

Uniform Physical Condition Standards - Comprehensive Listing

Inspectable Area: Site

Property ID / Name: _____

Inspection Date: _____

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S	Points
			1	2	3			
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	
	Garbage and Debris - Outdoors						NLT	
	Hazards - Other						NLT	
	Hazards - Sharp Edges						NLT	
	Hazards - Tripping						NLT	
	Infestation - Insects						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							

LOCATION/NOTES

- In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Federal Register August 9, 2012 - <https://www.hud.gov/sites/documents/PASS4.0SCORINGNOTICEFR.PDF>

- Additional clarification to these definitions is contained in the REAC PASS Compilation Bulletin which can be found at <https://www.hud.gov/sites/dfiles/PIH/documents/newpasscb.pdf> (95 pages)

- Only level 3 is applied to independent Health & Safety deficiencies.

- In the H&S column, NLT is a "Non-Life Threatening" Health & Safety concern whereas LT is a "Life Threatening" concern which calls for immediate attention or remedy and will show up on the Exigent Health and Safety Report at the end of an inspection.

Uniform Physical Condition Standards - Comprehensive Listing

Inspectable Area: Building Exterior

Property ID / Name: _____
 Building Number: _____

Inspection Date: _____

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S	Points
			1	2	3			
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	

LOCATION/NOTES

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

Property ID / Name: _____
 Building Number: _____

Inspection Date: _____

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S	Points	LOCATION/NOTES
			1	2	3				
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		
	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		
HVAC	Boiler/Pump Leaks								
	Fuel Supply Leaks						NLT		
Roof Exhaust System	General Rust/Corrosion						NLT		
	Misaligned Chimney/Ventilation System						LT		
	Roof Exhaust Fan(s) Inoperable								
Sanitary System	Broken/Leaking/Clogged Pipes or Drains						NLT		
	Missing Drain/Cleanout/Manhole Covers								

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	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						NLT	
	Windows - Missing/Damaged Screens							
	Windows - Damaged Window Sill							
	Windows - Inoperable/Not Lockable						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						NLT	
	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	
	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 - 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	
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: Unit

Property ID / Name: _____

Inspection Date: _____

Building/Unit Nmbr: _____

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S	Points	LOCATION/NOTES
			1	2	3				
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		
	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		
	Burnt Breakers						NLT		
	Evidence of Leaks/Corrosion						NLT		
	Frayed Wiring								
	GFI - Inoperable						NLT		
	Missing Breakers/Fuses						LT		
	Missing Covers						LT		
Floors	Bulging/Buckling								
	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		
	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		
	Inoperable Unit/Components						NLT		
	Leaking Valves/Tanks/Pipes								
	Pressure Relief Valve Missing						NLT		

	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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