

# The City of Yakima

Office of Neighborhood Development Services 2019 Consolidated Annual Performance Evaluation Report



For further information, contact:

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

#### **CR-05 - Goals and Outcomes**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### CR-10 - Racial and Ethnic composition of families assisted

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

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

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

#### Narrative

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

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

#### CR-15 - Resources and Investments 91.520(a)

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

#### Identify the resources made available

Table 3 - Resources Made Available

#### Narrative

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

#### Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

#### Narrative

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

#### Leveraging

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

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

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

Fiscal Year Summary – HOME Match					
15,810,278					
33,310					
15,843,588					
0					
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

•	iness Enterprise			•		and dollar
value of cont	racts for HOME					
	Total		-	ess Enterprises		White Non-
		Alaskan	Asian or	Black Non-	Hispanic	Hispanic
		Native or	Pacific	Hispanic		
		American	Islander			
		Indian				
Contracts	1					1
Dollar						
Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contract	ts					
Number	0	0	0	0	0	0
Dollar						
Amount	0	0	0	0	0	0
	Total	Women	Male			
		Business				
		Enterprises				
Contracts						
Dollar						
Amount	0	0	0			
Number	0	0	0			
Sub-Contract	ts			]		
Number	0	0	0			
Dollar						
Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

-	<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted					
	Total		Minority Pro	perty Owners		White Non-
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Number	0	0	0	0	0	0
Dollar						
Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

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

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

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

Table 10 – Relocation and Real Property Acquisition

#### CR-20 - Affordable Housing 91.520(b)

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

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

Table 11 – Number of Households

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

 Table 12 – Number of Households Supported

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

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

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

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

#### Discuss how these outcomes will impact future annual action plans.

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

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

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

Table 13 – Number of Households Served

#### **Narrative Information**

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

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

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

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

#### Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

#### Actions taken to address the needs of public housing

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

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

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

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

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

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

#### Actions taken to provide assistance to troubled PHAs

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

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

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

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

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

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

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

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

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

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

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

Institutional structure is expanded as needed and as funding allows.

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

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

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

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

#### CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

#### CR-45 - CDBG 91.520(c)

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

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

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

No

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

#### CR-50 - HOME 91.520(d)

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

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

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

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

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

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

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

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

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

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

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

Attachment

**HOME Match Report** 

VOLUNTEER HOURS 12/31/2018	A. Project No.     Z. Date of     Contribution     Contribution     (multiduity)     (multiduity)	<ol> <li>Excess match carried over to next Federal flacal year (line 3 minus line 4)</li> <li>Part III Match Contribution for the Endored Elevel Year</li> </ol>	Match liability for current Federal fiscal year	Total match available for current Federal fiscal year (ine 1 + line 2)	Match contributed during current Federal fiscal year (see Part III.a.)	Excess match from prior Federal fiscal year	Part II Fiscal Year Summary		<ol> <li>Server Address of the Participating Artisticities 112 S 8TH ST</li> </ol>	M19-MC530203 CITY OF YAKIMA	Part   Participant Identification
	urces) 4. Foregone Taxes, urces) Fees, Charges	fiscal year (line 3 minus line		scal year (line 1 + line 2)	scal year (see Part III.a.)			7. State WA		Juradicion	
	5. Appraised Land / Real Property	:4)						8. Zip Code 98901			
	8. Required Infrastructure										
33,310	7. Site Proparation, Construction Materials, Donated labor				-64	20			4. Contacts Phone Nu	3. Name of Contect (person con ARCHIE MATTHEWS	
	8. Bond Financing	55	*	55	33,310	15,810,278			4. Cottact's Phone Number (Indude area code) 509-575-6101	3. Name of Contact (person completing tris report) ARCHIE MATTHEWS	Federal Flacal Year (yyyy)
33,310	9. Total Match	15,843,588	0	15,843,588							YYY) 2019

			1. Project Na. or Other 10
		3 <b>7</b>	2. Date of Contribution (mmatdixyyy)
			3. Cash (non-Federal sources)
			4. Foregune Taxos. Foes, Charges
page 2 of 4 pages			5. Appreised Land J Real Property
			5. Hequireo Infrastructure
			7. Ste Preparation, Construction Materials, Donated labor
60			8, Bond Financing
form HUD-40107-A (19/04)			9. Total Match

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the firm: 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 sparer, and a person is not required to respond to a collection of information unless that collection displays a valid CMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assilted properties, on the switces or tenants of the properties, and on other programmatic areas. The information will be used. This is assist HOME participant in managing their programs 2) to track per formance of participants in meeting fund commitment and expenditure deadlines; 3) to premit HUD to determine whether each participant meets the HOME statutory income targeting and attractability equivements, and 4) to port HUD to determine whether each participant meets the HOME statutory income targeting and attractability equivements, and 4) to port HUD to determine compliance with other statutory and regulatory program requirements. This data callection is sufficient under the Creation constant Constant Attractability equivements. The data callection is sufficient under the Creation constant Attractability equivements. This data callection is sufficient under the Creation constant Attractability of or relaxed authories. Access to Federal grant funds is contingent on the reporting of serial provided specific data elements. Records of information collected will be maint, ained by the recipients of the assistance. Information on activities and funds is contingent on the reporting of estain project-specific data elements. Records of information collected will be maint airred by the recipients of the assistance. Information on a expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for on suring confidentiality when public disclosure is not required.

# Instructions for the HOME Match Report

# Applicability:

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

# 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 II:

- Parameter and the second state
- Excess match from prior Federal fiscal year; Excess match carried over from prior Federal fiscal year.
- Match contributed during current Federal fiscal year: The total amount of match contributions for all projects listed under Part III in colorm 9 for the

Federal fiscal year

Total match available for current Federal fiscal 5. 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:

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

# Instructions for Part III:

Project No. or Other ID: "Project number" is as signed by the C/MI 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, if the HOME project does not involve follows: the fiscal year (last two digits mily) 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: "SF" for project using shortfall funds, "PI" for projects using program income, and "NON" for non-HOME-assisted atfordable housing. Example: 93.01.SF, 93.02.PI, 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 "ropayment 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)]

page 3 of 4 pages

form HUD-40107-A (12/94)

Non-ITOME-assisted affordable bousing 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)]

yh,

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.

2

- ÷ relating to the portion of a mixed-income or mixed-use date eligible tenants, a project reserve account for re-Cash: Cash contributions from non-Federal resources [§92.219(c)] project not related to the affordable housing units increases in operating costs, operating subsidies, or costs placements, a project reserve account for ununicipated used to remove and relocate ECHO units to accommoing non-eligible costs: the value of non-Federal funds operating expenses) or under §92.209, or for the followunder §92.206 (except administrative costs and CHDO can count as match if it is used for eligible costs defined account. [§92.220(a)(1)] In addition, a cash contribution eligible when the learn is not repayable to the PJ's HOME individuals can make contributions. The grant equivaentities (State/local governments), private entities, and leat of a helow-market interest rate loan to the project is be used for HOME projects. The PJ, non-Federal public tribution must be deposited in the PJ's HOME account to ment, interest, or other return on investment of the conjurisdiction provides to a project. Therefore all repay-HOME Program regardless of the form of investment the This means the funds are contributed permanently to the
- 4. Foregone Taxes, Fees, Charges Taxes, fees, and charges that are normally and customarily charged but have been waived, foregone, 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 presen disconneed cash value. [§92.220(a)(2)]

- Appraised Land/Real Property: The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiset. [§92.220(a)(3)]
- Required Infrastructure: The cost of investment, not made with Federal resources, in on-site and off-site 2, infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME 3, funds were committed. [§92.220(a)(4)]

-1

- 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 relabilitation of, affordable housing. The value of site preparation and construction materials is determined in accordance with the PT's cost estimate precedures. The value of donated or voluntary labor is determined by a single rate ("labor 7, rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]
- 00 limit of up to 25% per year. Requirements regarding over, and the excess will count as part of the statutory amount in excess of the 25% cap for hunds may carry total annual match contribution. [§92.220(a)(5)] The Bond Financing: Multifamily and single-family match from prior years, may not exceed 25% of a PF's affordable housing project owner can count as match logn. housing project owner can count as match. 25% of a from bond proceeds made to a multifamily affordable ity, or political subdivision (hereof). 50% of a loar State or local government (or an agency, instrumental project bond financing must be validly issued by anas from all bond proceeds, including excess bond from bond proceeds made to a single-family

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

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

# Ineligible forms of match include:

- Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
- Interest rate subsidy attributable to the Federal taxexemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
- Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
- 4. Sweat equity [§92.220(b)(4)]
- Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
- Pees/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

form HUD-40107-A (12/94)

page 4 of 4 pages

	New Carry Forward	TOTA March Liability 2019	Carry Forward	2019 Match Accrued	# of Volunteers 53	fours	OTHER ACCRUED MATCH	50 C		
	ward	TOTAL		corued		3.331	CH	SO	\$0	FUNDS EXPENDED
	\$0 \$15,843,588	\$15,843,588	\$15,810,278	\$33,310		\$33,310		0\$	\$0	REQUIRED

# FINAL Jan - Dec 2019 Home Match Report Data

#### Volunteer Job 1013 Pleasant Ave, Perry Tech Edt Delete Clone + Related Details Activity 1013 Pleasant Ave, Perry Voluneear Number of 0 Filters: All time - All activities - All types 🛛 🔻 Job Name Tech Shifts Refresh - Expand A) -Record Construction Job Number of 0 19 Тура Volunteers. Wew(/runtime\_sales\_activities/activity/lewAll.app? Campaign Construction Volunteers # of Volun-0 All parentRecordId=a050H00000Pgo1NUAR) [/lightning/r/70100000 teers Still 010dc5AAA/view) Needed ✓ Upcoming & Overdue Display on O Number of 0 1,648.00 No next steps. Website Completed To get things moving, add a tesk or set up a Hours. meeting Ages Per-16 & up mitted No past activity. Past meetings and tasks marked Volunteer @ America/Los\_Angeles Job UDI Link as done show up here. Website (http://www.yakimahabitat. Time Zone org/volunteer-listings? jobid-a050H00000Pgo1N) Descop-First Perry Tech build with Habitat for Humanity. tion List of Students: Mario Bravo, Gil Contova, Geo Contraras, Robert Coronado, Tim Darnell, Tom Dahl, Mihcael Lynch, Juan Oropeza, Justin Weiker, Willebaldo Perez, Daniel Torres, Pascual Garcia, Cesar Rodriguaz. Instructore: Darin Peters Location Location Information Location 1013 Pleasant Ave Street Location Yakima City Location WA State/Province Location 98902 Zip/Postal Code Created By Melaney Rosen Last Modi-B Meloney Rosen (/lightning/t/005i00000 00ht25AA2/view) fied By (/lightning/r/005i00000

. 2/19/2020 4:13 PM

DOhD2SAA2/view)

,2/19/2020 4:36 PM

#### Volumeer Job 704 N 20th Ave

#### Related Details Volunteer 704 N 20th Ave Job Name Record Construction Job Тура Campaign Construction Volunteers (/lightning/r/701i00000 010dc5AAA/view) Display on 0 ; Website Ages Per-16 B up mitled Voluniteer O America/Los\_Angeles Website Time Zone Descrip-**Building new house** 100 V Location Location https://www.google.com Infor-/maps/place/704+N+20 mation th+Ave.+Yakime.+WA+9 8902/@46.6092838.12 0.5382548.17z/data=! 3m1i4b1i4m5i3m4i 1sDx5499d802129ddfcd 0x/9394edb7abedf77 8m2!3d46 6092838!4d-120 5360661 (https://www.google.co m/maps/piace/70%+N+ 20th+Ave,+Yakima,+WA +98902/@46.6092838. 120.5382548,17z/deta= 13m1/4b1/4m5/3m4/ 1s0x5499d802129ddfcd 0x9394ed07abedF771 8m2(3d46.6092838/4d-120.5360661) Location 704 N 20th Ave Street Location Yakima City Location WA State/Province Location 98902 Zio/Postal Code Created By

Number of 20 Stiffs 0 255 Polytopers 20 Polytopers 20 Inters 3111 Needlod

Number of 0 1,464.95 Completed Hours

Job URL

Link Chttp://www.yokimshabilat. org/yolunteer.listings2 jobid=s050H0000000019P) Edi; Delete Clona 💌

#### Activity

Fiters: All time • All activities • All types 🏻 🍸

Refresh - Expand All -

View(/runtime\_sales\_activities/activity/ViewAll.app?

