

# THOMAS CHOICE GARDENS CONDOMINIUM

ID# «UnitID» Date: 10/09/24

UNABLE TO COMPLETE INSPECTION FOR THE FOLLOWING

Animal Not Locked	No Key To Unit Top Key Bot. Key	Furniture Blocking Door to Unit	HVAC Door Inoperable
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COMBINATION SMOKE DETECTOR: \_\_\_\_\_ 120V DETECTOR \_\_\_\_\_

10 YR. BR SMOKE DETECTORS: BR \_\_\_\_\_ BA \_\_\_\_\_ «ID»

INDEX: E (EXCELLENT) G (GOOD) F (FAIR/AVG) R (REPAIR/REPLACE)

Other Comments:									
ELECTRICAL KITCHEN	OK	FAULT							
PLUG DINING ROOM	OK	FAULT							
PLUG LIVING ROOM	OK	FAULT							
PLUG BEDROOM	OK	FAULT							
PLUG BATHROOM	OK	FAULT							
WASHER/DRYER VALVE	Y	N							
WASHER/DRYER CLOSET	Y	N							
TUB VALVE HALLWAY /BEDROOM						BALL OR OLD			
SHOWER VALVE HALLWAY/BEDROOM						BALL OR OLD			
KITCHEN	E	G	F	R	COMMENTS:				
DISPOSAL					LEAKING	JAMMED	NOISY		
FAUCET					LEAKING	STICKING	NOISY		
(C) VALVE					LEAKING	STUCK	BROKEN/CORRODED		
(H) VALVE					LEAKING	STUCK	BROKEN/CORRODED		
(C) SUPPLY					LEAKING	PVC	CHRO	COPP	FLEX
(H) SUPPLY					LEAKING	PVC	CHRO	COPP	FLEX
P- TRAP					LEAKING	PVC	CHRO		
SINK CABINET					WATER DAMAGED	HOLES FOR MICE			
LIGHT									
GFI OUTLET					GOOD	BAD	NONE		
DISHWASHER									
STOVE/OVEN									
CEILING/WALLS					OLDER STAINS	NEWER STAINS			

HALL BATH	E	G	F	R	COMMENTS:		
COMMODE					SOLID	LOOSE	LEAKING
TANK					SOLID	LOOSE	CORRODED
TANK VALVE					LEAKING	STUCK	BROKEN/CORRODED
TANK SUPPLY					LEAKING	PVC	METAL
SINK FAUCET					LEAKING	STICKING	NOISY
(C) VALVE					LEAKING	STUCK	BROKEN/CORRODED
(H) VALVE					LEAKING	STUCK	BROKEN/CORRODED
(C) SUPPLY					LEAKING	PVC/COPP	FLEX
(H) SUPPLY					LEAKING	PVC/COPP	FLEX
P- TRAP							
SINK CABINET					WATER DAMAGED	HOLES FOR MICE	
GFI OUTLET					GOOD	BAD	NONE
EXHAUST FAN					CLOGGED	NOISY	NONE
TUB VALVE					CORRODED	BROKEN	LEAKY
TUB GROUT					MILDEWY	MISSING	LOOSE
TUB CAULKING					MILDEWY	MISSING	LOOSE
TUB DIVERTER					LEAKING	BROKEN	LOOSE
CEILING/WALLS					OLDER STAINS	NEWER STAINS	
WASHER/DRYER					BLOCK UP	CORRODED	
MASTER BATH	E	G	F	R	COMMENTS:		
COMMODE					SOLID	LOOSE	LEAKING
TANK					SOLID	LOOSE	CORRODED
TANK VALVE					LEAKING	STUCK	BROKEN/CORRODED
TANK SUPPLY					LEAKING	PVC	METAL
SINK FAUCET					LEAKING	STICKING	NOISY
(C) VALVE					LEAKING	STUCK	BROKEN/CORRODED
(H) VALVE					LEAKING	STUCK	BROKEN/CORRODED
(C) SUPPLY					LEAKING	PVC/COPP	FLEX
(H) SUPPLY					LEAKING	PVC/COPP	FLEX
P- TRAP							
SINK CABINET					WATER DAMAGED	HOLES FOR MICE	
GFI OUTLET					GOOD	BAD	NONE
EXHAUST FAN					CLOGGED	NOISY	NONE
STALL WALLS					SOLID	MISSING	LOOSE
SHOWER VALVE					CORRODED	BROKEN	LEAKY
CAULKING					MILDEWY	MISSING	LOOSE
DIVERTER					LEAKING	BROKEN	LOOSE
CEILING/WALLS					OLDER STAINS	NEWER STAINS	

# HVAC INFO

FILTER SIZE	16X20 20X25 OTHER _____	UNIT AVD081 AVD101 AVD121 OTHERS:	VALVE POS.	INT	CORRODED	BROKEN
				EXT	LEAKY	STUCK
TRUNK TEMP.		ROOM TEMP.				
DEW POINT	RELATIVE HUMIDITY		TEMP.			
COIL TEMP.	TOP	MID.	BOT.			
REGISTER	BATH	KIT.	LIV.			

INDEX: E (EXCELLENT) G (GOOD) F (FAIR/AVG) R (REPAIR/REPLACE)

HVAC	E	G	F	R	COMMENTS:		
THERMOSTAT					DIGITAL	OLD STYLE	ORIGINAL
LEAKS					ACTIVE	OLD LEAK	NONE
DRAIN PAN					NEWER	GOOD	CORRODED
P-TRAP					LEAK	CLOG	COPP PVC
FLOOR STAINS							
FILTER					NOTES:		
FAN SWITCH					HIGH	MED	LOW NONE
FLOAT SWITCH					GOOD	STUCK	NONE
VALVE SUPPLY					LEAKING	STUCK	BROKEN/CORRODED
VALVE RETURN					LEAKING	STUCK	BROKEN/CORRODED
COIL					NEW/CLEAN	DIRTY	IMPACTED
CLOSET AREA					HOLES FOR MICE	DUSTY FOR UNIT	
LOUVER DOOR					CLEAR FLOW	DUSTY	IMPACTED

«UnitID»

	20 SEC. TEMP	TIME TO 110 Deg.	HOT PSI	COLD PSI
KITCHEN				
BATHROOM				