The City of Yakima

Office of Neighborhood Development Services Consolidated Annual Performance Evaluation Report

For Year of 2018



For further information, contact:

The Office of Neighborhood Development Services 112 S. Eighth Street Yakima, WA 98901 509-575-6101

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 other 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. Another Public Service that was funded through 2018 was the Paint Out Graffiti program in addressing graffiti which directly affected lower income residential areas in Yakima.

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 program continues to support local Community Housing Development Organizations (CHDO) such as Yakima Valley Habitat for Humanity in purchasing vacant lots or lots that have vacant/abandoned buildings that are substandard and in need of abatement. The qualified CHDO in partnership with the City of Yakima constructs a new single family dwelling which is then sold to a qualified low to moderate income first time homebuyer.

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 /	Indicator	Unit of	Expected –	Actual –	Percent	Expected –	Actual –	Percent
		Amount		Measure	Strategic	Strategic	Complete	Program	Program	Complete
					Plan	Plan		Year	Year	

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 82 low to moderate income Senior/Disabled homeowners with Emergency Repairs to their homes. This program aims at assisting this high risk group of elderly to remain in their home as long as possible by making emergency repairs that might otherwise displace these citizens from their homes and into assisted living facilities. 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)

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

Narrative

The Single Family Rehabilitation program is the only program that tracks racial and ethnic status of families within the Senior/Disabled Emergency Home Repair program. This is a city wide program that assists low to moderate income homeowners with emergency home repairs.

12 African American

83 Caucasian

31 Hispanic

0 Russian

0 Native American

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,509,749	881,430
HOME	public - federal	1,916,949	110,659

Table 3 - Resources Made Available

Narrative

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
YAKIMA	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	15,739,158			
2. Match contributed during current Federal fiscal year	71,120			
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	15,810,278			
4. Match liability for current Federal fiscal year	0			
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	15,810,278			

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	12/31/2018	0	0	0	0	71,120	0	71,120	

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

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 \$			
549,444	145,340	63,103	0	631,681			

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total		Minority Busin	ess Enterprises		White Non-	
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic	
Contracts				I			
Dollar							
Amount	0	0	0	0	0	0	
Number	0	0	0	0	0	0	
Sub-Contracts	s						
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	S						
Number	0	0	0				
Dollar							

0 Table 8 - Minority Business and Women Business Enterprises

Amount

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

0

0

	Total		White Non-			
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Number	0	0	0	0	0	0
Dollar						
Amount	0	0	0	0	0	0

Table 9 - Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations		
Displaced	0	0
Households Temporarily		
Relocated, not Displaced	0	0

Households	Total		Minority Property Enterprises					
Displaced		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic		
Number	0	0	0	0	0	0		
Cost	0	0	0	0	0	0		

Table 10 - Relocation and Real Property Acquisition

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	0	0
Number of Non-Homeless households to be		
provided affordable housing units	90	82
Number of Special-Needs households to be		
provided affordable housing units	25	8
Total	115	90

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	4	3
Number of households supported through		
Rehab of Existing Units	90	82
Number of households supported through		
Acquisition of Existing Units	0	0
Total	94	85

Table 12 – Number of Households Supported

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

Due to the rising cost of material and construction costs associated with Rehabilitation, fewer dwellings could be addressed than anticipated.

The difference between the estimated production of new units resulting in one fewer new single family dwelling units was attributed to the limited capacity of the CHDO within the City limits in order to meet their prior building commitment in outlying areas.

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.

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 Housing Development Organizations (CHDO) 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.

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 and the Yakima Housing Authority to develop permanent housing that assists Homeless and

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 i's Economic Development avenues to increase avoilable 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 Ykaima. The city also communicates with a large variety of social sercie agencies through seval committes in which both the 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.

The City of Yakima discontinued to fund the "Landlord Tenant Hotline" with CDBG and instead funds it through the general fund. Also the "Paint out Graffiti" program was removed from the "Public Service" national objective and is now being funded through general funds so that the Yakima Police Activity League youth activities programs could be funded through the Eligible National Objective catagory within the Public Service limit cap of 15%.

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.

YWCA located at 818 W. Yakima Ave. consisting of 16 total housing units, 2 units that are monitored. The affordability period is 15 years, starting April of 2008 with a monitoring schedule of every two years and was monitored in 2018. Both monitored units were inspected on 9/27/2018 and passed inspection with no listed deficiencies.

Pear Tree Place (Next Step Housing) located at 2900 Powerhouse Road, consisting of 26 total housing units, 5 units that are monitored. The affordability period is 20 years, starting October 2007 with a monitoring schedule of every two years and was monitored in 2018. Five floating units were inspected on 9/2/2018 with all five passing inspection with no listed deficiencies.

Catholic Charities Housing Services located at 1423 Karr Ave. One housing unit (group home) which has an affordability period of 20 years, starting November of 2016 with a monitoring schedule of every two years and was monitored in 2018. The unit was inspected on 9/26/2018 and passed inspection with no deficiencies.

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

2018 MBE Reports

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Ноленд		The Read State State Co.		2	St. Manual Contact Person
CPD					
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Nake reporting border the calbedres of information is contrasted to average 2 hours perceptive, including the time for reviewing instructions, working existing data survey, goldering and maintaining the soft meeting, and completing and reviewing the collection of information. The Information is collected in the information, and you are not required to complete this form, unboard deploys countedly ratio COMB Formor Number. OMB Approved No.: 2502-0355

Excurse U.Ses dated July 14, 1921, directs its Miserity Backets Development Plans dwill be developed by and Retent Agong and the developed around plans shall enabled among business development objects. The Life material month business enterpress [Milling gods.] The Department of motion is provide guidance and oversight for programs for the development of motion) business enterpress consenting Milling gods. The Department of motion and oversight for programs for the development of motion) business enterpress exceeding Milling gods controlled motion and plans for the development of motion of motion and business enterpress exceeding Milling gods controlled motion and plans for the development of motion of the development of th

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796000	200	CALC.	PO Box 1861	Folar Heating				600300807	No			12.16088	35-13-MC530028
CLease.	100	Sales Sales	PO Box 1061	Polar Heating				60330(807	No.	-		\$7,104.41	0-18-A0C530008
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			CPO										
		1060	III	H 2									
		2. Location (City, State Zip, Code)	Clerkic								and Services	fixed Developer	City of Yukima, Neighborhood Development Services
							ı	Chintae Product Control Product Control Contro			S - 11 - 15	Total Street Property	Grinto Project Owner D

DMB Approval No.: 2377-0689

OMB Aggrand No.: 2502-0355

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Executive Orders date (I.), 1, 1965, draws the Miscrity Business Development Hans shall be directored by each Federal Agency and the floor among plants directory districts, development objectives. The indimension is used by HUD or mention and restaure MBE activities information in mention for the development of the formation in the content of the development of the develo

Transference Property Prope														֡
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Charles Char	+	CHINE	2000	2000	S&R Contractors				68-0661467	Z.	a.	12	\$3,516.50	B-18-MC530008
Clerk Cler	+	MINTE	2000	POR DE	SAR Connators				68-0601467	F	Δ	1	\$12,516.58	B-18-MC530008
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Check it Services Plant Check it Plant P		A Data Schwaler in Sick Office	('NE	mind CO victor	5. Program Code (Message)		ng Period	4 Report	all vaca coops	Tableto stempor constitution				
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		Sandy Colo	Lapation (City									halder/Agency	except Special	1. Garner Project Owner O

2018 HOME Inspection Reports

Office of Neighborhood Development Services HOME Assisted Rental Projects

Notes	Pioneer Pl (Yakima F Authority)	Catho	Next Ste Pear Tre '07 Files	YWCA	Triumph (Riel Hot '01 Files	Rose of I	
:: Verification of Income/Rent is to be done according to year ex: Every 2 1. Call and set-up appointment	Pioneer Plaza (Yakima Housing Authority)	Catholic Charities Housing Services	Next Step Housing Pear Tree Place '07 Files	A les	Triumph Treatment (Riel House) '01 Files	Rose of Mary '06 Files	Owner
Notes: Verification of Income/Rent is to be done annually (We send them the form with income and rent updates, and Inspections are done according to year ex: Every 2-3 years (I will go out and do the inspections when needed)		1423 Karr Avc	Power House Road	818 W. Yakima Ave.	600 Superior Lane	5301 Ticton Drive	Project Address
done annually	10 monitored	1 monitored	26 total 5 monitored	16- total 2 monitored	1 monitored	40-total 9 monitored	No. of Units
	\$450,000/15 years	\$71,344/20 Years	\$200,000 / 20 Years	\$200,000/15 Years	\$50,000 / 20 Years	\$400,000 / 20 Years	HOME Funds & Affordability Period
	2017 Jan-Dec	2016 Nov-Dec	2007 Oct-Sept	Apr-Mar	2001 Apr-Mar	2009 Jan- Dec	Start Date/ Reporting Period
	Every 2 Years 2019 2025 2031 2021 2027 2032 2023 2029	Every 2 Years 2048 2024 2030 2020 2026 2032 2022 2028 2034 2022 2028 2036	Every 2 Years 2011 2018 2024 2013 2020 2026 2015 2022 2027	Every 2 years 2012 2018 2014 2020 2016 2022	Every 3 Years 2011 2017 2014 2020	Evciy 2 years 2011 2017 2023 2013 2019 2025 2015 2021 2027	Inspections Requested
	2032	2036	2027	2020	2021	2027	End of Afforda bility Period
they return filled out)	See file various addresses		15' inspect was done in 16' change req'd sched	contract for utility allowance exempt	2		Comments



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 1.12 South Eighth Street Yakima, Washington 98901 Phone (909) 575-6101 • Pax (509) 575-6176

Inspection Date: 9/26/18 Time: 1:30 P.M. Contact Sylvia Phone:

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

HOMEBUYER:				_
PROPERTY ADDRESS: 1423 Karr Ave				
PROPERTY AGE: _2 Years				
SPCTION ONE.				
SECTION ONE: BUILDING EXTERIOR				
Condition of foundation		FAIL.	COMMENTS	
Condition of roof	X			
Condition of stairs, rails, & purches	X	_		_
LCondition of exterior surfaces	X			
(siding, soffit, etc)	^			
5.Condition of chimney	N/A	-		
6.Condition of paint:	1971	_		
a) cracking, scaling, or peeling	DX.	0		
b) chipping or loose	DOC	0		
 adequately treated or covered 	=XX	0		
SECTION TWO:				
BUILDING SYSTEMS	PASS	FAIL	COMMENTS	
Heating equipment	X			
2.Ventilation/Cooling	X			
.Water heater	X			
Rough plumbing	X			
Sower	X			
Electrical service/Wiring	X			
Smoke Detectors	X			
SECTION THREE:	Inves	-		
Floor condition	PASS	FAIL	COMMENTS	_
. Window condition	X	_		_
.Door condition	X			
Electrical fixtures	X			
.Ceiling condition	X			
.Wall condition	x	_		
Condition of paint	x			_
a) cracking, scaling, or pecling	in			
b) chipping or loose	DOX	0		
c) adequately treated or covered	DOX			
SECTION FOUR:				
SITCHEN	PASS	FAIL	COMMENTS	
.Floor condition	X			
.Window condition	X			
Door condition	X			
Electrical fixtures	X			
Sink condition	X			
	X			
	X			
Ceiling condition				
Ceiling condition Wall condition	X			
Ceiling condition Wall condition Condition of point:		-		
Ceiling condition Wall condition Condition of point: 8) cracking, scaling, or peeling	X	0		
Celting condition Celling condition Will condition Condition of print: a) cracking, scaling, or peeling b) chipping or loose o) adequately treated or covered	X	0 0		