All perentRecordid=a050H000000U19PUAT)

✓ 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 hars.

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

Last Modified By

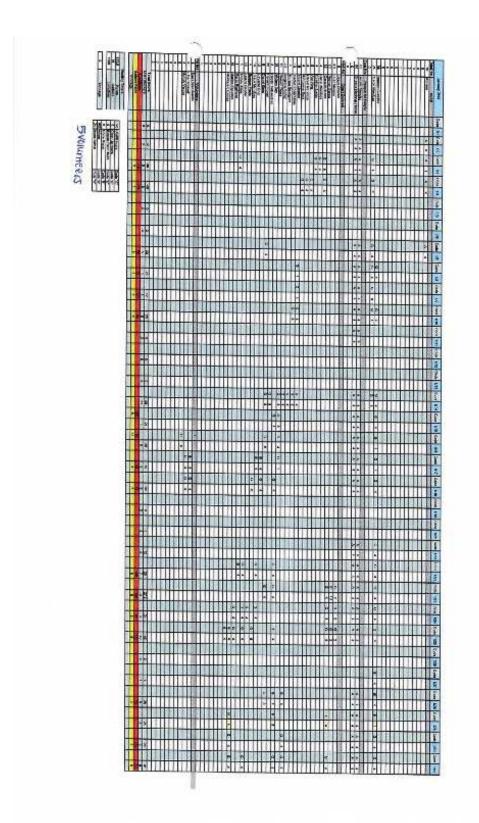
Meloney Rosen (/liehtnine/r/005i00000

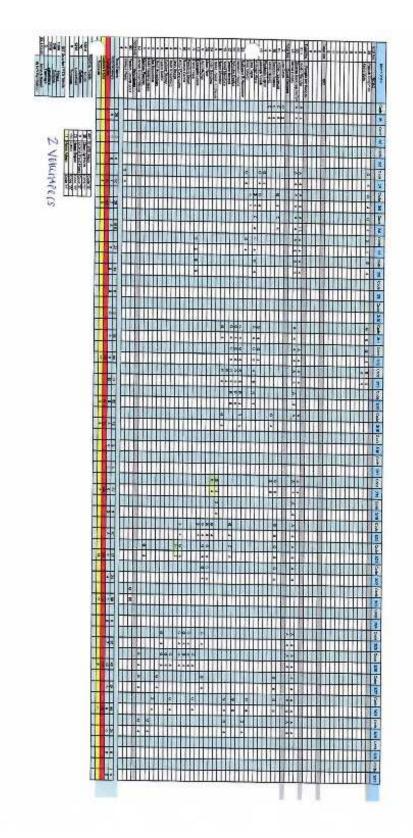
	enthly Totals
99.6	Hours
80.5	Gallons
1817	Locations
0	Tonnage

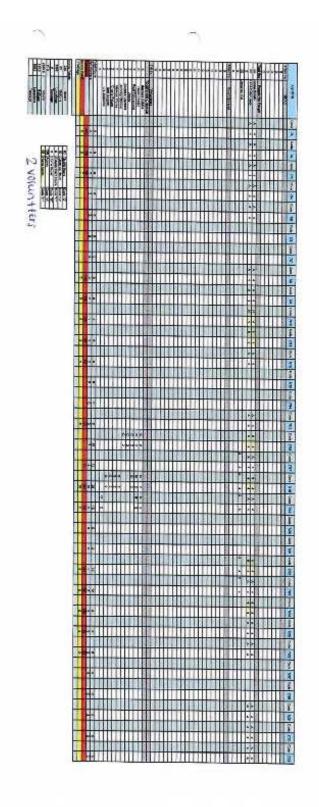
4TH 6	Quarter Totals
618.5	Hours
187	Galions
8995	Locations
0	Tonnage

	YTD 2019
3760.5	Hours
800	Gallons
18427	Locations
0	Tonnage
1716	Grafitti Hours
226.5	Cleanup Hours
0	Exterior Paint Hrs
86	Home Repair
1757.5	Admin
219	Home Admin

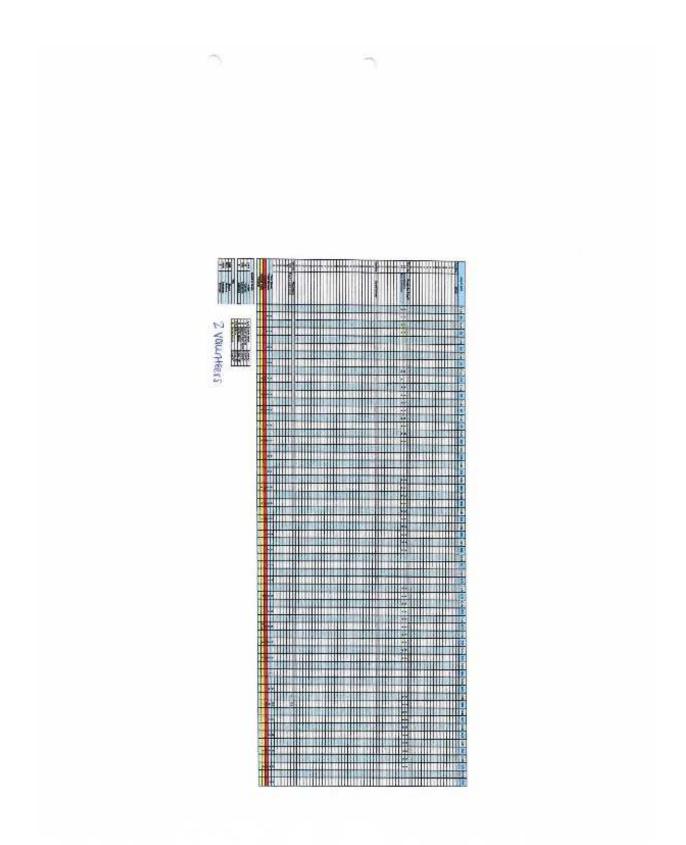
15.5	Grafitti Hours	Code *G*
0	Clean Up Hours	Code "C"
0	Exterior Paint Hours	Code "E"
0	Home Repair	Code "R"
76	Admin.	Code "A"
8	Home Admin	Code "H"

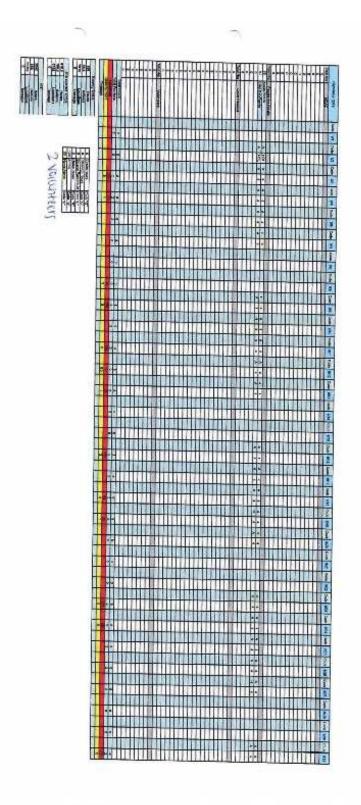




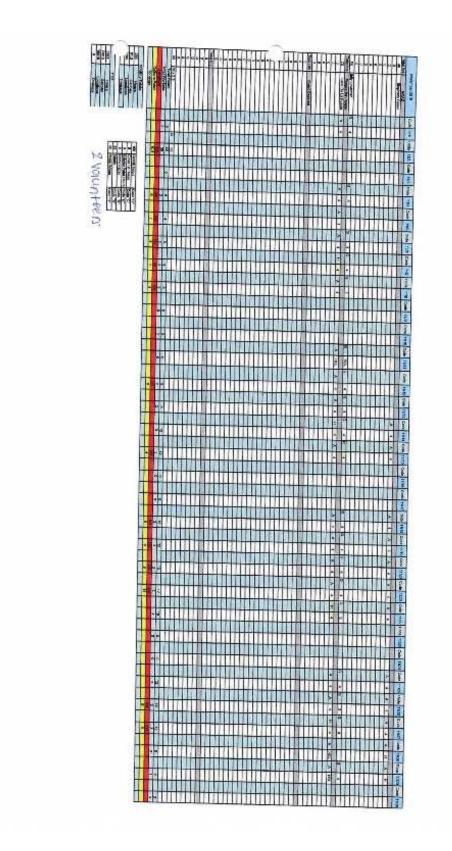


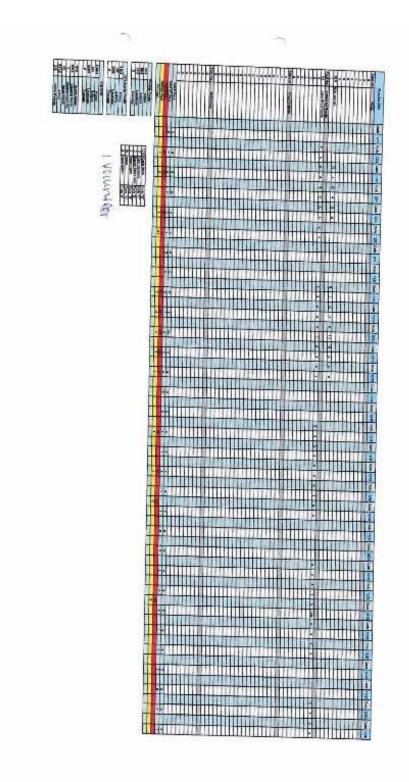
CAPER











Office of Neighborhood Development Services HOME Assisted Rental Projects	2019
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Owner	Project Address	No. of Units	HOME Funds & Affordability Period	Start Date/ Reporting Period	Inspections Requested	End of Afforda bility Period	Comments
Rose of Mary '06 Files	5301 Tieton Drive	40-total 9 monitored	\$400,000 / 20 Years	2009 Jan- Dec	Every 2 years 2011 2013 2013 2013 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 2012 2014 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 2012 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 2018 2024 2013 2020 2026 2015 2022 2027	2027	15' inspect was done in 16' change rea'd sched
Catholic Charities Housing Services	1423 Karr Ave	1 monitored	S71,344/20 Years	2016 Nov-Dec	Every 2 Years 2018 2024 2030 2020 2026 2032 2022 2028 2034 2036	2036	
Pioneer Plaza (Yakima Housing Authority)		10 monitored	\$450,000/15 years	2017 Jan-Dec	Every 2 Ycars 2019 2025 2031 2021 2027 2032 2023 2029	2032	See file various addresses
Spokane Housing Ventures (Maplecaf)	1205 N, 2 <sup>nd</sup> St	1 monitored	\$5,000/5 years		Every 2 Years 2019 2021 2023	2023	

**HOME Monitoring Report** 

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

Inspections are done according to year ex: Every 2-3 years (I will go out and do the inspections when needed)

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

in to in



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

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

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

HOMEBUYER:

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

PROPERTY ADDRESS: 5401 W. Walnut, Rose of Mary

PROPERTY AGE: \_\_11 Years

SECTION ONE:	DIPE	TATE	COMMENTS
BUILDING EXTERIOR	PA35	PAR	CODEMENTS
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) emoking, scaling, or poeling	TTX .	2	
<ul> <li>b) chipping or loose.</li> </ul>	LTX.	-	0
c) adequately treated or covered	LX.	0	

#### 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. Flectrical fintures	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:	X	-	
a) cracking, scaling, or peeling	C 8	п	
<li>b) chipping or loose</li>	08	0	
<ul> <li>adequately treated or covered</li> </ul>	X	0	

KITCHEN	PASS	FAIL	COMMENTS
1.Floor condition	X	1.	11. 10 (10. 10. 10. 10. 10. 10. 10. 10. 10. 10.
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 paints	X		
<ul> <li>a) cracking, scaling, or pealing</li> </ul>		D D	
<li>b) chipping nr loose</li>	CX	0	
<ul> <li>adequately treated or covered</li> </ul>	CX	0	and the second sec

SECTION FIVE:	PASS	FAIL.	COMMENTS
BATHROOM		THUE	Contrast and
1.Floor condition	X	-	
2. Window condition	X		
3 Door condition	X	-	
4. Electrical foctures/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 petiling			
b) chipping or loose			
<ul> <li>adequately treated or covered</li> </ul>	0	0.	

