



Inspection No: INSP-33058
Inspection Type: General NSPIRE Inspection

Property: (800020014) -
Inspector: ,

Inspection Date: 6/17/2025

Escort Name: Jacob Macks
Property Type:
Inspection Start Date/Time: 6/17/2025 3:00 PM

Escort Email: jbrooks@costelloco.com
Scattered Site:
Inspection End Date/Time: 6/17/2025 4:30 PM

Present During Inspection: Yes

Preliminary Scores

Preliminary Inspection Score: 92
Preliminary Calculated Score: 92
Preliminary Units Threshold: 5.62
Preliminary Property Threshold: 8
Preliminary Projected Inspection Score: 92
Preliminary Non-Scored Symbols:

Final Scores

Final Inspection Score: 92
Final Calculated Score: 92
Final Units Threshold: 5.62
Final Property Threshold: 8
Final Projected Inspection Score: 92
Final Non-Scored Symbols:
Final Review: Accept

Building/Unit Inspection Data

Type			Inspection
	Property Total	Sample Size	Total Units Inspected
Buildings	1	1	1
Units	6	6	6

Occupancy Information

Occupancy Rate(%)
84

Deficiency Summary

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside	0	0	0	0
Outside	0	1	0	0
Units	0	1	3	1

Scoring Summary


Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside				
Outside				
Units				
Total				
			Overall	

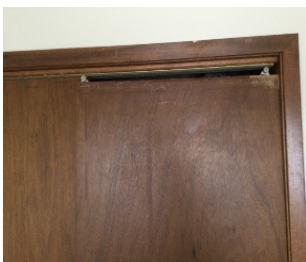
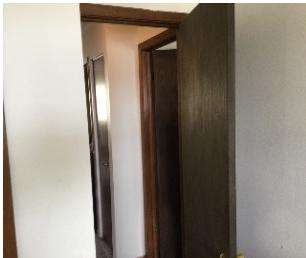

Inspection Summary Report - INSP-33058

Buildings/Units:


Building/Unit Name	Address	Comments
RIVERVIEW TOWNHOUSES	302 E PINE ST., PHILIP, SD, 57567, US	-
6 Unit 10		-
5 unit 9		-
4		-
3		-
2		-
1		-

Inspectable Areas Deficiencies:

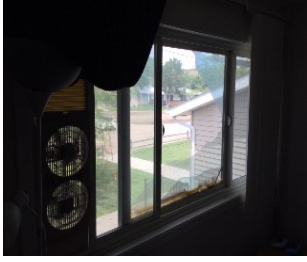
Outside							
Deficiency Details	Deficiency Name	Location	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A sharp edge that can result in a cut or puncture hazard is present.	QR-19690658	Exterior S	South side on the west end broken window.		2	Not Repeat	Severe

Units (Unit - 1 / Building - RIVERVIEW TOWNHOUSES)						
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	QR-19690806	Unit 1 bedroom two closet door is off the tracks.		0.4	Not Repeat	Low
A passage door does not open.	QR-19690799	Unit 1 bedroom two door doesn't latch.		0.9	Not Repeat	Moderate
Refrigerator component is damaged such that it impacts functionality.	QR-19690795	Unit 1 missing refrigerator door handle.		0.9	Not Repeat	Moderate

Units (Unit - 3 / Building - RIVERVIEW TOWNHOUSES)
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Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	QR-19690874	Unit 3 kitchen GFCI doesn't trip.		2.5	Not Repeat	Severe

Units (Unit - 6 Unit 10 / Building - RIVERVIEW TOWNHOUSES)

Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Window component is damaged or missing and the window is not functionally adequate.	QR-19690762	Unit10 broken window in the living room.		0.9	Not Repeat	Moderate

1. Asterisk (*) - Smoke Detector
2. Plus (+) - Carbon Monoxide
3. Caret (^) - Not Scored for 12 Months