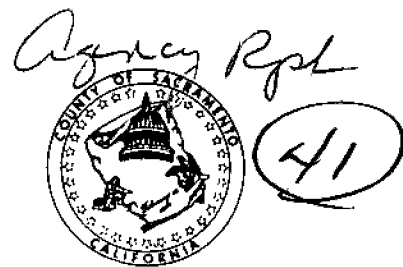




**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**

November 7, 1983



Housing Authority of the
City of Sacramento
Sacramento, California



Honorable Members in Session:

SUBJECT: HUD Physical Inspection Reports;
City Public Housing

DEC 6 1983

SUMMARY

This report transmits the results of a March 1983 Housing and Urban Development (HUD) inspection of City Public Housing units for your information. Repairs recommended in the report will be accomplished during the course of normal operations.

BACKGROUND

Every two years HUD conducts an inspection of our public housing units to assess their physical condition. The most recent such inspection was sent to us in March of 1983. Seventeen City Public Housing projects containing 1700 dwelling units were included in the inspection. With respect to this total, there were 129 HUD findings and recommendations of which only four (4) required immediate action and corrective action has been taken on these. The outside of all buildings were done on a "walk-through" basis and the interiors of 107 units were examined in detail. With 43 categories, this represents a potential of 4,601 findings. Actual findings represent approximately 3% of this potential.

Attachment A is a copy of HUD findings for each City Public Housing Project together with a staff response indicating corrective actions underway or completed. As a general rule, minor deficiencies will be corrected with normal project management and maintenance resources. More major repairs will be accomplished with federal funds available through the Public Housing Comprehensive Improvement Assistance Program (CIAP) if and when these become available.

12-6-83
All Districts

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Housing Authority of the
City of Sacramento
November 7, 1983

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FINANCIAL DATA

The completion of repairs recommended in the inspection reports are paid for by tenant rents and public housing operating subsidies or CIAP funding. Completion of repairs therefore will not impose costs in excess of budgeted amounts.

POLICY IMPACT

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

RECOMMENDATION

The staff recommends that this report be accepted and approved.

Respectfully submitted,


for WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:


WALTER J. SLIPE
City Manager

Finding #9

Lights for balcony on each floor by the stairwell are on all the time.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #14 & 42

Entire roof is badly checked. Surface felts are brittle and there are blisters at various locations. Some patched areas have been made to stop roof leaks.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #20

Water stain was noted on ceiling acoustical tiles in the library.

Reply

Work order 46886 has been written for repairs.

Finding #24 & 42

Bathroom ceiling has been patched but not been painted and the entire interior has discolored paint in unit #304. Corner beads popped out at ceiling near the wardrobe closet in unit #110.

Reply

Work order 46887 has been written to paint the bathroom of unit #304. A work order request has been initiated to correct the problem in Unit #110.

Finding #28

Caulking is poor for shower joints in unit #110.

Reply

Work order 46888 has been written to recaulk shower joints.

Finding #33

Heating for the hallways and elevator lobbies has been turned off in order to cut down utility cost for the PHA.

Reply

The hallways in highrise elderly projects have not been heated for over five years during which time there were no complaints from residents. It is estimated that it would cost approximately \$20,000 annually to heat the hallways of the five complexes in question. Based on past experience, this would not be cost effective.

Finding #1

Ground slumping has occurred at planting area SE of project next to outdoor bench. Same observation was noted in the previous report.

Reply

A work order request has been initiated to effectuate repairs.

Finding #2

Asphalt parking area is ravelling.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #9

Several exterior lights were on during daytime.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #12

The building is plagued with moisture seepage problems even though waterproofing has been done recently. Current seepage occurs in the east stairwell possibly through the exterior concrete precast panels. There is also water seepage through metal panels below windows in apartments 702 & 704.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #14 & 42

The roof has not been maintained properly. Reflective coating is badly deteriorated. Much roof asphalt coating is checked.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #20

Holes had been cut open on hallway near men and women's room. A ceiling tile is missing in the hallway on the 8th floor and a ceiling tile is broken near apartment #102.

Reply

Work order 46889 has been issued for repairs to the holes in the hallway. Work order 46890 has been written to replace missing and broken ceiling tiles.

Finding #23

Several exit doors have not received panic hardware. Some drapes in dwelling units have been sun-damaged in the south side of the building.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #25

Carpet is deteriorated by the window due to water seepage in apartment 702. Tackless carpet strip is loosened in the living room in apartment 401.