SECTION FIVE: X2

BATHROOM	PASS	FAIL	COMMENTS
1.Floor condition	X	EALL	CODIMENTS
2. Window condition		_	
3.Dear condition	X		
4. Electrical flatures/Ventilation	X		
5. Toilet condition	X		
	X		
Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X		
7. Cailing condition	X		
8.Wall condition	-		
9.Condition of paint:	X		
cracking, scaling, or peeling chipping or loose adequately treated or covered	Xn Xo Xo	000	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	PAIL.	COMMENTS
1.Floor condition	Y	Freed	CONTRECTO
2. Window condition	V		
3.Door condition	A V		
4.Electrical fixtures/Ventilation	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:	X		
a) cracking, scaling, or peeling	Xb		
 chipping or loose 	Xo	0	
 adequately treated or covered 	Xo	5	

SECTION SEVEN:

BEDROOM NO 1: location SW	PASS	FAIL	COMMENTS
1.Floor condition	X		CONTRACTED
2. Window condition	X	_	
3.1200c condition	V V		
4. Electrical fixtures	X		
5.Ceiling condition			
6.Wall condition	X	_	
7.Condition of paint;	x		
cracking, scaling, or peeling chipping or losses	OX		
S completely of 10000	CX		
 adequately treated or povered 	ПX		

SECTION EIGHT:

BEDROOM NO 2: location NW	PASS	FAIL	COMMENTS
1.Floor condition	X	1740	COMPTENTS
2.Window condition	X		
3 Door condition	X		
4.Electrical fixtures	Y		
5. Cetting condition	X		
6. Wall condition	X		
7.Condition of pales:	-	-	
a) cracking, scaling, or peeling	Xa	a	
b) chipping or loose	Xo	0	
 adequately treated or covered 	Xa	0	

SECTION NINE:

BEDROOM NO 3: location NE	PASS	FAIL.	COMMENTS
1.Floor condition	X		COMMENTS
2. Window condition	X		
3.Door condition	X		
4. Electrical fixtures	X		
5.Cailing condition	X		
6. Wall condition	X		
7.Condition of paint:	- 12		
a) distracking, scaling, or peeling	Xo	0	
 b) chipping or loose 	Xo	0	
 adequately treated or covered 	Xo	0	

SECTION TEN; DINING ROOM OR DINING AREA	T		
L.Floor condition	PASS	FAIL	COMMENTS
. Window condition	X		
Door condition	X		
Electrical fintures	X		
Ceiling condition	X		
Wall condition	X		
Condition of paint:	X		
a) cracking, scaling, or peeling	Xo	0	
b) chipping ur loose	Xo		
 adequately treated or covered 	Xc	0	
SECTION ELEVEN:			
THER ROOM: location Family Room	PASS	FAIL	COMMENTS
Floor condition	X		
Window condition	X		
Door condition	X		
Electrical fixtures	X		
Criling condition	X		
Wall condition	X		
Condition of paint:			
a) cracking, scaling, or peeling	Xo		
b) chipping or loose c) adequately treated or covered	Xo	п	
adequately treated or covered	Xo	D	
NTRIES, HALLWAYS OR STAIRCASES: Fluor condition	X	FAIL	COMMENTS
Boor condition	X		
Electrical fixtures	X		
Ceiling condition	X		
Wall condition Condition of paint:	X		
s) cracking, scaling, or pooling			
b) chipping or loose	Xn Xn	0	
c) adequately treated or covered	XD	0	
ECTION THIRTEEN:	712		
NHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS
Electrical conditions	N/A	PAIL	COMMENTS
Potentially hazardous features	N/A		
Condition of point:			
a) cracking, scaling, or peeling	0		
b) chipping or loose		0	
adequately treated or covered	0	0	
ISUAL ASSESSMENT OF DETER	ARY OF IN	PAI	NT: PASS FAI
(If failed Visual Assessment o	f Deterioret	nd Dain	t see Section 15 on section 2
les 4 M	Deteriorati	ed rain	
NSPECTOR SIGNATURE		-	9/26/2018
NO MOLOR BIG. WI UKE			DATE
ECTION FIFTEEN:			

Failed Visual Assessment of Deteriorated Paint:

CAPER 29

Failed Inspection Section number:

4000



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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yakima, Washington 98601 Phone (509) 575-6101 = Fax (509) 575-6176

Inspection Date: 9/26/2018 Time: 10:00 A.M. Realtor: Disne McClaskey Phone:

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

HOMEBUYER:			
867			
Apartment #: 101 & 201 (1 Bedroom)_			
PROPERTY ADDRESS: Pear Tree P	lace 2900 Power	house l	Rd
PROPERTY AGE:11_Years			
SECTION ONE:			
BUILDING EXTERIOR	PASS	FAIL	COMMENTS
Condition of foundation	X		
2.Candition of roof	X		
3.Condition of steirs, rails, & porches 4.Condition of exterior surfaces	X		
(siding, soffil, etc)	X		
5.Condition of chimney	2711		
6.Condition of paint:	N/A		
a) cracking, scaling, or peeling	OX	0	
 b) chipping or loose 	CX		
c) adequately treated or covered	GX.	0	
	1		
SECTION TWO:			
BUILDING SYSTEMS	PASS	FAIL	COMMENTS
Lifeating equipment	X		
2. Ventilation/Cooling	X		
Water heater	X		
Rough plumbing	X		
Sewer Electrical service/Wiring	X		
Smoke Detectors	X		
ECTION THREE: IVING ROOM		FAIL	COMMENTS
Floor condition Window condition	X		
Door condition	X		
Electrical fixtures	X		
Ceiling condition	X		
Wall condition	X		
Condition of paint:	X		
a) cracking, scaling, or peeling	X CIX	n	
 chipping ur loose 	mx mx	0	
 adequately treated or covered. 	mx	0	
SECTION FOUR:			
KITCHEN	PASS	FAIL	COMMENTS
Floor condition	X		
.Window condition	X		
Window condition Date condition	X		
Window condition Door condition Electrical fixtures	X		
Window condition Dair condition Electrical figures Sink condition	X X X		
Window condition Dear condition Electrical fixures Sink condition Cabinet/Countertop conditions	X X X		
Window condition Digar condition Electrical fixures Sink condition Cabinet/Countertop conditions Celling condition	X X X X		
. Window condition Dair condition Dair condition Electrical figures . Sink condition . Cabinet/Countertop conditions . Celling condition . Wall condition	X X X X X		
. Window condition Dair condition Dair condition Selectrical fixures . Sink condition Cabinet/Countertop conditions .Celling condition .Celling condition .Condition .Condition .Condition	X X X X X		
. Window condition Dair condition Dair condition State condition Cabinet Countertop conditions Calling condition Wall condition (Condition of paint: a) cracking, scaling, or peeling	X X X X X X X	0	
. Window condition Dair condition Dair condition Selectrical fixures . Sink condition Cabinet/Countertop conditions .Celling condition .Celling condition .Condition .Condition .Condition	X X X X X	0 0 0	

SE	CT	TO	N	WI	VE:
1723	~.			ь. в.	A 150

BATHROOM	PASS	FAIL	COMMENTS	_
1.Floor candition	X	111111	Comments	_
2. Window condition	X			_
3.Door condition	X			_
4.Electrical flatures/Ventilation	X			_
5.Toilet condition	X			_
Wash basin/Laboratory conditions	X			_
7. Tub or shower unit condition	X			_
7. Ceiling condition	X			_
8. Wall condition	X			_
9.Condition of paint:				_
 cracking, scaling, or peeling 	a			
 b) chipping or loose 	0			
 adequately treated or covered 		n		

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL.	COMMENTS
LFloor condition	X		Committee
2. Window condition	X		
3.Door condition	X		
4.Electrical fixtures/Ventilation	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:	x		
a) cracking, scaling, or peeling	COX.	m:	
b) chipping or loose	dx		
 adequately treated or covered 	CX		

SECTION SEVEN:

BEDROOM NO 1: location	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: 8) cracking, scaling, or peeling	x gx	п	
b) chipping or loose	шx	п	
 adequately treated or covered. 	EX.		

SECTION EIGHT:

BEDROOM NO 2: location N/A	PASS	FAIL	COMMENTS	
I.Floor condition				
2. Window condition				
3.Door condition				
4.Electrical fixtures				
5.Cailing condition				
6. Wall condition.				
7.Condition of paint:		-		
a) cracking, scaling, or peeling	l			
b) chipping or loose	0			
 sdequately treated or covered 	0			

SECTION NINE:

BEDROOM NO 3: location N/A	PASS	FAIL	COMMENTS	
1.Ploor condition			001101110	
2.Window condition				
3.Door condition				_
4.Electrical fixtures				_
5.Cailing condition				
6. Wall condition				_
7.Condition of paint;				
a) cracking, scaling, or peeling				
b) chipping or loose				
 c) adequately treated or covered 		0		

SECTION TEN:

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

2.Window condition					
3. Door condition	X				
6. Electrical fixtures	X				
5.Ceiling condition	X				
i. Wall condition	X	-			
Condition of paint:	X	-			
a) crecking, scaling, or peeling	-X	0			
b) chipping or lanse	OX	п			
c) adequately treated or covered	ΠX	п			
SECTION ELEVEN:					
OTHER ROOM: location N/A	DAGE				
.Floor condition	raas	FAIL	COMMENTS		
.Window condition					
Dear condition					_
Electrical flutures					_
Ceiling condition					_
Wall condition					_
Condition of paint:					
a) cracking, sealing, or peeling	п	0			
b) chipping or loose adequately treated or covered.		0			
oy and anny dealer of covered	П	0			
ECTION TWELVE:					
NTRIES, HALLWAYS OR STAIRCASES:		FAIL	COMMENTS		
Floor condition Door condition	X				
Electrical fromes	X				
Ceiling condition	X				
Wall condition	X				
Condition of paint:	X				
a) cracking, scaling, or peeling	X EIX	-			
b) chipping or loose	EX.	D			
c) adequately treated or covered	ПX	D			
ECTION THIRTEEN:					
NHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS		
Electrical conditions					
Potentially hazardous features Condition of paint;	_				
s) cracking, scaling, or peeling					
b) chipping or loose	0	0			
	0	0			
c) adequately treated or covered	10	_			
c) adequately treated or covered					
ECTION FOURTEEN:					
	Y OF IN	SPECT	TON		
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DEPARTMENT OF CONMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yakima, Washington 98801 Phone (508) 575-6101 = Fax (509) 575-6176

Inspection Date: 9/26/2018 Time: 10:00 A.M. Realtor: Diane McClaskey Phone:

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

HOMEBUYER:				
Apartment #: 113 & 114 (3 Bedroom)_				
PROPERTY ADDRESS: Pear Tree Pi	ace 2900 Power	house F	łd.	
PROPERTY AGE:11 Years				
PETTON ON W				
SECTION ONE: BUILDING EXTERIOR				
LCondition of foundation		FAIL	COMMENTS	
2.Condition of roof	X			
3.Condition of stairs, rails, & porches	X	_		
Condition of exterior surfaces	X			
(siding, soffit, etc)	X			
5.Condition of chimney	N/A			
6.Condition of paint:	NA			
a) cracking, scaling, or peeling	пх	0		
 b) chipping or loces 	QX.	0		
c) adequately treated or covered	UX	0		
ings.	1 44			
SECTION TWO:				
BUILDING SYSTEMS	DACC	FAIL	COMMENTS	_
.Hesting equipment	X	FAIL	COMMENTS	
2.Ventilation/Cooling	x			
Water heater	X			_
Rough plumbing	x			
Sower .	x			_
S.Electrical service/Wiring	x			_
Smoke Detectors	X			
	A			
SECTION THREE:				
IVING ROOM	PASS	PATT	COMMENTS	
Floor condition	X	PAIL	COMMENTS	_
Window condition	X			
Door condition	î			
Electrical fixtures	X			_
Cailing condition	X			_
Wall condition	X			
Condition of paint:	X	-		
a) cracking, scaling, or peeling	EX.	п		
b) chipping or loose	EIX	0		
c) adequately treated or covered	EX	0		
SECTION FOUR:				
CITCHEN	PASS	FAIL	COMMENTS	_
.Floor condition	X	ZALL	Committee	
.Window condition	X			_
.Door condition	X			_
Electrical flictures	x			_
Sink condition	X			
.Cabinet/Countertop conditions	x			_
Ct ling condition	X			
.Wall condition	X			
Condition of paint;	x			
	I A			
a) cracking, scaling, or peeling b) chipping or loose	30K	0		

SECTION FIVE: X2

BATHROOM	PASS	PATE.	COMMENTS
1.Floor condition	Y	A.C.L.	COMMENTS
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 ar shower unit condition	x		
7. Ceiling condition	X		
8. Wall condition	X		
9.Condition of paint:	^		-
a) cracking, scaling, or peeling	EX.	o o	
 chipping or loose 	DX		
 adequately treated or covered 	EX	0	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
1.Floor condition	X		COMMISSION
2. Window condition	X		
3.Door condition	X		
4.Electrical fixtures/Ventilation	Y		
5.Ceiling condition	Ŷ		
6. Wall condition	v		
7.Condition of paint:	X		
 a) cracking, scaling, or peeling 	EX		
b) chipping or loose	COX	c	
 súequately treated or covered 	OX	0	

SECTION SEVEN:

BEDROOM NO 1; location	PASS	WAIL.	COMMENTS
1.Floor condition	Y	PAIL	COMMENTS
2. Window condition	x		
3.Door condition	X		
4.Electrical fixtures	Y		
5.Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:	X		
 a) cracking, scaling, or peeling 	EDK.	0	
 b) chipping or loose 	DX	0	
 adequately treated or covered 	DX	0	

SECTION EIGHT:

BEDROOM NO 2: location	PASS	FAIL	COMMENTS
1.Floor condition	X		
2.Window condition	X		
3.Duar condition	X		
4.Electrical focures	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:	x		
a) cracking, scaling, or peeling	CX	п.	
blo chipping or loose	CX	U	
 adequately treated or povered 	CX		

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS	_
1.Floor condition	X			_
2. Window candition	X			_
3.Door condition	X			_
4.Electrical fixtures	X			_
5.Ceiling condition	X			_
6. Wall condition	X			_
7. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose	X			
c) adequately treated or covered	EX.	0		

SECTION TEN:

DINING ROOM OR DINING AREA	PA8S	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				_
a) cracking, scaling, or peeling	пх		1		
b) chipping or loose	TIX	0	1		
c) adequately treated or covered	TOX	0			
SECTION ELEVEN:					
OTHER ROOM: location N/A	PASS	FAIL	COLORDO		
1.Floor condition	PASS	FAIL	COMMENTS		
2. Window condition	_				
3.Door condition					
4.Electrical fixtures					
5.Ceiling condition					
6.Wall condition	+			_	
7.Condition of paint:	-				
a) cracking, scaling, or pecling	0	D			
 b) chipping or loose 		0			
c) adequately treated or covered	0	0			
SECTION TWELVE:					
ENTRIES, HALLWAYS OR STAIRCASES:	D.CC	W	00344400		
Ploor condition	PASS	FAIL	COMMENTS		
Door condition	X				
Electrical fixtures					
Cailing condition	X				
Well condition	X				
.Condition of paint:	Х				
a) cracking, scaling, or peeling	×				
b) chipping or loose	200	0			
c) adequately trested or covered	CX CX	0			
		u			
SECTION THIRTEEN:					
NHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS		
Electrical conditions Potentially hazardous features					
Condition of paint:					
Condition of paint: a) cracking, scaling, or peeling	u				
Condition of paint: a) cracking, scaling, or peeling b) chipping or loose	D				
3.Condition of paint:		2.0			
Condition of peint a) cricking, scaling, or peeling b) chipping or loose c) adequately treated or covered ECTION FOURTEEN: SUMMARY	OF IN	SPECT		PASS	FAIL
Condition of paint: a) cricking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR	OF IN	SPECT	vr:	PASS X	FAIL
Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN:	OF IN	SPECT	vr:	X	FAIL
Condition of paint: a) cricking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determine)	OF IN	SPECT	vr:	X	FAIL
Condition of paint: a) cricking, scaling, or pecling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determine)	OF IN	SPECT	VT: t see Section 15 on next pag	X (e)	FAIL
Condition of paint a) cricking, scaling, or pecling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determine)	OF IN	SPECT	VT: t see Section 15 on next pag	(2018)	
Condition of paint: a) cricking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determine)	OF IN	SPECT	VT: t see Section 15 on next pag	X (e)	
Condition of paint: a) cricking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determine)	OF IN	SPECT	VT: t see Section 15 on next pag	(2018)	
Condition of paint: a) cricking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determine) NSPECTOR SIGNATURE	OF IN	SPECT	VT: t see Section 15 on next pag	(2018)	
Condition of paint: a) cricking, scaling, or peeling b) chipping or loose c) scientally treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Det NSPECTOR SIGNATURE	OF IN:	SPECT PAID d Pain	VT: t see Section 15 on next pag 9/26	(2018)	
Condition of paint: a) cricking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determine) NSPECTOR SIGNATURE	OF IN:	SPECT PAID d Pain	VT: t see Section 15 on next pag 9/26	(2018)	
Condition of paint: a) cricking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Det NSPECTOR SIGNATURE ECTION FIFTEEN: Failed Visual Asses	OF IN:	SPECT PAID d Pain	VT: t see Section 15 on next pag 9/26	(2018)	
Condition of paint a) circking, scaling, or peeling b) chipping or losse c) adequately treated or covered SECTION FOURTEEN: SUMMARY VISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Det NSPECTOR SIGNATURE	OF IN:	SPECT PAID d Pain	VT: t see Section 15 on next pag 9/26	(2018)	
Condition of paint: a) cricking, scaling, or peeling b) chipping or lose c) adequately treated or covered SECTION FOURTEEN: SUMMARY FISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determination	OF IN:	SPECT PAID d Pain	VT: t see Section 15 on next pag 9/26	(2018)	
Condition of paint: a) cricking, scaling, or peeling b) chipping or lose c) adequately treated or covered SECTION FOURTEEN: SUMMARY FISUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determination	OF IN:	SPECT PAID d Pain	VT: t see Section 15 on next pag 9/26	(2018)	
Condition of peint a) cricking, scaling, or peeling his chipping or loose c) adequately treated or covered ECTION FOURTEEN: SUMMARY TSUAL ASSESSMENT OF DETERIOR (If failed Visual Assessment of Determinent of Deter	OF IN:	SPECT PAID d Pain	VT: t see Section 15 on next pag 9/26	(2018)	



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

Inspection Date: 9/26/2018 Time: 10:00 A.M. Realtor: Diane McClaskey Phone:

X X X X X X X PASS X X X X X	FAIL	COMMENTS
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PASS X X X X X X X X X X X X X X X X X X	FAIL	
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BATHROOM	PASS	FAIL.	COMMENTS
1.Floor condition	Y.	2	COMMENTS
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: a) cracking, scaling, or peeling b) chipping or loase c) adequately treated or covered	CX CX	0 0	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL.	COMMENTS
1.Floor condition	X		Comments.
2.Window condition	X		
3.Door condition	X		
4. Electrical fixtures/Ventilation	X		
5.Ceiling condition	×		
6. Wall condition	X		
7.Condition of paint:	X		
 a) cracking, scaling, or peeling 	TIX.	0	
 b) chipping or loose 	DOX	0	
 adequately treated or covered 	DOX	0	

SECTION SEVEN:

BEDROOM NO 1: location	PASS	FAIL	COMMENTS
1.Ploor 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		
 6) cracking, staling, or peeling 	OK	· ·	
b) chipping or loose	CX.		
 adequately treated or covered 	CX.	0	

SECTION EIGHT:

BEDROOM NO 2: location	PASS	FAIL	COMMENTS
1.Floor condition	X	111111	C-OSTADORUCTE O
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		
 cracking, scaling, or peeling 	CX	O.	
b) chipping or loose	CX	o o	
 adequately treated or covered 	CX		

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS	
1.Floor condition				
2.Window condition				
3.Door condition				
4.Electrical fixtures				
5.Ceiling condition				
6.Wall condition				
7.Condition of paint:				
a) cracking, scaling, or peeling	0	0		
b) chipping or loase	0			
 sdoquately treated or covered 	0			

SECTION TEN:

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

	X				-
3.Door condition	X				
Electrical fixtures	х				
5.Ceiling condition	X				
6. Wall condition 7. Condition of paint:	X				
cracking, scaling, or pouling	x				
b) chipping or loose	DOX.	0			
c) adequately treated or covered	OX	0			
	1 500				
SECTION ELEVEN:					
OTHER ROOM: location N/A	PASS	FAIL	COMMENTS		_
1.Floor condition					
2.Window condition					
3.Door condition					
4.Electrical factures					
5.Ceiling condition 5.Wall condition					
7.Condition of paint:					
cracking, scaling, or peeling	-				
b) chipping or loose	0	0			
c) adequately treated or covered	6				
	1-			-	-
SECTION TWELVE:					
ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS		
l.Floor condition	X	2.000	CAMBRITAN		
2. Door condition	X				
3. Electrical fixtures	X				
4.Ceiling condition	X				
5. Wall condition	X				
6.Condition of paint:	x				
cracking, scaling, or peeling	СX	D			
b) chipping or loose adequately treated or covered	GX.	0			
	Lux	0			
SECTION THIRTEEN:					
UNHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS		
Electrical conditions					
2. Potentially hazardons features					
3. Condition of paint:					
 cracking, scaling, or peeling 		п			
		п			
b) chipping or loose		100			
	G	0			
b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMI	MARY OF IN	SPECT		PASS	FAIL
b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUM: VISUAL ASSESSMENT OF DETE	MARY OF IN	SPECT	NT:	X	FAII
b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMD VISUAL ASSESSMENT OF DETE (If failed Visual Assessment	MARY OF IN	SPECT	NT: it see Section 15 on next pa	x ige) 6/2018	
b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMD VISUAL ASSESSMENT OF DETE	MARY OF IN	SPECT	NT: it see Section 15 on next pa	x ige)	
b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMD VISUAL ASSESSMENT OF DETE (If failed Visual Assessment INSPECTOR SIGNATURE	MARY OF IN	SPECT	NT: it see Section 15 on next pa	x ige) 6/2018	
b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMD VISUAL ASSESSMENT OF DETE (If failed Visual Assessment INSPECTOR SIGNATURE SECTION FIFTEEN:	MARY OF IN ERIORATE t of Deteriorat	SPECT D PAI ed Pair	NT: at see Section 15 on next pa	x ige) 6/2018	
b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMD VISUAL ASSESSMENT OF DETE (If failed Visual Assessment INSPECTOR SIGNATURE SECTION FIFTEEN:	MARY OF IN	SPECT D PAI ed Pair	NT: at see Section 15 on next pa	x ige) 6/2018	
b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMD VISUAL ASSESSMENT OF DETE (If failed Visual Assessment INSPECTOR SIGNATURE SECTION FIFTEEN: Failed Visual	MARY OF IN ERIORATE t of Deteriorat	SPECT D PAI ed Pair	NT: at see Section 15 on next pa	x ige) 6/2018	
b) chipping or loose c) adequately restred or covered SECTION FOURTEEN: SUMD VISUAL ASSESSMENT OF DETE (If failed Visual Assessment INSPECTOR SIGNATURE SECTION FIFTEEN: Failed Visual Failed Inspection Section number:	MARY OF IN ERIORATE t of Deteriorat	SPECT D PAI ed Pair of Dete	NT: It see Section 15 on next pa 9/26 riorated Paint;	x ige) 6/2018	
b) chipping or loose c) adequately treated or covered SECTION FOURTEEN: SUMD VISUAL ASSESSMENT OF DETE (If failed Visual Assessment INSPECTOR SIGNATURE SECTION FIFTEEN:	MARY OF IN ERIORATE t of Deteriorat	SPECT D PAI ed Pair of Dete	NT: It see Section 15 on next pa 9/26 riorated Paint;	x ige) 6/2018	
b) chipping or loose c) adequately restred or covered SECTION FOURTEEN: SUMD VISUAL ASSESSMENT OF DETE (If failed Visual Assessment INSPECTOR SIGNATURE SECTION FIFTEEN: Failed Visual Failed Inspection Section number:	MARY OF IN ERIORATE t of Deteriorat	SPECT D PAI ed Pair of Dete	NT: It see Section 15 on next pa 9/26 riorated Paint;	x ige) 6/2018	



