wali condition	X		
6.Condition of psint	X		
 a) cracking, staling, or peeling b) chipping or loase c) adequisely treated or covered 	x x x	0	

SECTION THIRTEEN:

UNHABITABLE ROOMS: 1.Electrical conditions	PASS	FAIL	COMMENTS
2. Potentially hazardous features	N/A		
3.Condition of paint:	N/A		
 a) tracking, scaling, or peeling b) chipping or loose 			
adoquately treated or covered	-		
	0	n	

SECTION FOURTEEN:

-

SUMMARY OF INSPECTION	PASS FAI
(If failed Visual Assessment see Section 15 on	next page) 7/10/19 DATE
SECTION FIFTERN:	
Failed Visual Assessment;	
Failed Inspection Section number:	
Bvaluation Results:	
coommended Repairs Using Safe Work Practices:	
sommended Repairs Using Safe Work Practices:	

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Failed Inspection Section						
Evaluation Results:					 	
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		ork Practice	K		 _	
		ork Practice	×			
Recommended Repairs U	sing Safe W	ork Practice	K		 _	
Recommended Repairs U	sing Safe W	ork Practice	×		 _	
Recommended Repairs U	sing Safe W	ork Practice Failed 1	it	and:	 	
Recommended Repairs U	sing Safe W	ork Practices Failed 1	it	and:	 	
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Recommended Repairs U	sing Safe W	ork Practices	ISUAI Assessme	and:		



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth: Street Yakima, Washington: 96901 Phone (509) 575-6101 + Rex (509) 575-6175

Inspection Date: 7/10/19	<u> </u>
Time: 9:30 am	
Realtor: Manuel/YCEA	
Phone:	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 512 Cherry Ave

PROPERTY AGE: 37 Years

SECTION ONE;

BUILDING EXTERIOR 1.Condition of foundation	PASS	FAIL	COMMENTS
2. Condition of roof	X		
3.Condition of statis, rails, & porches	X		
4.Condition of exterior surfaces	X		
(siding, soffit, etc.)	x		1
5. Condition of chimney			
6.Condition of paint	N/A		
a) cracking, scaling, or peaking	x	2	
b) chipping or loose	x	0	
 adequately created or covered 	X		

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1 Heating equipment	X		CONTRACTOR IN
2. Ventilation/Cooling	X		
3. Water bester	X	-	
4.Rough plumbing 5.Sewer	X		
5.Floctrical service/Wiring	X	1	
Smoke Detectors	X		-
interime productors	X		

SECTION THREE;

LIVING ROOM	PASS	FAT	COMMENTS
1.Floor condition	V	TOTE	COMPRENTS
2. Window condition	1	-	
3.Doar condition	X	-	
4. Electrical fixtures	X	-	
5.Celling condition	X		
6.Wall condition	X		
7 Condition of solution	X		
7.Condition of paint	1911		
 cracking, scaling, or peeling chimping or longer 	X	8	
and the second second	X		
 adequately treated or coverad 	X	B	

LITCHEN 1.Flear condition	PASS	FAIL	COMM
	X		- COMDIN
2. Window condition	X	-	
3 Door condition	X	-	
4. Electrical fixtures	The second se		
5.Sink condition	X		
i-Cabinet/Countertop conditions	X		
Celling condition	X	<u>1</u>	
8. Wall condition	X		
	X		
Condition of paint:		-	
a) cracking, scaling, or peeling	x		
b) chipping or loose	1 V	-	
 adequately treated or covered 	2		

2.Window condition 3.Door condition	X		
Beetrical fixtures	X		
Ceiling condition	X		
Wall condition	X		
Condition of paint	X		
a) cracking, scaling, or paeling			
b) chipping or loose	X	0	
 adequately trisated or covered 	X	0	
1.000 Stoned of Coveren	X	1.0	

