

**Three Oaks/Buskirk
North Charleston, SC 29420**

Area	Bldg	Unit	Inspected Item	Defect	Severity		Deduction			
					.1 Inspectio	.3 Inspectio	.1 Inspectio	.3 Inspectio	Difference	
Site			Grounds	Erosion/Rutting	L2		3.91	3.84	-0.07	
				Erosion/Rutting (2nd Inst	L1	NOD	1.95	0	-1.95	
				Ponding	L1	NOD	1.63	0	-1.63	
			Market Appeal	Graffiti	L1	NOD	1.25	0	-1.25	
				Ponding	L2	NOD	2.5	0	-2.5	
			Parking Lots/Driveways	Settlement/Heaving	L2	NOD	2.5	0	-2.5	
				Play Areas and Equipm	Damaged/Broken Equipr	L1	NOD	1.48	0	-1.48
		Walkways/Steps	Cracks/Settlement/Heav	L2	NOD	2.93	0	-2.93		
BE	16		Hazards	Tripping (NLT)	NOD	L3	0	0.11	0.11	
	24		Windows	Dam.Sills/Frames/L/T	L2	L1	0.14	0.06	-0.08	
	25		Windows	Damaged/Missing Scree	L1		0.04	0.04	0	
BS	24		Emergency Power	Aux. Lighting Inop.	L3		0.06	0.05	-0.01	
			Fire Protection	Miss./Dam./Expired Extir	L3		0.46	0.41	-0.05	
			Sanitary System	Miss. Drain/Cleanout/MH	L3		0.21	0.19	-0.02	
CA	24		Closet/Util./Mech.	Smoke Detector - Miss/Ir	NOD	L3	0	0.22	0.22	
			Other Comm. Spaces	Outlets/Switches/Cover #	L3		0.1	0.1	0	
			Walls	Water Stains/Wdam./Mo	L2		0.04	0.04	0	
Dwelling Unit	5	2744C	Doors	Damaged Surface	L2		0.12	0.12	0	
	6	2751B	Kitchen	Range/Stove-Missing/Da	L3	L2	0.78	0.38	-0.4	
	7	2756C	Kitchen	Range/Stove-Missing/Da	L3		0.78	0.77	-0.01	
				Miss./Broken Cover Plat	L1		0.06	0.05	-0.01	
	9	2781B	Hazards	Tripping (NLT)	NOD	L3	0	0.78	0.78	
	11	2790D	Ceiling	Water Stains/Wdam./Mo	L1	NOD	0.04	0	-0.04	
	14	2812D	Kitchen	Range/Stove-Missing/Da	L3		0.78	0.77	-0.01	
	15	2824B	Kitchen	Hot Water Heater	Pressure Relief Valve M	NOD	L3	0	1.14	1.14
				Refrig.-Miss./Dam./Inop.	L1		0.2	0.19	-0.01	
				Range/Stove-Missing/Da	L3		0.78	0.77	-0.01	
				Refrig.-Miss./Dam./Inop.	L1		0.2	0.19	-0.01	
				Cabinets-Miss./Dam.	L1	NOD	0.11	0	-0.11	
				Countertops-Miss./Dam.	L1	NOD	0.11	0	-0.11	
	17	2841C	Kitchen	Range/Stove-Missing/Da	L3	L2	0.78	0.38	-0.4	
	19	2856B	Kitchen	Range Hood/Exh. Fan/ X	L3		0.43	0.43	0	
				Range/Stove-Missing/Da	L3	L2	0.78	0.38	-0.4	
				Missing/Broken Cover Pl	NOD	L3	0	0.2	0.2	
				Cabinets-Miss./Dam.	L1	NOD	0.11	0	-0.11	
	20	2857C	Kitchen	Range Hood/Exh. Fan/ X	L3		0.43	0.43	0	
	Walls	Water Stains/Wdam./Mo	L1	NOD	0.04	0	-0.04			
	21	2871	Kitchen	Cabinets-Miss./Dam.	L1	NOD	0.11	0	-0.11	
	22	2876D	Ceiling	Water Stains/Wdam./Mo	L1	NOD	0.04	0	-0.04	
			Bathroom	Plumbing - Leaking Fauc	L1		0.26	0.26	0	
	23	2881C	Ceiling	Water Stains/Wdam./Mo	L1	NOD	0.04	0	-0.04	
			Doors	Damaged Surface	L1	L2	0.06	0.12	0.06	
			Elec.Sys.	Missing/Breakers/Fuses	L3		1.16	1.14	-0.02	
								27.4	13.56	-13.84

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