#### SECTION SIX:

SECTION SIX:	DACC	WATE	COMMENTS
LAUNDRY ROOM/UTILITY ROOM:	Thao	C MEL	Continuentary
L.Floor condition	X	-	
2. Window condition	X	-	
3.Door condition	X		
4.Electrical fixtures/Ventilation	X	-	
5.Ceiling condition	X	-	
6. Wall condition	X	-	
7.Condition of paint:	X.		
a) cracking, scaling, or peeling	EX	п	
<li>b) chipping or loase</li>	COX.	<b>n</b> .	0
<ul> <li>adequately treated or covered.</li> </ul>	105	0	

## SECTION SEVEN:

SECTION SEVEN:			Contraction of the second of t
BEDROOM NO 1: location	PASS	FAIL	COMMENTS
1.Fleer condition	X	1000	
2. Window condition	X		the second s
3.Door condition	X		
4.Electrical factures	X		
5.Ceiling condition	X		
6.Well condition	X	-	
7.Condition of psint:	x		
a) cracking, scaling, or peeling	200		
<li>b) chipping or loose</li>	LUX	9	
<li>adequately treated or covered.</li>	EDX.	U	

#### SECTION EIGHT:

BEDROOM NO 2: location N/A	PASS	FAIL	COMMENTS
1.Floor condition	1.000	· · · · · · · · · · · · · · · · · · ·	
2.Window condition			
3.Dear condition			
4.Electrical fixtures			
5.Celling condition			
6.Wall condition			
7.Condition of paint:		-	
a) cracking, scaling, or peeling	0	0	
<ul> <li>as ipping or loose</li> </ul>		•	
<ul> <li>c) adequately treated or covered.</li> </ul>	<b>a</b>	Π	

#### SECTION NINE:

BEDROOM NO 3: location N/A	PASS	FAIL	COMMENTS
L.Figer condition			
2.Window condition			
3.Door condition			
4.Electrical fixtures		1.1	
5. Ceiling condition			
6. Wall condition			
7.Condition of paint a) cracking, scaling, or peeling b) chipping or loose	а п	n o	
<ul> <li>adequately treated or covered</li> </ul>	10	0	

#### SECTION TEN:

DENING ROOM OR DINING AREA	PASS	FAIL	COMMENTS	
.Flaar 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 pealing	LIN	0	
<li>b) chipping or loose</li>		0	
<ul> <li>adequately treated ar covered</li> </ul>	CX.		

#### SECTION ELEVEN:

OTHER ROOM: location N/A	PASS	FAIL	COMMENTS	_
1.Floor condition		100000		_
2.Window condition		1		_
3.Door condition				_
4.Electrical flatures		2		_
5.Ceiling condition	-	2		-
6.Wall condition		12		_
7.Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately rested or covered		5 0 7		

#### SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES;	PASS	FAIL	COMMENTS
1. Ploor condition	X		
2. Door condition	X		
3.Electrical fotures	X		
4.Ceiling condition	X		
5.Wall condition	X	0	
6.Condition of paint:	x		
a) cracking, scaling, or peeling	CX.	C	
<li>b) chipping or loose</li>	DX.	S	
<ul> <li>adequately treated or covered</li> </ul>	ETK .	a .	

#### SECTION THIRTEEN:

UNHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS
LElectrical conditions	1000	Sec. 3	
2. Potentially hazardous features		1.1.2	
3.Condition of paint:			
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	n	-	
<li>h) chipping or loose</li>	n	1	
<ul> <li>adequately treated or covered</li> </ul>	10		

#### SECTION FOURTEEN:

SUMMARY OF INSPECTION			
VISUAL ASSESSMENT OF DETERIORATED PAINT:	PASS X	S FAIL	
(If failed Visual Assessment of Deteriorated Paint see Section 15	on next page)		
la Par	7/9/2019		
INSPÉCTOR SIGNATURE	DAT	E	
SECTION FIFTEEN:			
SECTION FIFTEEN: Failed Visual Assessment of Deteriorated Paint:			
Failed Visual Assessment of Deteriorated Paint:			
Failed Visual Assessment of Deteriorated Paint: Failed Inspection Section number:			
SECTION FIFTEEN: Failed Visual Assessment of Deteriorated Paint: Failed Inspection Section number:			

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

	Failed Visual Assessment	of Deteriorated Puint:	
failed Inspection Sec	anter anne		
Teres of the teres of the second	In This of the West in The set of the		
Recommended Repa	irs Using Safe Work Practices:		
Recommended Repa	irs Using Safe Work Practices: Failed Visual Assessment		
Recommended Repa Failed Inspection Sec Evaluation Results:_	Failed Visual Assessment	of Deteriorated Paint:	



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Bighth Street Yakhta, Washington 90901 Phone (509) 575-6101 + Fax (509) 575-6176

Inspection Date: 7/10/19	
Time: 9:30 am	
Realton Maradi 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		Second Constant and
2. Condition of roof	Y	-	
3.Condition of stairs, rails, & porches	X	-	
<ol> <li>Condition of exterior surfaces (siding, soffit, etc)</li> </ol>	x		
5.Condition of chimney 6.Condition of paint:	N/A		
<ul> <li>a) stacking, scaling, or pseling</li> <li>b) shipping or loss</li> <li>c) adequately treated or povered</li> </ul>	X X X	0 0 0	

#### SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1.Heating equipment	V	rau	COMDINIS
2. Ventilation/Cooling		-	
3. Water hoster	1	-	
4 Rough plaubing	X	1	
5.Sower	X		
	X	1.1	
6.Electrical service/Wiring	X		
7,Smoke Detectors	x		

#### SECTION THREE:

LIVING ROOM	PASS	PAIL	COMMENT
1.Floor condition	V	PAR.	CONTRACT
2. Window condition	X	-	
3.Deer condition	A	1	
4.Electrical factores	X	_	
5.Ceiling condition	X	-	
6. Wall condition	X	_	
7.Condition of paint:	X	-	
a) cracking, seating, or peeting			
<li>b) ohipping or loose</li>	x x	5	
<ul> <li>adoquately treated or covored</li> </ul>	Ŷ	0	
and a sectory	A		

KITCHEN	PASS	FATT.	COMM
1.Floor condition	X	1 miles	C.Comp.
2. Window condition	the second se	-	
3.Door condition	X		
4.Electrical finances	X		
5.Sink coadition	the second se	-	
6.Cabinet/Countertop conditions	X	_	
7.Ceiling condition	X	-	
8.Wall condition	X		
9.Condition of paint:	X	2.2.2	
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or loase</li> <li>c) adequately treated or covered</li> </ul>	x x x	0 0	

## SECTION FIVE:

BATHROOM L.Floor condition	PASS	FAIL	COMMENTS
2.Window condition	X	115280.6	
3.Door condition	X	1	
4.Electrical factores/Ventilation	X		1
5.Toilet condition	X		
6. Weah basin/Laboratory conditions	X		
7. The or shower unit condition	X	-	
7. Celling condition	- X		
8.Wall condition	X		
9. Condition of paint	A .		
a) cracking, scaling, or peeling b) chirming or lease	x		
and the state of t	x	8 /	
<ul> <li>adequately created or covered</li> </ul>	X	0	

# SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Floer condition	PASS	FAIL	COMMENTS
Window (Martin	X		COMPLEX 13
2.Window condition 3.Door condition	N/A	-	
4. Electrical fixtures/Ventilation	X		
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint:	X		
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or loose</li> <li>c) adequately treated or covered</li> </ul>	x	0	
and and anoty a cano of covered	X	c .	

## SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL	COMMENT
L.Floor condition	X	- TELES	CONTRIBUTI
2. Window condition	X		
3 Dear condition	A		
Electrical fixtures	X	S	
5. Ceiling condition	X	16-2-2	
6 Man die	X	1	
6. Wall condition	X		
7.Condition of paint:	A	-	
a) cracking, scaling, or pealing	14	65	
b) chipping or loose	x		
<ul> <li>adequately treated or covered</li> </ul>	X		h
	X	70	

## SECTION EIGHT:

BEDROOM NO 2: location Child X2	PASS	FAIL.	COMMENT
LF200r condition	X	- I STATE	Contraction 1
2. Window condition	V		
3.Door condition			
4 Electrical factures	X	_	1000
5. Ceiling condition	X		
6.Wall condition	X		12
<u>2 - 2</u>	X		
7.Condition of paint:			
<ul> <li>cracking, scaling, or peeling</li> </ul>	1. Jan 1		
b) chipping or loose	x		
c) adequately treated or covered	X	3	
sy incontantly treated or covered	X	<b>a</b>	

## SECTION NINE:

BEDROOM NO 3: location 1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X		
3.Door condition	X	-	
	X		
4 Electrical focures	X		
5.Ceiling condition	X	1.01	
6. Wall condition	X	-	
7.Condition of paint	2		
a) cracking, scaling, or pealing	x		
<li>b) dupping or loose</li>	x		
<ul> <li>adequately treated or powered</li> </ul>	X		

#### SECTION TEN:

INING ROOM OR DINING AREA	PASS	FAIL	COMMENTS
and condition	X	000090120	

Window condition Door condition	X		
Electrical forures	X		
Ceiling condition	X		
i. Wall condition	X	1 1	
7.Condition of paint:	X		
<ul> <li>a) cracking, assling, or peeling</li> <li>b) ohipping or loose</li> <li>c) adoquately treated or covered</li> </ul>	x x	0 1	

# SECTION ELEVEN:

OTHER ROOM: location I Floor condition	PASS	FAIL	COMMENTS
2. Window condition			
3.Door condition			
4.Electrical factures			
5.Ceiling condition			
6.Wall condition		-	1
7.Condition of paint:			
<li>cracking, scaling, or peeling</li>	120	12	
o) chopping or loose		8	
<ul> <li>elegnately treated or covered</li> </ul>	12		

# SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1-Floor condition	PASS	FAIL	COMMENTS
2. Door condition	X		
3.Electrical fixtures	X		
4.Ceffing condition	X	1. 33	
5.Wall condition	X		-
6 Condition of paint:	X		
a) cracking, scaling, or peeling b) shipping or loose c) adequately treated or covered	x x x	с с с	

# SECTION THIRTEEN:

UNHABITABLE ROOMS: 1 Electrical conditions	PASS	FAIL	COMMENTS
2. Potentially hazardous features	N/A		
3.Condition of paint	N/A		
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>	0		
c) adequately treated or covered	0	0	
2 A CONTRACT OF PARTY	0	D	

#### SECTION FOURTEEN:

'n

SUMMARY OF INSPECTION		PASS X	FAIL
(If failed Visual Assessment see Section 15 on next pa	ge)		
INSPECTOR SIGNATURE	7/10/	19 DAT	Ē
SECTION FIFTEEN:		DAT	
Failed Visual Assessment:		-	-
Failed Inspection Section number:			
Evaluation Regults:			
		_	
Recommended Repairs Using Safe Work Practices:			

		~	
	Failed Visual Asse	ssment:	
Failed Inspection Section number:			
Evaluation Results:			
Recommended Repairs Using Safe 1	Work Practices:		
	Failed Visual Asses	airond-	
Failed Inspection Section number:		anire tota	
Evaluation Results:			
Recommended Repairs Using Safe W	ork Practices		
10 / 10 Million 10 Mil	interiets		



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yakma, Washington 98501 Phane (509) 575-6101 = Fax (509) 575-6176

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

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

# HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 1410 Willow

PROPERTY AGE: 37 Years

#### SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1.Condition of foundation	X	- centre	COMMENTS
2 Condition of roof	X	-	
3. Condition of stairs, rails, & porches	V	-	
4. Condition of exterior surfaces (siding, soffit, ecc)	X		
5.Condition of chimney	N/A	-	
6.Condition of paint:	10A	-	
<ul> <li>a) crecking, scaling, or pasting</li> <li>b) chipping or loose</li> <li>c) adequately treated or covered</li> </ul>	X X X	000	

#### SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
Liferting equipment	X		COMPANIS/10
2. Ventilation/Cooling	Ŷ	-	
3. Water heater	2	-	
4 Rough plumbing	A	-	
5 Sewer	X	_	10 The 1975
6. Electrical service/Wiring	X		
7.Smoke Detectors	X	1.52	
Additions Detectors	X		

#### SECTION THREE:

LIVING ROOM	PASS	PAR	COMMENTS
LFloor condition	V	DAIL	CODIMENTS
2. Window condition		-	
3.Door condition	X		
4. Electrical fistures	X	-	1
5.Celling condition	X	1	
6.Wall condition	X	1	
7.Condition of peint:	X		
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	x		
b) thipping or loose	.0.5	8	
c) adequately treated or covered	x	ц.	
and a conclud	X	•	Contract Street and