THER ROOM: location	PASS	FAIL	COMMENTS
Window condition		10.800	
Door condition		-	
Sleepfical fixtures			
Ceiling condition		1	
Wall condition			
ondition of paint:			
) cracking, scaling, or peeling			
) chipping or loose	2	100	
adequately treated or covered		22 I	
 critcking, scaling, or peeling chipping or loose adequately treated or covered 	0 0		

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1.Floor condition	PASS	FAIL	COMMENTS
2. Door condition	x		C C MARCHAN
Electrical fixtures	X		
Ceiling condition	X		
5.Wall condition	X		1
6.Condition of paint:	X		
 a) cracking, assling, or peeling b) chipping or loose c) adequately treated or covered 	x x	200	

SECTION THIRTEEN:

UNITABITABLE ROOMS: L'Electrical conditions	PASS	FAIL	COMMENTS
2 Potentially hazardous features	N7A	1000	Sconardia
3. Condition of paint:	N/A	1	
 a) cracking, scaling, or peeling b) chipping or loose c) adejustely treated or covered 	п 0	0 0	
and a second second second	0	III.	

SECTION FOURTEEN:

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PASS	FAIL
X	
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_	
	-
	7/10/19 DATI

	Failed Visual Assessment:	
Failed Inspection Section r	number:	
Evaluation Results:		
Recommended Repairs Usi	ng Safe Work Practices:	
	ing sale work Prachees:	
alled Inspection Section nu	Failed Visual Assessment:	
	Failed Visual Assessment:	
Valuation Results:	Failed Visual Assessment:	
Evaluation Results:	Failed Visual Assessment:	
Falled Inspection Section nu Evaluation Results: Recommended Repairs Usin	Failed Visual Assessment:	



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yakima, Washington Se801 Phone (509) 575-6101 = Fax (500) 575-6176

Inspection	Date: 7/10/19
Time: 9:3	
Realton M	MULTIPACHA
Phone:	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental SELLER: YCHA

PROPERTY ADDRESS: 510 Cherry Ave

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR I.Condition of Soundation	PASS	FAIL	COMMENTS
2.Condition of roof	X	Franc	COMPREM 13
3.Condition of stairs, rails, & porches	X	1	
4 Condition of exterior surfaces	X	-	
(siding, soffit, ecc)	x	1	
5.Condition of chimney		1000	
6.Condition of paint:	N/A		
 a) cracking, scaling, or peeling 	x	100	
b) Chipping or loose	X	5	
c) adequately treated or covered	x		

SECTION TWO:

BUILDING SYSTEMS 1 Heating equipment	PASS	FAIL.	COMMENT
Vantilation/Cooling	X		Southanter 1
Vater heater	X		
Rough plumbing	X		
5.Sower	X		1000
Electrical service/Wiring	X		
Smoke Detectors	X		
Concernity.	X		

SECTION THREE:

LFloor condition	PASS	FAIL	COMMENTS
2 Window condition	X		
3.Door condition	X	100	
4.Electrical fixtures	X		
5.Ceiling condition	X	1	
5.Wall condition	X		
Condition of paint	X	1	
a) tracking, scaling, or peeling	x	201	
 chipping or loose 	x		
 adequately treated or powered 	x		

SECTION FOUR:

LFloor condition	PASS	FAIL	COMMENTS
2. Window condition	X		0.0000000000000000000000000000000000000
3.Door condition	X		
4 Electrical fixings	X	3	
5. Sink condition	X	1	
6. Cubinet/Counsertop conditions	X	1	
7.Cethig condition	X		1
R.Wall condition	X	24.1	
Condition of pairs:	X	-	
 w) crucking, scaling, or peeling b) chipping or loose c) adequately reated or covered 	x	0	

SECTION FIVE:

BATHROOM X2 1.Floor condition	PASS	FAIL	COMMENTS
2.Window condition	X		
3.Deor condition	X	2000	
4 Electrical finners/Ventilation	X		
5. Toilet condition	X		
6. Wash basin/Laboratory conditions	X		
Tub or shower unit condition	X		
7. Ceiling condition	X	-	
8. Wall condition	X		
9.Coudition of paint:			
a) uracking, scaling, or peeling	x	in 1	
b) chipping or loose	x		
 adequately treated or powered 	X	n	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: LFloor candition	PASS	FAIL	COMMEN
2.Window condition	X	1.100.00	
	N/A		
3 Door condition	X		
4. Electrical fixtures/Ventilation	X		
5.Ceiling condition	X	-	
6. Well condition	N N		
7.Condition of paint:			-
a) cracking, scaling, or pealing	x	1.0	
 b) chipping or loose 	x		
 adequately treated or covered 	Ŷ	2	

SECTION SEVEN:

BEDROOM NO 1: location Master	Pass	FAIL	COAR
1.Floor condition	V	PAIL	COMM
2. Window condition	A		-
3.Door condition	X	-	5
4.Electrical factures	X		200
5.Ceiting condition	X		
6. Wall condition	X	-	
7.Condition of paint:	X		
a) cracking, scaling, or pealing	x	- A	
b) chipping or loose	x	•	
 adequately treated or covered 	â	6	

SECTION EIGHT:

BEDROOM NO 2: location Child X3	PASS	FAIL	COMMENTS
1.Floor condition	V	- reality	COMPRESS
2. Window condition		-	
3. Door condition	X		
4. Electrical fixtures	X		
	X		
5.Colling condition	X		
6.Wall condition	X	-	
9.45-451 9.1	12	J	
7.Condition of paint:		1	
 cracking, scaling, or pealing 	x		
 b) chipping or loose 	2	5	
 adequately treated or covered 	2	8	
and the second second	X	D	

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL.	COMMEN
1.Floor condition	V	Frank	COMMENT
2. Window condition	A		-
3.Door condition	X	1	
4.Electrical fixtures	X		
5.Ceiling condition	X	-	
6.Wall cundition	X	_	1.
7.Condition of paint:	X	_	1
a) cracking, scaling, or peeling	~	10	
b) chipping or loose	\$	-	
 edequately treated or covered 	2	0	

SECTION TEN:

DINING ROOM OR DINING AREA	DACC	TRANK	COMMENTS
Floor condition	FA33	PAIL.	COMMENTS
a rest committee	X		

Window condition Door condition	X		
Jeotrical fintures	X		
ciling condition	X		
Wall condition	X		
Condition of paint:	X		
 cracking, scaling, or peeling 			
9 chipping in loose	X	0	
adequately meated or covered	X	1	
and a second second	X	п	

OTHER ROOM: Jugation	PASS	FAIL	COMMENTS
2. Window condition	and the second s	10000	
3.Door condition			
4 Electrical fienures		_	1.
5. Ceiling condition			
6. Wall condition			
Condition of paint:			
 cracking, scaling, or peeting chimates or lease 	n a	5	
A STATE OF STATE		0	
 adequately treated or covered 			

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1.Floor condition	PASS	FAIL	COMMENTS
2. Door condition	X		Continuertin
3.Electrical fixtures	X		
4.Ceiling condition	X	1.1	
5. Wall condition	X	-	
6.Condition of paint:	X	2	
 a) cracking, scaling, or peeling b) chipping or loose 	x	a	
 adequately treated or covered 	x	9 12	

SECTION THIRTEEN:

UNHABITABLE ROOMS: 1 Electrical conditions	PASS	FAIL	COMMENTS
2.Potentially heartdons features	N/A		1
3.Condition of paint:	N/A		
8) cracking, scaling, or pealing		1	
b) chipping or loose	0	0.	
c) adequately treated or covered		12	
of a cancel of covered	D	E	

SECTION FOURTEEN:

) X	1
	Ē
	7/10/19 DAT

	Failed Visual Assessment:	
Failed Inspection Section number;		
Evaluation Results:		