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: 3/15/18 Time: 2:00 P.M. Realtor: Charri Joe Phone: 952-2755

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

HOMEBUYER: Triumph Treatment	Services			-
Apartment #: Riel House				
PROPERTY ADDRESS: 613 Superior	Long			
	Lane			
PROPERTY AGE: 17 Years				
SECTION ONE.				
SECTION ONE: BUILDING EXTERIOR	l n i on	W - XX		
1.Condition of foundation	PASS X	FAIL	COMMENTS	
2.Condition of roof		-		
 Condition of stairs, rails, & porches 	X	-		
4.Condition of exterior surfaces	x			
(siding, soffit, etc)	^			
5.Condition of chimney	N/A	_		
6.Condition of paint:	1 WIL	-		
a) cracking, scaling, or peeling	mx	0		
b) chipping or loose	TIX	0		
 adequately treated or covered 	TOX.	0		
		_		
SECTION TWO:				
BUILDING SYSTEMS	PASS	FAIL	COMMENTS	
Heating equipment	X		SOMMENTS	
2. Ventilation/Cooling	X			
3. Water heater	X			
	X			
1. Kough plumbing				
5.Sewer	X			
Sewer Electrical service/Wiring Smoke Detectors				
5. Sewer 5. Electrical service/Wiring 7. Smoke Detectors SECTION THREE; COMMON AREA/ LIVING ROOM I. Flour condition	X X X	FAIL	COMMENTS	
5. Sewer 5. Electrical service/Wiring 7. Smoke Detectors SECTION THREE; COMMON AREA LIVING ROOM 1. Floor candition 2. Window condition	X X X	FAIL	COMMENTS	
5. Sewer 5. Electrical service/Wiring 7. Smoke Detectors SECTION THREE; COMMON AREA LIVING ROOM 1. Floor candition 2. Window condition	X X X X	FAIL	COMMENTS	
5. Sewer 5. Electrical service/Wiring 9. Smoke Detectors 5. ECTION THREE: COMMON AREA LIVING ROOM Flour condition 9. Window condition 9. Electrical floures	X X X X X X X X X X X X X X X X X X X	FAIL	COMMENTS	
5. Sewer 5. Electrical service/Wiring 7. Smake Detectors SECTION THREE: COMMON AREA/LIVING ROOM 1. Flour condition 2. Window condition 5. Done condition 5. Electrical floores 5. Ceiling condition	PASS X X X X X X X X X X X X X X X X X X	FAIL	COMMENTS	
5. Sewer 5. Electrical service/Wiring 7. Smoke Detectors SECTION THREE: COMMON AREA/ LIVING ROOM 1. Floor candition 2. Window condition 3. Door condition 4. Electrical floores 5. Ceiling condition 5. Wall condition 5. Wall condition	X X X X X X X X X X X X X X X X X X X	FAIL	COMMENTS	
5. Sewer 6. Electrical servicer/Wring 7. Smoke Detectors SECTION THREE; COMMON AREA/ LIVING ROOM 1. Floor condition 2. Door condition 3. Door condition 4. Electrical floores 5. Ceiling condition 5. Wall condition 5. Wall condition 6. Wall condition 7. Condition of paint:	PASS X X X X X X X X X X X X X X X X X X	FAIL	COMMENTS	
5. Sewer 6. Electrical servicer Wiring 7. Smoke Detectors SECTION THREE; COMMON AREA/ LIVING ROOM 1. Floor condition 2. Window condition 3. Door condition 4. Electrical fibrares 5. Ceiling condition 6. Wall condition 7. Condition of paint: 2. cracking, scaling, or pecling	PASS X X X X X X X X X X X X	FAIL	COMMENTS	
5. Sewer 5. Selectrical service/Wiring 7. Smoke Detectors SECTION THREE; COMMON AREA LIVING ROOM 1. Floor condition 8. Door condition 9. Blootrical floores Celling condition 6. Wall condition 6. Wall condition 7. Condition of paint: 2 cracking, scaling, or pecling by polymers	PASS X X X X X X X X X X X X X X X X X X	0 0	COMMENTS	
5. Sewer 5. Electrical service/Wiring 9. Smoke Detectors SECTION THREE: COMMON AREA/ LIVING ROOM Floor condition Door condition Door condition Electrical fromes Ceiling condition Wall condition (Condition of paint: 2) cracking, scaling, or pecling	PASS X X X X X X X X X X X X X X X	0	COMMENTS	
5. Sewer 5. Electrical service/Wiring 7. Smoke Detectors SECTION THREE: COMMON AREA/ LIVING ROOM 1. Floor candition 2. Window condition 3. Door condition 5. Door condition 6. Ceiling condition 6. Wall condition 6. Wall condition 7. Condition of paint: a) cracking, scaling, or pecking b) chipping or loose b) chipping or loose c) adequately treated or covered SECTION FOUR: KITCHEN	PASS X X X X X X X X X X X X X X X X X X	0 0	COMMENTS	
5. Sewer 5. Selectrical service/Wiring 7. Smoke Detectors SECTION THREE; COMMON AREA/ LIVING ROOM Floor candition 9. Door condition 9. Door condition 9. Electrical fromes 1. Condition condition 1. Condition of paint: 1. cracking, scaling, or pecling 1. cracking, scaling, or pecling 1. chipping or loose 1. condition of paint: 2. cracking, scaling, or pecling 1. chipping or loose 1. condition of paint: 2. cracking, scaling, or pecling 3. Condition of paint: 3. Cracking, scaling, or pecling 4. Condition of paint: 4. Cracking, scaling, or pecling 5. CTION FOUR: CITCHEN Floor condition	PASS X X X X X X X X X X X X X X X X X X X	0 0 0		
5. Sewer 5. Selectrical service/Wiring 7. Smoke Detectors SECTION THREE: COMMON AREA LIVING ROOM 1. Plant condition 2. Window condition 3. Door condition 4. Electrical froures 6. Celling condition 5. Wall condition 7. Condition of paint: 9. cracking, scaling, or pecling 10. chipping or loose 6. adequately treated or covered SECTION FOUR: KITCHEN 1. Ploor condition 6. Window condition 7. Window ocondition	PASS X X X X X X X X X X X X X X X X X X	0 0 0		
5. Sewer 5. Sever 6. Sectrical service/Wiring 7. Smoke Detectors SECTION THREE; COMMON AREA LIVING ROOM 1. Floor condition 8. Door condition 9. Door condition 9. Door condition 9. Secting condition 9. Wall condition 9. Wall condition 9. Wall condition 1. Condition of paint: 1. Condition of paint: 2. Cracking, scaling, or pecling 1. Schipping or loose 1. Condition of paint: 2. Cracking scaling or pecling 1. Condition of paint: 3. Condition of paint: 4. Cracking scaling or pecling 1. Condition of paint: 5. CTION FOUR: KITCHEN 1. Floor condition 1. Door condition	PASS X X X X X X X X X X X X X X X X X X	0 0 0		
5. Sewer 5. Sever 6. Sectrical service/Wiring 7. Smoke Detectors SECTION THREE; COMMON AREA/ LIVING ROOM 7. Floor condition 8. Door condition 9. Door condition 9. Electrical fibrares 9. Ceiling condition 9. Wall condition 10. Wall condition 11. Condition of paint: 12. Cracking, scaling, or pecling by chipping or loose 12. Condition of paint: 13. Cracking, scaling, or pecling by chipping or loose 14. Condition of paint: 15. Ceiling or loose 16. Condition of paint: 16. Ceiling or pecling by chipping or loose 1	PASS X X X X X X X X X X X X X X X X X X	0 0 0		
5. Sewer 5. Sever 5. Selectrical service/Wiring 9. Smake Detectors SECTION THREE; COMMON AREA/ LIVING ROOM Floor condition 6. Door condition 6. Door condition 7. Selectrical from res 7. Condition of paint: 8. Condition of paint: 9. Cracking, sealing, or peeling 9. Chipping or loose 9. adequately treated or covered SECTION FOUR: CITCHEN Floor condition 1. Window condition 1. Door condition 1. Door condition 1. Door condition 1. Electrical fixures 1. Sink condition 1. Sink co	PASS X X X X X X X X X X X X X X X X X X	0 0 0		
Sewer Sever Section Three: Section Three: Section Three: Somme Detectors Section Three: Somme Detectors Section Three: Somme Detectors Section Section Selectrical from Section Dear condition Dear condition Condition of point: a) cracking, scaling, or pecking ship chipping or loose c) adequately treated or covered Section Four: Section Four: Section Four: Section Secti	PASS X X X X X X X X X X X X X X X X X X	0 0 0		
5. Sewer 5. Sleaver 5. Sleaver 6. Section Three: Common area Living Room Floor condition 5. Bloor condition 6. Bloor condition 6. Bloor condition 6. Bloor condition 6. Condition or point: 6. Condition of point:	PASS X X X X X X X X X X X X X X X X X X	0 0 0		
5. Sewer 5. Electrical service/Wiring 7. Smoke Detectors SECTION THREE: COMMON AREA/ LIVING ROOM 1. Floor condition 2. Window condition 3. Door condition 5. Condition of point: 2) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION FOUR: KITCHEN Lipion condition 1. Window condition 2. Window condition 3. Window condition 3. Electrical futures 5. Sink condition 4. Cabinet/Countertop conditions Coalinet/Countertop conditions 5. Ceiling condition 6. Ceiling condition 6. Window condition 6. Ceiling condition 6. Ceiling condition 6. Ceiling condition 6. Well condition 6. Well condition 6. Well condition	X X X X X X X X X X	0 0 0		
5. Sewer 6. Electrical service/Wiring 7. Smoke Detectors SECTION THREE: COMMON AREA LIVING ROOM 1. Floor condition 2. Window condition 3. Donr condition 4. Electrical froures 5. Ceiling condition 5. Wall condition 7. Condition of paint: 9. Cracking, scaling, or pecling 10. Inhyping or loose 10. and an adjust of paint: 8. ELECTRON FOUR: KITCHEN 1. Floor condition 1. Window condition 1. Door condition 1. Door condition 2. Condition 3. Colling condition 5. Calling condition 6. Cabinet/Countertop conditions 7. Condition	PASS X X X X X X X X X	0 0 0		
b) chipping or loose c) adequately treated or covered SECTION FOUR: KITCHEN L-Floor condition L-Window condition Door condition L-Beardest fixtures Sink condition Cabinet/Countertop conditions (Ceiling condition Wall condition Condition of paint: a) cracking, scaling, or peeling	PASS X X X X X X X X X	0 0 0		
5. Sewer 5. Selectrical service/Wiring 7. Smoke Detectors SECTION THREE: COMMON AREA LIVING ROOM [Ploor condition 2. Window condition 3. Door condition 5. Condition of point: 2. Cracking, calling, or pecling b) chipping or loose c) adequately mested or covered SECTION FOUR: KITCHEN 1. Ploor condition 1. Dear condition 1. Dear condition 2. Window condition 3. Condition of point: 3. Sink condition 3. Condition 4. Condition 5. Calling condition 6. Calling condition 6. Calling condition 7. Condition 7. Condition 8. Calling condition 9. Condi	X	PAIL		

