

North Park Village
North Charleston, SC
 Inspections 92080 and 1092080

Area	Bldg	Unit	Inspected Item	Defect	Severity		Deduction				
					2.1 Inspection	2.3 Inspection	2.1 Inspection	2.3 Inspection	Difference		
Site			Grounds	Erosion/Rutting Areas**	L2		3.7	3.73	0.03		
				Ponding/Site Drainage	L2	NOD	3.7	0	-3.7		
				Rutting	L2	NOD	1.54	0	-1.54		
			Mailboxes/Project Signs	Mailbox Missing/Damage**	L3		0.25	0.25	0		
				Graffiti	L3		4.74	4.78	0.04		
			Market Appeal	Litter	L2		2.37	2.39	0.02		
				Cracks**	L3	L2	3.56	1.9	-1.66		
			Parking Lots/Driveways/Roads	Ponding	L2	NOD	2.37	0	-2.37		
				Damaged/Broken Equipment	L2	NOD	2.78	0	-2.78		
			Walkways/Stairs	Broken/Missing Hand Railing (NLT)	L3		5.56	5.6	0.04		
				Tripping (NLT)	L3		0	0.113	0.113		
			Bldg Ext	126	Hazards	Tripping (NLT)	L3		0	0.113	0.113
				155	Walls	Cracks/Gaps**	L3		0.05	0.05	0
			BS	156	Windows	Security Bars Prevent Egress (LT)	L3		0.05	0.05	0
				158	Windows	Missing/Deteriorated Caulking/Glazing Compound	L2		0.25	0.25	0
CA	163	Infestation	Insects (NLT)	NOD	L3	0.113	0.113	0			
	151	Domestic Water	Missing Pressure Relief Valve (NLT)	NOD	L3	0	0.08	0.08			
BS	159	Domestic Water	Missing Pressure Relief Valve (NLT)	L3		0.06	0.06	0			
	151	Other Community Spaces	Smoke Detector - Missing Inoperable** (SD)	L3		0	0	0			
CA	152	Infestation	Insects (NLT)	L3		0.117	0.117	0			
	155	Restrooms/Pool Structures	Water Closet /Toilet - Damaged/Clogged/Missing	L3		0.13	0.13	0			
Dwelling Unit	11	3810B	Kitchen	Range Hoods/Exhaust Fans -Excessive Grease	L3		0.33	0.34	0.01		
				Range/Stove - Missing/Damaged/Inoperable	L3	L2	0.6	0.3	-0.3		
	22	3826B	Electrical System	GFI Inoperable (NLT)	L3		0.89	0.89	0		
				Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0	
	24	3828A	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3	NOD	0.6	0	-0.6		
				Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0	
	25	3829E	Bathroom	Plumbing - Leaking Faucet/Pipes	NOD	L1	0	0.2	0.2		
				Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3		0.6	0.6	0	
	28	3832A	Kitchen	Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0	
				Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0	
	29	3833B	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3		0.6	0.6	0		
				Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0	
	29	3833B	Windows	Cracked/Broken/Missing Panes	L1		0.05	0.05	0		
				Hazards	Tripping (NLT)	L3		0	0.4	0.4	
	31	3835F	Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0		
				Ceiling	Holes/Missing Tiles/Panels	L1		0.06	0.05	-0.01	
	40	3845B	Electrical System	GFI Inoperable (NLT)	L3		0.89	0.89	0		
				Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3		0.6	0.3	-0.3	
	57	3870C	Kitchen	Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0	
				Range/Stove - Missing/Damaged/Inoperable	L3		0.6	0.3	-0.3		
	58	3871F	Bathroom	Plumbing - Clogged Drains	L3		1.33	1.34	0.01		
				Kitchen	Plumbing - Clogged Drains	L3		1.33	0.8	-0.53	
	68	3881E	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3		0.6	0.6	0		
				Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0	
	68	3881E	Bathroom	Shower/Tub - Damaged/Missing	L3	NOD	0.4	0	-0.4		
				Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0	
	77	3897F	Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0		
				Hazards	Tripping (NLT)	L3		0	0.4	0.4	
	80	3901D	Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0		
				Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0	
	95	3917F	Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0		
				Ceiling	Holes/Missing Tiles/Panels	NOD	L1	0	0.05	0.05	
	108	3930C	Doors	Water Stains/Water Damage/Mold/Mildew	L1		0.05	0.05	0		
				Damaged/Missing Screen/Storm/Security Door	L1		0.05	0.05	0		
	119	3943D	Kitchen	Plumbing - Leaking Faucet/Pipes	L1		0.2	0.15	-0.05		
Smoke Detector				Missing/Inoperable (SD)	L3		0	0	0		
126	3953E	Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0			
			Hazards	Tripping (NLT)	L3		0.4	0.4	0		
137	3967D	Bathroom	Lavatory Sink - Damaged/Missing	L1	NOD	0.15	0	-0.15			
			Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0		
140	3971F	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3		0.6	0.3	-0.3			
			Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0		
142	3973C	Electrical System	GFI Inoperable (NLT)	L3		0.89	0.89	0			
			Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0		
149	3995D	Emergency/Fire Exits	Emergency/Fire Exits Blocked/Unusable	NOD	L3	0	0.4	0.4			
			Outlets/Switches	Missing/Broken Cover Plates	L1		0.05	0.05	0		
158	3814B	Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0			
			Smoke Detector	Missing/Inoperable (SD)	L3		0	0	0		
							43.21	30.013	-13.197		

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