Recommended Repairs Using Safe	Work Program	
	i cost i incluces,	
	Work Practices:	
Failed Inspection Section number,		
Failed Inspection Section number,	Failed Visual Assessment:	
Failed Inspection Section number,	Failed Visual Assessment:	
Failed Inspection Section number,	Failed Visual Assessment:	
Failed Inspection Section number.	Pailed Visual Assessment:	
Failed Inspection Section number.	Pailed Visual Assessment:	
	Failed Visual Assessment:	
Failed Inspection Section number.	Failed Visual Assessment:	



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Synth Street Yakma, Washington 9890: Phone (509) 575-6101 • Fax (509) 575-6176

Inspection Date: 7/10/19	
Time: 9:30 am	
Realtor: Manuel/YCHA	
Phone:	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental SELLER: YCHA

PROPERTY ADDRESS: 509 N 6th Ave

PROPERTY AGE: 37 Years

SECTION ONE:

RUILDING EXTERIOR 1.Condition of foundation	PASS	FAIL	COMMENTS
Condition of roof	X		
Condition of stairs, rails, & parches	X		
4. Condition of exterior surfaces	X		
(Siding, soffit, etc)	x		
5.Condition of chimney	N/A	-	
 6.Condition of paint: a) cracking, scaling, or paeling b) chipping or loose c) adequately treated or covered 	x	300	

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL.	COMMENTS
1.Hesting equipment	V	1 ALL	COMPTENTS
Ventiliation/Cooling	0	-	
Water heater	A		
Rough planbing	X		
Sewer	X	1	
	x		
Electrical service/Wiring	v	-	
Smake Detectors	12	-	
	X		

SECTION THREE:

LIVING ROOM	PASS	FAIL.	COMMENTS
1.Floor condition	X		CONTRACTOR OF
2.Window condition	N N		
3.Door condition			
4.Electrical fixtures	X	Q	
5.Ceiling condition	X		
6.Well candition	X		
	X		
7.Condition of paint:			
 a) cracking, scaling, or peeling b) chipping or loose 	x	ii ii	
A second to the second	X	0	
 adequately treated or covered 	X	-	

SECTION FOUR:

KITCHEN	PASS	FAIL.	COMMENTS
L.Floar condition	X		COMMENTS
2.Window condition	X		
3.Door condition			
4 Electrical fixings	X		1
5. Sink condition	X		
6.Cabinet/Countertop conditions	X		
2 Culture Counseron conditions	X		
7.Ceiling condition	X	-	
8.Wall condition	X		-
9.Condition of paint:	10	-	1
a) cracking scaling, or peeling	x	245	
b) chipping or loose		•	
c) subcurrely treated or covered	X	0.	
-) successed areases or covered	X	17	

- 2

SECTION FIVE:

BATHROOM LFloor condition	PASS	FAIL	COMMENTS
2.Window condition	X	1000	
3.Door condition	X		
4.Electrical fixtures/Ventilation	X		
5. Totlet condition	x		
6. Wash basin/Laboratory conditions	X	2	
7. Tub or shower unit condition	X		
Ceiling condition	X		
8.Wall condition	X	-	
9.Condition of paint:	4		
a) cracking, scaling, or peeling	x	=	
b) chipping or loose	X	-	
 c) adequately treated or covered 	x		

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Floor condition	PASS	FAIL	COMMENTS
2.Window condition	X		
3 Door condition	N/A	2	
A Electrical Processing	X	1.	
4.Electrical fixtures/Ventilation	X		
5.Ceiling condition	X	-	
6.Wall condition 7.Condition of paint;	X		
 a) cracking, scaling, or pealing b) chipping or locse c) sdequately treated or covered 	x x x	000	

SECTION SEVEN:

REDROOM NO 1: locationMaster	PASS	FAIL	IL
.Ploor condition	X	and a	<u>m</u>
Window condition		-	-
Dour condition	X		_
Electrical thours	X		-
Ceiling condition	X		
	X		
6.Wall condition	X		
7. Condition of paint:		-	-
 a) cracking, scaling, or paeling b) chinging or loose 	x		
and have been a	x		
 adequately treated or covered 	X		

SECTION RIGHT:

BEDROOM NO 2: location Child X2	PASS	FAIL	COMMENTS
1.Floor condition	V	Actual	COMMENTS
2. Window condition		-	
3.Door condition	X		
4.Electrical fixtures	X	1 1	
	X		
5.Cailing condition	X		
6.Wall condition	X	-	
7.Condition of puint:	A	1	
a) cracking, scaling, or pueling b) chipping or locse c) indequately treated or covered	x x	с и В	

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS
1.Floor condition	Y	1 miles	COMPLEATS
2. Window condition	1	-	
3.Door condition	X		
4.Electrical fixures	X	-	
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint	X	1	
 a) creacing, scaling, or preling b) chipping or loase c) adequately treated or powered 	x		

SECTION TEN:

DINING ROOM OR DINING 1777			
DINING ROOM OR DINING AREA	PASS F	AIL COMMENTS	
1.Floor condition	1	and Comments	
	A		

CAPER

4

2.Window condition	X	1 1	
Doar condition	1	_	
Electrical fixtures	X		-
5.Ceiling condition	X		-
Wall coudition	X		-
Condition of psint:	X		-
 a) cracking, scaling, or peeling. b) chipping or loose 	x		
 adequately treated or covered 	x	10	

OTHER ROOM: location	PASS	FAIL	COMMENTS
2.Window condition		1.11.11.1	Construction and the second
3.Door condition			
4.Electrical fixtures			
5.Ceiling condition			
6.Wall condition			- 192
7 Condition of pairs:		12	
 a) cracking, scaling, or peeling 		1. I	
 chipping or loose 	12	0	
 adoquately treated or covered 	12	п п	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1. Floor condition	PASS	FAIL	COMMENTS
2. Door condition	X		
3.Electrical factores	X		0
4.Ceiling condition	X		
5. Wall condition	X		
6.Condition of print	X	-	1
 a) crecking, scaling, or peeling b) chipping or losse c) adocuntely treated or covered 	x x		

SECTION THIRTEEN:

UNHABITABLE ROOMS: 1.Electrical conditions	PASS	FAIL	COMMENTS
	N/A	2002303	
2. Potentially hazardous features 3. Condition of paint	N/A	100	
a) tracking, scaling, or peeling			
b) chipping or looss		0	
adocuately treated or covered	-		
statementy memory of powered	—		

SECTION FOURTEEN:

SUMMARY OF INSPECTION	PASS FAI
(If failed Visual Assessment see Section 15 on	next page)
INSPECTOR SIGNATURE	7/10/19 DATE
SECTION FIFTEEN:	
Failed Visual Assessment;	
aijed Inspection Section number:	
Evaluation Results:	
	and the second second second

	1		2		
	Failed Visual As	sessment:		_	_
Failed Inspection Section number:					
Evaluation Results:					_
					_
Recommended Repairs Using Safe	Work Practices:				
Recommended Repairs Using Safe					
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failed Inspection Section number:	Failed Visual Ass				



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Sorvices 112 South Eighth Stroet Yakima, Washington 98901 Phone (509) 575-6101 + Fax (509) 575-6176

Inspection	Date: 7/10/19
Time: 9:30	2011
Realtor Ma	numVYCEA
Phone:	

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 507 N 6th Ave

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR 1.Condition of foundation	PASS	FAIL	COMMENTS
2.Condition of roof	X		Comments.
Condition of stairs, rails, & porches	X		
Condition of exterior statistics	X		
(stding, soffit, etc)	X		
5.Condition of chimney	NA		
S.Condition of paint:	ava	-	
 a) stracking, scaling, or peeling b) shipping or large c) adequately treated or covered 	x x	а а	

SECTION TWO:

BUILDING SYSTEMS 1.Heating equipment	PASS	FAIL	COMMENTS
2. Ventilation/Cooling	X		and the second second
3. Water heater	X	1.0	
4.Rough plumbing	X		
5.Sewer	X		
6 Electrical service/Wiring	X	_	
Schoke Detectors	X		
Contraction Distances	X		