KITCHEN	PASS	FAIL.	COMMENTS
1.Flour condition	Y	1.400	COMMENTS
2. Window condition	x	-	
3 Door condition	A	-	
4. Electrical fixtures	X	_	
5.Shtk condition	X		
6.Cabinet/Countertop conditions	X	_	1000
7.Colling condition	X	1.1	
B.Wzill condition	X	203	1
	X		
<ul> <li>9. Condition of paint:</li> <li>a) pracking, scaling, or peeling</li> <li>b) chipping at loose</li> <li>c) adequately (reated or covered)</li> </ul>	x x x	000	

# SECTION FIVE:

BATHROOM X2 1.Floor condition	PASS	FAIL.	COMMENTS
2. Window condition	X		
3.Deer condition	X	1	
4 Electrical Extures/Ventilation	X		
2. Toilet condition	X	12	
6. Wash basin/Laboratory conditions	X	-	
7. Tub or shower unit condition	X	-	
7. Ceiling condition	X	-	
8. Wall condition	A	-	
9.Condition of paint	A	-	
a) cracking, scaling, or peeling	x		
<ul> <li>b) chipping or loose</li> <li>c) additionable transmission</li> </ul>	x		
<ul> <li>adoquately treated or covered</li> </ul>	X		

## SECTION SIX:

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

#### SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAR.	COMMENTS
1.Floor condition	V	P.ALL	COMMENTS
2. Window condition		-	
3.Door condition	X	0.13	
4. Electrical flytheres	X	-	
S.Ceiling condition	X	-	
6. Wall condition	X		
7.Condition of paint:	X	1000	
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	x	C.	
<ul> <li>chipping or loose</li> </ul>	1.2		
<ul> <li>adequately treated or covered</li> </ul>	x I		

## SECTION EIGHT:

## SECTION NINE:

BEDROOM NO 3: Intation	PASS	FAIL	COMMENTS
	X	1	Contraction of the second
2.Window condition	X	-	-
3.Door condition	X		
4.Electrical fixtures	N N	-	
5. Cailing condition	A N		-
6.Wall condition	X	-	
7.Condition of paint:	X	_	
<ul> <li>a) cracking, scaling, or poeling</li> <li>b) chipping or loose</li> <li>c) adequarely instead or covered</li> </ul>	x x	0 0 0	

# SECTION TEN:

INING ROOM OR DINING AREA	PASS	FAIL	COMMENTS	_
Floor condition	11	a contra	CONTRENTS	

2.Window condition 3.Door condition	X		_
4. Electrical fixtures	X		
5.Celling condition	X		
6.Wall condition	X	12 1	
7.Condition of paint:	X		
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) dhipping or locse</li> <li>c) adequately treated or covered</li> </ul>	x	0.0	

# SECTION ELEVEN:

OTHER ROOM: location	PASS	FAIL	COMMENTS
2.Window condition			
3.Door condition		-	
4.Electrical fixtures		_	
5. Ceiling condition			
6.Well condition		-	1
7.Condition of paint:		-	
<ol> <li>cracking, scaling, or peeling</li> </ol>	-	160 C	
<li>chipping or Joose</li>	-	0	
<ul> <li>edequately usated or covered</li> </ul>	0	c .	

# SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES; 1.Floor condition	PASS	FAIL	COMMENTS
	X		Contraction of the later
2. Door condition	X	0.33	
3. Floctrical fixtures	X		
4.Ceiling condition	X		
5. Wall condition	v		
6.Condition of paint:	1.0		
a) cracking, scaling, or peoling	x	20 8	
<li>b) chipping or loose</li>	X	п	
<ul> <li>adequately treated or coverad</li> </ul>	12	0	

# SECTION THIRTEEN:

UNHABITABLE ROOMS:	PASS	FAIL	COMMENTS
LElectrical conditions	N/A		a contraction and
2 Potentially hazardona features	N/A	2	
<ul> <li>3. Condition of pater:</li> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>	D	σ	
<ul> <li>adsountely treated or covered</li> </ul>	0	0	

## SECTION FOURTEEN:

PASS FAIL X
page) 7/10/19 DATE
1

valuation Results:	
"ailed Inspection Section number;	
Recommended Repairs Using Safe Work Practices:	
Failed Visual Assessment:	
ailed Inspection Section number:	
tecommended Repairs Using Safe Work Practices:	

6



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

Inspecti Time: 9	on Date: 7/10/19	
	Matuel/YCH4	

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

# HOMEBUYER: Rental

SELLER: VCHA

PROPERTY ADDRESS: 1408 Willow

PROPERTY AGE: 37 Years

#### SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMN
1.Condition of foundation	X		Contin
2.Condition of roof	2		
3.Condition of stairs, rails, & porches	A		
4.Condition of exterior surfaces	X		1
(siding, soffit, etc)	x		
5.Cundition of chimney	N/A	-	
6.Condition of paint:	1003		
<ul> <li>cracking, scaling, or peeling</li> <li>chipping or loose</li> </ul>	x		
<ul> <li>c) adequately treated or coverad</li> </ul>	x		

#### SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1 Heating equipment	N N	- ALL	s.committeers
2. Ventilation/Cooling		-	
3. Water heater	X		
	X	S	
4.Rough plumbing	X	1	
5.Sewer	×	-	
6.Electrical service/Wiring		-	
7.Smoke Detectors	X		
Contract Descours	X	7	

#### SECTION THREE:

LIVING ROOM	PASS	FAIL.	COMMENTS
1.Flour candition	X		COMPTENTS
2. Window condition	×		
3.Door condition	X	-	
4. Electrical fintures	X	-	
5.Ceiling condition	X	-	
6. Wall condition	X		
7.Condition of paint:	X	<u></u>	
a) cracking, scaling, or peeling		27	1.000
b) chipping or loose	13		
c) adequately treated or covered	x		
and the second second second second	X		

KITCHEN	PASS	FAIL	COMMENTS
1.Floor condition	X		
2. Window condition	X	-	
3.Door condition	A.	-	
4.Electrical fixtures	A		
5.Sink coodition	A		
6.Cabinet@Countertop conditions	X		
7.Celling condition	X		
R Wall condition	X	2.2	
	X		
9.Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	X X X	0	1

## SECTION FIVE:

BATHROOM X2 LFloor condition	PASS	FAIL.	COMMENTS
2. Window condition	X		
3.Door condition	X		
4.Electrical flatures/Ventilation	X		
5 Totlet condition	X	1.0	
6. Wash basin/Laboratory conditions	X	122	
7. Tub or shower unit condition.	X		
7. Ceiling condition	X		
8.Wall condition	X	8.20	
Condition of paint:	X		
a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	x	0 0	

## SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X	1.111	
3. Door condition	N/A		
4.Electrical fixtures/Ventilation	X		
5.Celling condition	X		1
6.Wall condition	X	-	
7 Condition of paint:	X		
<ul> <li>a) cracking, scaling, or pealing</li> <li>b) chipping or locse</li> </ul>	x	0.4	
<ul> <li>adequately treated or covered</li> </ul>	x	0	

#### SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL	COMMEN
Floor condition	V	Franc	COMPARIAT
2. Window condition		-	
3.Door cundition	X		
4 Electrical factures	X	-	
5.Ceiling condition	X		
6. Wall condition	X	-	
7.Condition of paint	X		
<ol> <li>cracking, scaling, or peeling</li> </ol>	x	c	
and here a second	X	0	
<ul> <li>adequately treated or covered</li> </ul>	X	n I	

# SECTION EIGHT:

BEDROOM NO 2: location Child X3	PASS	FAIL.	COMMENTS
L.Floor condition	Y	1.000	COMMINATS
2.Window condition	÷		
3.Door condition	-	-	
4.Binetrical fixtures	X		
	X		
5. Ceiling condition	X	-	
6.Wall condition	1		
10	A	1.1	
7.Condition of paint:			
<ul> <li>a) cracking, scaling, or pealing</li> </ul>	x	1237	
b) chipping or loose	1.2	п	
c) adequately treated or covered	X	D.	
and another of constant	X	D .	

#### SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL.	COMMENTS
1.Floor condition	X	Artes	COMMENTS
2. Window condition		-	
3.Door condition	A	_	
4.Electrical fixtures	X		-
5.Ceiling condition	X		
6.Wall condition	X	_	P
7.Condition of paint:	X	-	
<ul> <li>a) cracking, scaling, or pooling</li> <li>b) chipping or loose</li> <li>c) adequately treated or covered</li> </ul>	x	п П	

# SECTION TEN:

NING ROOM OR DINTNG AREA	PASS	FAIL	COMMENTS	
Floor condition	X	- Contraction	and a state of the	

Window condition Door condition	X		
Electrical factures	X		
Ceiling condition	X		
Wall condition	X		
Condition of paint:	X	1.1	
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or locse</li> <li>c) adequately treated or covered</li> </ul>	x x x	0 0	

# SECTION ELEVEN:

OTHER ROOM: location 1.Flour condition	PASS	FAIL.	COMMENTS
2. Window condition		1000	
3.Door condition			
4.Electrical factores			
5.Ceiling condition			
6. Wall condition		-	
7.Condition of paint:		-	(C = 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2
<ul> <li>a) cracking, scaling, or pealing</li> </ul>			
<li>chipping or loose</li>	5		
<ul> <li>c) adequately treated or covered</li> </ul>			

## SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1. Floor condition	PASS	FAIL	COMMENTS
2. Door condition	X		and the second second
3. Electrical fixtures	X		
4.Ceiling condition	X		
5.Wall condition	X		
6.Condition of paint:	X	1	
<ol> <li>cracking, scaling, or posting</li> </ol>			
<ul> <li>b) ohipping ar loose</li> </ul>	X	3	
c) adequately treated or covered	X	0	
financial medical an covered	X	ц.	

# SECTION THIRTEEN:

UNHABITABLE ROOMS: 1.Electrics) conditions	PASS	FAIL	COMMENTS
Botestin II- 3	N/A		
2 Potentially hazardous features 3. Condition of paint:	N/A	1	
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>		E	
a) adequately treated or covered	D	0	
Entry active of covered			

#### SECTION FOURTEEN:

T.

SUMMARY OF INSPECTION		PASS	FAIL
(If failed Visual Assessment see Section 15 on next	page)	1.0	
INSPECTOR SIGNATURE	7/10	/19 DAT	Ē
SECTION FOTTEEN:			
Failed Visual Assessment:			-
Failed Inspection Section number:			
Evaluation Results:			

	Failed	Visual Assessment:	
Failed Inspection Section n	unber:	7	
Recommended Repairs Usi	g Safe Work Practices	r	
		isual Assessment:	
Failed Inspection Section nu	uber:		
Evaluation Results:			



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yakima, Washington 98301 Phone (509) 575-6101 + Fax (509) 575-6176

Inspection Date: 7/10/19 Time: 9:30 sm	1
Realter Manuel/YCHA Phone:	

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

# HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 906 East Beech

PROPERTY AGE: 37 Years

### SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL.	COMMENTS
1. Condition of foundation	X	11100	COMMENTS
2.Candition of roof	N.	-	
3.Condition of stairs, ralls, & porches	X	-	
<ol> <li>Condition of exterior surfaces (siding, soffit, etc)</li> </ol>	X	100	
5.Condition of chimney 6.Condition of paint:	N/A		
a) cracking scaling, or pealing     b) chipping or loose     c) adequately treated or covered	x x x		

#### SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
Heating equipment	X		Contradict of a st
Vestilation/Couling	X		
3. Water heater	X		
A.Rough plumbing	N N		
5.Sewer		-	
Electrical service/Wiring	A		
.Smoke Detectors	X		

#### SECTION THREE:

LIVING ROOM	B498	PAT	COMMENTS
1.Floor condition	1 nos	FAIL	COMMENTS
2.Window condition	A.	-	
3.Door condition	12		
4. Electrical fixings	A	-	
5. Ceiling condition	X		
6. Wall condition	X	-	
7.Condition of paint:	X	-	
<ul> <li>a) cracking, scaling, or peoling</li> <li>b) chipping or loose</li> <li>c) adequately treated or covered</li> </ul>	x x	0 0	

KITCHEN	PASS	FAIL	COMMENTS
1.Floor condition	X		
2.Window condition	X		
3. Door condition	X	-	
4.Electrical fixtures	A	-	
5.Sink condition	A	-	
6.Cabinet/Constantop conditions	X	-	
7.Ceiling condition	X		
B.Wall condition	X		
9.Condition of paint:	X		
<ul> <li>a) pracking, scaling, or peeling</li> <li>b) chipping or loose</li> <li>c) adoptately treated or covered</li> </ul>	x x x	0 0 0	

## SECTION FIVE:

BATHROOM 1.Floor condition	PASS	FAIL	COMMENTS
	X		000124141113
2. Window condition	X		-
3.Door condition	x		
4.Electrical flatures/Ventilation	N N		
5. Toilet condition	A	-	
6. Wash basin/Laboratory conditions	X	-	
7. Tub or shower unit condition	X		
7. Ceiling condition	X	1.1	1
8.Wsil condition	X		1
9.Condition of painc	X		
a) cracking, scaling, or peeling     b) chipping or loos     c) adequately ireated or covered	x x x	0 0	

\*

# SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: LFloor condition	PASS	FAIL	COMMENT
	X		
2.Window condition	N/A		
3.Door condition	X	-	
Electrical Extures/Ventilation	X		
Ceiling condition		-	
5. Wall condition	X	_	
Condition of paint:	A		14
<ul> <li>a) attacking, scaling, or peeling</li> <li>b) abipping or loose</li> <li>c) adocuately treated or covared</li> </ul>	x x x	с 0 0	

## SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FATT.	COMM
1.Flour condition	X	1.111	COMDIE
2.Window condition		-	
3.Door condition	A	-	
4. Electrical fixtures	A	-	
5. Ceiling condition	X		-
6. Wall condition	A	-	
7.Condition of paint:	- X	-	
a) cracking, scaling, or peeling		1.1.1.3	
h) chipping or loose	1	u	
<li>c) adequately treated or covered</li>			
Contraction of the state of the	X	Π.	

