



CVI W/ LINK TO PHOTOS & VIDEO

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SUMMARY



ITEMS INSPECTED



DEFICIENCIES

- ⊖ 3.1.1 Major Deficiencies - Major Core Deficiencies: Chimney flashing deficient
- ⊖ 3.1.2 Major Deficiencies - Major Core Deficiencies: c side. Negative grading
- ⊖ 3.1.3 Major Deficiencies - Major Core Deficiencies: Metal trim missing from fascia B Side.
- ⊖ 3.1.4 Major Deficiencies - Major Core Deficiencies: Tenant housekeepingbis horrible.
- ⊖ 3.1.5 Major Deficiencies - Major Core Deficiencies: Electrical load center not labeled.
- ⊖
3.1.6 Major Deficiencies - Major Core Deficiencies: High levels of moisture detected in basement C & D walls
- ⊖ 3.1.7 Major Deficiencies - Major Core Deficiencies: Toilet not secure

1: GENERAL

Information

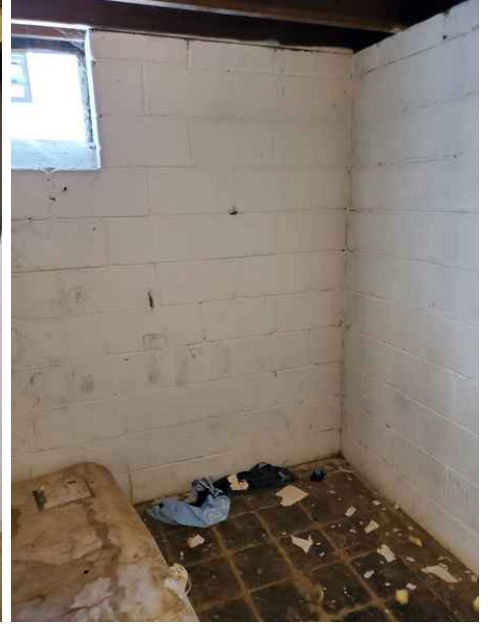
Observations / ROOF

Roof looks newer and in very good condition. However chimney flashing needs to be extended. See deficiency card.



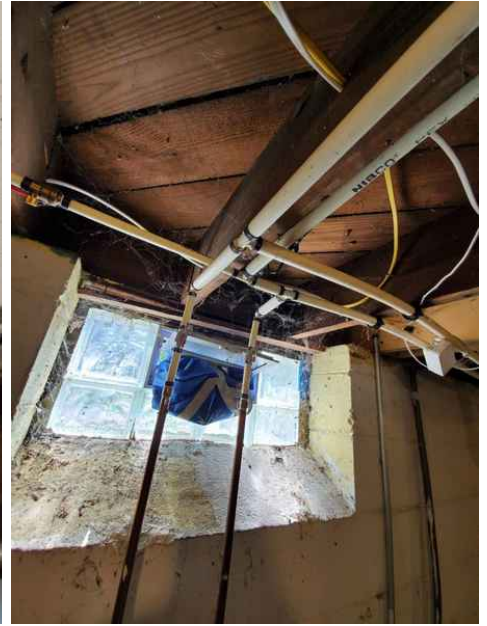
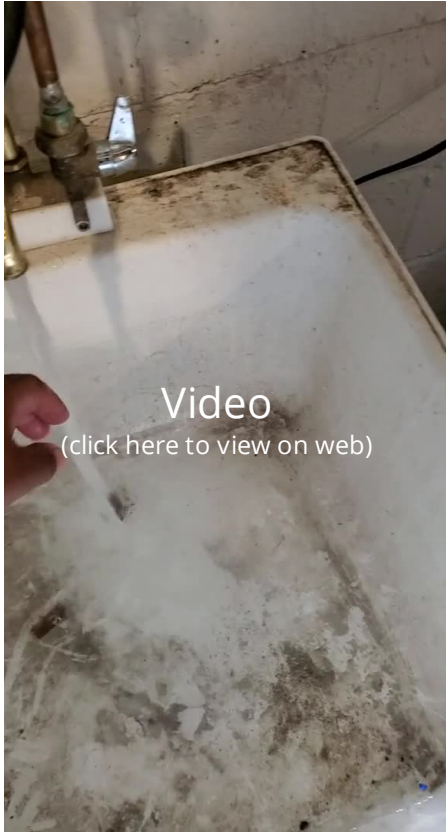
Observations / FOUNDATION

good condition with exception of negative grading and moisture.