Reply

Work orders 46891 and 46892 have been written to replace and repair carpet.

Finding #32

Heating has been turned off for the hallways and elevator lobbies in order to cut down utility cost for the PHA.

Reply

The hallways in highrise elderly projects have not been heated for over five years during which time there were no complaints from residents. It is estimated that it would cost approximately \$20,000 annually to heat the hallways of the five complexes in question. Based on past experience, this would not be cost effective.

Finding #34

Trash dumpster has damaged the building interior wall.

Reply

Work order 46893 has been written to make necessary repairs.

41

Finding #2

Surfacing tree roots have damaged asphalt near the parking driveway. A concrete wheel stop is broken. Entire asphalt parking area is ravelled where the fine aggregate is missing.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #9

Some exterior lights are on all the time.

Reply

Electronic eye or time clock will be installed under CIAP program.

Finding #12 & 24

Water stains were noted in walls of wardrobe closets in apartments 301, 403, 507 & 605.

Reply

There is presently a contract let to have the exterior sealed.

Finding #20

Stains were noted on the ceiling of the community room. This reportedly was caused by plumbing leaks which have been repaired. Water stain is also noted on the lobby ceiling.

Reply

Work order 47591 has been written to make repairs and repaint ceiling.

Finding #32

Heating for the hallways and elevator lobbies has been turned off in order to cut down utility cost for the PHA.

Reply

The hallways in highrise elderly projects have not been heated for over five years during which time there have been no complaints from residents. It is estimated that it would cost approximately \$20,000 annually to heat the hallways of the five complexes in question. Based on past experience, it would not be cost effective to heat the hallways.

Finding #3

Tree roots have lifted concrete sidewalk at the west and south side of the project. Present sidewalk condition presents tripping hazards.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD. A temporary repair with epoxy concrete will be made at the raised portion.

Finding #9

Outside stair lights are on in the daytime.

Reply

Electronic eye or time clock will be installed under CIAP program.

Finding #13

Paint is scaling on the front entry fascia.

Reply

Funding for this has been requested through the C.I.A.P.

Finding #14

Some blisters were noted on roll roofing. Recent roof inspections by roofer has discovered that roof insulation is saturated with water.

Finding

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #20

In the community room, wall boards on the west side are damaged by furniture. Efflorescent deposit was noted on the south walls. Roof leaks have stained accoustical ceiling tiles. In general, the community room interior should be repainted.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #23

Water seepage was reported on window panel walls in apartments 909 and 802.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

COMSTOCK, CAL 5-8 (Cont.)

Finding #25

Carpeting has been damaged by sun in apartments 301, 801 & 901.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #32

Heating for the hallways and elevator lobbies has been turned off in order to cut down utility cost for the PHA.

Reply

The hallways in highrise elderly projects have not been heated for over five years during which time there have been no complaints from residents. It is estimated that it would cost approximately \$20,000 annually to heat the hallways of the five complexes in question. Based on past experience, it would not be cost effective to heat the hallways.

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Finding #2

There are pitted patches on asphalt paving. The entire parking surface is showing sign of ravelling where the fine aggregate is missing.

Reply

Funding for this will be requested through the C.I.A.P. in 1984.

Finding #4

A fence board is broken at the south court. Front fence is leaning. An alcove by the front fire dry stand-pipes have been used as a sleeping area for derelicts or alcoholics.

Reply

Work order 47592 has been written to repair fences.

Finding #12, 24 & 25

Water seeping through exterior stucco expansion joints has caused damage to wall boards and carpeting by the wardrobe closets on the 2nd floor at the east side of the building (e.g. apartments 207 and 209). Cracks reportedly have been found on stucco expansion joints.

Reply

A contract has been let for necessary repairs.

Finding #13

Graffiti are noted on the south exterior wall.

Reply

Work order 47593 has been written to remove graffiti.

Finding #20

Water stain is noted on ceiling tile by the front lobby.

Reply

Funding for reroofing will be requested through the C.I.A.P.

Finding #32

Heating for the hallways and elevator lobbies has been turned off in order to cut down utility cost for the PHA.

Reply

The hallways in highrise elderly projects have not been heated for over five years during which time there were no complaints from residents. It is estimated that it would cost approximately \$20,000 annually to heat the heallways of the five complexes in question. Based on past experience, this would not be cost effective.

Finding #39

Corrosion of joints and evidence of plumbing leaks were noted on water supply line in the mechanical room.