#### 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	v	-	
5.Ceiling condition	- A	-	
6. Wall condition	1	-	
	X		
7.Condition of paint: (i) cracking, scaling, or pealing b) chipping or loss c) adequasely treated or covered	x x x	0	

#### SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS
1.Floor condition	X	TAIL	COMMENTS
2. Window condition	A	-	
3.Dear condition	A	-	
4. Electrical formares	A	-	
5. Ceiling condition	A	-	
6. Wall condition	X	-	
7.Condition of paint	X		
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>	x	a	
c) adequately treated or covered	Ŷ		

#### SECTION TEN:

INING ROOM OR DINING AREA	PASSIT	14.00	COMMENTS	
Floor condition	a rates a	JUD.	COMPLENTS	

2.Window condition	X	1	
3.Door condition	X	-	
4.Electrical fixtures	N N	-	
5. Ceiling condition	2	-	
6. Wall condition	A		
7.Condition of paint:	A	-	
n) crucking, scaling, or peoling			
b) chipping or loose	x	9	
<ul> <li>adequately treated or coverad</li> </ul>	÷	-	

### SECTION ELEVEN:

OTHER ROOM: location	PASS	RAIL.	COMMENTS
LFloor condition		PAG	COMMENTS
2. Window condition		-	
3.Door condition		-	
4. Electrical fixtures		-	
5.Ceiling condition			
6.Wall condition			
7.Condition of paint:			
<ul> <li>a) cracking, scaling, or peeling</li> </ul>			
<li>b) uhipping ar loose</li>	-	0	
c) adequately treated or covered		•	
of acceleratory a caned of covered	a		

### SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1.Floor condition	Y	and a	COMMENTS
2. Door condition	1x		
3 Electrical focures	A		
4.Ceiline condition	X		
5. Wall condition	X		
6.Condition of paint:	X		
<ul> <li>a) creaking, scaling, or peeling</li> <li>b) chipping or loase</li> <li>c) adequately treated or covered</li> </ul>	x	0	

# SECTION THIRTEEN:

UNHABITABLE ROOMS: 1.Electrical conditions	PASS	FAIL	COMMENTS
	N/A		
2 Potentially hazardous features	N/A		
3. Condition of print:     a) cracking, scaling, or peeling     b) chipping or losse     b) chipping or losse     antegranely trented or covered	n 0 (	0	

#### SECTION FOURTEEN:

in the

SUMMARY OF INSPECTION		PASS	FAIL
(If failed Visual Assessment see Section 15 on next	page)	-	-
INSPECTOR SIGNATURE	7/10/	19	
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Pailed Visual Assessment:			-
Failed Inspection Section number:			
Evaluation Results:			
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Evaluation Results:		
Recommended Repairs Using Safe	Work Practices:	
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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Stroet Yakima, Washington Segui Phone (509) 575-6101 + Fax (509) 575-6176

Inspection Date:	7/10/19
Time: 9:30 am	10120180
Realton Manual Y	CHA
Phone:	

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

HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 904 East Beech

PROPERTY AGE: 37 Years

# SECTION ONE:

BUILDING EXTERIOR ECondition of foundation	PASS	FAIL	COMMENTS
2.Condition of reef	X	1000	
3.Condition of stairs, rails, & porches	X	_	
4. Condition of exterior surfaces	X		
(siding, soffic, etc)	x		
5.Condition of chimney	NA		
6.Condition of paint:	NA		
<ol> <li>cracking, scaling, or peeling</li> </ol>	x		
<ul> <li>chipping ar looso</li> </ul>	x	4	
<ul> <li>c) adequately treated at envered</li> </ul>	x	2	

#### SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
2. Ventilation/Cooling	X		and the second second
Water heater	X		
4.Rough plambing	X	-	
5.Sewer	X	1	1
6.Electrics) service/Wiring	X		
7.Smoke Detectors	X		
and a stream of the state of th	X	1	100 C

## SECTION THREE:

LIVING ROOM	PASS	FAT.	COMMENTS
1.Floar condition	Y	Man	COMMENTS
2. Window condition			
3.Door condition	X		-
4. Electrical fixtures	X	1	Territoria de la composición de la comp
5.Ceiling condition	X		
	X	1.00	
6.Wall condition	X		
7. Condition of paint:	2	-	
a) cracking, scaling, or peeling	~		
<li>b) ahipping ar loose</li>	x	-	
c) adequately treated or covered	X	0	
and a state of a state of the sovered	- X	•	

KITCHEN L.Floor condition	PASS	FAIL	C
	X		1°
Window condition	X	-	-
3.Door condition	X	-	-
4.Electrical fixtures	The second se		-
5.Sink condition	X		
6.Cabinec/Countertop conditions	X		
7.Celling condition	X		Г
B. Wall condition	X		T
9.Condition of paint:	X		Ţ
a) cracking scaling, or peeling     b) chipping or locse     c) adequately treated or covered	x x x	0 0	

# SECTION FIVE:

BATHROOM LFlow condition	PASS	FAIL.	COMMENTS
2. Window condition	X		
3.Door condition	X		
4.Electrical fixtures/Ventilation	X	1	
5. Toilet condition	X		
6. Wash basin/Laboratory convinience	X	y	
7. Tub or shower unit condition	X	1.1.1	
7. Ceiling condition	X		
8. Wall condition	X		
9.Condition of paint:	X		
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or locse</li> <li>c) adequately treated or covered</li> </ul>	X X X		

# SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Flour candition	PASS	FAIL	COMMENTS
2. Window condition	X	1000	
Door condition	N/A		
1.Electrical fixtures/Ventilation	X		1.
5.Cerling condition	X		
6.Wall condition	X		
7.Condition of paint:	X		
<ul> <li>a) cracking, scaling, or poeling</li> <li>b) chipping or loase</li> <li>c) subcurred in covered</li> </ul>	X X X	0	

# SECTION SEVEN:

BEDROOM NO 1: locationMaster	Pass	FAIL	COMMENT
1 Jaboy condition	X	PAL	COMMENT
2. Window condition		-	1
3.Door condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint	X	-	
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	x	0	
a second to the second	x		
<ol> <li>adequately treated or covered</li> </ol>	X		

## SECTION EIGHT:

BEDROOM NO 2: location Child X2	PASS	FAIL	COMMENTS
	X		
2. Window condition	X		
5.Door candition	v	-	
4.Electrical foctures			
5.Ceiling condition	A		Read Total
6. Wall condition	X	1000	
	X		
7.Condition of paint:			
<ol> <li>cracking, scaling, or pecling</li> </ol>	1.		
b) chipping or loose	x	0	
<ul> <li>adequately treated or covered</li> </ul>	X	0	
the second of any second of any second	X	0	

# SECTION NINE:

BEDROOM NO 3: Inestion	PASS	FAIL	COMMENTS
L/Floor condition	V.	FALL	CODIMENTS.
2. Window condition	1	-	
3.Door condition	X	_	
4.Electrical fistures	X		
5. Oeiling condition	X		
6. Wall condition	X	-	
7.Condition of paint:	X		
<ul> <li>a) cracking, scaling, or paeling</li> <li>b) chipping or loose</li> </ul>	x		
<ul> <li>adequately treated or covered</li> </ul>	X	2	

#### SECTION TEN:

DINING ROOM OR DINING AREA	PAS	S FAIL	COMMENTS
2.Window condition	X		1
3. Door condition	X	1.00	
4.Electrical fixtures	X	1	
5.Ceiling condition	X	1.00	
Wall condition	X		
7.Condition of pater:	X	1	
<ul> <li>a) cracking, scaling, or posing</li> <li>b) chipping or locse</li> <li>c) adequately treated or covered</li> </ul>	xxx	80	

# SECTION ELEVEN:

OTHER ROOM: Incation	PASS	FAIL	COMMENTS
2. Window condition		1.33	
3.Door condition		1.00	
4.Electrical fixtures			
5.Ceiling condition			
6. Wall condition			
7.Condition of paint:		_	
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	12.0		
<ul> <li>chipping or loces</li> </ul>			
<ul> <li>adequately truated or covered</li> </ul>	-	9	
<ul> <li>acceptately treated or covered</li> </ul>		0	

# SECTION TWELVE:

# SECTION THIRTEEN:

UNHABITABLE ROOMS: 1.Electrical conditions	PASS	FAIL	COMMENTS
2. Porentially heardous features	N/A		
3.Condition of paint:	N/A		
<ul> <li>cracking, scaling, or pealing</li> <li>chipping or loose</li> </ul>	LL LL	D	
c) adequately treated or covered		4	
a status of covered	0		

# SECTION FOURTEEN:

SUMMARY OF INSPECTION		PASS	FAIL
(If failed Visual Assessment see Section 15 on next pag	ze)	X	
Chu I Cor	70.00		
INSPECTOR SIGNATURE	7/10/	DAT	E
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Failed Visual Assessment:			-
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ivaluation Results:			
	-		-
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Discourse of Alex		
Noouthinghided Rennies Haino &	5.4. W. 1 W.	
Recommended Repairs Using S	sale work Practices:	
	B B 230	
	Failed Visual Assessment:	
Failed Inspection Section number		_
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The later was a second second		
Evaluation Results:		
3203X10		0.55
Recommended Designation Theorem		
recommission repairs Using Sa	te Work Practices:	
	fe Work Practices:	-
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siled Inspection Section number	Failed Visual Assessment:	
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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services (12 South Eighth Street Yakima, Washington 9690) Phone (509) 575-6101 - Fax (509) 575-6176

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

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

# HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 902 East Beech

PROPERTY AGE: 37 Years

# SECTION ONE:

BUILDING EXTERIOR	PASS	PATT	COMMENTS
1.Condition of foundation	X	Trate	COMDENTS
2.Condition of roof	X	-	
3.Condition of stairs, rulls, & porches	X	-	
4.Condition of exterior surfaces (siding, soffit, etc)	X		
5.Condition of chimney 6.Condition of point:	N/A		
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	x		
and hours of more	x	0	N(
<li>c) adequately treated or covered</li>	x	0	

#### SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL.	COMMENTS
Heating equipment	X		COMMENTS
entilation/Cooling	NY NY	-	
.Water hoater	A V	-	
4.Rough plumbing	A		
5.Sewar	X		
5 Electrical service/Wiring	X		
7.Stucke Detectors	X	5 - L	
	X	1000	

# SECTION THREE:

LIVING ROOM 1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X		a possibility of
3 Dour condition	X		
4. Electrical fistures	X	4	
5.Ceiling condition	X	2.10	
6. Wall condition	X	1.2.2.3	
7.Condition of paint:	X		
<ul> <li>a) cracking, scaling, or pealing</li> <li>b) chipping or loose</li> <li>c) adequately created or covered</li> </ul>	x	000	

