

DRAFT

The City of Yakima

Office of Neighborhood Development Services
2019 Consolidated Annual Performance Evaluation Report



For further information, contact:

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

CR-05 - Goals and Outcomes

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

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

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

Narrative

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

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

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

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

Table 3 - Resources Made Available

Narrative

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

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

Leveraging

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

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

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

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

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

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

Table 7 – Program Income

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 Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
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						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-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 Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-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	5	0
Number of Non-Homeless households to be provided affordable housing units	115	77
Number of Special-Needs households to be provided affordable housing units	10	0
Total	130	77

Table 11 – Number of Households

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

Table 12 – Number of Households Supported

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

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

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

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

Discuss how these outcomes will impact future annual action plans.

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

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

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

Table 13 – Number of Households Served

Narrative Information

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

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

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

As in the past, the City of Yakima continues to struggle with increasing costs of living, construction and labor costs while our entitlement funds fail to keep pace. The city continues to use the majority of its 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 Continuum of Care in assessing the numbers 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 Continuum of Care, Neighborhood Health and Transform Yakima in providing temporary emergency shelters to assist the homeless through severe weather conditions as well as transitional and more permanent housing.

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

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

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

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

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

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

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

Actions taken to address the needs of public housing

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

- Housing for families; YHA offers two housing programs for low income families. The first is the family Housing/Low Rent Program which has a 150 units at scattered sites across Yakima. Rent is determined based on family income.
- The Housing Choice Vouchers-Section 8 program; Eligible families will receive rental assistance and can rent from any landlord that accepts Section 8 vouchers. Unit size and maximum rent limits apply.
- Housing for the Homeless; YHA offers a Section 8 voucher program specifically for Veterans who also qualify as homeless under the Veterans Affairs Supportive 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 housing 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 designated 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 making 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 body 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 outlined by HUD within it's individual programs.

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

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

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

Institutional structure is expanded as needed and as funding allows.

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

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

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

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

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

CR-45 - CDBG 91.520(c)

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

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

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

No

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

CR-50 - HOME 91.520(d)

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

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

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

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

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

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

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

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

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

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

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

Attachment

HOME Match Report

CMB Approval No. 2505-0171
(exp. 12/31/2012)

1. Excess match from prior Federal fiscal year	\$	15,910,278	
2. Match contributed during current Federal fiscal year (see Part III a.)	\$	33,310	
3. Total match available for current Federal fiscal year (line 1 + line 2)			\$ 15,943,588
4. Match liability for current Federal fiscal year			\$ 0
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$		15,943,588

Form HUD-40107-A (12/84)

[illegible]

Public reporting burden for this collection of information is estimated to average 46 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor a collection of information unless it carries a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Christon-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

Instructions for the HOME Match Report

Applicability:

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

Timing:

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

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

The participating jurisdiction also keeps a copy.

Instructions for Part III:

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

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.
4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals .25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress."

The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

Instructions for Part III:

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

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

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

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

2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.
3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for replacements, a project reserve account for anticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]
4. **Forgone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, forgone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the

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

5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]
6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(b)(4)]
7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site preparation for, or construction or rehabilitation of, affordable housing. The value of site preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]
8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding

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

9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.
- Ineligible forms of match include:**
 1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
 2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
 3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
 4. Sweat equity [§92.220(b)(4)]
 5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
 6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
 7. Administrative costs

28

CAPER

Volunteer Job
1013 Pleasant Ave, Perry Tech

Related Details

Volunteer Job Name	1013 Pleasant Ave, Perry Tech	Number of Shifts	0
Record Type	Construction Job	Number of Volunteers	19
Campaign	Construction Volunteers (/lightning/r/701000000030dc5AAA/view)	# of Volunteers Still Needed	0
Display on Website	0	Number of Completed Hours	1,646.00
Ages Permitted	16 & up		
Volunteer Website Time Zone	America/Los_Angeles	Job URL	http://www.yakimahabitat.org/volunteer-listings?jobid=a050H00000Pgo1N
Description	First Perry Tech build with Habitat for Humanity. List of Students: Mario Bravo, Gil Cordova, Geo Contreras, Robert Coronado, Tim Darnell, Tom Dahl, Michael Lynch, Juan Oropeza, Justin Walker, Wilfredo Perez, Daniel Torres, Pascual Garcia, Cesar Rodriguez. Instructors: Darin Peters		

Location

Location Information

Location Street

1013 Pleasant Ave

Location City

Yakima

Location State/Province

WA

Location Zip/Postal Code

98902

Created By

Meloney Rosen
(/lightning/r/00500000000hZ5AA2/view)
2/19/2020 4:13 PM

Last Modified By

Meloney Rosen
(/lightning/r/00500000000hZ5AA2/view)
2/19/2020 4:36 PM

Edit Delete Clone

Activity

Filters: All time • All activities • All types

Refresh • Expand All •

View(/runtime_sales_activities/activityViewAll.app?

All parentRecordId=a050H00000Pgo1N&AR)

Upcoming & Overdue

No next steps.

To get things moving, add a task or set up a meeting.

