

Washington, DC
Inspections 92074 and 1092074

Area	Bldg	Unit	Inspected Item	Defect	Severity		Deduction					
					2.1 Inspection	2.3 Inspection	2.1	2.3	Difference			
Building Systems	Site		Grounds	Erosion Areas		L2		3.84	4.02	0.18		
				Ponding/Site Drainage		L2		3.84	4.02	0.18		
				Mailboxes/Project Signs	Mailbox Missing/Damaged		L3		0.26	0.27	0.01	
					Cracks		L3	L2	3.69	2.05	-1.64	
				Parking Lots/Driveways/Ro	Ponding		L2	NOD	2.46	0.00	-2.46	
					Potholes/Loose Material		L2	L1	2.46	1.37	-1.09	
					Electrical System	Missing Covers		L3	NOD	0.32	0.00	-0.32
				1	Fire Protection	Missing/Damaged/Expired Extinguishers		L3	L1	0.32	0.11	-0.21
				8	Fire Protection	Missing/Damaged/Expired Extinguishers		L3	L1	0.91	0.24	-0.67
				10	Fire Protection	Missing/Damaged/Expired Extinguishers		L3	L1	0.91	0.24	-0.67
	16	Fire Protection	Missing/Damaged/Expired Extinguishers		L3	L1	0.91	0.24	-0.67			
	21	Fire Protection	Missing/Damaged/Expired Extinguishers		L3	L1	0.91	0.24	-0.67			
	25	Fire Protection	Missing/Damaged/Expired Extinguishers		L3	L1	0.91	0.24	-0.67			
	26	Fire Protection	Missing/Damaged/Expired Extinguishers		L3	L1	0.91	0.24	-0.67			
Building Exterior			1	Windows	Security Bars Prevent Egress		NOD	L3	0.00	0.28	0.28	
			2	Windows	Damaged/Missing Screens			L1	0.05	0.05	0.00	
			3	Windows	Damaged Sills/Frames/Lintels/Trim			L2	0.29	0.30	0.01	
			4	Windows	Damaged Sills/Frames/Lintels/Trim			L2	0.29	0.30	0.01	
			5	Windows	Damaged Sills/Frames/Lintels/Trim			L2	0.29	0.30	0.01	
					Damaged/Missing Screens			L1	0.05	0.05	0.00	
			6	Windows	Damaged/Missing Screens			L1	0.05	0.05	0.00	
					Windows - Broken/Missing/Cracked Panes			NOD	L1	0.00	0.07	0.07
			7	Windows	Damaged/Missing Screens			L1	0.05	0.05	0.00	
			9	Windows	Damaged Sills/Frames/Lintels/Trim			L2	0.29	0.30	0.01	
			10	Windows	Damaged/Missing Screens			L1	0.05	0.05	0.00	
			21	Windows	Damaged Sills/Frames/Lintels/Trim			L2	0.29	0.30	0.01	
			22	Windows	Damaged Sills/Frames/Lintels/Trim			L2	0.29	0.30	0.01	
			24	Windows	Emergency/Fire Exits	Emergency/Fire Exits Blocked/Unusable		NOD	L3	0.00	0.30	0.30
28	Windows	Damaged Sills/Frames/Lintels/Trim			NOD	L2	0.00	0.30	0.30			
Common Areas			1	Basement/Garage/Carport	Doors - Damaged Surface		L3	0.08	0.08	0.00		
				Halls/Corridors/Stairs	Electrical - Missing Breaker		L3	NOD	0.36	0.00	-0.36	
					Stairs - Broken/Missing Hand Railing			L3	0.16	0.17	0.01	
				Kitchen	Range/Stove - Missing/Damaged/Inoperable			L3	0.16	0.17	0.01	
				Lobby	Ceiling - Needs Paint			L1	NOD	0.05	0.00	-0.05
				Other Community Spaces	Doors - Damaged Hardware/Locks			L3	L1	0.08	0.05	-0.03
					Electrical - Missing Breakers			L3	0.18	0.19	0.01	
					Ceiling - Peeling/Needs Paint			NOD	L1	0.00	0.05	0.05
					HVAC			NOD	L3	0.00	0.05	0.05
			2	Basement/Garage/Carport	Doors - Damaged Surface			L3	0.10	0.10	0.00	
			3	Basement/Garage/Carport	Doors - Damaged Surface			L3	0.10	0.10	0.00	
					Infestation			NOD	L3	0.20	0.21	0.01
			4	Basement/Garage/Carport	Doors - Damaged Surface			L3	0.10	0.10	0.00	
			5	Basement/Garage/Carport	Doors - Damaged Surface			L3	0.10	0.10	0.00	
