

Greenleaf Additions

Washington, DC

Inspections 92075 and 1092075

Area	Bldg	Unit	Inspected Item	Defect	Severity		Deduction			
					2.1 Inspection	2.3 Inspection	2.1 Inspection	2.3 Inspection	Difference	
Site			Hazards (H&S)	Sharp Edges	L3		5.8	5.8	0	
			Hazards (H&S)	Tripping	L3		0	5.8	5.8	
			Grounds	Erosion Areas	L2		3.9	3.85	-0.05	
				Rutting	L2		1.62	0	-1.62	
			Parking Lots/Driveways/Roads	Cracks	L3	L2	3.74	1.96	-1.78	
			Parking Lots/Driveways/Roads	Ponding	L3	NOD	4.99	0	-4.99	
			Play Areas and Equipment	Deteriorated Play Area Surface		L2	2.92	2.89	-0.03	
			Walkways/Stairs	Cracks/Settlement/Heaving	L3	L2	5.85	2.89	-2.96	
				Spalling	L3	L2	5.85	2.89	-2.96	
			Building Exterior	1		Emergency/Fire Exits	Emergency/Fire Exits Blocked/Unusable	L3		2.32
Flammable Materials	Improperly Stored	L3					2.32	0	-2.32	
Walls	Missing Pieces/Holes Spalling					L3	5.83	6	0.17	
Windows	Damaged/Missing Screens					L1	0.61	0.63	0.02	
	Security Bars Prevent Egress					L3	9.71	10	0.29	
2		Doors		Damaged/Missing Screen/Storm/Security Door	L2	L1	0.9	0.46	-0.44	
		Foundations		Cracks/Gaps		L2	1.99	2.05	0.06	
		Windows		Damaged/Missing Screens		L1	0.2	0.21	0.01	
				Roof Exhaust Fans Inoperable		L3	6.44	6.36	-0.08	
		BS		1		Exhaust System	Roof Exhaust Fans Inoperable		L3	6.44
Sanitary System	Broken/Leaking/Clogged Pipes or Drains					L3	14.32	14.13	-0.19	
CA	1		Closet/Utility/Mechanical	Doors - Damaged Hardware/Locks	L3	L2	1.17	0.58	-0.59	
			Patio/Porch/Balcony	Baluster/Side Railing Damaged		L3	1.17	1.15	-0.02	
			Emergency/Fire Exits	Emergency/Fire Exits Blocked/Unusable	NOD	L3	0	2.32	2.32	
			Flammable Materials	Improperly Stored	NOD	L3	0	2.32	2.32	
Dwelling Unit			763	Doors	Missing Door	L2	L1	0.68	0.34	-0.34
			775	Doors	Damaged Hardware/Locks		L3	0.61	0.61	0
				Infestation	Insects		L3	2.02	2.02	0
				Bathroom	Ventilation/Exhaust System - Inoperable	L3	L2	2.73	1.35	-1.38
				Ceiling	Holes/Missing Tiles/Panels	L2		0.41	0	-0.41
					Water Stains/Water Damage/Mold/Mildew	NOD	L1	0	0.07	0.07
			779	Doors	Damaged Hardware/Locks		L3	0.61	0.61	0
					Damaged Surface (Holes/Paint/Rusting)		L3	0.61	0.61	0
					Damaged/Missing Screen/Storm/Security Door		L1	0.15	0.15	0
					Missing Door		L1	0.34	0.34	0
				Floors	Floor Covering Damage	L2	L1	0.41	0.18	-0.23
				Kitchen	Sink - Damaged/Missing		L3	4.55	4.49	-0.06
				Walls	Damaged	L1	L2	0.15	0.27	0.12
			783	Doors	Missing Door		L1	0.34	0.34	0
					Damaged/Missing Screen/Storm/Security Door		L1	0.15	0.15	-0.15
			785	Lighting	Lighting		L3	0.36	0.36	0
					Hazards	Other		L3	0	0
				Bathroom	Plumbing - Leaking Faucet/Pipes		L3	2.73	2.69	-0.04
				Ceiling	Water Stains/Water Damage/Mold/Mildew		L1	0.09	0.07	-0.02
			789	HVAC System	Convection/Radiant Heat System Covers Missing/Dama	L2	L3	0.57	1.12	0.55
Kitchen	Range Hoods/Exhaust Fans - Excessive Grease/Inoper				L3	1.14	1.12	-0.02		
	Hazards	Tripping		L3	0	2.02	2.02			
791	HVAC System	Convection/Radiant Heat System Covers Missing/Dama	L2	L3	0.57	1.12	0.55			
							100.87	92.17	-8.7	

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