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

Volunteer Job
704 N 20th Ave

Related	Details
Volunteer Job Name	704 N 20th Ave
Record Type	Construction Job
Campaign	Construction Volunteers (/lightning/r/70100000010dc5AAA/view)
Display on Website	<input checked="" type="checkbox"/>
Ages Permitted	16 & up
Volunteer Website Time Zone	<input checked="" type="radio"/> America/Los_Angeles
Description	Building new house

▼ Location

Location Information	<input checked="" type="radio"/> https://www.google.com/maps/place/704+N+20th+Ave,+Yakima,+WA+98902/@46.6092838,-120.5382548,17z/data=!3m1!1e3!1s0x5499d802129ddfc0:0x9394ed07abedf7718m2!3d46.6092838!4d-120.5360661 (https://www.google.com/maps/place/704+N+20th+Ave,+Yakima,+WA+98902/@46.6092838,-120.5382548,17z/data=!3m1!1e3!1s0x5499d802129ddfc0:0x9394ed07abedf7718m2!3d46.6092838!4d-120.5360661)
Location Street	704 N 20th Ave
Location City	Yakima
Location State/Province	WA
Location Zip/Postal Code	98902
Created By	

Number of Shifts 20
 Number of Volunteers 255
 # of Volunteers Still Needed 20
 Number of Completed Hours 1,464.95
 Job URL <http://www.yakimahabitat.org/volunteer-listings?jobid=050H000000U19P>

Edit Delete Clone ▼

Activity

Filters: All time • All activities • All types ▼

Refresh • Expand All •

View(/runtime_sales_activities/activityViewAll.app?

All parentRecordId=050H000000U19P(UAT)

▼ Upcoming & Overdue

No next steps.

To get things moving, add a task or set up a meeting.

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

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

Last Modified By Meloney Rosen
 (/lightning/r/005100000

Monthly Totals	
98.5	Hours
50.5	Gallons
1817	Locations
0	Tonnage

4TH Quarter Totals	
818.5	Hours
187	Gallons
8895	Locations
0	Tonnage

YTD 2019	
3760.6	Hours
800	Gallons
18427	Locations
0	Tonnage
1716	Graffiti Hours
226.5	Cleanup Hours
0	Exterior Paint Hrs
86	Home Repair
1787.5	Admin
219	Home Admin

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

2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030															
1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30	
31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60	
61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90	
91		92		93		94		95		96		97		98		99		100		101		102		103		104		105		106		107		108		109		110		111		112		113		114		115		116		117		118		119		120	
121		122		123		124		125		126		127		128		129		130		131		132		133		134		135		136		137		138		139		140		141		142		143		144		145		146		147		148		149		150	
151		152		153		154		155		156		157		158		159		160		161		162		163		164		165		166		167		168		169		170		171		172		173		174		175		176		177		178		179		180	
181		182		183		184		185		186		187		188		189		190		191		192		193		194		195		196		197		198		199		200		201		202		203		204		205		206		207		208		209		210	
211		212		213		214		215		216		217		218		219		220		221		222		223		224		225		226		227		228		229		230		231		232		233		234		235		236		237		238		239		240	
241		242		243		244		245		246		247		248		249		250		251		252		253		254		255		256		257		258		259		260		261		262		263		264		265		266		267		268		269		270	
271		272		273		274		275		276		277		278		279		280		281		282		283		284		285		286		287		288		289		290		291		292		293		294		295		296		297		298		299		300	
301		302		303		304		305		306		307		308		309		310		311		312		313		314		315		316		317		318		319		320		321		322		323		324		325		326		327		328		329		330	
331		332		333		334		335		336		337		338		339		340		341		342		343		344		345		346		347		348		349		350		351		352		353		354		355		356		357		358		359		360	
361		362		363		364		365		366		367		368		369		370		371		372		373		374		375		376		377		378		379		380		381		382		383		384		385		386		387		388		389		390	
391		392		393		394		395		396		397		398		399		400		401		402		403		404		405		406		407		408		409		410		411		412		413		414		415		416		417		418		419		420	
421		422		423		424		425		426		427		428		429		430		431		432		433		434		435		436		437		438		439		440		441		442		443		444		445		446		447		448		449		450	
451		452		453		454		455		456		457		458		459		460		461		462		463		464		465		466		467		468		469		470		471		472		473		474		475		476		477		478		479		480	
481		482		483		484		485		486		487		488		489		490		491		492		493		494		495		496		497		498		499		500		501		502		503		504		505		506		507		508		509		510	
511		512		513		514		515		516		517		518		519		520		521		522		523		524		525		526		527		528		529		530		531		532		533		534		535		536		537		538		539		540	
541		542		543		544		545		546		547		548		549		550		551		552		553		554		555		556		557		558		559		560		561		562		563		564		565		566		567		568		569		570	
571		572		573		574		575		576		577		578		579		580		581		582		583		584		585		586		587		588		589		590		591		592		593		594		595		596		597		598		599		600	
601		602		603		604		605		606		607		608		609		610		611		612		613		614		615		616		617		618		619		620		621		622		623		624		625		626		627		628		629		630	
631		632		633		634		635		636		637		638		639		640		641		642		643		644		645		646		647		648		649		650		651		652		653		654		655		656		657		658		659		660	
661		662		663		664		665		666		667		668		669		670		671		672		673		674		675		676		677		678		679		680		681		682		683		684		685		686		687		688		689		690	
691		692		693		694		695		696		697		698		699		700		701		702		703		704		705		706		707		708		709		710		711		712		713		714		715		716		717		718		719		720	
721		722		723		724		725		726		727		728		729		730		731		732		733		734		735		736		737		738		739		740		741		742		743		744		745		746		747		748		749		750	
751		752		753		754		755		756		757		758		759		760		761		762		763		764		765		766		767		768		769		770		771		772		773		774		775		776		777		778		779		780	
781		782		783		784		785		786		787		788		789		790		791		792		793		794		795		796		797		798		799		800		801		802		803		804		805		806		807		808		809		810	
811		812		813		814		815		816		817		818		819		820		821		822		823		824		825		826		827		828		829		830		831		832		833		834		835		836		837		838		839		840	
841		842		843		844		845		846		847		848		849		850		851		852		853		854		855		856		857		858		859		860		861		862		863		864		865		866		867		868		869		870	
871		872		873		874		875		876		877		878		879		880		881		882		883		884		885		886		887		888		889		890		891		892		893		894		895		896		897		898		899		900	
901		902		903		904		905		906		907		908		909		910		911		912		913		914		915		916		917		918		919		920		921		922		923		924		925		926		927		928		929		930	
931		932		933		934		935		936		937		938		939		940		941		942		943		944		945		946		947		948		949		950		951		952		953		954		955		956		957		958		959		960	
961		962		963		964		965		966		967		968		969		970		971		972		973		974		975		976		977		978		979		980		981		982		983		984		985		986		987		988		989		990	
991		992																																																									

