

Location
Highlands Condominiums,
Spokane, WA

Photos Taken by:
Kenneth Pfaff, P.E.

Inspection Date:
September 29, 2016



Photo Number

1

Description:
Entry monument



Photo Number

2

Description:
Possible gap/moisture entry
on monument

Location
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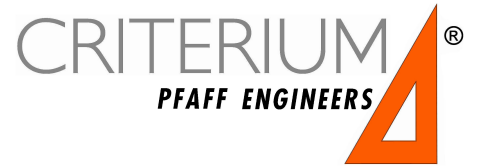


Photo Number
3

Description:
View from entry



Photo Number
4

Description:
View from entry

Location
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Photo Number
5

Description:
Swimming pool and deck



Photo Number
6

Description:
Pool equipment

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Photo Number
7

Description:
Corrosion on panel in pool room.



Photo Number
8

Description:
Clubhouse water heater

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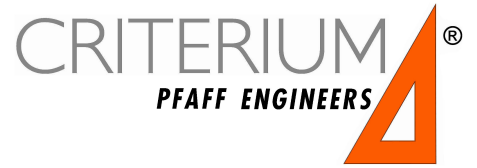


Photo Number
9

Description:
Clubhouse washing machines



Photo Number
10

Description:
Clubhouse dryers

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Photo Number
11

Description:
Clubhouse hallway and
mailboxes.



Photo Number
12

Description:
Clubhouse bathroom

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Photo Number
13

Description:
Townhouse front



Photo Number
14

Description:
Townhouse rear

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Photo Number
15

Description:
Wood/lattice fence and light pole



Photo Number
16

Description:
Townhouse, sidewalk, and fence

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Photo Number

17

Description:

Corrosion at handrail base



Photo Number

18

Description:

Damaged ventilation screen

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Photo Number
19

Description:
Clubhouse unprotected beam ends



Photo Number
20

Description:
Steps with missing handrail

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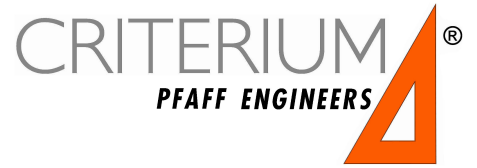


Photo Number
21

Description:
Steps with missing handrail



Photo Number
22

Description:
Aging wood shingles on
carport

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Photo Number
23

Description:
Carport and driveway



Photo Number
24

Description:
Emergency exit gate

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Photo Number
25

Description:
Carport structure



Photo Number
26

Description:
Dumpster enclosure

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Photo Number
27

Description:
West building and entry



Photo Number
28

Description:
Deteriorating steps

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Photo Number
29

Description:
Step bracket corrosion



Photo Number
30

Description:
West sun deck

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Photo Number
31

Description:
Center building entry



Photo Number
32

Description:
East sun deck

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Photo Number
33

Description:
Center building



Photo Number
34

Description:
Rear of east building

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Photo Number
35

Description:
East sun deck structure



Photo Number
36

Description:
Rear of center building. Note
weathering deck rim joists.

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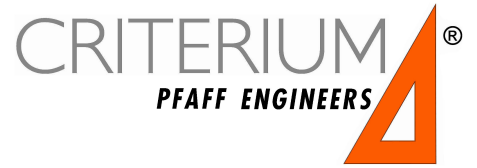


Photo Number
37

Description:
Rear of buildings



Photo Number
38

Description:
Townhouse roof

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Photo Number
39

Description:
Cracking at townhouse
storage roof



Photo Number
40

Description:
Carport roof-note newer
parapet section at right

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Photo Number
41

Description:
Carport roof deterioration



Photo Number
42

Description:
Carport roof cracking