Reply

Funding for this will be requested through the C.I.A.P. in 1984.

Finding #2

Oil and grease were noted on several parking spaces. The entire parking area is ravelling.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #8

Outdoor bench has weathered finish.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #13

Exterior paint has a weathered appearance. Stucco repair around door frame has not been painted.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #14 & 42

New roof has been installed. Reflective coating on roof is peeling off at several locations. Roof is full of leaf debris. Canopy roof is ponded due to drain is plugged up with leaves.

Reply

Work orders 47594 and 47595 have been written to make necessary repairs.

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BIG TREES, CAL 5-10 (Cont)

Finding #20

Stair landings on the south stairwell have uneven surface. The condition is possibly caused by settlement.

Reply

Work order 47596 has been written to make necessary repairs.

Finding #24 & 42

Interior paint has a yellowish appearance in unit #6. Reportedly, the unit has not been painted in 7 years. Minor leak stain was noted around light fixture in the living room of unit #11.

Reply

New roof has been installed and units will be painted. Work orders will be issued.

Finding #28

Caulking is poor around tub and along tub/floor junction.

Reply

Work orders have been issued to correct this condition in units #11 and #19. Other units will be inspected during their annual preventative maintenance examination.

SHERMAN OAKS PLAZA, CAL 5-11, 1st Avenue & 36th Street, Sacramento

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Finding #2

Asphalt parking area is raveling.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #13

Recently installed wood screens on breezeway have not been painted.

Reply

Work order 47597 has been written to prime and paint wood screens.

Finding #20

Door stop is missing at front entry door. Vinyl wall covering is torn by unit #18.

Reply

Work orders 47598 and 47597 have been written to make necessary repairs.

Finding #24

Water stain was noted on ceiling, unit 30.

Reply

Work order 47599 has been written for painting over of stain.

Finding #26

A short circuit is reported in the front/right burner of the range, unit #27.

Reply

Work order 47600 has been written to correct short circuit.

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LINCOLN MANOR, CAL 5-12, 2845 37th Street, Sacramento

Finding #14 & 24

Roof is in poor condition. Water leaks have stained ceilings in hallway and laundry room and in two inspected units, Apartments 1 and 18.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD. Because of the serious nature of these leaks, we have requested approval from HUD to proceed with work and reimburse with CIAP funds after they are received.

Finding #20

Paint is peeling on wall by the sink in the community room.

Reply

Work order 47601 has been written to repaint wall by sink.

Finding #25

Water stains were noted on carpeting by unit 10. Carpet is dirty by the hotwater room.

Reply

Work order 47602 has been written to steam clean carpeting as needed.

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WILLIAM LAND VILLA, CAL 5-13, 43rd Avenue & Woodshire Way, Sacramento

Finding #24

Wardrobe closet doors are made of wood slats interwoven with bands of fabric material. Fabric strips are loosened on many closet doors in all inspected units (Apts. 14, 17, 22 & 27).

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

COLONIAL HEIGHTS VILLA, CAL 5-14, #1 Clauss Court, Sacramento

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Finding #1

Tree branches are rubbing against roof of community building. Weeds are growing along edge of asphalt pavement and in some planting areas especially by apartment 13B. Lawn has been gouged by vehicle by apartment 14B.

Reply

Corrective actions completed by the landscape contractor.

Finding #2

Seal coat has been applied on parking area; however, more cracks were noted on parking area. Excessive oil/grease are on some parking spaces.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #7

Rear drainage swale is usually muddy during rainy season.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #9

An outdoor light globe is broken by apartment 15A.

Reply

Work order 47603 has been written to replace globe.

Finding #12

Wood shingles are missing or loosened at various locations, e.g. apartment 8B, 10C, 11C & 3D.

Reply

The maintenance department is presently working on the wooden shingles. Funding for this will be requested through the C.I.A.P. for 1984.

Finding #13

Wood shingles have a weathered appearance. Wood trim and light standards have faded paint.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #23

Window drapes have been damaged by sun in apartments 13B and 17B.

Reply

A work order request has been initiated to effectuate repairs.

Finding #25

Carpeting is understretched in apartment 13B & 18B.

Reply

Work orders 47604 and 47605 have been written to restretch carpeting.

Finding #28

A toilet seat is cracked in apartment 17D.

Reply

Work order 47606 has been written to replace toilet seat.

Finding #32

Passages to several hotwater rooms have been blocked by tenants stored items or planting.