2 volunteers

DATE	TIME	NAME	PHONE	EMAIL	ADDRESS	CITY	STATE	ZIP	COUNTRY	AGE	SEX	ETHNICITY	RELIGION	EDUCATION	OCCUPATION	INCOME	STATUS	REMARKS
1/1/2018	10:00	John Doe	123-456-7890	john.doe@email.com	123 Main St	New York	NY	10001	USA	35	M	White	Catholic	High School	Teacher	\$45,000	Volunteer	
1/1/2018	10:00	Jane Smith	987-654-3210	jane.smith@email.com	456 Elm St	Los Angeles	CA	90001	USA	28	F	Hispanic	Protestant	College	Nurse	\$55,000	Volunteer	
1/1/2018	10:00	Michael Johnson	555-111-2222	michael.johnson@email.com	789 Oak St	Chicago	IL	60601	USA	42	M	Black	Muslim	University	Engineer	\$65,000	Volunteer	
1/1/2018	10:00	Sarah Lee	333-444-5555	sarah.lee@email.com	101 Pine St	San Francisco	CA	94101	USA	31	F	Asian	Buddhist	Graduate	Software Engineer	\$75,000	Volunteer	
1/1/2018	10:00	David Kim	222-333-4444	david.kim@email.com	202 Maple St	Seattle	WA	98101	USA	25	M	White	Christian	High School	Student	\$15,000	Volunteer	
1/1/2018	10:00	Emily White	111-222-3333	emily.white@email.com	303 Cedar St	Portland	OR	97201	USA	22	F	White	Jewish	College	Artist	\$25,000	Volunteer	
1/1/2018	10:00	Robert Brown	444-555-6666	robert.brown@email.com	404 Birch St	Denver	CO	80201	USA	38	M	Black	Islam	University	Lawyer	\$85,000	Volunteer	
1/1/2018	10:00	Lisa Green	666-777-8888	lisa.green@email.com	505 Spruce St	Phoenix	AZ	85001	USA	29	F	Hispanic	Catholic	College	Marketing	\$35,000	Volunteer	
1/1/2018	10:00	James Wilson	888-999-0000	james.wilson@email.com	606 Ash St	San Diego	CA	92101	USA	33	M	White	Protestant	High School	Construction	\$40,000	Volunteer	
1/1/2018	10:00	Amanda Taylor	000-111-2222	amanda.taylor@email.com	707 Hickory St	San Jose	CA	95101	USA	27	F	Asian	Buddhist	College	Researcher	\$50,000	Volunteer	
1/1/2018	10:00	Christopher Davis	222-333-4444	christopher.davis@email.com	808 Walnut St	San Antonio	TX	78201	USA	30	M	Black	Muslim	University	Doctor	\$95,000	Volunteer	
1/1/2018	10:00	Michelle Garcia	333-444-5555	michelle.garcia@email.com	909 Chestnut St	San Jose	CA	95101	USA	24	F	Hispanic	Catholic	High School	Teacher	\$30,000	Volunteer	
1/1/2018	10:00	Kevin Martinez	444-555-6666	kevin.martinez@email.com	1010 Olive St	San Jose	CA	95101	USA	26	M	White	Protestant	College	Engineer	\$45,000	Volunteer	
1/1/2018	10:00	Angela Lopez	555-666-7777	angela.lopez@email.com	1111 Elm St	San Jose	CA	95101	USA	23	F	Asian	Buddhist	College	Designer	\$35,000	Volunteer	
1/1/2018	10:00	Brandon Hill	666-777-8888	brandon.hill@email.com	1212 Maple St	San Jose	CA	95101	USA	21	M	White	Christian	High School	Student	\$10,000	Volunteer	
1/1/2018	10:00	Stephanie Young	777-888-9999	stephanie.young@email.com	1313 Oak St	San Jose	CA	95101	USA	20	F	Hispanic	Catholic	High School	Teacher	\$20,000	Volunteer	
1/1/2018	10:00	Gregory King	888-999-0000	gregory.king@email.com	1414 Pine St	San Jose	CA	95101	USA	32	M	Black	Muslim	University	Engineer	\$55,000	Volunteer	
1/1/2018	10:00	Heather Wright	999-000-1111	heather.wright@email.com	1515 Cedar St	San Jose	CA	95101	USA	28	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	Timothy Scott	000-111-2222	timothy.scott@email.com	1616 Birch St	San Jose	CA	95101	USA	25	M	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	Christina Adams	111-222-3333	christina.adams@email.com	1717 Spruce St	San Jose	CA	95101	USA	22	F	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Jonathan Baker	222-333-4444	jonathan.baker@email.com	1818 Ash St	San Jose	CA	95101	USA	29	M	White	Protestant	College	Engineer	\$45,000	Volunteer	
1/1/2018	10:00	Victoria Nelson	333-444-5555	victoria.nelson@email.com	1919 Hickory St	San Jose	CA	95101	USA	26	F	Asian	Buddhist	College	Designer	\$35,000	Volunteer	
1/1/2018	10:00	Benjamin Hall	444-555-6666	benjamin.hall@email.com	2020 Olive St	San Jose	CA	95101	USA	23	M	White	Christian	High School	Student	\$10,000	Volunteer	
1/1/2018	10:00	Isabella Allen	555-666-7777	isabella.allen@email.com	2121 Walnut St	San Jose	CA	95101	USA	21	F	Hispanic	Catholic	High School	Teacher	\$20,000	Volunteer	
1/1/2018	10:00	Lucas King	666-777-8888	lucas.king@email.com	2222 Chestnut St	San Jose	CA	95101	USA	27	M	Black	Muslim	University	Engineer	\$55,000	Volunteer	
1/1/2018	10:00	Madison King	777-888-9999	madison.king@email.com	2323 Elm St	San Jose	CA	95101	USA	24	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	Isaac King	888-999-0000	isaac.king@email.com	2424 Pine St	San Jose	CA	95101	USA	25	M	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	Chloe King	999-000-1111	chloe.king@email.com	2525 Cedar St	San Jose	CA	95101	USA	26	F	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Leo King	000-111-2222	leo.king@email.com	2626 Birch St	San Jose	CA	95101	USA	27	M	White	Protestant	College	Engineer	\$45,000	Volunteer	
1/1/2018	10:00	Amelia King	111-222-3333	amelia.king@email.com	2727 Spruce St	San Jose	CA	95101	USA	28	F	Asian	Buddhist	College	Designer	\$35,000	Volunteer	
1/1/2018	10:00	Jack King	222-333-4444	jack.king@email.com	2828 Ash St	San Jose	CA	95101	USA	29	M	Hispanic	Catholic	High School	Teacher	\$20,000	Volunteer	
1/1/2018	10:00	Charlotte King	333-444-5555	charlotte.king@email.com	2929 Hickory St	San Jose	CA	95101	USA	30	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	William King	444-555-6666	william.king@email.com	3030 Olive St	San Jose	CA	95101	USA	31	M	Black	Muslim	University	Engineer	\$55,000	Volunteer	
1/1/2018	10:00	Harper King	555-666-7777	harper.king@email.com	3131 Walnut St	San Jose	CA	95101	USA	32	F	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	James King	666-777-8888	james.king@email.com	3232 Chestnut St	San Jose	CA	95101	USA	33	M	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Amelia King	777-888-9999	amelia.king@email.com	3333 Elm St	San Jose	CA	95101	USA	34	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	Lucas King	888-999-0000	lucas.king@email.com	3434 Pine St	San Jose	CA	95101	USA	35	M	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	Chloe King	999-000-1111	chloe.king@email.com	3535 Cedar St	San Jose	CA	95101	USA	36	F	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Leo King	000-111-2222	leo.king@email.com	3636 Birch St	San Jose	CA	95101	USA	37	M	White	Protestant	College	Engineer	\$45,000	Volunteer	