BATHROOM	PASS	FAIL.	COMMENTS
1.Floor condition	X	2,112	COMMISSION
2.Window condition	X		
3.Dear condition	X		
4.Electrical flutures/Ventilation	X		
5.Toilet condition	X		
6. Wash basin/Lahoratory conditions	X		
7: Tub or shower unit condition	X	-	
7. Ceiling condition	X		
8. Wall condition	X		
9.Condition of paint:	^		
a) cracking, scaling, or peeling		-	
b) chipping or loose	D	0	
 adequately treated or covered 	2	0	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
1.Floor condition	Y		- CONTRACTION
2.Window condition	X		
3.Door condition	X		
4.Electrical flutures/Ventilation	X		
5.Ceiling condition	X		
6.Wall condition	x		
7. Condition of paint:	×		
a) cracking, scaling, or peeling	CX		
b) chipping or loose	EIX	D	
 adequately trested or covered 	CIX	0	

SECTION SEVEN:

BEDROOM NO 1: location	PASS	FAIL	COMMENTS	
1.Floor condition	X			
2.Window condition	X			
3.Door condition	X			_
4.Electrical fixtures	X			
5.Ceiling condition	X			
n.Wall condition	X			
7.Condition of paint:	x			
 a) cracking, scaling, or peeling 	DIX			
b) chipping or loose	DX	0		
 adequately treated or covered 	DOX			

SECTION EIGHT:

BEDROOM NO 2: location N/A	PASS	FAIL	COMMENTS
1.Floor condition		-	
2.Window condition			
3.Deer condition			
4.Electrical fixtures			
5.Ceiling condition			
6.Wall condition			
7.Condition of paint:			
a) cracking, scaling, or peeling	0	0	
b) chipping or loose	10	0	
 adequately treated or covered 	0		

SECTION NINE:

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

SECTION TEN:

DINING ROOM OR DINING AREA	PASS	FAIL	COMMENTS
1.Floor condition	X		
2.Window condition	X		
3.Dogr condition	X		

4. Electrical fintures	1 2		
5.Ceiling condition	X		
6.Wall condition	X		
7. Condition of paint:	X	-	
a) cracking, scaling, or peeling	×		
 b) chipping or loose 	DOX.	0	
 adequately treated or covered 	DOS	0	
457		1.2	
SECTION ELEVEN:			
OTHER ROOM: location N/A	PASS	PAIL	COMMENTS
1.Floor condition	174.10	PALL	COMMENTS
2. Window condition			
3.Door condition		1	
4.Electrical fixtures			
5.Ceiling condition			
6.Wall condition			
7.Condition of paint:			
a) cracking, scaling, or peeling		D	
b) chipping or loose		0	
c) adequately treated or covered.		D	
SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: 1.Floor condition.	PASS	FAIL	COMMENTS
2. Door condition	X		
3 Electrical fixtures	X		
4.Ceiling condition	X		
5. Wall condition	X	-	
6.Candition of paint:	×		
a) cracking, scaling, or peeling	OX		
b) chipping or loose	DX	0	
 sdequately treated or covered 	DOX	0	
SECTION THIRTEEN: UNHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS
1.Electrical conditions		- 1111	Company
2.Potentially hazardous features			
3.Condition of paint:			
a) cracking, scaling, or peoling	0		
b) chipping or loose c) adequately treated or covered	0	.0	
c) adaquately treated or povered	-	.0	
SECTION FOURTEEN: SUMMARY	OF IN	SPECT	
VISUAL ASSESSMENT OF DETERIOR	DATES	D D 4 Y	PASS FAIL
Official Visual A.	KALL	PAL	NT: X
(If fuiled Visual Assessment of De	teriorat	ed Pain	t see Section 15 on next page)
INSPECTOR SIGNATURE		-	3/15/18 DATE
dh.			
SECTION FIFTEEN:			
Failed Visual Asse	essment	of Deter	riorated Paint:
Failed Inspection Section number:			- Walani
Evaluation Results:			
Recommended Repairs Using Safe Work Practices			



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Keighborhood Development Services 112 South Eighth Screet Yakima, Washington 99901 Phone (509) 575-6101 • Fax (509) 575-6176

Inspection Date: 1/11/2018 Time: 10:00 PM Resitor: Sylvia Phone:

Apartment #: 110, 206, 209, 210, 211, 3 PROPERTY ADDRESS <u>: 5401 W. Wa</u>			edroom)	_
PROPERTY AGE:10 Years				
SECTION ONE:				
BUILDING EXTERIOR	PASS	FAIL	COMMENTS	
1.Condition of foundation	X	- min	COMPLETES	
2.Condition of roaf	X			
3.Condition of stairs, rails, & porches	X			
Condition of exterior surfaces	X			-
(siding, soffit, etc)	1			
Condition of chimney	N/A			
Condition of paint:				
 a) cracking, scaling, or peeling 	CX			
b) chipping or loose	CIK			
c) adequately treated or covered.	ΠX	п		
SECTION TWO:				
BUILDING SYSTEMS	PASS	FAIL	COMMENTS	
.Heating equipment	X			
.Ventilation/Cooling	X			
.Water heater	X			
Rough plumbing	X			
.Sewer	X			
Electrical service/Wiring	X			
7.Smake Detectors	X			
SECTION THREE;				
JVING ROOM	PASS	FAIL	COMMENTS	
.Floor condition	x			
.Window condition	X			
	X			
Electrical fluctures	X		the state of the s	
Electrical fixtures Calling condition				
Electrical flyings Colling condition Well condition	X			
Electrical fixtures Colling condition Wall condition Condition of paint:	X			
Electrical fixtures Colling condition Condition of paint: a) cracking, scaling, or peeling	X X X			
Electrical fixtures Colling condition Well condition Condition of paint: a) cracking, scaling, or peeling b) chipping or loose	X X X	0		
Electrical fixtures Ceiling condition Wall condition Condition of paint: a) cracking, staling, or peeling b) chipping or lonse	X X X X			
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Electrical fixtures Colling condition Wall condition Condition of paint: a) cracking, scaling, or peeling b) chipping or loase c) adequately treated or covered SECTION FOUR:	X X X X X OX OX	0	COMMENTS	
Electrical fixtures College condition Evaluation Condition of paint: a) cracking, scaling, or peeling b) chipping or lonse c) adequately treated or covered SECTION FOUR: EUTCHEN Floor condition	X X X X X OX OX	0	COMMENTS	
Electrical fixtures Ceiling condition Condition Condition of paint: a) cracking, scaling, or peeling b) chipping or lonse c) adequately treated or covered SECTION FOUR: CITCHEN Plocs condition	X X X X OX OX OX	0	COMMENTS	
Electrical fixtures Colling condition Condition Condition of paint: a) cracking, scaling, or peeling b) chipping or loase c) adocustely treated or covered SECTION FOUR: CITCHEN Floor condition Door condition	X X X X DX DX DX DX DX DX	0	COMMENTS	
Electrical fisheres Calling condition Condition Condition Condition Condition of paint: a) cracking, scaling, or peeling b) chipping or lones c) adequately treated or covered SECTION FOUR: CITCHEN Floor condition Window condition Door condition Electrical fintures	X X X X X X OX OX OX X X X X X X	0	COMMENTS	
Electrical fixtures Colling condition Conditio	X X X X X X CX CX CX CX X X X X X X	0	COMMENTS	
Electrical fixtures Colling condition Condition of paint: a) cracking, scaling, or peeling b) chipping or lonse c) adequately treated or covered SECTION FOUR: CITCHEN Floor condition Window condition Door condition Electrical fixtures Sink condition Cabinate Countertop conditions	X X X X X X X X X X X X X X X X X X X	0	COMMENTS	
Electrical fixtures College condition	X X X X X X X X X X X X X X X X X X X	0	COMMENTS	
Electrical fixtures College condition College Coll	X X X X X X X X X X X X X X X X X X X	0	COMMENTS	
Electrical fixtures College condition Condition Condition of paint: a) cracking, scaling, or peeling b) chipping or loase c) adequately treated or covered SECTION FOUR: KITCHEN There condition Door condition Door condition Electrical fixtures Sink condition Colling condition Condition Condition Condition Condition Condition Condition Condition	X X X X X X X X X X X X X X X X X X X	FAIL	COMMENTS	
h) chipping or loose	X X X X X X X X X X X X X X X X X X X	0	COMMENTS	

BATHROOM	PASS	DATE	COMMENTS
L.Floor condition	X	FAIL	COMMENTS
2. Window condition		-	
3.Door condition	X		
4.Electrical factures/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.Candition of paint:	X		
 a) cracking, sealing, or peeling 		0	
- the se mose	0		
 adequately treated or covered 	0	0	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	PATE	COMMENTS
1.Floor candition	v	FAIL	COMMENTS
2. Window condition	- 0		
3.Door condition	x	_	
4 Electrical fixtures/Ventilation	- 10	_	
5 Ceiling condition	X	-	
6. Wall condition	X	_	
7.Condition of paint:	A v	-	
a) cracking, scaling, or peeling	пх	9	
b) chipping or loose	DX	5	
 sdequitely treated or covered 	DX	0	

SECTION SEVEN:

BEDROOM NO 1: location	PASS	FAIL.	COMMENTS
1.Floor condition	Y	CAIL	COMMENTS
2. Window condition	- V		
3.Door condition	X		
4. Electrical fixtures	v v		
5.Celling condition	X		
5.Wall condition	X	_	
Condition of point: a) cracing, scaling, or peeling b) chipping or loose c) adequately treated or covered	X CX CX	0 0 0	

SECTION EIGHT:

BEDROOM NO 2: location N/A	PASS	FAIL.	COMMENTS
1.Floor condition		11100	COMMINIO
2.Window condition			
3.Door condition		_	
4. Electrical fixtures			
5.Ceiling condition			
5. Wall condition			
7.Condition of paint:		_	
a) cracking, scaling, or poeling		~	
b) in shipping or loose		0	
c) adequately treated or covered	0	0	
of mondaning memory of covered	0	0	

SECTION NINE:

BEDROOM NO 3: location N/A	DACC	TAIL	COMMENTS
1.Floor condition	r Ass	PAIL	COMMENTS
2. Window candition			
3.Door condition		_	
4.Electrical fixtures			
5.Ceiling condition			
6.Wall condition			
7.Condition of paint:			
a) cracking, scaling, or peeling	D	0	
h) chipping or loose		0	
 adequately treated or covered 	0		

SECTION TEN:

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

OTHER ROOM: location N/A PA I-Floor condition 2. Window condition 3. Door condition 4. Electrical fixoures 5. Ceiling condition 6. Wall condition 7. Condition of paint: a) cracking, scaling, or peeling b) chipping or locas c) sidequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: Fluor condition X Electrical finances X Ceiling condition X Wall condition X Condition of paint: a) cracking, scaling, or peeling b) chipping or locase (c) chipping or locase (d) cracking, scaling, or peeling (d) cracking, scaling, or peeling (d) chipping or locase (e) adequately treated or covered ECTION THIRTEEN: INHABITABLE ROOMS: N/A PAS Electrical condition Pascentially hazardors features Condition of paint: a) cracking, scaling, or peeling b) chipping or locase (d) Cardidon of paint: (e) adequately treated or covered Condition of paint: (g) cracking, scaling, or peeling (h) chipping or locase (c) condition of paint: (a) cracking, scaling, or peeling (d) cracking, scaling, or peeling (e) chipping or locase (c) condition of paint: (a) cracking, scaling, or peeling (d) cracking, scaling, or peeling (d) cracking, scaling, or peeling (e) chipping or locase (c) condition of paint: (e) cracking, scaling, or peeling (f) condition of paint: (g) cracking, scaling, or peeling (h) chipping or locase (c) condition of paint: (e) cracking, scaling, or peeling (f) chipping or locase (g) cracking, scaling, or peeling (h) chipping or locase (c) condition of paint: (e) cracking, scaling, or peeling (f) chipping or locase (g) cracking, scaling, or peeling (h) chipping or locase (c) condition of paint: (e) cracking, scaling, or peeling (f) chipping or locase (g) cracking, scaling, or peeling (h) chipping or locase (h) chipping or locase	G G G G G G G G G G G G G G G G G G G	L COMMEN				
A. Alectrical floatres S. Celling condition A. Wall condition B. Celling condition A. Wall condition B. Celling condition C. Window condition B. Deor condition B. Deor condition C. Celling condition C. C	S FAI	L COMMEN				
A. Sceiling condition S. Ceiling condition A. Wall condition B. Wall condition C. Wall condition C. Wall condition C. Wall condition A. Wall condition C. Window condition A. Wall condition C. W	S FAI	L COMMEN				
Sc. Wall condition X 7. Condition of paint: a) cracking, scaling, or peeling in condition of paint: b) chipping or loose in condition in the condition of paint: SECTION ELEVEN: OTHER ROOM: Heather N/A Lifeor condition 2. Window condition 2. Window condition 3. World condition 4. Wall condition 5. Wall condition 6. Wall condition 7. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION TWELVE: CATRIES, HALLWAYS OR STAIRCASES; Fluor condition X Lifeor condition X Condition of paint: A) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION TWELVE: CATRIES, HALLWAYS OR STAIRCASES; Lifeor condition X Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered X Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered CATRIES AND THIRTEEN: NHABITABLE ROOMS: N/A PAS Electrical conditions Potentially hazardous features Condition of paint: a) cracking, scaling, or peeling b) chipping or loose Candition of paint: a) cracking, scaling, or peeling b) chipping or loose Candition of paint: a) cracking, scaling, or peeling b) chipping or loose Candition of paint: b) chipping or loose Candition of paint or loose Candition or paint or loose Candition or loose Candition or loose Canditi	S FAI	L COMMEN				
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Accordation of paint Accordation of paint	S FAI	L COMMEN				
a) creating, scaling, or peeling b) chapping or loose c) adequately treated or covered cx SECTION ELEVEN: OTHER ROOM: location _N/A	S FAI	L COMMEN				
b) dispping or loose c) adequately treated or covered c) adequately treated or covered c) adequately treated or covered SECTION ELEVEN: OTHER ROOM: location N/A PA Liftor condition 3. Door condition 4. Electrical fixogres 5. Ceiling condition 6. Wall condition 7. Condition of palut: a) cricking selling, or peeling b) chipping or loose c) adequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES; Fluor condition X Electrical fixogres X Ceiling condition X Electrical fixogres X Condition of palut: a) cricking, sealing, or peeling b) chipping or loose Condition of palut: a) cracking, sealing, or peeling b) chipping or loose c) adequately treated or covered SECTION THIRTEEN: INHABITABLE ROOMS: N/A PAS Electrical condition Condition of palut Co	S FAI	L COMMEN				
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OTHER ROOM: location N/A PA LFloor condition 2. Window condition 3. Door condition 4. Electrical frontes 5. Ceiling condition 6. Wall condition 7. Condition of palate a) circking, sealing, or peeling b) chipping or loose c) adequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: PAS LFloor condition X Door condition X Licetrical frontes X Condition of palate a) cracking, sealing, or peeling b) chipping or loose c) adequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: X Colling condition X Licetrical frontes X Condition of palate a) cracking, sealing, or peeling b) chipping or loose c) adequately treated or covered SECTION THIRTEEN: INHABITABLE ROOMS: N/A Electrical conditions Potentially hazardous features Condition of paint a) cracking, sealing, or peeling b) chipping or loose Condition of paint a) cracking, sealing, or peeling b) chipping or loose	G G	L COMMEN				
I.Floor condition 3.Door condition 4. Electrical froures 5. Ceiling condition 6. Wall condition 7. Condition of pain: a) expecting sealing, or peeling b) chipping or loose c) adequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: PAS 1. Floor condition X. Door condition X. Door condition X. Delectrical froures C. Ceiling condition X. Sealing condition X. Seal	G G	L COMMEN				
2. Window condition 3. Door condition 4. Electrical froures 5. Ceiling condition 6. Wall condition 7. Condition of paint: a) crecking, scaling, or peeling b) chipping or loose c) sdequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: Fluor condition X 2. Door condition X 3. Electrical froures X 4. Ceiling condition X 5. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) sdequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: X Ceiling condition X 5. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) sdequately treated or covered SECTION THIRTEEN; INHABITABLE ROOMS: N/A Electrical conditions Potentially bazardors features Condition of paint: a) cracking, scaling, or peeling b) chipping or loose Condition of paint: a) cracking, scaling, or peeling b) chipping or loose Condition of paint: a) cracking, scaling, or peeling b) chipping or loose Condition of paint: a) cracking, scaling, or peeling b) chipping or loose Condition of paint: a) cracking, scaling, or peeling b) chipping or loose Condition of paint: a) cracking, scaling, or peeling b) chipping or loose Condition of paint: a) cracking, scaling, or peeling b) chipping or loose Condition of paint: a) cracking, scaling, or peeling b) chipping or loose Condition of paint: b) chipping or loose Condition of paint or loose Condition or loose	S FAI		TS			
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4. Electrical froures 5. Ceiling condition 7. Condition of paint: a) erreking, sealing, or peeling b) chipping or loose c) sidequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: PAS 1. Flour condition X 2. Door condition X 3. Historical froures X 4. Ceiling condition X 5. Wall condition X 5. Wall condition X 6. Condition of paint: a) cracking, sealing, or peeling B) chipping or loose C) adequately treated or covered SECTION THIRTEEN; INHABITABLE ROOMS: N/A PAS Electrical condition Passertical condition C) SECTION THIRTEEN; INHABITABLE ROOMS: N/A PAS Electrical condition Potentially hazardors features C. Condition of paint: a) cracking, sealing, or peeling D) chipping or loose C) adequately treated or covered D) SECTION THIRTEEN; INHABITABLE ROOMS: N/A PAS Electrical conditions Potentially hazardors features Condition of paint: a) cracking, sealing, or peeling D) D+ schipping or loose D	S FAI		TS			
5. Ceiling condition 6. Wall condition 7. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: PAS 1. Fluor condition X 2. Electrical fixures X 3. Electrical fixures X 4. Ceiling condition X 5. Condition of paint a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION THIRTEEN; INHABITABLE ROOMS: N/A PAS Electrical conditions Potentially hazardous features C. Condition of paint a) cracking, scaling, or peeling D. Chipping or loose C. Condition of paint C. Condition of	S FAI		TS			
6. Wall condition 7. Condition of palue a) circking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: Floor condition X 2. Bear condition X 3. Electrical froures X 4. Ceiling condition X 5. Wall condition X 6. Condition of palut a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION THIRTEEN: INHABITABLE ROOMS: N/A PAS Electrical conditions Electrical conditions Condition of palut Conditi	S FAI		TS			
7. Condition of paint: a) circking, sealing, or peeling b) chipping or loose c) sidequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: Fluor condition X Door condition X Electrical finances X Celling condition X Wall condition X Condition of paint: a) circking, sealing, or peeling b) chipping or loose c) adequately treated or covered SECTION THIRTEEN: INHABITABLE ROOMS: N/A PAS Electrical conditions Potentially by darkings Conditions Passer Conditions Passer Conditions Passer Condition of paint: a) cracking, sealing, or peeling b) chipping or loose c) adequately treated or covered c) adequatel	S FAI		TTS			
a) ctricking, scaling, or peeling b) chipping or losse c) sidequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES; Figur condition X. Door candition X. Electrical fixtures X. Ceiling condition X. Condi	S FAI		T18			
c) chipping or loose adequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: 1, Flagra condition 2. Door condition 3. Electrical fixtures 4. Colling condition X S. Wall condition X Condition of paint a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION THIRTEEN: INHABITABLE ROOMS: N/A Electrical conditions Potentially hazardous features Condition of paint a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION THIRTEEN: INHABITABLE ROOMS: N/A PAS Electrical conditions Potentially hazardous features Condition of paint a) cracking, scaling, or peeling b) chipping or loose	S FAI		TTS			
c) sdequately treated or covered SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES; Fluor candition X Electrical finances Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered SECTION THIRTEEN; INHABITABLE ROOMS: N/A Electrical conditions PASS RESTRICTION THIRTEEN; INHABITABLE ROOMS: N/A Electrical conditions PASS Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered CONDITION THIRTEEN; INHABITABLE ROOMS: N/A Electrical conditions PASS Condition of paint: a) cracking, scaling, or peeling b) chipping or loose	S FAI		TS			
SECTION TWELVE: ENTRIES, HALLWAYS OR STAIRCASES: 1.Fluer condition	S FAI		18			
PAS	000		TS			
PAS	000		18			
Fluor condition	000		18			
Fluor condition	000					
2. Deer candition	0	L COMMENT				
	0	L COMMENT				
Celling condition X	0	L COMMENT				
S. Wall conditions S. Wall conditions A. Condition of paint: A. Cracking, sealing, or peeling B. Chipping or loose C. Endequately treated or covered C. Execution of paint: C. Conditions C. Conditions C. Condition of paint: C. Condition of paint: C. Condition or loose C. Condition or lo	0	L COMMENT				
Condition of paint: a) cracking, sealing, or peeling b) chapping or loose c) adequately treated or covered EXECTION THIRTEEN: INHABITABLE ROOMS: N/A Electrical conditions Potentially hazardous features Condition of paint: a) cracking, sealing, or peeling b) shipcing or focus	0	L COMMENT				
a) crecking, sealing, or peeling b) chipping or loose c) adequately treated or covered SECTION THIRTEEN; SECTION THIRTEEN; PAS Electrical conditions Potentially hazardons features Condition of paint a) cracking, sealing, or peeling b) chipcing or loose	0	L COMMENT				
b) chipping or loose mx c) adequately treated or covered mx SECTION THIRTEEN: INHABITABLE ROOMS: N/A PAS Electrical conditions Potentially hazardons features Condition of paint a) crucking, scaling, or peeling but shipping or loose	0	L COMMENT				
c) adequately treated or covered mx SECTION THIRTEEN: JINHABITABLE ROOMS: N/A PAS Electrical conditions Potentially hazardons features Condition of pain: a) cracking, scaling, or peeling b) shipping or loose	a	L COMMENT				
INHABITABLE ROOMS: N/A PAS PAS Potentially hazardous features Condition of paint: a) cracking soaling, or peeling by shirt part part part part part part part pa	FAI	L COMMENT				
UNHABITABLE ROOMS: N/A PAS Electrical conditions Potentially hazardors features Condition of paint a) cracking scaling, or pecling b) shipering or loose	FAI	L COMMENT				
Electrical conditions -Potentially hazardous features -Condition of paint on cracking, scaling, or peeling	FAI	L COMMENT				
.Potentially hazardone features .Condition of pain: a) cracking, scaling, or peeling b) shipering of loose		COMMITTALLY	rs			
Condition of paint: a) cracking, sealing, or peeling a b) shipping or loose						
a) cracking, scaling, or peeling b) chicoing or losses						
b) shipping or loose						
e) salaquately treated ar covered	0					
	0	1				
SECTION FOURTEEN: SUMMARY OF I					Barre	
ISUAL ASSESSMENT OF DETERIORATI	D PA	INT:			PASS X	FAIL
(If failed Visual Assessment of Deterior	ted Pa	int see Section	n 15 on 24	owt mage	A	_
NSPECTOR SIGNATURE	_			1/11/2		
TO BETOK SIGNATURE					DAT	E
ECTION FIFTEEN:						
Pailed Visual Assessmen	of Det	eriorated Pain	t:			
ailed Inspection Section number:						
valuation Results:						
	-					_
ecommended Repairs Using Safe Work Practices:						