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
LFloor condition	Y	Pres.	COMMENTS
2. Window condition	A	-	
3.Door condition	X	-	
4.Electrical fixeures	X		
5.Ceiling condition	X		
	X		
6. Wall condition	X	-	
7.Condition of paint	12		
a) cracking, scaling, or poaling	139		
b) chipping or loose	x		
 adominate accord 	X		
 adequately treated or coverad 	X	0	

SECTION FOUR:

KITCHEN LFloer condition	PASS	FAIL	COMP
	X	1.	1.45
2. Window condition	X	-	
3.Door condition	X		
4.Electrical fixtures	X		
Sink condition	A	-	
Cabinet/Countertop conditions	X	1	
Ceiling condition	X	-	
8. Wall condition	X		
9.Condition of paint:	X		
 a) exciking, scaling, or peeling b) chipping or loose adequately treated or covered 	x x x	0 0 0	

SECTION FIVE;

L.Floor condition	PASS	FAIL	COMMENTS
2.Window condition	X	10000	
3.Door condition	X		
4.Electrical fixtures/Ventilation	X		
5. Todiet condition	X		
Wash basin/Laboratory conditions	X	-	
 Lub of shower unit condition 	X	1	
 Ceiling condition 	X		
R.Wail condition	X		
Condition of paint	X	-	
 a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered 	x		

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: LFloor candition	PASS	FATL.	COMMENTS
2.Window condition	X		5011011113
3.Door condition	N/A		
1.Electrical fixtures/Ventilation	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint	X		
 a) cracking, scaling, or peeling b) chipping or loose 	x	0	
c) adequately treated or covered	X	0	
Control of Contract	X		

SECTION SEVEN:

BEDROOM NO 1: location Master 1 Floor condition	PASS	FAIL	COMMENT
2. Window condition	X		
3.Door condition	X		
4.Electrical factores	X	1.5	
5. Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint:	X		
 cracking, scaling, or pealing 	x		
 chipping or loose 	Ŷ	0	
 c) adequately treated or covered 	x	Ē	

SECTION EIGHT:

BEDROOM NO 2: locationChild	PASS	FAIL.	COMMENTS
2. Window condition	X		COMPLEXIS
3.Door condition	X		
LElectrical fixtures	X		
5.Cailing condition	X		1
6.Wall condition	X		-
	X		
 Condition of paint: a) cracking, scaling, or peeting. 			10000
b) chipping or loose	x		1
c) adequately treated or covered	X	n	
and a second sec	X	0	

SECTION NINE:

LFloor condition	PASS	FAIL.	COMMENT
2. Window condition	N/A		- Contractory 10
3.Door condition	N/A	-	
4 Electrical fixtures	N/A	0.00	
5.Ceiling condition	N/A	-	
6.Wall condition	N/A	1.00	
7.Condition of paint:	N/A		
a) cracking, scaling, or peeting	N/A	1.1	
b) chipping or loose		3	
c) adequately treated or covered		0	
a stand in covered		U	

SECTION TEN:

DINING ROOM OR DINING AREA			
1 Floor condition	PASS	FAIL	COMMENTS
L Stee condition	X		and American
		-	

2. Window condition 3. Door condition	X	1
	X	-
4.Electrical factores	X	-
5. Ociling condition	N N	
6. Wall condition	2	-
7.Condition of paint	A	-
a) cracking scaling or peeling	x	
D) Chipping or loose	A	
 adequately treated or covered 	1	0

OTHER ROOM: location	PASS	FAIL	COMMENTS
2.Window condition		-	e (constructions)
3.Door condition			
4.Electrical fatures		-	
5.Ceiling condition			
6. Wall condition			
7.Condition of paint:			
 a) cracking, scaling, or peeling b) chipping or loose 	C	0	
 c) adequately treated or covered 		5	
and another and the stated of storested	0	1	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES;	PA/SS	FAIL	COMMENTS
1.Floor condition	X		
2. Door condition	X	-	
3.Electrical factores	v	-	
4.Ceiling condition		_	
5. Wall condition.	X	_	
6.Condition of paint:	x	_	
a) cracking, scaling, or peeling			
b) chipping or loose	X	a	
c) adequately treated or covered	X	Π.	
ey modements nested or covered	X	Π.	