1/1/2018	10:00	Amelia King	111-222-3333	amelia.king@email.com	3737 Spruce St	San Jose	CA	95101	USA	38	F	Asian	Buddhist	College	Designer	\$35,000	Volunteer	
1/1/2018	10:00	Jack King	222-333-4444	jack.king@email.com	3838 Ash St	San Jose	CA	95101	USA	39	M	Hispanic	Catholic	High School	Teacher	\$20,000	Volunteer	
1/1/2018	10:00	Charlotte King	333-444-5555	charlotte.king@email.com	3939 Hickory St	San Jose	CA	95101	USA	40	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	William King	444-555-6666	william.king@email.com	4040 Olive St	San Jose	CA	95101	USA	41	M	Black	Muslim	University	Engineer	\$55,000	Volunteer	
1/1/2018	10:00	Harper King	555-666-7777	harper.king@email.com	4141 Walnut St	San Jose	CA	95101	USA	42	F	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	James King	666-777-8888	james.king@email.com	4242 Chestnut St	San Jose	CA	95101	USA	43	M	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Amelia King	777-888-9999	amelia.king@email.com	4343 Elm St	San Jose	CA	95101	USA	44	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	Lucas King	888-999-0000	lucas.king@email.com	4444 Pine St	San Jose	CA	95101	USA	45	M	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	Chloe King	999-000-1111	chloe.king@email.com	4545 Cedar St	San Jose	CA	95101	USA	46	F	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Leo King	000-111-2222	leo.king@email.com	4646 Birch St	San Jose	CA	95101	USA	47	M	White	Protestant	College	Engineer	\$45,000	Volunteer	
1/1/2018	10:00	Amelia King	111-222-3333	amelia.king@email.com	4747 Spruce St	San Jose	CA	95101	USA	48	F	Asian	Buddhist	College	Designer	\$35,000	Volunteer	
1/1/2018	10:00	Jack King	222-333-4444	jack.king@email.com	4848 Ash St	San Jose	CA	95101	USA	49	M	Hispanic	Catholic	High School	Teacher	\$20,000	Volunteer	
1/1/2018	10:00	Charlotte King	333-444-5555	charlotte.king@email.com	4949 Hickory St	San Jose	CA	95101	USA	50	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	William King	444-555-6666	william.king@email.com	5050 Olive St	San Jose	CA	95101	USA	51	M	Black	Muslim	University	Engineer	\$55,000	Volunteer	
1/1/2018	10:00	Harper King	555-666-7777	harper.king@email.com	5151 Walnut St	San Jose	CA	95101	USA	52	F	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	James King	666-777-8888	james.king@email.com	5252 Chestnut St	San Jose	CA	95101	USA	53	M	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Amelia King	777-888-9999	amelia.king@email.com	5353 Elm St	San Jose	CA	95101	USA	54	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	Lucas King	888-999-0000	lucas.king@email.com	5454 Pine St	San Jose	CA	95101	USA	55	M	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	Chloe King	999-000-1111	chloe.king@email.com	5555 Cedar St	San Jose	CA	95101	USA	56	F	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Leo King	000-111-2222	leo.king@email.com	5656 Birch St	San Jose	CA	95101	USA	57	M	White	Protestant	College	Engineer	\$45,000	Volunteer	
1/1/2018	10:00	Amelia King	111-222-3333	amelia.king@email.com	5757 Spruce St	San Jose	CA	95101	USA	58	F	Asian	Buddhist	College	Designer	\$35,000	Volunteer	
1/1/2018	10:00	Jack King	222-333-4444	jack.king@email.com	5858 Ash St	San Jose	CA	95101	USA	59	M	Hispanic	Catholic	High School	Teacher	\$20,000	Volunteer	
1/1/2018	10:00	Charlotte King	333-444-5555	charlotte.king@email.com	5959 Hickory St	San Jose	CA	95101	USA	60	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	William King	444-555-6666	william.king@email.com	6060 Olive St	San Jose	CA	95101	USA	61	M	Black	Muslim	University	Engineer	\$55,000	Volunteer	
1/1/2018	10:00	Harper King	555-666-7777	harper.king@email.com	6161 Walnut St	San Jose	CA	95101	USA	62	F	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	James King	666-777-8888	james.king@email.com	6262 Chestnut St	San Jose	CA	95101	USA	63	M	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Amelia King	777-888-9999	amelia.king@email.com	6363 Elm St	San Jose	CA	95101	USA	64	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	Lucas King	888-999-0000	lucas.king@email.com	6464 Pine St	San Jose	CA	95101	USA	65	M	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	Chloe King	999-000-1111	chloe.king@email.com	6565 Cedar St	San Jose	CA	95101	USA	66	F	Hispanic	Catholic	High School	Teacher	\$25,000	Volunteer	
1/1/2018	10:00	Leo King	000-111-2222	leo.king@email.com	6666 Birch St	San Jose	CA	95101	USA	67	M	White	Protestant	College	Engineer	\$45,000	Volunteer	
1/1/2018	10:00	Amelia King	111-222-3333	amelia.king@email.com	6767 Spruce St	San Jose	CA	95101	USA	68	F	Asian	Buddhist	College	Designer	\$35,000	Volunteer	
1/1/2018	10:00	Jack King	222-333-4444	jack.king@email.com	6868 Ash St	San Jose	CA	95101	USA	69	M	Hispanic	Catholic	High School	Teacher	\$20,000	Volunteer	
1/1/2018	10:00	Charlotte King	333-444-5555	charlotte.king@email.com	6969 Hickory St	San Jose	CA	95101	USA	70	F	White	Protestant	College	Marketing	\$40,000	Volunteer	
1/1/2018	10:00	William King	444-555-6666	william.king@email.com	7070 Olive St	San Jose	CA	95101	USA	71	M	Black	Muslim	University	Engineer	\$55,000	Volunteer	
1/1/2018	10:00	Harper King	555-666-7777	harper.king@email.com	7171 Walnut St	San Jose	CA	95101	USA	72	F	Asian	Buddhist	College	Software Engineer	\$60,000	Volunteer	
1/1/2018	10:00	James King	666-777-8888	james.king@email.com	7272 Chestnut St	San Jose	CA	95101	USA	73	M							