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yalfma, Washington 99801 Phane (509) 575-6101 • Fex (509) 575-6176

Inspection Date: 9/27/18 Time: 9/30 A.M. Contact Joann Garcia Phone:

HOMEBUYER:		-	IENT INSPECTION CHECKL	-51
Apartment #: 6 (Studio)				
PROPERTY ADDRESS: 818 W Yak				
PROPERTY AGE:7 Years	ima Ave			
THOUSE/_TESTS				
SECTION ONE:				
BUILDING EXTERIOR	PASS			
1. Condition of foundation	X	PAIL	COMMENTS	
2.Candition of roof	X	1		
3. Condition of stairs, mile, & porches	X			
4. Condition of exterior surfaces	X			
(siding, soffit, etc) 5. Condition of chimney				
6.Condition of paint:	N/A			_
cracking, scaling, or peoling				_
 b) chipping or loose 	D00	0		
 adequately treated or covered 	Cox	0		
The state of the s	CX	0		
SECTION TWO:				
BUILDING SYSTEMS	Union	- No. 100		
1.Heating equipment	X	FAIL	COMMENTS	
2. Vertilation/Cooling		-		
3.Water heater	X	-		
4.Rough plumbing	X	-		_
5.Sewer	X			
6.Electrical service/Wiring	X	-		
7.Smoke Detactors	x	-		
SECTION THREE:	A			-
LIVING ROOM				
1.Floer candition	PASS	FAIL	COMMENTS	
2. Window condition	X			
3.Deer candition	X			
4.Electrical fixtures	X			
5.Ceiling condition	X			
S. Wall condition	X			
Condition of paint:	X			
a) tracking, scaling, or peeling	X			
b) chipping or loose	IIX	0		
 edequately treated or covered 	DX	2		
	1200			
SECTION FOUR:				
CITCHEN	PASS	FAIL	COMMENTS	
.Ploor condition	X	2.444		
.Window condition	X			_
Door condition	X			
Electrical flatures	X			_
Sink condition	X			_
Cabinet/Countertop conditions	X			-
Ceiling condition	X			
.Wall condition	X			
Condition of paint:	X			
cracking, scaling, or pecling chipping or loose	EX	0		
v) windpling or toose	QK			
 adequately treated or covered 	CIX CIX	- 1		

BATHROOM	PASS	FAIL	COMMENTS
1.Floor condition	X	FAIL	COMBLENTS
2.Window condition			
3. Door condition	X		
4.Electrical fixtures/Ventilation	X		
5. Toilet condition	X		
6 Wash hasis II ab	X		
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X		
7. Ceiling condition	X	_	
8. Wall condition			
9.Condition of paint:	X		
a) cracking, scaling, or peeling			
b) chipping or locse	C	0	
c) adequately the s	u	0	
 adequately treated or covered 		0	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
I.Floor condition	N/A	41111	COMMENTS
2. Window condition	N/A		
Door condition		_	
Electrical flatures/Ventilation	N/A		
Spelling condition	N/A		
5. Wall condition	N/A		
	N/A		
Condition of paint:			
 a) cracking, scaling, or peeling 	1	_	
b) chipping or loose	0	9	
c) adequately trested or covered	0		
and animally are more deligible and animal animalanima animal animal animal animal animal animal animal animal ani	- 0	0	

SECTION SEVEN:

BEDROOM NO 1: location	PASS	FAIL	CONDE
1.Floor condition	V	PAIL	COMMEN
2.Window condition	- A	_	-
3 Door condition	X		
4. Electrical fixtures	X		_
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint:	X		
a) cracking, scaling, or peeling	x		
b) chipping or loose	CX	C	
c) adequately treated or covered	CX	0	
o) and unitary treated or covered	CX		

SECTION EIGHT:

BEDROOM NO 2: location N/A	PASS	PATE.	COMMENTS
1.Plnor condition	N/A	FALL	COMPLEATS
2.Window condition	N/A		
Door condition	N/A		
4. Bleetrical fixtures	N/A	_	
5.Ceiling condition	N/A		
6. Wall condition		-	
211C4C3000000	N/A		
7.Condition of paint:			
 cracking, scaling, or peeling 		ti.	
b) chipping or loose	10	17-01	
 adequately treated or covered 		D: :	
Tarrity in Case of Corporate		D	

SECTION NINE:

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

SECTION TEN:

DISTRICT DOORS OF THE PERSON O			
DINING ROOM OR DINING AREA LFloor condition	PASS	FAIL	COMMENTS
Linical cancings	X		

3.Door condition	N/A		
2. Window candition	N/A N/A	-	
4. Electrical fixtures			
5.Ceiling condition	N/A		
6.Wall condition	N/A		
7. Condition of paint:	N/A		
 a) cracking, scaling, or peeling 			
b) Chipping or loose	0	0	
c) adequately treated or covered	2	0	
	10		
SECTION TWELVE:			
ENTRIES, HALLWAYS OR STAIRCASES:	DAGE	F-177	
.Floor condition	PASS X	FAIL	COMMENTS
Door condition			
.Electrical fixtures	X	_	
.Ceiling condition			
.Wall condition	X	_	
.Condition of paint:	x		
a) cracking, scaling, or peeling	EX.		
b) chipping or loase	CX	0	
 adequately treated or covered 	GX	0	
		-	
ECTION THIRTEEN:			
NHABITABLE ROOMS: N/A	D. O.	War and I	
Electrical conditions	PASS N/A	FAIL	COMMENTS
Potentially hazardous features	N/A	-	
Condition of paint:	NA	_	
Ohn seemakkan analism an anata	i i	D	
or occurring, schang, or poeting	0	0	
b) chapping or loose	12 1	0	
b) Chipping or loose			
b) Chipping or loose	0	-	
o) Chapping or loose	п		
o) categories or loose c) adequately treated or covered	D		
chapping or loose c) adequately treated or covered ECTION FOURTEEN:			
b) chapping or loose c) adequately treated or covered			ION
chapping or loose adequately treated or covered ECTION FOURTEEN: SUMMAR	RY OF INS	SPECT	
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ECTION FOURTEEN: SUMMAR SUAL ASSESSMENT OF DETERIC	RY OF INS	PAIN	Pr. PASS F
ection Fourteen: SUMMAR ISUAL ASSESSMENT OF DETERIC (If failed Visual Assessment of D	RY OF INS	PAIN	Pr. PASS F
ec capping or loose of capping or loose	RY OF INS	PAIN	Pr. PASS F
ec capping or loose of capping or loose	RY OF INS	PAIN	Pr. PASS F
TSUAL ASSESSMENT OF DETERIO (If failed Visual Assessment of D	RY OF INS	PAIN	FT: PASS X F see Section 15 on next page)
ec) adequately treated or covered ECTION FOURTEEN: SUMMAR TSUAL ASSESSMENT OF DETERIC (If failed Visual Assessment of D	RY OF INS	PAIN	FT: PASS X F see Section 15 on next page) 9/27/2018
ec to the property of the prop	RY OF INS	PAIN	FT: PASS X F see Section 15 on next page)
ECTION FOURTEEN: SUMMAR SUAL ASSESSMENT OF DETERIC (If failed Visual Assessment of D SPECTOR SIGNATURE	RY OF INS	PAIN	FT: PASS X F see Section 15 on next page) 9/27/2018
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ECTION FOURTEEN: SUMMAR SUAL ASSESSMENT OF DETERIO (If failed Visual Assessment of D ISPECTOR SIGNATURE ECTION FIFTEEN: Failed Visual Assessment Ass	RY OF INS	PAIN PAIN	TT: PASS X see Section 15 on next page) 9/27/2018 DATE



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

Inspection Date: 9/27/18 Time: 9:30 A.M. Contact Joann Garcia Phote:

HOMEBUYER:				
Apartment #: 5 Three Bedroom				
		_		
PROPERTY ADDRESS: 818 W Yakin	ma Ave			
PROPERTY AGE:7_Years				_
SECTION ONE:				
BUILDING EXTERIOR	PASS	FAIL	COMMENTS	
1.Condition of foundation	X	TAGE	COMBIENTS	
2.Condition of mof	X			_
3. Condition of stairs, raffs, & porches	X			
4. Condition of exterior surfaces	X			
(siding, soffit, etc)	100			
5. Condition of chimney	N/A			
6.Condition of paint				
a) cracking, scaling, or peeling	DX.	a:		
b) chipping or loose	EDX.	0		
c) adequately treated or covered	DX	٥		
SECTION TWO:				
BUILDING SYSTEMS	D.co	FAIL	COMMON TO SERVICE	
Heating equipment		PAIL	COMMENTS	
Ventilation/Cooling	X			
. Water heater	X	_		
Rough plumbing	X			
Sewer	X	_		
S.Electrical service/Wiring	X			
Smoke Detectors	X			
		_		
SECTION THREE;			*	
LIVING ROOM	Tarre			
Floor condition	PASS	FAIL	COMMENTS	
Window condition	X			
Door condition	X			
Electrical fixtures	X			
.Ceiling condition	X			
. Wall condition	X			_
Condition of paint:	X	-		
a) cracking, scaling, or peeling	X	_		
b) chipping or loose	CIX CIX	2		
c) adequately treated or covered	OX	0		
	- Lux	_		
ECTION FOUR:				
UTCHEN	PASS	FAIT	COMMENTS	_
Floor condition	X	enin.	Commania	
.Window condition	x			
Door condition	x			
Electrical fixtures	X			_
Sink condition	X			_
Cabinet/Countertop conditions	X			
Ceiling condition	X			_
.Wall condition	X			
Condition of paint:	X	-		
a) cracking, scaling, or peeling	IIX			
b) chipping or loose	DX DX	D		
c) adequately treated or covered	DX DX	0		

