Uniform Physical Condition Standards - Comprehensive Listing Inspectable Area: <u>Site</u>

Property ID / Name:	Inspection Date:
-	

				Level				
Inspectable Item	Observable Deficiency	NOD	1	2	3	NA	H&S	Points
Fencing and Gates	Holes/Missing Sections/Damaged/Falling/Leaning (non-security)						NLT	
	Holes/Missing Sections/Damaged/Falling/Leaning (security)						NLT	
Grounds	Erosion/Rutting Areas						NLT	
	Overgrown/Penetrating Vegetation							
	Ponding/Site Drainage							
Health & Safety	Air Quality - Sewer Odor Detected						NLT	
	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT	
	Electrical Hazards - Exposed Wires/Open Panels						LT	
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT	
	Flammable Materials - Improperly Stored						NLT	
	Garbarge and Debris - Outdoors						NLT	
	Hazards - Other						NLT	
	Hazards - Sharp Edges						NLT	
	Hazards - Tripping						NLT	
	Infestation - Insects						NLT	
	Infestation - Rats/Mice/Vermin						NLT	
Mailboxes/Project Signs	Mailbox Missing/Damaged							
	Signs Damaged							
Market Appeal	Graffiti							
	Litter							
Parking Lots/Driveways/Roads	Cracks/Settlement/Heaving/Loose Materials/Potholes							
	Ponding							
Play Areas and Equipment	Damaged/Broken Equipment						NLT	
	Deteriorated Play Area Surface							
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space							
Retaining Walls	Damaged/Falling/Leaning						NLT	
Storm Drainage	Damaged/Obstructed							
Walkways/Steps	Broken/Missing Hand Railing						NLT	
,	Cracks/Settlement/Heaving							
	Spalling							<u> </u>

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LOCATION/NOTES

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Uniform Physical Condition Standards - Comprehensive Listing Inspectable Area: <u>Building Exterior</u>

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Property ID / Name:	_	Inspection Date:	
Building Number:	_		
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			Level					
Inspectable Item	Observable Deficiency	NOD	1	2	3	NA	H&S	Points
Doors	Damaged Frames/Threshold/Lintels/Trim						NLT	
	Damaged Hardware/Locks							
	Damaged Surface (Holes/Paint/Rusting/Glass)							
	Damaged/Missing Screen/Storm/Security Door						NLT	
	Deteriorated/Missing Caulking/Seals							
	Missing Door							
Fire Escapes	Blocked Egress/Ladders						LT	
	Visibly Missing Components						LT	
Foundations	Cracks/Gaps							
	Spalling/Exposed Rebar							
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels						LT	
•	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT	
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT	
	Emergency Fire Exits - Missing Exit Signs						NLT	
	Flammable/Combustible Materials - Improperly Stored						NLT	
	Garbage and Debris - Outdoors						NLT	
	Hazards - Other						NLT	
	Hazards - Sharp Edges						NLT	
	Hazards - Tripping						NLT	
	Infestation - Insects						NLT	
	Infestation - Rats/Mice/Vermin						NLT	
Lighting	Broken Fixtures/Bulbs							
Roofs	Damaged Soffits/Fascia							
	Damaged Vents							
	Damaged/Clogged Drains							
	Damaged/Torn Membrane/Missing Ballast							
	Missing/Damaged Components from Downspout/Gutter							
	Missing/Damaged Shingles							
	Ponding							
Walls	Cracks/Gaps							
	Damaged Chimneys						NLT	
	Missing/Damaged Caulking/Mortar							
	Missing Pieces/Holes/Spalling							
	Stained/Peeling/Needs Paint							
Windows	Broken/Missing/Cracked Panes						NLT	
	Damaged Sills/Frames/Lintels/Trim							
	Damaged/Missing Screens							
	Missing/Deteriorated Caulking/Seals/Glazing Compound							
	Peeling/Needs Paint							
	Security Bars Prevent Egress						LT	

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LOCATION/NOTES

Uniform Physical Condition Standards - Comprehensive Listing Inspectable Area: Building Systems

iispeciable Alea. <u>I</u>	building Systems		
Property ID / Name:		Inspection Date:	
Building Number:			
-		Level	