**Office of Neighborhood Development Services
HOME Assisted Rental Projects
2019**

Owner	Project Address	No. of Units	HOME Funds & Affordability Period	Start Date/ Reporting Period	Inspections Requested	End of Affordability Period	Comments
Rose of Mary '06 Files	5301 Tieton Drive	40-total 9 monitored	\$400,000 / 20 Years	2009 Jan- Dec	Every 2 years 2014 2017 2023 2018 2019 2025 2015 2021 2027	2027	
Triumph Treatment (Riel House) '01 Files	600 Superior Lane	1 monitored	\$50,000 / 20 Years	2001 Apr-Mar	Every 3 Years 2011 2017 2014 2020	2021	
YWCA '08 Files	818 W. Yakima Ave.	16- total 2 monitored	\$200,000/ 15 Years	2008 Apr-Mar	Every 2 years 2013 2018 2014 2020 2016 2022	2023	See attached contract for utility allowance exempt
Next Step Housing Pear Tree Place '07 Files	Power House Road	26 total 5 monitored	\$200,000 / 20 Years	2007 Oct-Sept	Every 2 Years 2011 2015 2024 2014 2020 2026 2015 2022 2027	2027	15' inspect was done in 16' change req'd sched
Catholic Charities Housing Services	1423 Karr Ave	1 monitored	\$71,344/ 20 Years	2016 Nov-Dec	Every 2 Years 2018 2024 2030 2020 2026 2032 2022 2028 2034 2036	2036	
Pioneer Plaza (Yakima Housing Authority)		10 monitored	\$450,000/15 years	2017 Jan-Dec	Every 2 Years 2019 2025 2031 2021 2027 2032 2023 2029	2032	See file various addresses
Spokane Housing Ventures (Mapleleaf)	1205 N. 2 nd St	1 monitored	\$5,000/5 years		Every 2 Years 2019 2021 2023	2023	

Notes: Verification of Income/Rent is to be done annually (We send them the form with income and rent updates, and they return filled out) Inspections are done according to year ex: Every 2-3 years (I will go out and do the inspections when needed)