BATHROOM	PASS	RAIL.	COMMENTS
I.Floor condition	X	PALL	COMMENTS
2. Window condition	X		
3.Deer condition	x		
4.Electrical fixtures/Ventilation	X	-	
5.Toflet condition	X	_	
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition		_	
7. Ceiling condition	X	_	
8. Wall condition	X		
9.Condition of paint:	X		
a) cracking, scaling, or peeling	р	0	
		0	
 c) adequately treated or covered 		0	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
1.Floor condition	N/A		ELO-MIRECALD
2. Window condition	N/A		
3.Door condition	N/A		
4.Electrical fixtures/Ventilation	N/A		
5.Ceiling condition	N/A		
6. Wall condition	N/A		
7.Condition of paint:	1932		
a) cracking, scaling, or peeling	0		
 h) chipping or loose 	0	0	
 adequately treated or covered 	0		

SECTION SEVEN:

BEDROOM NO 1: location	PASS	FAIL	COMMENTS
1.Floor condition	X	7.1110	COMMISSION
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		
 cracking, scaling, or peeling 	DX.		
b) chipping or loose	EX	C	
 adequately treated or covered 	CX	0	

SECTION EIGHT:

BEDROOM NO 2: location	PASS	FAIL	COMMENTS	-
1.Floor condition	X	Ditte	COMMENTS	_
2. Window condition	X			-
3.Door condition	X	_		_
4.Electrical fixtures	Y Y			-
5.Ceiling condition	X			_
6.Wall condition	x			-
7.Condition of paint:				_
 a) oracking, scaling, or peeling 	Xo	c		
b) chipping or loose	Xn	п		
 adequately treated or covered 	Xn	0		

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS
1.Floor condition	X	V. I SEE	COMMENTS
2. Window candition	X		
3.Door condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint:			
a) cracking, scaling, or peeling	Χo	0:	
b) chipping or loose	Xo	0	
 adequately treated or covered 	Xc	0	

DINING ROOM OR DINING AREA	PASS	FAIL	COMMENTS
1.Floor condition	X		COSEMECTS
2.Window candition	x		
3.Door condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:	x		
a) cracking, scaling, or peeling	CX	0	
b) chipping or loose	CX		
c) adequately treated or covered	EX	п	
TOTAL			
SECTION ELEVEN:			
OTHER ROOM: location N/A	PASS	FAIL	COMMENTS
Floor condition	N/A		
Window condition	N/A		
Door condition	N/A		
Electrical fixtures	N/A		
Ceiling condition	N/A		
.Wall condition	N/A		
Condition of paint:			
cracking, scaling, or peeling chipping or loose	0	C	
c) adequately treated on a	0	0	
c) adequately treated or covered	0	п	
ECTION TWELVE: NTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
Floor condition	X		
Door condition	X		
Electrical fixtures	X		
Celling condition	X		
Wall condition	X		
Condition of paint:	×		
a) cracking, scaling, or peeling	EIX	0	
chipping or loose sdequately treated or covered	EDX	0	
cy moniquatery treated or covered	DX	0	
ECTION THIRTEEN:			
NHABITABLE ROOMS: N/A	PASS	mar I	
Electrical conditions		PAIL	COMMENTS
Potentially hazardous features	N/A N/A		
Condition of paint:	N/A	-	
a) cracking, scaling, or peeling		_ 1	
b) chipping or loose	0	0	
adequately treated or covered	0	5	
Ogo		-	
	ARY OF INS		Tainele
ISUAL ASSESSMENT OF DETER	IORATED	PAIN	YT: PASS FA
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	Deteriorate	u raint	see section 15 on next page)
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The Alth			
CALL DO			9/27/2018
NSPECTOR SIGNATURE			DATE
			DATE
ECTION EIETEEN:			
ECTION FIFTEEN:			
ECTION FIFTEEN: Failed Visual	Assessment o	f Deteri	orated Paint:
Failed Visual	Assessment o	f Deteri	orated Paint:
	Assessment o	f Deteri	orated Paint:



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

Inspection Date: 9/27/18 Time: 9:30 A.M. Contact Joann Garcia Phone:

Apartment #: 4 Two Bedroom				
PROPERTY ADDRESS: 818 W Yaki	mn Asso			
PROPERTY AGE:7 Years	and Ave			
SECTION ONE:				_
BUILDING EXTERIOR				
1. Condition of foundation	PASS	FAIL	COMMENTS	
2.Condition of roof	X	-		
3. Condition of stairs, rails, & porches	X	-		
4.Condition of exterior surfaces	X	-		
(siding, soff)t, etc)	^	1		
5. Condition of chimney	N/A			
6.Condition of paint				
cracking, scaling, or peeling chipping or loase	DX	0		
c) adequately treated or powered	EX	0		
an address is negled on possible	CX	С		
SECTION TWO:				
BUILDING SYSTEMS	PASS	FAT	COMMENTS	
.Heating equipment	X	FAIL	CONDIENTS	
.Ventilation/Cooling	X			
Water heater	X			
Rough plumbing Sewer	X			
	X			
Electrical service/Wiring Smoke Detectors	X			
ECTION THREE:				
IVING ROOM	D460		003444	
.Floor condition	X	FAIL	COMMENTS	
.Window condition	X			
.Door condition	X			
Electrical fixtures	X			
Ceiling condition	X			
Wall condition	X			
Condition of paint:				
Condition of paint: a) gracking, scaling, or peeling	X X ux	п		
Condition of paint: a) cracking, scaling, or peeling b) chipping or loose	X X CIX CIX	0		
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Condition of paint: a) cracking, scaling, or peeling b) chipping or loses c) adequately treated or covered ECTION FOUR: ITCHEN Floor condition	X X UX UX UX DX	0 0	COMMENTS	
Condition of paint: a) cracking, scaling, or peeting b) chipping or loose c) adequately treated or covered ECTION FOUR: ITCHEN Place condition Window condition	X X UX UX UX UX UX	0 0	COMMENTS	
Condition of paint: a) cracking, scaling, or peeling b) chipping or loces c) adequately treated or covered ECTION FOUR: ITCHEN Floor condition Window condition Deer condition	X X UX UX UX X X X X X	0 0	COMMENTS	
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Condition of paint: a) cracking, scaling, or peeling b) chipping or loces c) adequately treated or covered ECTION FOUR: ITCHEN Floor condition Window condition Dear condition Electrical forgres Sink condition Cubineo'Countertop conditions Ceiling condition Ceiling condition Condition of naint: Condition of naint:	PASS X UX UX UX UX X X X X X X	0 0	COMMENTS	
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Condition of paint: a) cracking, scaling, or peeling b) chipping or loces c) adequately treated or covered ECTION FOUR: ITCHEN Floor condition Window condition Dear condition Electrical forgres Sink condition Cubineo'Countertop conditions Ceiling condition Ceiling condition Condition of naint: Condition of naint:	PASS X X X X X X X X X X X X X X X X X X	FAIL	COMMENTS	

BATHROOM 1.Floor condition	PASS	FAIL	COMMENTS
	X		COMMISSION OF
2 Window condition	X		
3.Door condition	X	-	
4.Electrical fixtures/Ventilation	X		
5.Toilet condition			
 Wash basin/Laboratory conditions 	X		
7. Tub or shower unit condition	X		
7. Ceiling condition	X		
8. Well condition	X		
	X		
Condition of paint:	74		
a) cracking, scaling, or peeling		_	
 b) chipping or loose 	a	0	
 adequately treated or covered 	0	0	
The state of the s		0	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
1.Floor condition	N/A	-	- CONTRACTOR
2. Window condition	N/A		
3.Door condition	N/A	-	
4.Electrical factures/Ventilation	N/A	_	
5.Celling condition	N/A		
6. Wall condition			
7.Candition of paint:	N/A		
a) cracking, scaling, or peeling	D		
chipping or louse adequately treated or covered	0		
c) adoptimicity treated or covered	0		

SECTION SEVEN:

BEDROOM NO 1: location	PASS	FAIL	т. Т
.Place condition	X	V.ALL	-
2.Window condition	Ŷ	_	_
Door condition	_ A		_
4. Electrical fixtures	X		_
5.Celling condition	- 1		
6. Wall condition	X		_
7.Condition of paint:	X		
a) cracking, scaling, or peeling	×		
b) chipping or loose	CX	G.	
c) adequately treated or covered	CX	0	
- y and directly ineated or dovered	CX		

SECTION EIGHT:

BEDROOM NO 2: location	PASS	FAIL.	COMMENTS
1 Floor condition	X	* / ***	COMPLETIS
2. Window condition	X		
3.Door condition	X V		
4.Electrical fixtures	_ A		
5.Celling condition	X		
6.Wall condition	X		
	X		
7.Condition of paint:		_	
a) cracking, scaling, or pealing	Xu	_	
b) chipping or loose	Xn	0	
 adequately created or covered 	3.909	-	
The state of colored	Xo	3	

SECTION NINE:

Test

BEDROOM NO 3: location	DAGG	FATT	COMMENTS
1.Floor condition	N/A	FAIL	COMPLEATS
2. Window condition	N/A		
3.Door condition		_	
4. Electrical fixtures	N/A		
5.Ceiling condition	N/A	-	
6.Wall condition	N/A		
7.Condition of paint:	N/A		
a) cracking, scaling, or peeling		п	
b) chipping or loose	0	0	
 edequately treated or covered 		0	

DINING ROOM OR DINING AREA	PASS	FAIR	COMMENTS	
1.Floor condition	X	FAIL	COMMENTS	
2.Window condition	X			
3 Door condition 4 Electrical fixtures	X			
5.Ceiling condition	X			
6.Wall condition	X			_
7.Condition of paint:	X			_
cracking, scaling, or peeling	x			
b) chipping or loose	CX	0		
c) adequately trested or covered	EX			
passed or covered	ПX	0		
SECTION ELEVEN:				
OTHER ROOM: location N/A				
Floor condition	PAS8	FAIL	COMMENTS	
Window candition	N/A			
.Door condition	N/A			
Electrical fixtures	N/A	-		
Ceiling condition	N/A			
.Wall condition	N/A			
Condition of paint:	N/A	_		
a) cracking, scaling, or peeling	-			
b) chipping or loose	0	0		
c) adequately treated or covered	0	0		
	- 10			
D.				
SECTION TWELVE:				
NTRIES, HALLWAYS OR STAIRCASES:	D.CO	W1. 22		
Floor condition	PASS	FAIL	COMMENTS	
. Door condition	X			
Electrical fixtures	X	_		
Ceiling condition	X	_		
.Wall condition	X	_		
Condition of paint:				
a) cracking, scaling, or peeling	ux ux	_		
b) chipping or loose	UX.	D .		
 adequately treated or covered 	DX.	D		
		H		
ECTION THIRTEEN:				
NHABITABLE ROOMS: N/A	D400	TO A TO	COMMENTS	
Electrical conditions	N/A	FAIL	COMBLENTS	
Potentially hazzedous features	N/A			
Condition of paint:	10.2			
a) cracking, scaling, or peeling				
b) chipping or loose	0	5		
adequately treated or covered	0	5		
		_		
ECTION FOURTEEN:				
	ARY OF INS	DECT	ION	
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			P.	ASS FAI
	TOTAL		T:	X
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