Reply

Tenants were issued 30 Day Notice of Lease Violations. Materials and plantings have been removed.

GIBSON OAKS, CAL 5-15, Gibson and Redwood, Del Paso Heights

Finding #1

Many ground covers are getting brown and in poor condition. Weeds are also growing in some planting areas. Landscaping has not been restored to good condition after repair of the underground water lines.

Reply

Funding for landscaping improvements has been included in the Agency's 1983 budget. This item was not funded in the 1983 CIAP.

Finding #2

Asphalt paving is ravelling. Pitted areas and excessive oil/grease are noted in some parking areas.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #8

Benches have weathered paint.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #12

Water seepage was noted through window panel wall near apartment 1B. Also there is evidence of water leakage into the elevator lobby. Diagonal shear crack was noted on masonry bearing wall near apartment 1B.

Reply

We will monitor progression of cracking and attempt measures to seal water seepage.

Finding #14, 20 & 42

Water has stained ceiling tiles along hallways in building B, C & D. This appears to be caused by roof leaks in the vicinity of the return air ducts. Some roof repair has been done on Building C. Weeds are growing on community roof. The growing medium is composed of tree debris and bird droppings.

Reply

Work order 47607 has been written to make necessary repairs.

GIBSON OAKS, CAL 5-15 (Cont)

Finding #25

Hallway carpeting is badly stained by apartment 9A & 18D. Stains were also noted in carpeting in apartment 1D.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #29

Kitchen exhaust fan in apartment 11C is inoperative because the vent is plugged up with roofing material.

Reply

Work order 47608 has been written to clear the vent.

Finding #2

Differential settlement between sidewalk and parking structure has crated the parking driveway to be slightly higher than the sidewalk. This presents a potential tripping hazard.

Reply

Work order 47909 has been written to make necessary repairs. Funding for a more permanent solution will be requested through the C.I.A.P. for 1984.

Finding #7

Parking area below street level was flooded during the recent heavy rainfall. Reportedly, washed off silt from the adjoining planting areas seeped through joints of the retaining wall. This caused the sump pump and discharge line to be caulked up with sediment and resulted in flooding.

Reply

Funding for this will be requested through the C.I.A.P. for 1984. A finer screen will be installed on sump pump intake.

Finding #12

Trash dumpster has damaged corner of building at rear entry.

Reply

Work order 47609 has been written to make repairs.

Finding #14

A blister was noted on the roof above the mechanical room. Roof area by the cooling tower was ponded due to the scupper drain is somewhat higher than the surrounding roof area. No leaks have been reported.

Reply

Funding for this will be requested through the C.I.A.P. for 1984.

Finding #20

Window drapes have been damaged by sun in the community room and the meeting room. Carpeting is deteriorating, especially around seams in the administration office.

Reply

Funding for this item will be requested in future C.I.A.P.

Finding #24

Closet door is off track in unit #803. Cabinet below kitchen sink is in need of refinishing in unit #905.

Reply

Work orders 47610 and 47611 have been written to correct conditions.

PINE KNOLL, CAL 5-17, 917 38th Street, Sacramento

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Finding #7

Erosion was noted along building foundation near apartment 3. This is caused by rain drainage from roof because there are no gutters and downspouts to divert roof drainage.

Reply

A work order request has been initiated to protect soil from erosion.

Finding #13

Pipe railing has peeling paint near apartment 14.

Reply

Work order 47612 has been written to repaint pipe railing.

Finding #20

Breezeway beams have vertical slots cut out at both ends to provide insertion of steel bearing plates. These slots have no provision for drainage which will eventually cause corrosion to the bearing plate and dry rot to the beams.

Reply

Work order 47613 has been written to make necessary repairs.

GRAND CASA LINDA, CAL 5-18, Cypress & Roanoke, Del Paso Heights

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Finding #2

Several cracks were noted in north asphalt parking area possibly caused by surfacing tree roots.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #12

Moisture reportedly, has seeped through masonry building wall near the south parking area during inclement weather.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #13

Exterior metal trims have faded appearance and paint is peeling on gutters.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #12 & 14

Water has seeped through glass panel walls in the elevator building. Rain has also penetrated through ventilation opening in the storage room next to the elevator lobby on the 2nd floor. Evidence of roof leaks was noted on the elevator building. Several asphalt shingles have torn off tabs on the community building roof.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #20

Hallway accoustical ceiling tiles have water stains by the air return grilles near apartments B22 and C37.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

GRAND CASA LINDA, CAL 5-18 (Cont)

Finding #23

Windows next to the stairs facing Rio Linda Blvd. are frequently damaged by projectiles, e.g. bullets.

Reply

This is a continuing problem. We are replacing damaged panels with impact resistant plastic.

Finding #25

Vinyl asbestos floor tiles are delaminating in many downstairs units. This is due to the fact that the project has been built without vapor barrier. Moisture seepage through floor slab has softened the tile adhesive.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

CAL 5-19, Scattered Sites, City of Sacramento

1340 Stephanie Avenue - Finding #2 & 13

Concrete driveway has severe crack. Paint on rafters is scaling.

Reply

Work orders 47615 and 47616 have been written to make necessary repairs to concrete and rafters.

1429 Stoddard Street - Finding #2, 9, 23, 24 & 28

Concrete driveway and porch have severe cracks. Tenant installed exterior light by the swamp cooler does not have exterior wiring. Weatherstripping on doors is worn. Paint is peeling and discolored in the kitchen wall. Caulking for tub and floor is poor.

Reply

Funding for the concrete driveway will be requested through the C.I.A.P. for 1984. Work order 47617 has been written for weatherstripping and caulking.

716 Acacia Avenue, Finding #4, 13, 23, 24 & 28

A section of the rear fence is down. Front window glazing is in poor condition. Entry doors are in need of weatherstripping. Wood threshold for front door is wobbling. Small hole in wallboard above wall furnace and in a bedroom. Caulking is poor around tub.

Reply

Work order 033746 has been written to make fence repairs. Work order 47653 has been written for window glazing, weatherstripping and caulking. Work order 47654 has been written for front door threshold. Work order 47655 has been written for small holes in wall and referred to Management for tenant charge.

6508 Golfview Drive, Finding #22, 23, 24 & 25

Screening is missing on all ventilation openings in garage. Rear door does not fit door frame. This allows much air infiltration into the house. Window screen is torn in a bedroom. Kitchen sliding pocket door is off track. Door of the half bath has delaminated veneer. Also the same door hits against hallway ceiling fixture. Hardwood flooring is bulging by the bathroom. Vinyl flooring is curled and delaminated by the tub.

Reply

Screening on ventilation openings has been replaced. Work order 47656 has been written for repairing doors as needed and hardwood flooring. Work order 47657 has been written to repair window screen and referred to Management for tenant charge. Work order 47658 has been written to repair vinyl flooring.

SCATTERED SITES, CAL 5-19 (Cont)

41

3836 Haywood Street, Finding #13, 24 & 25

Exterior paint is weathered. Paint is also scaling on rafters and sidings below windows. A closet door is off track. A door hinge is unfastened and carpeting is getting worn.

Reply

Funding for exterior painting will be requested through the C.I.A.P. for 1984. Work order 47669 and 47660 have been written for necessary repairs.

7717 Vallecitos Way, Finding #12, 13, 23 & 24

There is damaged wood siding at the rear corner of building. Rainwater has seeped through edge between wood siding and brick veneer. Drapes are worn in the living room.

Reply

Work order 47661 has been written to repair wood siding. Work order 47662 has been written to replace worn drapes.

7591 Red Willow Way, Finding #13, 23, 28 & 29

Garage door and exterior trim are in need of painting. A window shade is torn in a bedroom. Two coverplates for electrical receptacles are missing. Caulking is poor around tub.

Reply

Funding for exterior painting will be requested through the C.I.A.P. for 1984. Work order 47663 has been written to replace torn window shade. Work order 47664 has been written to replace coverplates and recaulk around tub. Both work orders have been referred to Management for possible tenant charge.

Finding #43

Substantial maintenance deficiencies were noted on most of the inspected units. Reportedly, preventive maintenance has not been completed for this project.

Reply

The preventive maintenance program is being continued as scheduled periodically.

Finding #1

Tree branches are rubbing against roof of the community service building. 41.

Reply

Work order 46878 has been written to trim branches.

Finding #2

Asphalt parking areas are ravelled and pitted. Excessive oil drippings were noted on various parking spaces.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD. Work will be accomplished when funding is received.

Finding #4

Several chainlink fences around project have damaged/loosened railings and wire fabric. A hole is cut open in perimeter project fencing near 476 River Bend.

Reply

Work order 46879 has been written for fence repairs.

Finding #12

Graffiti have defaced several building walls of brick veneer. This is a frequent and recurring problem. Sandblasting has been used repeatedly to remove graffiti.

