

Round Towers **92071**
Miami, FL
Inspections 92071 and 1092071

Area	Inspected Item	Defect	Severity		Deduction		Difference
			2.3	2.1	2.3	2.1	
			Inspection	Inspection	Inspection	Inspection	
Site	Mailboxes/Project Signs	Mailbox Missing/Damaged		L3	0.22	0.21	0.01
	Parking Lots/Driveways/Roofs	Potholes/Loose Material	L1	L2	1.11	2.04	-0.93
	Parking Lots/Driveways/Roofs	Settlement/Heaving	L1	NOD	1.11	0	1.11
	Parking Lots/Driveways/Roofs	Cracks	NOD	L3	0	3.06	-3.06
	Parking Lots/Driveways/Roofs	Ponding	NOD	L2	0	2.04	-2.04
	Walkways/Steps	Cracks/Settlement/Heaving	L2	L3	2.45	4.78	-2.33
	Hazards (Health & Safety)	Tripping (NLT)		L3	4.9	4.78	0.12
Building Exterior	Bldg 3	Walls - Missing Pieces/Holes/Spalling		L3	1.92	1.89	0.03
Building Systems	Bldg 1	Domestic Water - Water Supply Inoperable	L3	NOD	4.96	0	4.96
	Bldg 1	Electrical System - Missing Covers		L3	4.96	4.88	0.08
	Bldg 1	Fire Protection - Missing/Damaged/Expired Fire Extinguishers	NOD	L3	0	4.88	-4.88
	Bldg 3	Exhaust System - Roof Exhaust Fans Inoperable		L3	2.23	2.19	0.04
	Bldg 4	Domestic Water - Water Supply Inoperable		L3	2.46	2.23	0.23
Common Areas	Bldg 1	Halls/Corridors/Stairs - Ceiling - Holes/Missing Tiles/Panels/Cracks		L2	0.65	0.64	0.01
	Bldg 1	Ceiling - Needs Paint	NOD	L2	0	0.11	-0.11
	Bldg 1	Laundry Room - Doors - Damaged Surface/Holes/Paint/Rusting		L2	0.49	0.48	0.01
	Bldg 2	Halls/Corridors/Stairs - Ceiling - Needs Paint	NOD	L2	0	0.11	-0.11
	Bldg 2	Halls/Corridors/Stairs - Doors - Damaged Surface/Holes/Rusting/Paint	NOD	L3	0	0.96	-0.96
	Bldg 2	Other Community Spaces - Doors - Damaged Surface/Holes/Rusting/Paint	NOD	L2	0	0.24	-0.24
	Bldg 2	Other Community Spaces - Electrical - Missing Breakers	NOD	L3	0	1.06	-1.06
	Bldg 3	Halls/Corridors/Stairs - Doors - Damaged Surface/Holes/Paint/Rusting	L3	NOD	0.98	0	0.98
	Bldg 4	Kitchen - Range/Stove - Missing/Damaged/Inoperable		L3	0.98	0.96	0.02
	Bldg 4	Kitchen - Refrigerator - Damaged/Inoperable		L1	0.25	0.24	0.01
	Bldg 4	Other Community Spaces - Ceiling - Holes/Missing Tiles/Panels/Cracks		L2	0.33	0.32	0.01
	Bldg 4	Other Community Spaces - Ceiling - Water Stains/Water Damage/Mold		L1	0.07	0.07	0
	Bldg 4	Other Community Spaces - Outlets/Switches/Cover Plates - Missing/Damaged	L3	NOD	0.49	0	0.49
	Bldg 4	Other Community Spaces - Electrical - Missing Covers	NOD	L3	0	1.06	-1.06
	Bldg 4	Other Community Spaces - Walls - Damaged		L1	0.12	0.12	0
Units	Bldg 1 - Unit 4E	Kitchen - Range/Stove - Missing/Damaged/Inoperable	L2	NOD	0.29	0	0.29
	Bldg 1 - Unit 5C	Windows - Damaged Window Sill		L1	0.06	0.06	0
	Bldg 1 - Unit 5C	Kitchen - Range/Stove - Missing/Damaged/Inoperable	NOD	L3	0	0.56	-0.56
	Bldg 1 - Unit 11C	Walls - Damaged	NOD	L1	0	0.05	-0.05
	Bldg 2 - Unit 11F	Smoke Detector - Missing/Inoperable		L3	0	0	0
	Bldg 2 - Unit 11F	Walls - Damaged		L1	0.05	0.05	0
	Bldg 2 - Unit 3K	Ceiling - Holes/Missing Tiles/Panels		L1	0.05	0.06	-0.01
	Bldg 2 - Unit 3K	Bathroom - Water Closet - Damaged/Clogged/Missing	NOD	L2	0	0.62	-0.62
	Bldg 2 - Unit 3K	Floors - Floor Covering Damaged	NOD	L1	0	0.06	-0.06
	Bldg 2 - Unit 7H	Ceiling - Holes/Missing Tiles/Panels	L2	L1	0.1	0.06	0.04
	Bldg 2 - Unit 7J	Bathroom - Lavatory Sink - Damaged/Missing	NOD	L1		0.14	-0.14
	Bldg 2 - Unit 9C	Kitchen - Countertops - Missing/Damaged	NOD	L1		0.08	-0.08
	Bldg 2 - Unit 9C	Kitchen - Range/Stove - Missing/Damaged/Inoperable	NOD	L3		0.56	-0.56
	Bldg 3 - Unit 8J	Bathroom - Lavatory Sink - Damaged/Missing	NOD	L1		0.14	-0.14
	Bldg 1 - Unit 12B	Health & Safety - Infestation (NLT)		L3	0.56	0.56	0
	Bldg 2 - Unit 7H	Health & Safety - Infestation (NLT)		L3	0.56	0.56	0

32.35 42.91 -10.56

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