Observations / PLUMBING

Good condition



Observations / Electrical

1. Approved by city inspector

Opened panel and it appears to be in good working order.



Observations | HVAC

Manufacture Date: 2016



	IN	NI	NP	D
IN = Inspected	NI = Not Inspected	NP = Not Present	D = Deficiencies	

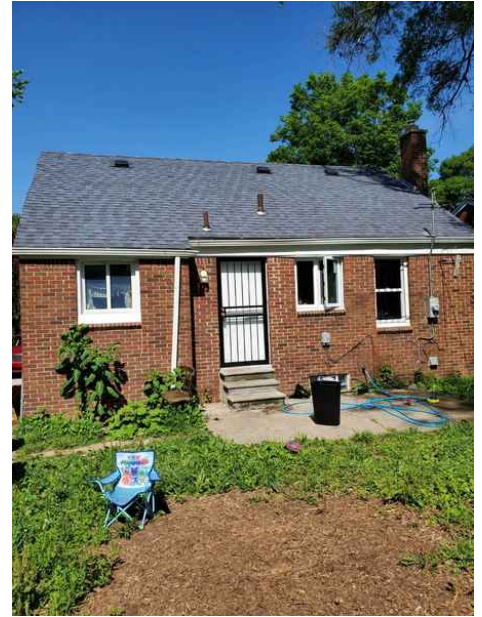
Elevation A



Elevation B



Elevation C



Elevation D



Garage



3: MAJOR DEFICIENCIES

		IN	NI	NP	D
3.1	Major Core Deficiencies	X			X

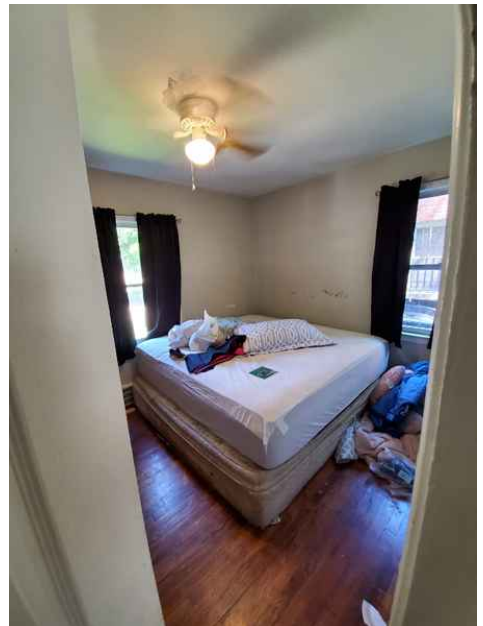
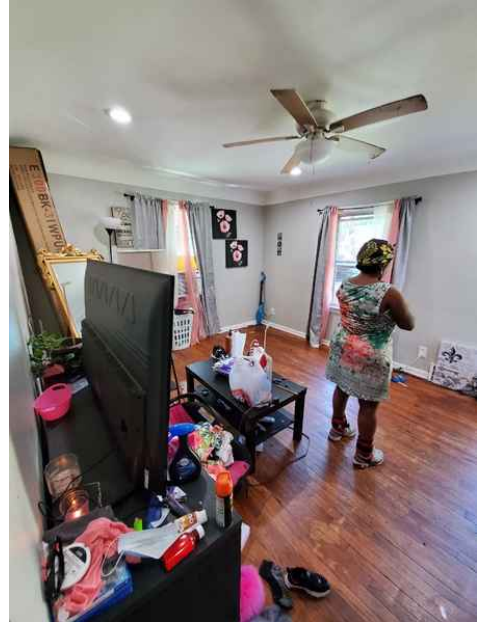
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

