

Tara Heights
Bremerton, WA
 Inspections 92107 and 1092107

Area	Bldg	Unit	Inspected Item	Defect	Severity		Deduction			
					2.1 Inspection	2.3 Inspection	2.1 Inspection	2.3 Inspection	Difference	
Site			Health & Safety	Tripping	L3		0	6	6	
			Grounds	Overgrown/Penetrating Vegetation	L2		3.03	3	-0.03	
			Parking Lots/Driveways/Roads	Settlement/Heaving	L1	NOD	1.29	0	-1.29	
			Parking Lots/Driveways/Roads	Cracks	NOD	L2	0	2.04	2.04	
			Walkways/Stairs	Cracks/Settlement/Heaving	L2	NOD	3.03	0	-3.03	
BE	3	Roofs	Missing/Damaged Components	L1	NOD	0.22	0	-0.22		
	4	Roofs	Missing/Damaged Components	L1		0.22	0.21	-0.01		
	4	Roofs	Missing/Damaged Components	L1		0.22	0.21	-0.01		
	5	Roofs	Damaged Soffits/Fascia	L1	NOD	0.14	0	-0.14		
	5	Roofs	Missing/Damaged Components	L1	NOD	0.11	0	-0.11		
	6	Walls	Missing Pieces/Holes/Spalling	L3	NOD	0.93	0	-0.93		
	6	Roofs	Missing/Damaged Components	NOD	L1	0	0.21	0.21		
	8	Roofs	Missing/Damaged Shingles	L2	NOD	0.96	0	-0.96		
	8	Roofs	Damaged Soffits/Fascia	NOD	L1	0	0.14	0.14		
	8	Roofs	Missing/Damaged Components	NOD	L1	0	0.11	0.11		
	9	Walls	Missing Pieces/Holes/Spalling	NOD	L3	0	0.92	0.92		
	12	Roofs	Missing/Damaged Shingles	NOD	L1	0	0.47	0.47		
	13	Roofs	Missing/Damaged Components	L1	NOD	0.11	0	-0.11		
	13	Windows	Damaged/Missing Screens	L1	NOD	0.05	0	-0.05		
	14	Roofs	Missing/Damaged Components	L3	NOD	0.86	0	-0.86		
	15	Parking Lots/Driveways/Roads	Missing/Damaged Components	L1	NOD	0.11	0	-0.11		
	15	Walls	Cracks/Gaps	L2	NOD	0.39	0	-0.39		
	18	Roofs	Missing/Damaged Components	NOD	L1	0	0.11	0.11		
	19	Roofs	Missing Pieces/Holes/Spalling	NOD	L2	0	0.42	0.42		
	20	Roofs	Missing/Damaged Components	NOD	L1	0	0.11	0.11		
		Walls	Cracks/Gaps	NOD	L2	0	0.38	0.38		
CA	7	Basement/Garage/Carport	Doors - Damaged/Hardware/Locks	L3	NOD	0.2	0	-0.2		
	8	Basement/Garage/Carport	Outlet/Switches/Cover Plates	L3	NOD	0.2	0	-0.2		
	9	Basement/Garage/Carport	Doors - Damaged Frames/Threshold/Lintels	L3	NOD	0.2	0	-0.2		
	11	Basement/Garage/Carport	Doors - Damaged/Hardware/Locks	L1	L2	0.05	0.1	0.05		
	12	Basement/Garage/Carport	Outlet/Switches/Cover Plates	NOD	L3	0	0.2	0.2		
	14	Basement/Garage/Carport	Doors - Damaged Frames/Threshold/Lintels	NOD	L2	0	0.1	0.1		
	15	Basement/Garage/Carport	Ceiling - Needs paint	L1	NOD	0.05	0	-0.05		
	15	Basement/Garage/Carport	Doors - Damaged Surface	L1	NOD	0.05	0	-0.05		
	15	Basement/Garage/Carport	Walls - Needs paint	L1	NOD	0.05	0	-0.05		
	20	Basement/Garage/Carport	Ceiling - Needs paint	NOD	L1	0	0.05	0.05		
Unit	421	Electrical System	GFI Inoperable	L3		2.1	2.08	-0.02		
	421	Patio/Porch/Balcony	Baluster/Side railings	L3		0.19	0.19	0		
	421	Walls	Damaged	L1		0.11	0.09	-0.02		
	415	Hot Water heater	Leaking Valves/Tanls/pipes	L3		1.26	1.25	-0.01		
	413	Doors	Missing Door	L3	L2	0.94	0.47	-0.47		
	407	Ceiling	Bulging/Buckling	L3		0.57	0.5	-0.07		
	407	Kitchen	Cabinets - Missing/Damaged	L1	NOD	0.2	0	-0.2		
	407	Kitchen	Countertops - Missing/damaged	L1	NOD	0.2	0	-0.2		
	407	Kitchen	Plumbing - Leaking Faucets/Pipes	L1	L1	0.47	0.35	-0.12		
	407	Laundry Area	Dryer vent - Missing/damaged	NOD	L3	0	0.19	0.19		
	407	Outlets/Switches	Missing/Broken Cover Plates	L1		0.11	0.09	-0.02		
	407	Walls	Damaged/Deeriated Trim	L1	NOD	0.05	0	-0.05		
	407	Walls	Needs paint	L1	NOD	0.05	0	-0.05		
	401	Doors	Damaged Surface	L1	NOD	0.11	0	-0.11		
	401	Floors	Floor Covering Damage	L1	NOD	0.14	0	-0.14		
	401	Walls	Damaged	L2		0.21	0.19	-0.02		
	401	H/S	Tripping	L3		0	0	0		
	426	Doors	Doors - Damaged Frames/Threshold/Lintels	L3		0.24	0.23	-0.01		
	426	Kitchen	Ceiling - Needs paint	L1	NOD	0.2	0	-0.2		
	436	Doors	Doors - Damaged Frames/Threshold/Lintels	L3	NOD	0.24	0	-0.24		
	436	Floors	Floor Covering Damage	L1	NOD	0.14	0	-0.14		
	436	Kitchen	Countertops - Missing/damaged	L1	NOD	0.2	0	-0.2		
	451	Doors	Missing Door	L1		0.24	0.23	-0.01		
	451	Outlets/Switches	Missing/Broken Cover Plates	L3		0.42	0.37	-0.05		
	451	Walls	Damaged	L1		0.11	0.09	-0.02		
	451	Walls	Damaged/Deeriated Trim	L1	NOD	0.05	0	-0.05		
	451	Walls	Needs paint	L1	NOD	0.05	0	-0.05		
	445	Doors	Damaged Hardware/Locks	L3	L2	0.42	0.21	-0.21		
	445	Doors	Damaged Surface	L1	NOD	0.11	0	-0.11		
	445	Doors	Missing Door	L1		0.24	0.23	-0.01		
	445	Doors	Damaged	L1		0.11	0.09	-0.02		
	445	Doors	Needs paint	L1	NOD	0.05	0	-0.05		
	441	Kitchen	Range/Stove - Missing/Damaged	L3	L2	1.42	0.7	-0.72		
	441	Outlets/Switches	Missing/Broken Cover Plates	L3		0.42	0.37	-0.05		
								23.84	22.7	-1.14

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