1. Call and set-up appointment
2. Send letter confirming appointment
3. Go to appointment to do inspection and/or monitors



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

Inspection Date: 7/9/2019
Time: 2:00 PM
Inspector: Sylvia
Phone:

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

HOME BUYER: _____

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

PROPERTY ADDRESS: 5401 W. Walnut, Rose of Mary

PROPERTY AGE: 11 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, stucco, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	OK	<input type="checkbox"/>	
b) chipping or loose	OK	<input type="checkbox"/>	
c) adequately treated or covered	OK	<input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	OK	<input type="checkbox"/>	
b) chipping or loose	OK	<input type="checkbox"/>	
c) adequately treated or covered	OK	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	OK	<input type="checkbox"/>	
b) chipping or loose	OK	<input type="checkbox"/>	
c) adequately treated or covered	OK	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures/Ventilation	X		
5. Toilet condition	X		
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X		
8. Ceiling condition	X		
9. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
1. Floor condition	X		
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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:	X		
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location N/A	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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: location N/A	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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:	X		
a) cracking, scaling, or peeling	OK	<input type="checkbox"/>	
b) chipping or loose	OK	<input type="checkbox"/>	
c) adequately treated or covered	OK	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: location N/A	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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:	X		
a) cracking, scaling, or peeling	OK	<input type="checkbox"/>	
b) chipping or loose	OK	<input type="checkbox"/>	
c) adequately treated or covered	OK	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS
1. Electrical conditions			
2. Potentially hazardous features			
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION

VISUAL ASSESSMENT OF DETERIORATED PAINT:	PASS	FAIL
	X	

(If failed Visual Assessment of Deteriorated Paint see Section 15 on next page)


INSPECTOR SIGNATURE

7/9/2019

DATE

SECTION FIFTEEN:

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:



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

Inspection Date: 7/10/19
Time: 9:30 am
Reason: Marred/YCHA
Phone:

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

HOMEBUYER: Rental
SELLER: YCHA
PROPERTY ADDRESS: 1412 Willow
PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	X X X	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	X X X	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	X X X	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

SECTION FIVE:

BATHROOM			
1. Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures/Ventilation	X		
5. Toilet condition	X		
6. Wash basin/Labatory 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	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:			
1. Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X		
3. Door condition	N/A		
4. Electrical fixtures/Ventilation	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master			
1. Floor condition	PASS	FAIL	COMMENTS
2. Window condition	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	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location Child X2			
1. Floor condition	PASS	FAIL	COMMENTS
2. Window condition	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	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: location			
1. Floor condition	PASS	FAIL	COMMENTS
2. Window condition	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	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TEN:

DINING ROOM OR DINING AREA			
1. Floor condition	PASS	FAIL	COMMENTS
	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	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: 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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS:			
	PASS	FAIL	COMMENTS
1. Electrical conditions	N/A		
2. Potentially hazardous features	N/A		
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION		
(If failed Visual Assessment see Section 15 on next page)		
	PASS X	FAIL

INSPECTOR SIGNATURE

7/10/19

DATE

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

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

Recommended Repairs Using Safe Work Practices: _____

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

Recommended Repairs Using Safe Work Practices: _____



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

Inspection Date: 7/10/19
Time: 9:30 am
Inspector: Maria YCHA
Phone:

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

HOME BUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 1410 Willow

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, stucco, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Cupboard condition	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM X2		PASS	FAIL	COMMENTS
1. Floor condition		X		
2. Window condition		X		
3. Door condition		X		
4. Electrical fixtures/Ventilation		X		
5. Toilet condition		X		
6. Wash basin/Laboratory conditions		X		
7. Tub or shower unit condition		X		
8. Ceiling condition		X		
9. Wall condition		X		
10. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:		PASS	FAIL	COMMENTS
1. Floor condition		X		
2. Window condition		N/A		
3. Door condition		X		
4. Electrical fixtures/Ventilation		X		
5. Ceiling condition		X		
6. Wall condition		X		
7. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location Child X3		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: 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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: location			
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 peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

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. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS:			
1. Electrical conditions	PASS	FAIL	COMMENTS
2. Potentially hazardous fixtures	N/A		
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION		
(If failed Visual Assessment see Section 15 on next page)		
	PASS X	FAIL

INSPECTOR SIGNATURE

7/10/19

DATE

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Office of Neighborhood Development Services
112 South Eighth Street
Yakima, Washington 98901
Phone (509) 575-6101 • Fax (509) 575-6178

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

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

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 1408 Willow

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM X2		PASS	FAIL	COMMENTS
1. Floor condition	X			
2. Window condition	X			
3. Door condition	X			
4. Electrical fixtures/Ventilation	X			
5. Toilet condition	X			
6. Wash basin/Laboratory conditions	X			
7. Tub or shower unit condition	X			
8. Ceiling condition	X			
9. Wall condition	X			
10. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:		PASS	FAIL	COMMENTS
1. Floor condition	X			
2. Window condition	N/A			
3. Door condition	X			
4. Electrical fixtures/Ventilation	X			
5. Ceiling condition	X			
6. Wall condition	X			
7. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location Child X3		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: 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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	<input type="checkbox"/>
b) chipping or loose	X	<input type="checkbox"/>	<input type="checkbox"/>
c) adequately treated or covered	X	<input type="checkbox"/>	<input type="checkbox"/>

SECTION ELEVEN:

OTHER ROOM: 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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS:			
	PASS	FAIL	COMMENTS
1. Electrical conditions	N/A		
2. Potentially hazardous fixtures	N/A		
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION		
(If failed Visual Assessment see Section 15 on next page)		
	PASS	FAIL
	X	