				Level				
Inspectable Item	Observable Deficiency	NOD	1	2	3	NA	H&S	Points
Domestic Water	Leaking Central Water Supply							
	Misaligned Chimney/Ventilation System						LT	
	Missing Pressure Relief Valve						NLT	
	Rust/Corrosion on Heater Chimney						NLT	
	Water Supply Inoperable						NLT	
Electrical System	Blocked Access/Improper Storage						NLT	
	Burnt Breakers						NLT	
	Evidence of Leaks/Corrosion						NLT	
	Frayed Wiring							
	Missing Breakers/Fuses						LT	
	Missing Covers						LT	
Elevators	Not Operable						NLT	
Emergency Power	Auxiliary Lighting Inoperable							
	Run-Up Records/Documentation Not Available							
Fire Protection	Missing Sprinkler Head						NLT	
	Missing/Damaged/Expired Extinguishers						LT	
Health & Safety	Air Quality - Mold and/or Mildew Observed						NLT	
ca.iii. c. ca.ic.y	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT	
	Air Quality - Sewer Odor Detected						NLT	
	Electrical Hazards - Exposed Wires/Open Panels						LT	
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT	
	Elevator - Tripping						NLT	
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT	
	Emergency Fire Exits - Missing Exit Signs						NLT	
	Flammable Materials - Improperly Stored						NLT	
	Garbage and Debris - Indoors						NLT	
	Hazards - Other						NLT	
	Hazards - Sharp Edges						NLT	
	Hazards - Tripping						NLT	
	Infestation - Insects						NLT	
	Infestation - Rats/Mice/Vermin						NLT	
HVAC	Boiler/Pump Leaks							
	Fuel Supply Leaks						NLT	
	General Rust/Corrosion						NLT	
	Misaligned Chimney/Ventilation System						LT	
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable							
Sanitary System	Broken/Leaking/Clogged Pipes or Drains						NLT	
	Missing Drain/Cleanout/Manhole Covers						<u> </u>	
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Uniform Physical Condition Standards - Comprehensive Listing Inspectable Area: Common Areas

Property ID / Name:	Inspection Date:
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Level	LOCATION/NOTES

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Property ID / Name		_	mspe	Ction L	Jale:			
Building Number	· · · · · · · · · · · · · · · · · · ·			Level]		
Inspectable Item Location	Observable Deficiency	NOD	1	2	3	NA	H&S	Points
Basement/Garage/Carport	Baluster/Side Railings - Damaged							
Closet/Utility/Mechanical	Cabinets - Missing/Damaged							
Community Room	Call for Aid - Inoperable						NLT	
Day Care	Ceiling - Bulging/Buckling							
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks							
Kitchen	Ceiling - Peeling/Needs Paint							
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew							
Lobby	Countertops - Missing/Damaged							
Office	Dishwasher/Garbage Disposal - Inoperable							
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim						NLT	
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks							
Restrooms/Pool Structures	Doors - Damaged Surface (Holes/Paint/Rust/Glass)							
Storage	Doors - Damaged/Missing Screen/Storm/Security Door						NLT	
	Doors - Deteriorated/Missing Seals (Entry Only)							
	Doors - Missing Door							
	Dryer Vent -Missing/Damaged/Inoperable							
	Electrical - Blocked Access to Electrical Panel						NLT	
	Electrical - Burnt Breakers						NLT	
	Electrical - Evidence of Leaks/Corrosion						NLT	
	Electrical - Frayed Wiring							
	Electrical - Missing Breakers						LT	
	Electrical - Missing Covers						LT	
	Floors - Bulging/Buckling							
	Floors - Floor Covering Damaged							
	Floors - Missing Floor/Tiles							
	Floors - Peeling/Needs Paint							
	Floors - Rot/Deteriorated Subfloor							
	Floors - Water Stains/Water Damage/Mold/Mildew							
	GFI - Inoperable						NLT	
	Graffiti							
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged							
	HVAC - General Rust/Corrosion							
	HVAC - Inoperable							
	HVAC - Misaligned Chimney/Ventilation System						LT	
	HVAC - Noisy/Vibrating/Leaking							
	Lavatory Sink - Damaged/Missing						NLT	
	Lighting - Missing/Damaged/Inoperable Fixture							
	Mailbox - Missing/Damaged							
	Outlets/Switches/Cover Plates - Missing/Broken						LT	
	Pedestrian/Wheelchair Ramp							
	Plumbing - Clogged Drains						NLT	
	Plumbing - Leaking Faucet/Pipes						NLT	
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable							
	Range/Stove - Missing/Damaged/Inoperable							
	Refrigerator - Damaged/Inoperable							
	Restroom Cabinet - Damaged/Missing							
	Shower/Tub - Damaged/Missing							
	Sink - Missing/Damaged						NLT	
	Smoke Detector - Missing/Inoperable						LT	
	Stairs - Broken/Damaged/Missing Steps						NLT	
	Stairs - Broken/Missing Hand Railing						NLT	
	Ventilation/Exhaust System - Inoperable							
	Walls - Bulging/Buckling							<u> </u>

	Walls - Damaged				
	Walls - Damaged/Deteriorated Trim				
	Walls - Peeling/Needs Paint				
	Walls - Water Stains/Water Damage/Mold/Mildew				
	Water Closet/Toilet - Damaged/Clogged/Missing				
	Windows - Cracked/Broken/Missing Panes		1	NLT	
	Windows - Missing/Damaged Screens				
	Windows - Damaged Window Sill				
	Windows - Inoperable/Not Lockable		1	NLT	
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound				
	Windows - Peeling/Needs Paint				
	Windows - Security Bars Prevent Egress			LT	
Health & Safety	Air Quality - Mold and/or Mildew Observed		1	NLT	
-	Air Quality - Propane/Natural Gas/Methane Gas Detected			LT	
	Air Quality - Sewer Odor Detected		1	NLT	
	Electrical Hazards - Exposed Wires/Open Panels			LT	
	Electrical Hazards - Water Leaks on/near Electrical Equipment			LT	
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable			LT	
	Emergency Fire Exits - Missing Exit Signs		1	NLT	
	Flammable/Combustible Materials - Improperly Stored			NLT	
	Garbage and Debris - Indoors		1	NLT	
	Garbage and Debris - Outdoors			NLT	
	Hazards - Other			NLT	
	Hazards - Sharp Edges			NLT	
	Hazards - Tripping		1	NLT	
	Infestation - Insects			NLT	
	Infestation - Rats/Mice/Vermin		1	NLT	
Pools and Related Structures	Fencing - Damaged/Not Intact				
	Pool - Not Operational				
Trash Collection Areas	Chutes - Damaged/Missing Components				