SECTION THIRTEEN:

UNHABITABLE ROOMS:	PASS	FAT.	COMMENTS
LElectrical conditions	N/A	rait	COMOLEATS
2.Potentially hazardous features	N/A		
3.Condition of paint:	N/A	-	-
 a) cracking, scaling, or pealing b) chipping or loose 		a l	
 c) adequately treated or coveral 		3	
and the second of survey of	D	0	

SECTION FOURTEEN:

SUMMARY OF INSPECTION		PASS	FAII
(If failed Visual Assessment are Section 15 on	next page)		
INSPECTOR SIGNATURE	7/10	/19 DAT	Ē
SECTION FIFTEEN:			
Failed Visual Assessment:			
Failed Inspection Section number:			
Evaluation Results:			
			-

Evaluation Results:	2	
Pailed Inspection Section number: Evaluation Results: Recommended Repairs Using Safe Work Practices: Failed Visual Assessment: failed Inspection Section number:		
Evaluation Results:	essment:	Failed
Failed Visual Assessment:		Pailed Inspection Section number:
ailed Inspection Section number:		Recommended Repairs Using Safe Work Practices
	ssment:	Failed V
THERE AND ADDRESS.		Failed Inspection Section number:
ecommended Repairs Using Safe Work Practices:		Recommended Repairs Using Safe Work Practices;



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yalma, Washington: 96901 Phone (509) 575-6101 = Fax (509) 575-6176

Inspectio	0 Date: 6/12/2019
Thme: 1:	30 P.M.
Resitor:	Männger
Phone:	

<u>-</u>

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER:

Apartment #: Maple Leaf Townhouses #1/4BR, 2 Bath_

PROPERTY ADDRESS: 1205 N. 2nd St.

PROPERTY AGE: __40 Years_

SECTION ONE:

BUILDING EXTERIOR 1.Condition of foundation	PASS	FAIL	COMMENTS
2.Condition of roof	X	Time	Continationa
Condition of states, rails, & purches	X		
Condition of exterior surfaces	X		
(siding, soffit, etc)	x	1200	
5.Condition of chimney			
6. Condition of paint:	N/A	-	
 a) cracking, scaling, or peeling 	EX.	-	
b) chipping or loose	CX	0	
 adequately treated or covered 	CIX.	n	

SECTION TWO:

BUILDING SYSTEMS 1.Heating equipment	PASS	FAIL	COMMENTS
2.Vtuilatiou/Cooling	X		Contracting 5
Water heater	X	1	
4.Rough plumbing	X		
5.Sewer	X		
6.Electrical service/Wiring	X		
Smoke Detectors	X		
Sector Sectors	X		

SECTION THREE:

LIVING ROOM 1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X		
3.Door condition	X		1
4.Electrical fixtures	X	-	
5.Cetting condition	X		
6.Wall condition	X		
7. Coudition of paint:	X	-	
a) cracking, acaling, or peeting	X		
 b) chipping or loose 	28		
c) adequately treated or covered	OX		
dentity weather of covered	UX	D	

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SECTION FIVE:

BATHROOM X2 / Back Bath Remodeled	PASS	FAIL	COMME
2. Window condition	X	1	S-COMPLET
3 Door condition	X		
4. Electrical fixtures/Ventilation	X		
5.1 Otlet condition	X		
6. Wash basin/Laborations and diff	X	1	
to source shower unit resultation	X		
7. Cetting condition	X	1.1.1	
8. Wall condition	X		
9.Condition of paint:	X		
4) cracking scaling or position			
 antipping or loose 	LDK	0	
 adequately treated or covered 	Cix	u	
	CIX .		