Reply

Work order 46880 has been written to remove graffiti.

Finding #13

Paint on some building trim, exterior stair and office exterior are starting to show signs of deterioration such as scaling and color fading.

Reply

Funding for this has been requested through the C.I.A.P., however, since this item was disapproved, work will be accomplished in a scheduled manner over several years.

Finding #14

Several roofs have developed leaks. There is also possibility of roof sheathing damage in a few roofs.

Reply

Funding for this has been requested and approved through the C.I.A.P.

RIVER OAKS, CAL 5-2 (Cont)

41

Finding #17

Dry rot is noted in balcony wood flooring near 476 River Bend.

Reply

Funding for this has been requested through the C.I.A.P. and approved by HUD.

Finding #20

At the teen center graffiti were noted on the interior walls as well as on the exterior building walls and entry door. Rear exit door has been replaced but not painted. A hole is in wallboard near the conference room of the community service building.

Reply

Repairs have been completed as of April 1983.

Finding #23

A window is cracked in teen center. A window is broken in 366 Vallejo Way.

Reply

Work order 46881 has been written to replace the window in the teen center. Work order 46882 has been written to replace the window in 366 Vallejo.

Finding #25

Excessive moisture has caused bulging of the upstairs flooring in 352 River Bend. This is resulted from floor cleaning operation.

Reply

A work order has been initiated to accomplish repairs. Cleaning contractor has been instructed not to saturate floors with water.

Finding #28

"Marlite" bath panel is deteriorating in 352 River Bend.

Reply

Work order 46884 has been written for marlite replacement.

Finding #40

A sprinkler valve cover is missing in lawn at 331 Vallejo. This presents a tripping hazard.

Reply

Work order 46885 has been written to replace cover.

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RIVER OAKS, CAL 5-2 (Cont)

Finding #42

Cyclical interior painting program has not been fully implemented due to budget restraint.

Reply

Tenants have been advised of our "self-help" painting program whereby the Agency provides materials for repainting accomplished by residents.

Finding #2

Asphalt parking areas at CAL 5-3 exhibit ravelling and longitudinal cracking. Alligator cracks were also noted on dedicated streets.

Reply

Funding for this has been requested through the C.I.A.P. Since this project was not funded for C.I.A.P. this year, a further delay in patching can be expected.

Finding #4

Several chainlink fences have damaged wire mesh, loose railings, bent posts or loose tension wire.

Reply

Funding for this has been requested through the C.I.A.P. Since this project was not funded this year, a comprehensive solution to this problem; i.e. solid rail fencing without mesh, will not be possible this year. Temporary repairs will be made to forstall any safety hazards.

Finding #9

Glass lens on a mercury vapor area light is broken at the play area next to the preschool.

Reply

Work order 46867 has been written to repair this.

Finding #12

Graffiti were noted on building wall near unit 314. Graffiti are recurring problems for these projects.

Reply

Work order 46868 has been written to remove graffiti.

Finding #14

Several roof shingles are torn from roof above units #111 and #112.

Reply

Work order 46869 has been written to make roof repairs.

Finding #23

Several window panes require reglazing outside of the child care center. Graffiti are noted on glass of an office door. Several screen doors have torn or damaged panel. There is a broken window, 2700 D Ringgold.

Reply

Work order 46870 has been written to reglaze windows. Work order 46868 has been written to remove graffiti from the office door. Work order 47725 has been written for the broken window replacement.

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Finding #24

Stair handrail has a broken support, 2700 B Ringgold.

Reply

Work order 46874 has been written to replace the broken rail support.

Finding #29

A coverplate for an electrical receptacle is broken in the living room of 2700 B Ringgold. A light switch is malfunctioning at the bathroom of 2695 Ringgold. Front entry light fixture is loosened from its base, unit #248.

Reply

Work order 46875 has been written for 2700 B Ringgold. Work order 46876 has been written for 2695 Ringgold. Work order 46877 has been written for unit #248.

Finding #34

Some tenants store their excess items on top of front porch canopies.

Reply

Tenants have been notified to remove unauthorized materials or face disciplinary action.

Finding #40

Some tenants store combustible material close to water heaters.

Reply

Tenants have been notified to remove combustible materials or face disciplinary action.

Finding #42

Cyclical interior painting program has not been fully implemented due to the budget restraint.

Reply

Tenants have been advised of our "self-help" painting program whereby the Agency provides materials for repainting accomplished by residents.