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Uniform Physical Condition Standards - Comprehensive Listing Inspectable Area: <u>Unit</u>

Property ID / Name:		Inspection Date:	
Building/Unit Nmbr:	ı		•

			Level					
Inspectable Item	Observable Deficiency	NOD	1	2	3	NA	H&S	Points
Bathroom	Bathroom Cabinets - Damaged/Missing							
	Lavatory Sink - Damaged/Missing						NLT	
	Plumbing - Clogged Drains						NLT	
	Plumbing - Leaking Faucet/Pipes						NLT	
	Shower/Tub - Damaged/Missing						NLT	
	Ventilation/Exhaust System - Inoperable							
	Water Closet/Toilet - Damaged/Clogged/Missing						NLT	
Call-for-Aid	Inoperable						NLT	
Ceiling	Bulging/Buckling							
	Holes/Missing Tiles/Panels/Cracks							
	Peeling/Needs Paint							
	Water Stains/Water Damage/Mold/Mildew							
Doors	Damaged Frames/Threshold/Lintels/Trim						NLT	
20010	Damaged Hardware/Locks							
	Damaged/Missing Screen/Storm/Security Door						NLT	
	Damaged Surface - Holes/Paint/Rusting/Glass							
	Deteriorated/Missing Seals (Entry Only)							
	Missing Door						NLT	
Electrical System	Blocked Access to Electrical Panel						NLT	
Ziodiidai Oydidiii	Burnt Breakers					1	NLT	
	Evidence of Leaks/Corrosion					1	NLT	
	Frayed Wiring					1		
	GFI - Inoperable						NLT	
	Missing Breakers/Fuses					1	LT	
	Missing Covers					1	LT	
Floors	Bulging/Buckling							
1 10010	Floor Covering Damage							
	Missing Flooring Tiles							
	Peeling/Needs Paint							
	Rot/Deteriorated Subfloor							
	Water Stains/Water Damage/Mold/Mildew							
Health & Safety	Air Quality - Mold and/or Mildew Observed						NLT	
ricaliti & Galety	Air Quality - Sewer Odor Detected						NLT	
	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT	
	Electrical Hazards - Exposed Wires/Open Panels						LT	
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT	
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT	
	Emergency Fire Exits - Missing Exit Signs						NLT	
	Flammable Materials - Improperly Stored						NLT	
	Garbage and Debris - Indoors						NLT	
	Garbage and Debris - Outdoors						NLT	
	Hazards - Other						NLT	
	Hazards - Sharp Edges						NLT	
	Hazards - Tripping						NLT	
	Infestation - Insects						NLT	
	Infestation - Rats/Mice/Vermin						NLT	
Hot Water Heater	Misaligned Chimney/Ventilation System						LT	
TIOL VVALET FICALET	Inoperable Unit/Components					 	NLT	
	Leaking Valves/Tanks/Pipes					 	INLI	
	Pressure Relief Valve Missing					 	NLT	
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	Rust/Corrosion		NLT
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged		
	Inoperable		
	Misaligned Chimney/Ventilation System		LT
	Noisy/Vibrating/Leaking		
	Rust/Corrosion		
Kitchen	Cabinets - Missing/Damaged		NLT
	Countertops - Missing/Damaged		NLT
	Dishwasher/Garbage Disposal - Inoperable		
	Plumbing - Clogged Drains		NLT
	Plumbing - Leaking Faucet/Pipes		NLT
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable		
	Range/Stove - Missing/Damaged/Inoperable		
	Refrigerator-Missing/Damaged/Inoperable		NLT
	Sink - Damaged/Missing		NLT
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable		
Lighting	Missing/Inoperable Fixture		NLT
Outlets/Switches	Missing		LT
	Missing/Broken Cover Plates		LT
Patio/Porch/Balcony	Baluster/Side Railings Damaged		
Smoke Detector	Missing/Inoperable		LT
Stairs	Broken/Damaged/Missing Steps		NLT
	Broken/Missing Hand Railing		NLT
Walls	Bulging/Buckling		
	Damaged		
	Damaged/Deteriorated Trim		
	Peeling/Needs Paint		
	Water Stains/Water Damage/Mold/Mildew		
Windows	Cracked/Broken/Missing Panes		NLT
	Damaged/Missing Screens		
	Damaged Window Sill		
	Missing/Deteriorated Caulking/Seals/Glazing Compound		
	Inoperable/Not Lockable		NLT
	Peeling/Needs Paint		
	Security Bars Prevent Egress		LT

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