					Halls/Corridors/Stairs	Graffiti		L1	0.07	0.07	0.00	
			6	Halls/Corridors/Stairs	Graffiti			L1	0.07	0.07	0.00	
			7	Halls/Corridors/Stairs	Broken/Missing Hand Railing			L3	0.20	0.21	0.01	
			9	Halls/Corridors/Stairs	Graffiti			L1	0.07	0.07	0.00	
			10	Halls/Corridors/Stairs	Graffiti			L1	0.07	0.07	0.00	
			12	Halls/Corridors/Stairs	Graffiti			L1	0.07	0.07	0.00	
			14	Basement/Garage/Carport	Doors - Missing Door			L3	0.22	0.14	-0.08	
			15	Basement/Garage/Carport	Doors - Missing Door			L3	0.22	0.14	-0.08	
					Halls/Corridors/Stairs	Stairs - Broken/Missing Hand Railing			L3	0.20	0.21	0.01
			16	Halls/Corridors/Stairs	Stairs - Broken/Missing Hand Railing			L3	0.20	0.21	0.01	
			18	Halls/Corridors/Stairs	Floors - Missing Flooring			L1	NOD	0.07	0.00	-0.07
			20	Basement/Garage/Carport	Doors - Damaged Surface			L3	0.10	0.10	0.00	
			21	Basement/Garage/Carport	Doors - Damaged Surface			L3	0.10	0.10	0.00	
			22	Basement/Garage/Carport	Doors - Damaged Surface			L3	0.10	0.10	0.00	
			25	Basement/Garage/Carport	Doors - Damaged/Missing Screen/Storm/Secur			L3	0.13	0.10	-0.03	
			28	Basement/Garage/Carport	Doors - Damaged Surface			L3	0.10	0.10	0.00	
		Halls/Corridors/Stairs	Broken/Missing Hand Railing			L3	0.20	0.21	0.01			
Units			2	11	Doors	Damaged Surface (Holes/Paint/Rusting)		L3	0.21	0.22	0.01	
					Walls	Needs Paint		L1	L2	0.05	0.05	0.00
			3	31	Kitchen	Range Hoods/Exhaust Fans - Excessive Greas		L3	NOD	0.39	0.00	-0.39
				32	Kitchen	Range Hoods/Exhaust Fans - Excessive Greas		L3	L1	0.39	0.41	0.02
			5	11	Kitchen	Range/Stove - Missing/Damaged/Inoperable		L3	L1	0.70	0.18	-0.52
			6	22	Electrical System	GFI Inoperable		L3	L1	1.04	1.09	0.05
			8	21	Kitchen	Refrigerator - Missing/Damaged/Inoperable		L3	L1	0.70	0.18	-0.52
			9	12	Walls	Needs Paint		L1		0.05	0.05	0.00
					Doors	Damaged Surface (Holes/Paint/Rusting)		L1		0.21	0.22	0.01
			10	11	Lighting	Missing/Inoperable Fixture		L1		0.05	0.05	0.00
					Walls	Needs Paint		L1	NOD	0.05	0.00	-0.05
			12	31	Kitchen	Range/Stove - Missing/Damaged/Inoperable		L3	L1	0.70	0.18	-0.52
			14	32	Kitchen	Range/Stove - Missing/Damaged/Inoperable		L3	L1	0.70	0.18	-0.52
			15	31	Walls	Needs Paint		L1		0.05	0.05	0.00
			18	11	Bathroom	Plumbing - Leaking Faucet/Pipes		L3	L1	0.94	0.24	-0.70
		Electrical System	GFI Inoperable			L3	1.04	1.09	0.05			
		Kitchen	Dishwasher/Garbage Disposal - Inoperable		NOD	L2	0.00	0.20	0.20			
21	22	Kitchen	Range/Stove - Missing/Damaged/Inoperable		L3	L1	0.70	0.18	-0.52			
22	11	Electrical System	Emergency/Fire Exits Blocked/Unusable		L3	NOD	1.04	0.00	-1.04			
25	21	Doors	Damaged Hardware/Locks		L3	L1	0.21	0.06	-0.15			
		Bathroom	Plumbing - Leaking Faucet/Pipes			L3	0.94	0.98	0.04			
27	11	Kitchen	Range/Stove - Missing/Damaged/Inoperable		L3	L1	0.70	0.18	-0.52			
		Walls	Needs Paint		L2	L1	0.05	0.05	0.00			
28	32	Bathroom	Plumbing - Clogged Drains			L1	0.39	0.41	0.02			
		Kitchen	Range/Stove - Missing/Damaged/Inoperable		L3	L1	0.70	0.18	-0.52			
		Walls	Needs Paint			L2	0.05	0.05	0.00			
							40.65	26.20	-14.45			

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