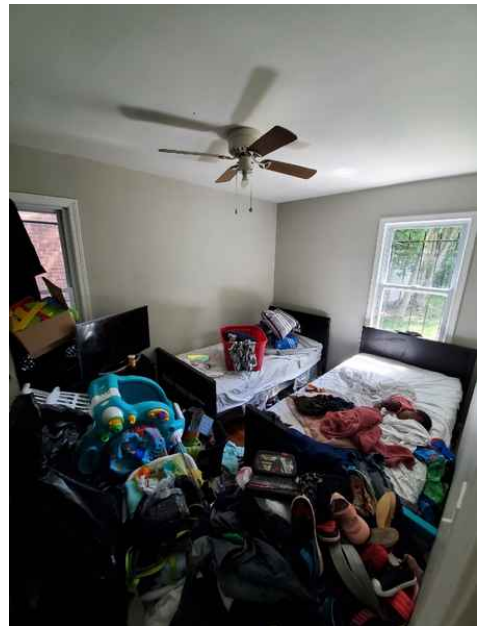
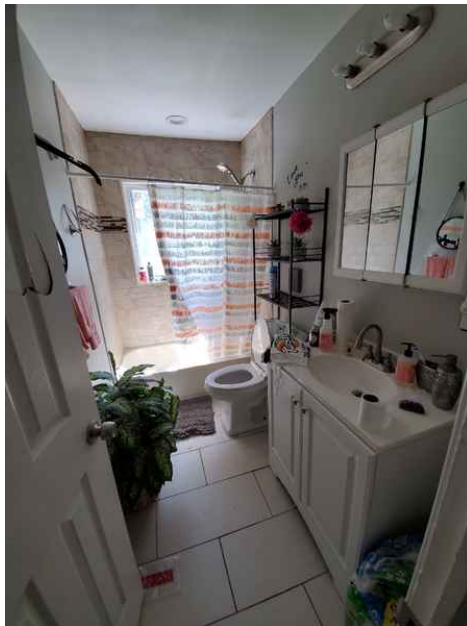
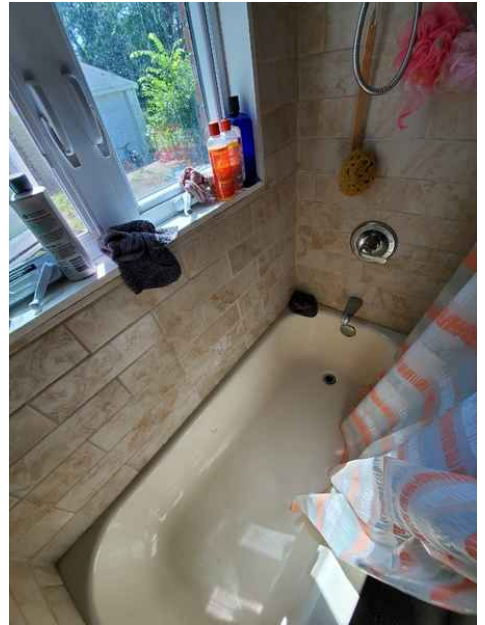
Information

Summary / Overview

1. Solid house.
2. Disgusting tenant
3. Minor issues

Overall subject property in good condition however with tenants housekeeping is only a matter of time before the house needs complete rehab.





Deficiencies

3.1.1 Major Core Deficiencies

CHIMNEY FLASHING DEFICIENT

need to get flashing wrapped completely around chimney riser.

Recommendation

Contact a qualified professional.

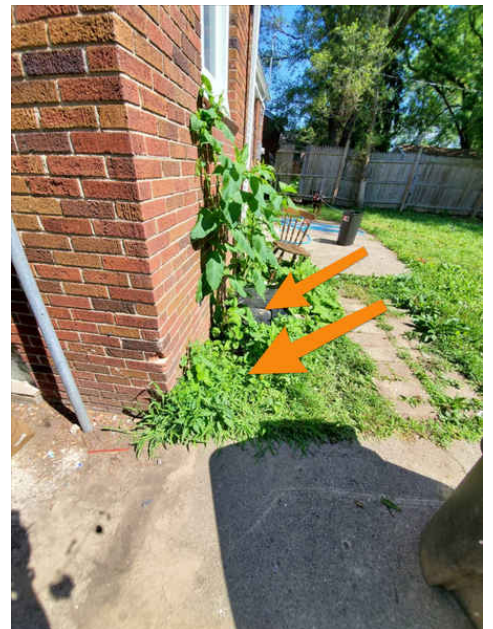


3.1.2 Major Core Deficiencies

C SIDE. NEGATIVE GRADING

Recommendation

Contact a qualified professional.



3.1.3 Major Core Deficiencies

METAL TRIM MISSING FROM FASCIA B SIDE.

Recommendation

Contact a qualified professional.