KITCHEN 1.Floor condition	PASS	FAIL	COMM
2.Window condition	X		
3.Door condition	X		
	X	-	
4.Electrical fixtures	X	-	-
5.Sink cundition	X	-	
6.Csbinet/Countertop conditions	X	-	
7.Celling condition	X		
8. Wall condition		-	
9.Condition of paint:	X	_	
a) cracking, scaling, or peeimo			
b) chipping or lanse	x	0	
<ul> <li>adequately treated or covered</li> </ul>	X	•	
	X	12	

#### 91530a.252

BATHROOM	8400		L'anno an anno 1
1.Floor condition	TA85	FUIL	COMMENTS
2. Window condition	X	-	
3.Door condition	X		
4 Electrical foctures/Ventilation	X	V 1-1	
5. Toilet condition	X	1.1	
6. Wash basin/Laboratory conditions	X		
3 This or discussion about only 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 peoling	x	4.0	
<li>b) chipping or loose</li>	Â		
<ul> <li>c) adequately treated or covered</li> </ul>	x	Π	

#### SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Floor condition	PASS	FAIL	COMMENTS
2. Wildow candition	X		CONTRACTO
3.Door condition	N/A		
4.Electrical factures/Ventilation	X		
5.Celling condition	X	1.53	
6. Wall condition	X		
7.Condition of paint	X	-	
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	x		
<li>b) chipping or ioosa</li>	â	0	
<ul> <li>adequately treated or povered</li> </ul>	x	8 I	

## SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL	COMMENTS
1 Floor coadition	X		Contractors
2. Window condition	X		
3.Door condition	A.		
4.Electrical fixtures	X		0
5.Ceiling condition	X		
	X	_	
6.Wall condition	1x	-	
7. Condition of paint:	- 0		
a) cracking, scaling, or posling	1.1		
b) chipping or loose	x	0	
<li>adoquately treated or covered</li>	X	<b>E</b>	
a strategy weater ar covered	X		

#### SECTION EIGHT:

BEDROOM NO 2: location Child 1.Floor condition	PASS	FAIL	COMMENTS
	X		COMMENTS
2. Window condition	1 V	-	-
3.Door condition	A	-	
4.Electrical factures	X		
5. Ceiling condition	X	1-23	
S. Wall condition	X		
	X		
Condition of psint:	- 0		
a) cracking, scaling, or poeting		0.200	
b) chipping or loose	X		
and have a loose	X	5	
<ul> <li>adequately treated or covered</li> </ul>	x	- I	

# SECTION NINE:

BKDROOM NO 3: location	PASS	RAIL	COMMENTS
1.Floor condition	N/A	Present.	CONTRENTS
2. Window condition	the second se		
3.Door condition	N/A		
6 Electrical fratares	N/A		
	N/A		
5.Ceiling coudition	N/A	-	-
6. Wall condition		-	
7.Condition of paint:	N/A		
a) cracking, scaling, or posling	N/A		1-2-2-2-2
b) chipping or loose			1
<ul> <li>adequately treated or covered</li> </ul>		п	
Transformed of Covereil		0	

#### SECTION TEN:

VING ROOM OR DINING AREA	BICC MARK	
loor condition	PASS FAIL COMMENTS	
and the second se	X	

2 Window condition 3.Door condition	X		
Sectrical flytures	X		
Ceiling condition	X	-	
Wall condition	X		
2.Condition of paint:	X		
<ul> <li>a) cracking, scaling, or peoling</li> </ul>	1.		
b) chipping or loose	X		
<ul> <li>c) adequately treated or covered</li> </ul>	X	P	
1110	/X		

# SECTION ELEVEN;

OTHER ROOM: location 1 Flour condition	PASS	FAIL	COMMENTS
2.Window condition			
3.Door condition			
4.Electrical fixtures		-	1
S.Ceiling condition			
6.Wall condition			
7. Condition of paint			
a) cracking, scaling, or preling	2.6	19	1
<ul> <li>chipping or loose</li> </ul>	0	n -	
<ul> <li>adopuzely treated or povered</li> </ul>		0	

# SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1.Ploor condition	PASS	FAIL	COMMENT
2. Door condition	X		
3.Electrical factores	X		0.000
	X	-	
4.Ceiling condition	X	-	
5. Wall condition	X		
6.Condition of paint:			
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	x	0	
<ul> <li>chipping or loose</li> </ul>	x	100 B	
<ul> <li>adequately treated or covered</li> </ul>	X	5	

# SECTION THIRTEEN:

UNHABITABLE ROOMS: 1.Electrical conditions	PASS	FAIL	COMMENTS
2. Potentially hazardous features	N/A		1
3.Condition of paint:	N/A		
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>			
c) adoptately treated or covered	-		
A strate of cores ca	0	n	

#### SECTION FOURTEEN:

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

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

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

# HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 512 Cherry Ave

PROPERTY AGE: 37 Years

#### SECTION ONE;

EUILDING EXTERIOR ECondition of foundation	PASS	FAIL	COMMENTS
2.Condition of roof	X		e continue (13
3.Condition of statis, rails, & porches	X	-	
4.Condition of exterior surfaces	X		1000
(siding, soffit, etc)	x		
5.Condition of chimney	NA		
6.Condition of paint:	200		
<ul> <li>a) cracking, scaling, or pasting</li> <li>b) chipping or loose</li> <li>c) adequately treated or covered</li> </ul>	x	с 0	
-> anednamely memory or covered	X		

#### SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1 Heating equipment	Y	A COLUMN	COMPLEXIS
Ventilation/Cooling	X	-	
3. Water henter	\$	-	
4.Rough plumbing	2		
5.Sewer	A	-	
6. Flectrical service/Wiring	X		
7.Smoke Detectors	X		
Constant and the second se	X	11-1-5	

#### SECTION THREE;

LIVING ROOM	PASS	FAIL	COMMENTS
	X		S on the second s
2. Window condition	X		
3.Door condition	X	-	
4. Electrical fixtures	X	-	
5.Celling condition	X		
6. Wall condition	X		
7.Condition of paints	3		
<li>a) cracking, scaling, or peeling</li>	x		
b) chipping or loose	x	8	
<ul> <li>c) adequately treated or coverad</li> </ul>	x	3 I	

1.Flear condition	PASS	FAIL	COMMENT
	X		
2. Window condition	X		
3 Door condition		-	
4. Electrical fixtures	X		
5.Sink condition	X	-	
6.Cabinet/Councertop conditions	X	1.1.1.1.1	
7.Ceiling condition	X	1.1	
	X		_
8. Wall condition	X	-	
9. Condition of paint		-	
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	14	6.5	
<li>b) chipping or loose</li>	X	•	
<ul> <li>adequately treated or covered</li> </ul>	X	Π.	
the second of the second second	X	0	

2.Window condition 3.Door condition	X		
Electrical fixtures	X		 
Celling condition	X		 
5. Wall condition	X		 
Condition of paint	X		 
<ol> <li>cracking, scaling, or numbers</li> </ol>			
<ul> <li>chipping or loose</li> </ul>	X	D	
<ul> <li>adequately treated or covered</li> </ul>	X	0	
a state of concient	X	0	

# SECTION ELEVEN:

OTHER ROOM: location	PASS	FAIL	COMMENTS
2.Window condition		of the second	
3.Door condition		-	
4.Electrical fixtures		-	
5.Ceiling condition			
6.Wall condition		1	
7.Condition of paint:		1.	
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	0		
b) chipping or loose	E I		
<ul> <li>adequately treated or covered</li> </ul>		5	

# SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1.Floor condition	PASS	FAIL.	COMMENTS
2. Door condition	X		
3 Electrical fixtures	X		
4.Ceiling condition	X	100	
5.Wall condition	X		C
6.Condition of paint:	X		
<ul> <li>a) cracking, acaling, or peeling</li> <li>b) chipping or loose</li> <li>c) adequately treated or opvered</li> </ul>	x x	a 0	

# SECTION THIRTEEN:

UNITABITABLE ROOMS: 1.Electrical conditions	PASS	FAIL	COMMENTS
2 Potentially hazardous features	N/A	100225	110
3.Condition of paint:	N/A	7	
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>		2	
<li>c) adequately treated or covered</li>	D		
		11	

#### SECTION FOURTEEN:

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SUMMARY OF INSPECTION	PASS	FAIL
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INSPECTOR SIGNATURE	7/10/19	_
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Evaluation Results:		
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Recommended Repairs Using Safe Work Practices:		

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Recommended Repairs U	sing Safe Work Practices:			
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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street Yakima, Washington SeS01 Phone (S09) 575-6101 = Fax (S09) 575-6126

Inspectio	n Date: 7/10/19
Time: 9:3	
Reation h	terrato/FCHA
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
2.Candition of reef	X	1	
Condition of stairs, ralls, & porches	X		
4 Condition of exterior surfaces	X		
(siding, soffit, ecc)	x	1	
5.Condition of chimney	- dos	1000	
6.Condition of paint:	N/A		
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	x	Lan 1	1000 - 100 -
<li>b) clupping or loose</li>	÷.	8	
<li>adequately treated or povered</li>	12		

# SECTION TWO:

BUILDING SYSTEMS 1 Heating equipment	PASS	FAIL	COMMENTS
Vantilation/Cooling	X		SCOUNTERIN
Water heater	X		
Rough plumbing	X		
Sower	X		
Electrical service/Wiring	X		1
Smake Detectors	X		
and the contentions	X	100	

# SECTION THREE:

LFloor condition	PASS	FAIL	COMMENTS
2.Window condition	X		
3.Door condition	X	1000	
4.Electrical fixtures	X		
S.Celling condition	X		
6.Wall condition	X	2 2	
7. Condition of paint	X		
a) tracking, scaling, or peeling	x		
<ul> <li>b) chipping or loose</li> <li>c) adequately treated or powered</li> </ul>	x		
A Report of Foraction	X		

# SECTION FOUR:

LEleor condition	PASS	FAIL	COMMENTS
2. Window condition	X		Const Charles Charles
3.Door condition	X		
4.Electrical fixtures	X		1
5.Sink condition	X	1000	
6. Cabinet/Counsertop conditions	X		
7.Celling condition	X	1	
8. Wall condition	X		
9.Condition of pairs	X		
<ul> <li>eracking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>	x	a	
<ul> <li>adequately meated or covered</li> </ul>	x	-	

# SECTION FIVE:

BATHROOM X2 1.Floor condition	PASS	FAIL	COMMENTS
2.Window condition	X		
3.Door condition	X	1.000	
	X	0.257	
4 Electrical fratures/Ventilation 5. Toilet condition	X	-	
6 Touch have a	X	-	
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X	-	
7. Ceifing condition	X		
8 Wall condition	X	1	
9. Coudition of paint: a) uracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	x	ш п	

# SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
1.Floor condition	X	2.1104	Committee 13
2.Window condition	N/A		
3 Door condition		-	
4. Electrical fixtures/Ventilation	X	-	
5.Celling condition	X	-	
6. Wall condition	X		1
7.Condition of paint:	X	_	() =
<ul> <li>b) cracking, scaling, or pealing</li> <li>b) chipping or locse</li> </ul>	x	n D	
<ul> <li>adequately treated or covered</li> </ul>	X	a	

# SECTION SEVEN:

BEDROOM NO 1: location Master	Pass	FAIL	000
1.Floor condition	X	Fritt	COM
2. Window condition		-	
3.Door condition	X	-	
4.Electrical factores	X		_
5.Ceiling condition	X		
6.Wall condition	X	-	
7.Condition of point:	X		
<ul> <li>a) crecking, scaling, or pealing</li> </ul>	x	0	
A sublement of source	x	0	
<ul> <li>c) adequately treated or covered</li> </ul>	X	u .	

### SECTION EIGHT:

BEDROOM NO 2: location Child X3	PASS	FAIL	COMMENTS
1.Floor condition	V		COMPLEX NO.
2.Window condition	10	-	
3. Door condition	X	-	
4. Electrical fixtures	X		
	X		
5.Colling condition	X		
6.Wall condition	X		
a develoption of the	12	U	
7.Condition of paint:	-214039-0		
<ol> <li>cracking, scaling, or posling</li> </ol>	x		
b) chipping or loose	12		
<ul> <li>adequately treated or covered</li> </ul>	2	1. E	
The second	X	D.	

# SECTION NINE:

BEDROOM NO 3: Idention	PASS	FAIL	COMMENTS
1.Floor condition	X	Privat.	COMMENTS
2. Window condition		-	-
3.Door condition	Α	2	
4.Electrical fixtures	X		
5.Ceiling condition	X	1	
6.Well condition	X		
7.Condition of paint:	X		
a) cracking, scaling, or peeling	x		
b) chipping or loose	X		0
<ul> <li>edequately treated or covered</li> </ul>	X	•	

# SECTION TEN:

DINING ROOM OR DIVINIO			
DINING ROOM OR DINING AREA	PASS FAIL	COMMENTS	
_ in net comment	X		

Window condition Door condition	X		
Electrical figures	X		 
Ceiling condition	X		 
Wall condition	X		
Condition of paint:	X	-	
<ol> <li>cracking, scaling, or peeling</li> </ol>			
<ul> <li>chipping ar loose</li> </ul>	X	0	
<ul> <li>adequately treated or covered</li> </ul>	X	π	
A THINK OF COVERS	X	Π	

OTHER ROOM: Jugation	PASS	FAIL.	COMMENTS
2. Window condition	the set of	1	
3.Door condition			
4 Electrical fortures		_	
5.Ceiling condition		-	
6. Wall condition		_	
7.Condition of paint:			
<ul> <li>cratiting, scaling, or peeling</li> <li>chimplify or losses</li> </ul>	u u	36	
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	-	0	
<ul> <li>adequately treated or covered</li> </ul>	0		

# SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES: 1.Floor condition	PASS	FAIL	COMMENTS
2. Door condition	X		
3.Electrical fixtures	X	-	
4.Ceiling condition	X		10000
5. Wall condition	X	1	
6.Condition of paint:	X	z = 2	
<ul> <li>a) cracking scaling, or peeling</li> <li>b) chipping or loose</li> <li>c) adequately treated or covered</li> </ul>	x x	a a	
The second	X	U	

# SECTION THIRTEEN:

UNHABITABLE ROOMS: 1 Electrical conditions	PASS	FAIL	COMMENTS
2.Potentially hszardous features	N/A		
3.Condition of paint:	N/A	1	
6) cracking, scaling, or pealing			
b) chipping or loose	0	0	
c) adequately treated or covered		11	
a support of covered	<b>D</b>	<b>z</b>	· · · · · · · · · · · · · · · · · · ·

# SECTION FOURTEEN:

r

PASS	FAIL
9 DAT	Ē
-	_
	-

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		_
		-
	Failed Visual Assessment:	-
Failed Inspection Section number:		
Evaluation Results:		
		_
		-
Real Street Street		-
Recommended Repairs Using Safe	Work Practices:	
	Rollad treat a	
	Failed Visual Assessment:	
Failed Inspection Section number;		
valuation Results:		
		-
		-
Recommended Repairs Using Safe V	Work Practices:	
Recommended Repairs Using Safe V	Work Practices:	



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

Inspection Date: 7/10/19	5
Time: 9:30 am	
Regitor: Manual-YCHA	
Phone:	

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

# HOMEBUYER: Rental

SELLER: YCHA

PROPERTY ADDRESS: 509 N 6th Ave

PROPERTY AGE: 37 Years

#### SECTION ONE:

RUILDING EXTERIOR 1.Condition of foundation	PASS	FAIL	COMMENTS
2.Condition of roof	X	1	
3. Condition of stairs, rails, & parches	X		
4.Condition of exercice surfaces	X		
(Siding, Soffit, etc.)	x		
5.Condition of chimney	N/A	-	
6.Condition of paint:	- NA	-	
<ul> <li>a) cracking, scaling, or paeling</li> <li>b) thipping or loose</li> </ul>	x	ŭ -	
<ul> <li>adequately treated or covered</li> </ul>	x	C D	

#### SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1.Hesting equipment	X		COMPRESSIS
Ventilation/Cooling	X	1	
3. Water heater	X		
4.Rough plantsing 5.Sewar	X		
5.Electrical service/Wiring	X	1	
Smoke Detectors	X		
Same Delectors	X		

#### SECTION THREE:

LIVING ROOM	PASS	FAIL.	COMMENTS
1.Floor condition	X	1.100	COMPLETENTS.
2.Window condition	N 12		
3.Door condition	A	1	
4.Electrical fixtures	X	1	1
5.Ceiling condition	X		
	X		-
6. Will condition	X		
7.Condition of paint:	2		
a) cracking, scaling, or paeling	20	0.9	
b) chipping or loose	x	.0	
c) adequately treated or covered	X	0	
	X	<b>a</b>	

# SECTION FOUR:

KITCHEN 1.Floar condition	PASS	FAIL	COMMENTS
2.Window condition	X		10.0525 School State
3.Door condition	X		
4 Electrical finnes	X		
5.Sink condition	X		
6.Cabinet/Countertop conditions	X		1
7.Ceiling condition	X		-
8.Wall condition	X		R. 8320
9.Condition of paint:	X		
<ul> <li>a) crocking scaling, or preting</li> <li>b) dispring or loose</li> <li>c) subsputtely treated or covered</li> </ul>	x x	0.0.0	

# SECTION FIVE:

2.Window condition     X       3.Door condition     X       3.Door condition     X       4.Electrical fixtures/Vestilation     X       5. Wash hasin/Laboratory conditions     X       6. Wash hasin/Laboratory conditions     X       7. Tub or abover risk condition     X       7. Celling condition     X       8. Wall condition     X       9. Condition of paint:     X       a) cracking, scaling, or peeling     X       b) chipping or loss     X	BATHROOM LFinor condition	PASS	FAIL	COMMEN
Door condition     X       Electrical futures/ mathematics     X       Electrical futures/ mathematics     X       Wash hasin/Laboratory conditions     X       Wash hasin/Laboratory conditions     X       Celling condition     X       Celling condition     X       Val condition     X       Oracking, scaling, or peeling     X       0     cacking, scaling, or peeling		X	1000	
4.Electrical fixtures/Vestilation     X       5.Totlet condition     X       5.Totlet condition     X       6. Wash hasin/Laboratory conditions     X       7. Tub or abover rate condition     X       9. Calling condition     X       1. Calling condition     X       1. Calling condition     X       2. Wash hasin/Laboratory conditions     X       2. Calling condition     X       2. Wall condition     X       3. Wall condition of paint:     X       3. utacking, scaling, or pesling     X       9. utapping or loses     X		X		
All offer conditions     X       Wash basin/Laboratory conditions     X       Tub or shower test conditions     X       Celling condition     X       Wall condition     X       Condition of paint:     X       a) cracking, scaling, or peeling     X       b) chipping or loss     X	Electrical flotune 0 (	X		
5. Wash has in/Laboratory conditions     X       7. Tub or shower risk condition     X       0. Colling condition     X       2.Wall condition     X       2.Wall condition     X       2.Wall condition     X       3. Condition of paint:     X       a) cracking, scaling, or peeling     X       b) citipping or loses     X	Toilet oredinos	X	1.15	
A tub or abover tub condition         X           Celling condition         X           8.Wall condition         X           9.Condition of paint:         X           a) cracking, scaling, or peeling         X           b) chipping or losse         X	5. Wash basing above and the	X		
2. Colling condition     X       3. Wall condition     X       2. Condition of paint:     X       a) cracking, scaling, or peeling     X       b) chipping or loses     X	7. Tub or shower tool conditions	X		-
8.Well condition X 9.Condition of paint: a) cracking, scaling, or peeling b) chipping or losss X =	2. Celling condition	X		
P.Condition of paint: a) cracking, scaling, or peeling b) chipping or loose X =	8.Wall condition	X	- 13	
a) cracking, scaling, or peeling b) chipping or losss X. a	9. Condition of exist	X		
c) adequately masted or covered     X     D	<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or looss</li> </ul>	x	•	

# SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Ploor candition	PASS	FAIL	COMMENTS
2.Window condition	X		COMPLETIO
3 Door condition	N/A	2	
4.Electrical fixtures/Ventilation	X		
5.Ceiling condition	X	1.1.1	
6.Wall condition	X	1	
7.Condition of paint:	X		
<ul> <li>cracking, scaling, or pooling</li> <li>b) chipping or loose</li> <li>c) salequately ireated or opvered</li> </ul>	X X X	0.00	

# SECTION SEVEN:

REDROOM NO 1: location Master	PASS	EATL.	COMME
LPloor condition	X	and a	COMPLET
2. Window condition		-	
3.Dour condition	X	_	-
4.Electrical fotures	X	-	1
5.Ceiling condition	X		
5. Wall condition	X	_	
7.Condition of paint:	X		
a) Gracking, scaling, or pseling b) chipping or loose c) adequately treated or covered	x x	с 0	1
	X	T I	

## SECTION RIGHT:

BEDROOM NO 2: location Child X2	PASS	RAIL	COMMENTS
1.Floor condition	X	A reader	CODIMENTS
2. Window condition		-	
3.Door condition	X		
4.Electrical fixtures	X	2 1	
	X		
5.Ceiling condition	X	-	
6. Wall candition		-	
0.42	x	1.5.1	
7.Condition of puint:		-	
a) cracking, scaling, or pueling	v	lan II	
<li>b) chipping or loose</li>	X	E .	
<ul> <li>c) adequately treated or covered</li> </ul>	X	11	
a modement under of covered	X	U U	

# SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS
1.Floor condition	X	A read	COMPTENTS.
2. Window condition			
3.Door condition	A	-	
4. Electrical focures	X	S	
5.Ceiling condition	X		
6. Wall condition	X	1	
7.Condition of paint	X	1.2	
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>	x		
<li>c) adequately treated or povered</li>	x	1	

# SECTION TEN:

INING ROOM OR DINING AREA	PASS	WATE	COMMENTS
Floor condition	1000	PAGE	COMMENTS

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

OTHER ROOM: location	PASS	FAIL	COMMENTS
2.Window condition		100.0040	
3.Door condition		-	
4.Electrical fixtures			
5.Ceiling condition			
6.Wall condition			
7 Condition of paint:		12	
a) cracking, scaling, or peeling			
<ul> <li>chipping or loose</li> </ul>		-	
<ul> <li>adoquately treated or covered</li> </ul>	12	п п	

# SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES; 1.Floer condition	PASS	FAIL	COMMENTS
2. Door condition	X		Contraction 13
3.Electrical factores	X		
4.Ceiling condition	X		
5. Wall condition	X		
6.Condition of paint	X		12
<ul> <li>a) aracking, scaling, or poeling</li> <li>b) chipping or losse</li> <li>c) adecuntely treated or covered</li> </ul>	x x		

.

# SECTION THIRTEEN:

UNHABITABLE ROOMS: 1.Departical conditions	PASS	FAIL	COMMENTS
2. Potentially hazardous features	N/A	201203	
3. Condition of paint	N/A		
<ul> <li>a) tracking, scaling, or peeting</li> </ul>			
b) thipping or loose		0	
c) adocuately treated or covered	-	<b>1</b>	
sector and a sector of covered	<b>H</b>	3	

### SECTION FOURTEEN:

E.

SUMMARY OF INSPECTION		PASS	FAIL
(If failed Visual Assessment see Section 15 on n	ext page)	1	
- 1 am 2 Att			
INSPECTOR SIGNATURE	7/10/	DAT	Ē
SECTION FIFTEEN:			
Failed Visual Assessment:		-	
Failed Inspection Section number:			
Evaluation Results:			
		-	-

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	Falled Visual Assessm		
Failed Inspection Section number		enc	
Evaluation Results:			
Recommended Repairs Using Sa	fe Work Practices:		
	Failed Visual Assessme	ot:	
Failed Inspection Section number			
Waluation Resulter			
valuation Results:			
Evaluation Results:			
evaluation Results:			



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

Inspection Date: 7/10/19	1
Time: 9:30 am	
Realtor: Manual/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:

2.Condition of roof X 3.Condition of stairs, tails, & porches X 4.Condition of exterior surfaces X	Condition of foundation
3.Condition of stairs, tsils, & porches X 4.Condition of exterior surfaces X	Condition of mult
4. Condition of exterior surfaces	Condition of stairs ralls & and
/ridius as the set of	Condition of exterior multi-
(adding, spield, etc.)	(siding, soffit, etc)
5.Condition of chimney	Condition of chimney
6.Condition of paint: N/A	Condition of paint:
a) cracking scaling, or peeling X =	<ul> <li>a) stacking scaling or peeling</li> <li>b) chimping or lower</li> </ul>
o) adequately treated or covered     X     D	<ul> <li>adequately treated or poverail</li> </ul>

## SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1.Heating equipment	X	1.1410	souther to
2. Ventilation/Cooling 3. Water heater	X	1	
4.Rough plumbing	X		
S.Sewer	X	-	
6 Electrical service/Wiring	X		
Smoke Detectors	X		
Contract District 13	X		

# SECTION THREE:

LIVING ROOM	PASS	RAIL	COMMENTS
LFloor condition	V	- Press	COMPAGNIS
2. Window condition	A		
3.Door condition	X	1	1.000
4.Electrical finaures	X	-	/
5.Ceiling condition	X		
	X		
6.Wall condition	X	-	
7.Condition of paint:			
a) cracking, scaling, or posling	1.2		
b) chipping or loose	x	•	
<ul> <li>adequately treated or coverest</li> </ul>	x		
-7 stored and in a second of powered	X	D	

# SECTION FOUR:

LFloor condition	PASS	FAIL	COMMENTS
2. Window condition	X		- Contraction 113
	X		
3.Door condition	X		
4.Electrical fixtures	X	-	
5 Sink condition	N	17 m 1	
6.Cabinet/Countertop conditions	A	-	
7.Ceiling condition	X	-	_
8.Wall candition	X	-	
9.Condition of paint:	X		
<ul> <li>a) orucking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>	x	0	
<ul> <li>adequately treated or powered</li> </ul>	X		

# SECTION FIVE:

LFlour condition	PASS	FAIL	COMMENTS
2.Window condition	X	2000	
3.Door condition	X	1.21	
4.Electrical fixtures/Ventilation	X		
5 Tedlet condition	X		
6. Wash basin/Laboratory conditions	X	-	
<ol> <li>1 up of shower unit condition</li> </ol>	X	1.000	
7. Ceiling condition	X		
8. Wall condition	X	1.5	
9.Condition of paint	X		
<ul> <li>a) cracking, scaling, or peeling</li> <li>b) chipping or losse</li> <li>c) adequately treated or covered</li> </ul>	x		

# SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: L.Floor condition	PASS	FATT.	COMMENT
2. Window condition	X		S. COMPARING
3.Door condition	N/A		
Electrical fistures/Ventilation	X		N.
5.Ceiling condition	X		
6. Wall condition	X	1.1.1.1	
7.Condition of paint	X		
<ul> <li>a) tracking, scaling, or peeling</li> <li>b) chipping or loose</li> </ul>	x	9	
<ul> <li>adequately treated or covered</li> </ul>	1 x		

# SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL	COM
2. Window condition	X		1
3.Door condition	X	1	
4.Electrical factores	X		
5.Ceiling condition	X	1	
6.Wall condition	X		
7.Condition of paint:	X		
<ul> <li>cracking, scaling, or pealing</li> </ul>			
<li>b) chipping or loose</li>	X	-	
<ul> <li>adequately treated or covered</li> </ul>	X	5	

# SECTION EIGHT:

SEDROOM NO 2: locationChild	PASS	FAIL	COMMENT
	V	- AND	COMPLETE
2. Window condition	A	-	
3.Door condition	X		
4.Electrical fixtures	X		
5 Ceiling condition	X		
Carrier Condition	X		
6.Wall condition	X	-	
7.Condition of paint:	1		
al analisin of hellin		-	
<ul> <li>cracking, scaling, or peeling</li> </ul>	x	-	
b) chipping or loose	Îx		
<ul> <li>edequately treated or covered</li> </ul>	1.55.1	n	
a second second second second	X	0	

# SECTION NINE:

L.Floor condition	PASS	FAIL	COMMENTS
Window condition	N/A		
3.Door condition	N/A		
4 Electrical fixtures	N/A	1 - 1	
5.Ceiling condition	N/A		
6.Wall condition	N/A		
7.Condition of paint:	N/A	1	
a) cracking, scaling, or peeling	N/A	1.1.1	
b) chipping or loose		3	
<ul> <li>c) adequately treated or covered</li> </ul>		12	
A mile in coscieu		<b>U</b>	

# SECTION TEN:

a contract of the second se	The rest of states	NING ROOM OR DINING AREA
L COMMENTS	PASS FAIL	loor condition
and the second s	X	
	X	

2. Window candition 3. Door condition	X	1- 15	
Electrical factores	X		
5. Ociling condition	X		
6. Wall condition	Х		
7.Condition of paint	X		
<ul> <li>cracking, scaling, or peeling</li> </ul>	1.		
<ul> <li>chipping or loose</li> </ul>	X	D	
<ul> <li>adequately treated or covered</li> </ul>	X	-	

OTHER ROOM: location	PASS	FAIL	COMMENTS
			COMMENTA
2.Window condition		-	
3.Door condition		-	
4 Electrical fatures		-	
5. Ceiling condition			
6. Wall condition			
7.Condition of paint:			
<ol> <li>cracking, scaling, or peoling</li> </ol>			
b) chipping or loose	9	0	
c) adequately treated or covered	<b></b>	5	
the standard available or clowered		0	

# SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1. Ploor condition	X	-	s contracting
2. Door condition	X	-	
3.Electrical flatores	2	-	
4.Ceiling condition	- A	-	
5. Wall condition	A		
6.Condition of paint:	X		the second second
<ul> <li>a) oracking, scaling, or peeling</li> </ul>	x	a.	
The second and second	x	•	
<ul> <li>adoquately treated or covered</li> </ul>	X		19

# SECTION THIRTEEN:

UNHABITABLE ROOMS:	PASS	FATL.	COMMENTS
1.Electrical conditions	N/A		COMOLE.113
2.Potentially hazardous features	N/A	-	-
3.Condition of paint: (a) crancing, scaling, or pealing (b) chipping or losse (c) adequately treated or coversal			

# SECTION FOURTEEN:

SUMMARY OF INSPECTION		PASS	FAIL
(If failed Visual Assessment see Section 15 on net	xt page)		2
INSPECTOR SIGNATURE	7/10	/ <u>19</u> DAT	Ē
SECTION FIFTEEN:			
Failed Visual Assessment: Failed Inspection Section number:			_
Evaluation Results:			
		_	
0			
Recommended Repairs Using Safe Work Practices:			

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				 	-
		Failed Visual	Assessment:		
Failed Inspection Section r	umber:				
Evaluation Results:					
		_			
Recommended Repairs Usi	ng Safe Work 1				
	Source House 1	rracinces:			
		racilloss:		 	-
					_
Recommended Repeirs Usi					
Failed Inspection Section m	mber:				
Failed Inspection Section m	mber:				
Failed Inspection Section m Bvaluation Results:	mber:	Failed Visual A	Assessment:		
Failed Inspection Section m Svaluation Results:	mber:	Failed Visual A			
Failed Inspection Section m	mber:	Failed Visual A	Assessment:		



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

Inspection Thus: 1:34	Date: 6/12/2019
Realtor: M	
Phone:	100.080000

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

HOMEBUYER:

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

PROPERTY ADDRESS: 1205 N. 2nd St.

PROPERTY AGE: \_\_40 Years\_

# SECTION ONE:

BUILDING EXTERIOR 1.Condition of foundation	PASS	FAIL	COMMENTS
2.Condition of mor	X		
3. Condition of stairs, rails, & purches	X	7	
4.Condition of exterior surfaces	X		
(siding, soffit, etc)	X	1000	
5.Condition of chimney			
6.Condition of paint:	N/A		
<ul> <li>a) cracking, scaling, or peeling</li> </ul>	CX.	_	
b) chipping or longe	CX	0	
<ul> <li>adequately treated or covered</li> </ul>	CIX .	1 A	

# SECTION TWO:

BUILDING SYSTEMS 1.Heating equipment	PASS	FAIL	COMMENTS
2. Venillation/Cooling	X		e-operation and a second
Water heater	X		
.Rough plumbing	X		
5.Sewer	X		
Electrical service/Wiring	X	1.1	
Smoke Detectors	X		
and a second s	X		

#### SECTION THREE:

LIVING ROOM	PASS	FAIL.	COMMENT
2. Window condition	X		
3.Door condition	X		1
4.Electrical factures	X		
5.Cetting condition	X		12
6.Wall condition	X		
7. Coudition of paint:	X		
a) crecking, scaling, or peeling	x		
b) chipping or loose	28	•	
c) adequately treated or covered	OX.		
	CX	D	

-

# SECTION FIVE:

BATHROOM X2 / Back Bath Remodeled	PASS	FAIL	COMMEN
2. Window condition	X	1	COMPTER
3 Door condition	X		
4. Electrical fixtures/Ventilation	X		
5.1 odet condition	X	1	
6. Wash basin/Laboratory and dut	X		
<ol> <li>Lup of shower unit condition</li> </ol>	X		
7. Celling condition	X		
8. Wall condition	X		
9.Condition of paints	X		
<ol> <li>cracking, scaling, or peeling</li> <li>chipping or loose</li> </ol>	IX.	0	
<ul> <li>c) adequately busted or povered</li> </ul>	CX	u	
and an adverted	CTX .	a	

# SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM: 1.Floor condition	PASS	FAIL	COMMENTS
2. Window condition	X		Source 118
3 Door condition	X		
4. Electrical fixtures/Ventilation	X		
5.Ceiling condition	X		
6.Wall condition	X	100	
7.Condition of paint:	X		
<ul> <li>a) oracking, sessing, or peeling</li> <li>b) oblipping or loose</li> <li>c) adocumely treased or covered</li> </ul>	50% C1X	0	
	ΠK	0	

# SECTION SEVEN:

LFloor condition Master	PASS	FAIL	COMMENTS
2. Window condition	X		CONTRACTO
3 Door condition	X		
4 Risctrical fomires	X		
5.Ceiling condition	x	4	
6.Wall condition	X		
7.Condition of paint:	X		
<ul> <li>a) gracking, scaling, or meling.</li> </ul>	x		
b) chipping or loose	tox.	0	
<ul> <li>adequately treated or covered</li> </ul>	=x		
in rendua	CX	0	

# SECTION EIGHT:

LFloor condition	PASS	FAIL	COMMENTS
2. Window condition	X		
3.Dour condition	X		4.55
4 Electrical flatures	X	1.1	
5. Ceiling condition	X		
6.Wall condition	X	1.11	
7.Condition of polat:	x		
<ol> <li>cencking, sesting, or needlost</li> </ol>			
<ol><li>chipping or loose</li></ol>	-300		
c) adequately treated or covered	Qx	0	
	LIX.	3	

SECTION NINE:

2.Window condition	1.4	1.2.1	
3.Door condition 4 Electrical fronties	X		
.Coiling condition	X	-	-
6.Wall condition	X		
7.Condition of paint:	X		
a) cracking scaling or nealing	x	1.2.2.2.4	
and comparing of knows	<b>D</b> X	•	
c) adequately treated or covered	LXX.		
	CX	D	

1.Floor condition	PASS	FAIL	COMMENTS
2.Window condition		1	Computants
3.Door condition			
4. Electrical fixtures			
5.Ceiling condition			
Wall condition			
Condition of paint:			
a) cracking, scaling, or negling	1	1	
o) chipping or loose		9	
c) adequately treated or covered	D		
	0		

# SECTION TWELVE:

1.Floce condition	PASS	FAIL	COMMENTS
2. Door condition	X		
Electrical flatures	X	1	
Ceiling condition	X	1.00	
5. Wall condition	X		
6.Condition of paint:	X		
a) cracking, scaling, or peoling	x		
b) chipping or loose	TTX .	0	
<ul> <li>adequately treated or covered</li> </ul>	EX.	0	
a total	DX.	0	Section 10

# SECTION THIRTEEN:

LEICERICAL CONDITIONS	PASS	FAIL	COMMENTS
Potentially hazardous fantures		-	
<ol> <li>Condition of pains:</li> <li>a) crecking, scaling, or pealing</li> </ol>			
b) chipping or loose	0		
<ul> <li>adequately treated or coverad</li> </ul>	0	0	
and a second of contract	0	D I	

# SECTION FOURTEEN:

SUMMARY OF INSPECTION

	PASS X	
(If failed Visual Assessment of Deteriorated Paint see Section 15 on next pag	e)	

12 INSPECTOR SIGNATURE

6/12/2019 DATE

	Failed	Visual Assessme	nt of Deteriorated i		
Failed Inspection Sect Evaluation Results:	ion number:				
Recommended Repairs	Using Safe Wo				
ailed Inspection Section	Failed V	Visual Assessment	of Deteriorated Pe	dist:	
	Pailed 7	Visual Assussment	of Deteriorated Pe	int:	

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