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Floor condition	PASS	FAIL	COMMENTS
Window condition	X	1	COMMENTS
Door condition	X		
Electrical fixtures/Vantilation	X		
Cailing condition	X		
.Wall condition	X	1	
Condition of patnt:	X	- 01	
 a) oracking, scaling, or peeling b) chipping or loose 	CIX CIX	c a	
 adequately treated or covered 	EX I		

SECTION SEVEN:

BEDROOM NO 1: location Master 1.Floor condition	PASS	FAIL	COMM
2. Window condition	X	-	CONTRACT
3 Door condition	X	6	
4 Bisctrical forures	X		
5.Ceiling condition	x	1	
6.Wall condition	X		
7.Condition of paint:	X		
 cracking, scaling, or realized 	x		
 anipping or loose 	EX.	0	
c) adequately treated or covered	=XX	•	
	CX	0	

SECTION EIGHT:

BEDROOM NO 2: location	PASS	FAIL	COMMENTS
2. Window condition	X		C SHOLLOUTED
3.Dear condition	X		
Electrical fixtures	X	1	
Ceiling condition	X		
5. Wall condition	X	(in 11	
Condition of paint:	x		
 a) cracking, scaling, or nealing. 	_		
	Ga	0	
 adequately treated or covered 	- CX	5	

SECTION NINE:

Window coudition	X	7	
Electrical fintures	X	-	
Coiling condition	X	-	
.Wall condition	X		
Condition of paint	X		
s) cracking, scaling, or peeling	x		
by coupping or know	CX.		
c) adequately treated or covered	LXX.		
	CX	0	

1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition		1	COMPLATS
3 Door condition			
4. Electrical fixtures			
S.Ceiling condition			
6. Wall condition			
7.Condition of paint			
a) cracking, scaling or nucling			
of chipping or locase	n i	0	
 edequately treated or covered 	D	0	
	0	0	

SECTION TWELVE:

1.Floor condition	PASS	FAIL	COMMENTS
Door condition	X		
Electrical fixtures	X		
Ceiling condition	X		
.Wall condition	X		
Condition of paint:	X	1. 33	
a) cracking, scaling, or peoling	x	1.1.1.1.1.1.1	
b) chipping or loss	CDC.	D	
 c) adequately treated or covered 	COK.	0	
and a solution of the second	03	0	

SECTION THIRTEEN:

UNHABITABLE ROOMS: N/A LElectrical conditions	PASS	FAIL	COMMENTS
2.Potentially hazardous features		_	
 Condition of paint: a) crecking, scaling, or pealing 		-	
b) chipping or loose	0	•	
 adequately treated or coversal 	0	D	10 I
	0	0	

SECTION FOURTEEN:

SUMMARY OF INSPECTION

VISUAL ASSESSMENT OF DETERIORATED PAINT: (If failed Visual Assessment of Deterior	PASS X	
(If failed Visual Assessment of Deteriorated Paint see Section 15 on next pag	e)	

INSPECTOR SIGNATURE

6/12/2019 DATE

				000	
	Faile	d Visual Assessm	tent of Deteriorated	Dolate	
Failed Inspection Section	n number:			a r anne.	 _
Evaluation Results:					
					 -
					 _
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Recommended Repairs L	Jsing Safe Wo	ork Practices:			-
Recommended Repairs L	Jsing Safe Wo	ork Practices:			
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Recommended Repairs L	Jsing Safe Wo	ork Practices:			
Recommended Repairs L					
	Failed				
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ailed Inspection Section	Failed				
ailed Inspection Section	Failed				
failed Inspection Section	Failed	Visual Aasussme	nt of Deteriorated i	Paint:	
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Contract and Subcontract Activity

U.S. Department of Housing and Urban Development

COMB Approval No. : 3517-43341 09401 Approval No. : 2002-0022

Contract and Subcontract Activity

U.S. Department of Blandag and Ukhan Development

OMB Approval No. 2577-0008 CMB Approval Pos. 2822-0395

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