

Heckman Terrace Annex
Philipsburg, NJ 08865
 Inspections 92069 and 1092069

Area	Bldg	Unit	Inspected Item	Defect	Severity		Deduction			
					2.1 Inspection	2.3 Inspection	2.1 Inspection	2.3 Inspection	Difference	
Site			Hazards: Site H&S	Tripping (NLT)	NOD	L3	0	5.79	5.79	
			Fencing & Gates	Damaged/F/L	L3		7.75	6.17	-1.58	
			Grounds	Erosion/Rutting	L2		3.86	3.87	0.01	
				Ponding	NOD	L1	0	1.94	1.94	
			Market Appeal	Graffiti	L3	L3	4.96	4.96	0	
				Litter	Level 2		2.48	2.48	0	
			Parking Lots/Driveways/Roads	Potholes/Loose Materials	L2	L1	2.48	1.31	-1.17	
				Cracks	Level 3	NOD	1.86	0	-1.86	
		Walkways/Steps	Cracks/Settlement/Heaving	Level 2	NOD	2.9	2.89	-0.01		
			Spalling	NOD	L3	0	5.81	5.81		
Building Exterior		1	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		2	Doors	Damaged Screen/Storm/Security Door	L2	L1	0.09	0.18	0.09	
			Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		3	Doors	Damaged Screen/Storm/Security Door	NOD	L1	0	0.08	0.08	
			Windows	Broken Missing Glazing/Glass (NLT)	L3	NOD	0.41	0	-0.41	
				Damaged/Missing Screens	L1		0.04	0.04	0	
		4	Doors	Damaged Screen/Storm/Security Door	NOD	L1	0	0.08	0.08	
			Windows	Broken Missing Glazing/Glass (NLT)	L3	NOD	0.41	0	-0.41	
				Damaged/Missing Screens	L1		0.04	0.04	0	
		5	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		6	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		7	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		8	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		9	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		10	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		11	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		12	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		13	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		14	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
			Windows	Broken/Missing/Cracked Panes (NLT)	L3		0.25	0.25	0	
		15		Damaged/Missing Screens	L1	NOD	0.04	0	-0.04	
			Hazards	Sharp edges (NLT)	NOD	L3	0	0.29	0.29	
		16	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		17	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		18	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		19	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		20	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		21	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		22	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		24	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
		25	Windows	Damaged/Missing Screens	L1		0.04	0.04	0	
BS	25	Bldg 25	Fire Protection-Missing/Damaged/Exp. Fire E	L3	NOD	0.13	0	-0.13		
CA	25	Bldg 25	Restroom/Pool Structures:Lav.Sink-Dam/Miss	NOD	L3	0	0.1	0.1		
Dwelling Units			Kitchen	Range/Stove-Miss./Dam./Inoper.	L3		0.71	0.7	-0.01	
		1	Walls	Damaged	L2		0.18	0.09	-0.09	
			Doors	Damaged Hardware/Locks	L1	NOD	0.05	0	-0.05	
			Hazards	Tripping (NLT)	L3		0.29	0.29	0	
		2	501	Hazards	Tripping (NLT)	L3	0.29	0	-0.29	
		3	510	Walls	Damaged	NOD	0	0.09	0.09	
		4	519	Hot Water Heater	Inoperable Unit/Comp. (NLT)	L3		1.05	1.04	-0.01
			Doors	Damaged Hardware/Locks	L1	NOD	0.05	0	-0.05	
		6	529	Doors	Damaged Hardware/Locks	L1	NOD	0.05	0	-0.05
			Doors	Damaged Hardware/Locks	L1	NOD	0.05	0	-0.05	
		7	543	Hot Water Heater	Inoperable Unit/Comp. (NLT)	L3		1.05	1.04	-0.01
			Walls	Water Stains/Wdam./Mold/Mil	L1		0.04	0.04	0	
			Air Quality	Mold/Mild. (NLT)	L3	NOD	5.79	0	-5.79	
		8	542	Doors	Damaged Hardware/Locks	L1	NOD	0.05	0	-0.05
		9	551	Electrical System	Blocked Access-Elec. Panel	L3		0.47	0.47	0
			Doors	Damaged Surface	L3		0.21	0.21	0	
		10	564	Floors	Missing Flooring	L1	NOD	0.07	0	-0.07
			Outlets/Switches	Missing/Broken Cover Plates	L3		0.21	0.21	0	
			Walls	Damaged	L2		0.11	0.09	-0.02	
			Doors	Damaged Hardware/Locks	L3	L2	0.21	0.11	-0.1	
			Doors	Damaged Surface	L3		0.21	0.21	0	
		12	576	Kitchen	Range/Stove-Missing/Dam./Inop	L3	NOD	0.71	0	-0.71
			Outlets/Switches	Missing/Broken Cover Plates	L1		0.05	0.04	-0.01	
			Walls	Damaged/Deteriorated Trim	L1	NOD	0.04	0	-0.04	
		13	577	Bathroom	Lav.Sink-Damaged/Miss.(NLT)	L3	L1	0.71	0.18	-0.53
			Doors	Damaged Hardware/Locks	L2		0.11	0.11	0	
		17	620	Doors	Damaged Surface	L3		0.21	0.21	0
	22	560	Doors	Broken/Missing Glazing/Glass	L1	NOD	0.07	0	-0.07	
			Damaged/Missing Scr/Strm/Secur. Door	NOD	L1	0	0.05	0.05		
	24	571	Smoke Detectors	Missing/Inoperable SD	L3	Not Inspected	0	0	0	
		577	Smoke Detectors	Missing/Inoperable SD	L3		0	0	0	

41.58 42.3 0.72

Notes:

- 1.) "Deduction" is presented exclusive of the "zero" constraint at the area/sub-area level and therefore may be larger than the net property score deduction
- 2.) Deductions are an estimate based on the points off summary and may not account for the rounding of <0.05 defects nor H/S estimates