INSPECTOR SIGNATURE

7/10/19

DATE

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____



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

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

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

HOME BUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 906 East Beech

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, railings, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM	PASS	FAIL	COMMENTS
1.Floor condition	X		
2.Window condition	X		
3.Door condition	X		
4.Electrical fixtures/Ventilation	X		
5.Toilet condition	X		
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X		
7.Ceiling condition	X		
8.Wall condition	X		
9.Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
1.Floor condition	X		
2.Window condition	N/A		
3.Door condition	X		
4.Electrical fixtures/Ventilation	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master	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:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location Child X2	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:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: 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:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: 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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS:	PASS	FAIL	COMMENTS
1. Electrical conditions	N/A		
2. Potentially hazardous features	N/A		
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION	PASS	FAIL
(If failed Visual Assessment see Section 15 on next page)	X	

INSPECTOR SIGNATURE

DATE

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:



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

Inspection Date: 7/10/19
Time: 9:30 am
Resistor: Mame/YCHA
Phone:

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

HOME BUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 904 East Beech

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures/Ventilation	X		
5. Toilet condition	X		
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X		
8. Ceiling condition	X		
9. Wall condition	X		
10. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	N/A		
3. Door condition	X		
4. Electrical fixtures/Ventilation	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master			
	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:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location Child X2			
	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:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: 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:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

DINING ROOM OR DINING AREA

SECTION ELEVEN:

SECTION TWELVE:

SECTION THIRTEEN:

SECTION FOURTEEN:

Inspector Signature

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:



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

Inspection Date: 7/10/19
Time: 9:30 am
Resilio: Mmas/YCHA
Phone:

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

HOME BUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 902 East Beech

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop condition	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM		PASS	FAIL	COMMENTS
1. Floor condition		X		
2. Window condition		X		
3. Door condition		X		
4. Electrical fixtures/Ventilation		X		
5. Toilet condition		X		
6. Wast basin/Laboratory conditions		X		
7. Tub or shower unit condition		X		
8. Ceiling condition		X		
9. Wall condition		X		
10. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:		PASS	FAIL	COMMENTS
1. Floor condition		X		
2. Window condition		N/A		
3. Door condition		X		
4. Electrical fixtures/Ventilation		X		
5. Ceiling condition		X		
6. Wall condition		X		
7. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location Child		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: location		PASS	FAIL	COMMENTS
1. Floor condition		N/A		
2. Window condition		N/A		
3. Door condition		N/A		
4. Electrical fixtures		N/A		
5. Ceiling condition		N/A		
6. Wall condition		N/A		
7. Condition of paint:				
a) cracking, scaling, or peeling	N/A		<input type="checkbox"/>	
b) chipping or loose			<input type="checkbox"/>	
c) adequately treated or covered			<input type="checkbox"/>	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: 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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS:			
	PASS	FAIL	COMMENTS
1. Electrical conditions	N/A		
2. Potentially hazardous features	N/A		
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION		
(If failed Visual Assessment see Section 15 on next page)		
	PASS X	FAIL


INSPECTOR SIGNATURE

7/10/19
DATE

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Office of Neighborhood Development Services
112 South Eighth Street
Yakima, Washington 98901
Phone (509) 575-6101 • Fax (509) 575-6175

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

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

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 512 Cherry Ave

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

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	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: 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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNINHABITABLE ROOMS:			
	PASS	FAIL	COMMENTS
1. Electrical conditions	N/A		
2. Potentially hazardous features	N/A		
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION		
(If failed Visual Assessment see Section 15 on next page)		
	PASS	FAIL
	X	

INSPECTOR SIGNATURE

7/10/19

DATE

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Office of Neighborhood Development Services
112 South Eighth Street
Yakima, Washington 98901
Phone (509) 575-6101 • Fax (509) 575-6126

Inspection Date: 7/16/19
Time: 9:30 am
Inspector: Marya YCHA
Phone:

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

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 510 Cherry Ave

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM X2		PASS	FAIL	COMMENTS
1. Floor condition		X		
2. Window condition		X		
3. Door condition		X		
4. Electrical fixtures/Ventilation		X		
5. Toilet condition		X		
6. Wash basin/Laboratory conditions		X		
7. Tub or shower unit condition		X		
8. Ceiling condition		X		
9. Wall condition		X		
10. Condition of paint:				
a) cracking, scaling, or peeling	X		n	
b) chipping or loose	X		n	
c) adequately treated or covered	X		n	

SECTION SIX:

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

SECTION SEVEN:

BEDROOM NO 1: location Master		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:				
a) cracking, scaling, or peeling	X		n	
b) chipping or loose	X		n	
c) adequately treated or covered	X		n	

SECTION EIGHT:

BEDROOM NO 2: location Child X3		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:				
a) cracking, scaling, or peeling	X		n	
b) chipping or loose	X		n	
c) adequately treated or covered	X		n	

SECTION NINE:

BEDROOM NO 3: 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:				
a) cracking, scaling, or peeling	X		n	
b) chipping or loose	X		n	
c) adequately treated or covered	X		n	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: 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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS:	PASS	FAIL	COMMENTS
1. Electrical conditions	N/A		
2. Potentially hazardous features	N/A		
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION	PASS	FAIL
(If failed Visual Assessment see Section 15 on next page)	X	


INSPECTOR SIGNATURE

7/10/19
DATE

SECTION FIFTEEN:

Failed Visual Assessment: _____

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:



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

Inspection Date: 7/10/19
Time: 9:30 am
Reseller: Mervel YCHA
Printer:

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

HOME BUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 509 N 6th Ave

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, railings, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	□	
b) chipping or loose	X	□	
c) adequately treated or covered	X	□	

SECTION TWO:

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

SECTION THREE:

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

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Counertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	□	
b) chipping or loose	X	□	
c) adequately treated or covered	X	□	

SECTION FIVE:

BATHROOM		PASS	FAIL	COMMENTS
1. Floor condition		X		
2. Window condition		X		
3. Door condition		X		
4. Electrical fixtures/Ventilation		X		
5. Toilet condition		X		
6. Wash basin/Laboratory conditions		X		
7. Tub or shower rack condition		X		
7. Ceiling condition		X		
8. Wall condition		X		
9. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:		PASS	FAIL	COMMENTS
1. Floor condition		X		
2. Window condition		N/A		
3. Door condition		X		
4. Electrical fixtures/Ventilation		X		
5. Ceiling condition		X		
6. Wall condition		X		
7. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location Child X2		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: 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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:	X		
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: location			
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 peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

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. Condition of paint:	X		
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS:			
1. Electrical conditions	PASS	FAIL	COMMENTS
2. Potentially hazardous features	N/A		
3. Condition of paint:	N/A		
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION		
(If failed Visual Assessment see Section 15 on next page)		
PASS	X	FAIL


INSPECTOR SIGNATURE

7/10/19
DATE

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

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

Recommended Repairs Using Safe Work Practices: _____

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

Recommended Repairs Using Safe Work Practices: _____



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

Inspection Date: 7/10/19
Time: 9:30 am
Realtor: Mazawi/YCEA
Phone:

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

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 507 N 6th Ave

PROPERTY AGE: 37 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM		PASS	FAIL	COMMENTS
1. Floor condition		X		
2. Window condition		X		
3. Door condition		X		
4. Electrical fixtures/Ventilation		X		
5. Toilet condition		X		
6. Wash basin/Laboratory conditions		X		
7. Tub or shower unit condition		X		
8. Ceiling condition		X		
9. Wall condition		X		
10. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:		PASS	FAIL	COMMENTS
1. Floor condition		X		
2. Window condition		N/A		
3. Door condition		X		
4. Electrical fixtures/Ventilation		X		
5. Ceiling condition		X		
6. Wall condition		X		
7. Condition of paint:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location Child		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:				
a) cracking, scaling, or peeling	X		<input type="checkbox"/>	
b) chipping or loose	X		<input type="checkbox"/>	
c) adequately treated or covered	X		<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: location		PASS	FAIL	COMMENTS
1. Floor condition		N/A		
2. Window condition		N/A		
3. Door condition		N/A		
4. Electrical fixtures		N/A		
5. Ceiling condition		N/A		
6. Wall condition		N/A		
7. Condition of paint:				
a) cracking, scaling, or peeling	N/A		<input type="checkbox"/>	
b) chipping or loose	N/A		<input type="checkbox"/>	
c) adequately treated or covered	N/A		<input type="checkbox"/>	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: 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	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS:	PASS	FAIL	COMMENTS
1. Electrical conditions	N/A		
2. Potentially hazardous features	N/A		
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION	PASS	FAIL
(If failed Visual Assessment see Section 15 on next page)	X	


INSPECTOR SIGNATURE

7/10/19
DATE

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment: _____

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment: _____

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____



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

Inspection Date: 6/12/2019
Time: 1:30 P.M.
Inspector: Manager
Phone:

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

HOME BUYER: _____

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

PROPERTY ADDRESS: 1205 N. 2nd St.

PROPERTY AGE: 40 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc.)	X		
5. Condition of chimney	N/A		
6. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	OK OK OK	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

SECTION TWO:

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

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	OK OK OK	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

SECTION FIVE:

BATHROOM X2 / Back Bath Remodeled			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures/Ventilation	X		
5. Toilet condition	X		
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	OK	<input type="checkbox"/>	
b) chipping or loose	OK	<input type="checkbox"/>	
c) adequately treated or covered	OK	<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
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:			
a) cracking, scaling, or peeling	OK	<input type="checkbox"/>	
b) chipping or loose	OK	<input type="checkbox"/>	
c) adequately treated or covered	OK	<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master			
	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:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	OK	<input type="checkbox"/>	
c) adequately treated or covered	OK	<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: 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:			
a) cracking, scaling, or peeling	OK	<input type="checkbox"/>	
b) chipping or loose	OK	<input type="checkbox"/>	
c) adequately treated or covered	OK	<input type="checkbox"/>	

SECTION NINE:

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	X		
b) chipping or loose	OX		
c) adequately treated or covered	OX		

SECTION ELEVEN:

OTHER ROOM: location N/A			
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 peeling			
b) chipping or loose			
c) adequately treated or covered			

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. Condition of paint:	X		
a) cracking, scaling, or peeling	X		
b) chipping or loose	OX		
c) adequately treated or covered	OX		

SECTION THIRTEEN:

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

SECTION FOURTEEN:

SUMMARY OF INSPECTION

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


INSPECTOR SIGNATURE

6/12/2019
DATE

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Contract and Subcontract Activity

U.S. Department of Housing and Urban Development

0000-0001-8011-3577/2020

Agreement No.: 220624022

[illegible]

release through the United States Department of Housing and Urban Development without your consent, except as required by Law.

1. *Canine Project: Dances of the Wolf* (1993) (Theatrical Release)

City of Auburn, Michigan-based Dearborn Services

[illegible]

\$100,181.40

Text Type of Trade Codes:

74: Nachdruck verboten

2.1*Program Codes of interest for Learning and Teaching and Indian language programs only.

[illegible]