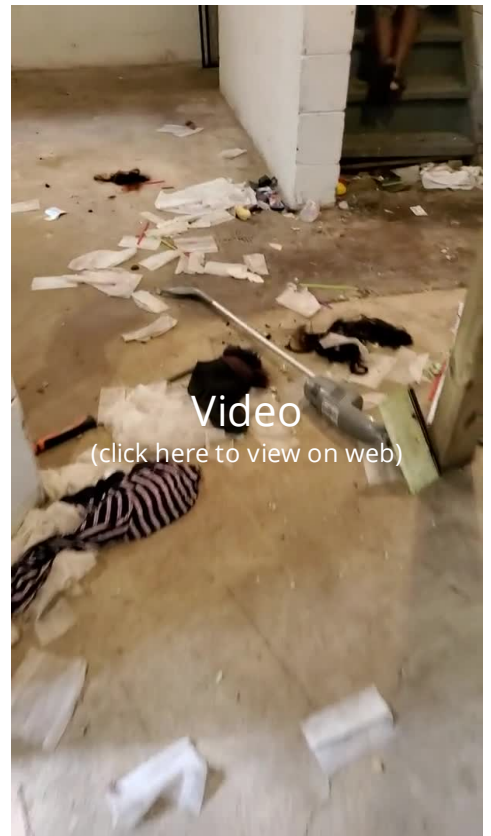
3.1.4 Major Core Deficiencies

TENANT HOUSEKEEPING IS HORRIBLE.

Dog shit everywhere in backyard. Urine and feces everywhere in basement. Get rid of these people as they are tearing the place up with laziness

Recommendation

Contact a qualified professional.



3.1.5 Major Core Deficiencies

ELECTRICAL LOAD CENTER NOT LABELED.

Recommendation

Contact a qualified professional.





3.1.6 Major Core Deficiencies

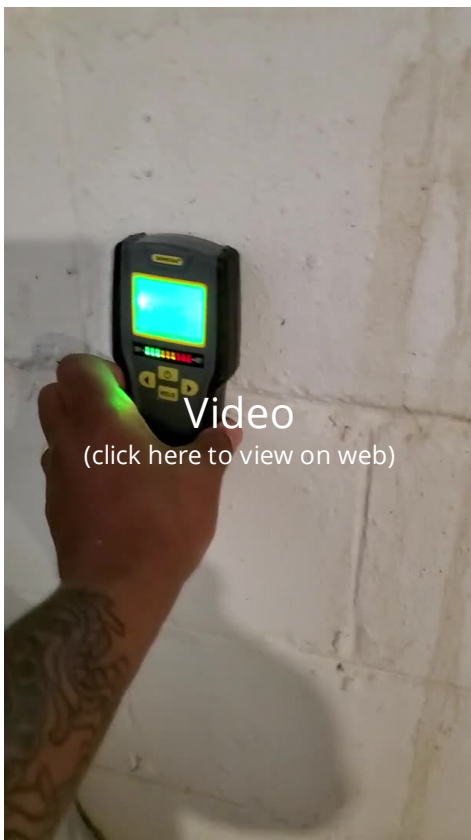
HIGH LEVELS OF MOISTURE DETECTED IN BASEMENT C & D WALLS



This corner corresponds with negative grading

Recommendation

Contact a qualified professional.



Video

(click here to view on web)



Video

(click here to view on web)



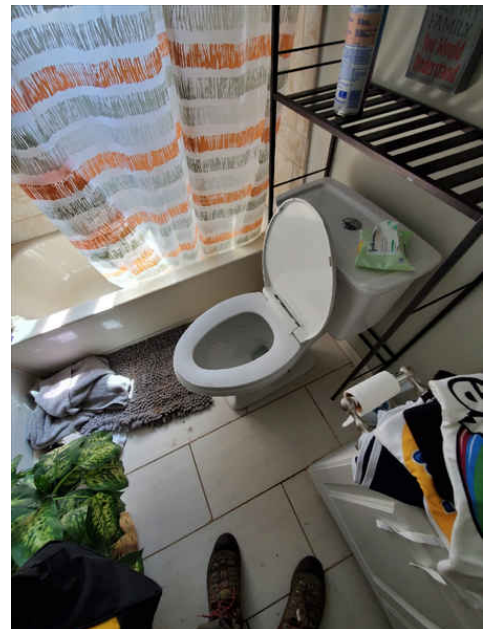


3.1.7 Major Core Deficiencies

TOILET NOT SECURE

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE
