



**October 8, 2024**

Michael K. Gancar, Manager, Vintage at the Crossings LP  
Michelle Paredes, Regional Portfolio Manager, FPI  
Joy Barrett, Community Director, FPI

**Re: Vintage at the Crossings  
11565 Old Virginia Road  
Reno, NV 89521**

The City of Reno, as the lead agency for the Washoe County HOME Consortium (WCHC), conducted a physical inspection of the property referenced above to ensure compliance with funding regulations. WCHC staff visited the property referenced above on Monday, October 7, 2024.

### **Physical Inspection**

WCHC staff focused their inspections on the main building, common areas, and exteriors in response to an increase in tenant complaints. These inspections were in-person using HUD's NSPIRE inspection criteria. *Note: The WCHC implemented NSPIRE inspection standards effective July 1, 2024.*

- Main Building: Fail, see building inspection cure sheet.

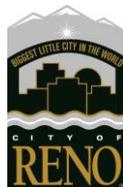
Overall, the main building is in great condition, though some deficiencies were identified. The office staff was very receptive to the findings and was readily available to answer any questions.

### **Onsite Monitoring Review Findings**

The inspection of the property revealed several deficiencies, and some recommendations, that must be corrected to ensure your property is compliant with funding regulations. All corrections, unless otherwise noted in the cure sheet, should be corrected within 90 days of this notice. Please send corrections to the monitor at [seguragarciaa@reno.gov](mailto:seguragarciaa@reno.gov).

- Corrections for physical inspections.
  - Please email a completed work order.
  - Or
  - Schedule a reinspection.
- Corrections should be sent altogether (if possible).

It was a pleasure being at your property. If you have any questions or concerns regarding the physical inspection, please contact our monitor, Alex Segura-Garcia at [seguragarciaa@reno.gov](mailto:seguragarciaa@reno.gov) or 775-699-0766.





Sincerely,

**City of Reno HOME Office**  
**Lead Agency, Washoe County HOME Consortium**

Enclosed:  
Building inspection cure sheet

