

Uniform Physical Condition Standards - Comprehensive Listing
Inspectable Area: Site

Page: _____ of _____

Property ID / Name: _____

Inspection Date: _____

| Inspectable Item | Observable Deficiency | NOD | Level | | | NA | H&S |
|------------------------------|---|-----|-------|---|---|----|-----|
| | | | 1 | 2 | 3 | | |
| Fencing and Gates | Damaged/Falling/Leaning | | | | | | NLT |
| | Holes | | | | | | NLT |
| | Missing Sections | | | | | | 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 | | | | | | |
| | Ponding | | | | | | |
| | Potholes/Loose Material | | | | | | |
| | Settlement/Heaving | | | | | | |
| 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 | | | | | | |

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- 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

Page: _____ of _____

Property ID / Name: _____

Inspection Date: _____

Building Number: _____

| Inspectable Item | Observable Deficiency | NOD | Level | | | NA | H&S |
|-------------------|---|-----|-------|---|---|----|-----|
| | | | 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 |

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

Page: _____ of _____

Property ID / Name: _____
 Building Number: _____

Inspection Date: _____

| Inspectable Item | Observable Deficiency | NOD | Level | | | NA | H&S |
|---------------------|---|-----|-------|---|---|----|-----|
| | | | 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 |
| | 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 | | | | | | |

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Uniform Physical Condition Standards - Comprehensive Listing
Inspectable Area: Common Areas

Property ID / Name: _____

Inspection Date: _____

Building Number: _____

| X | Inspectable Item Location | Observable Deficiency | NOD | Level | | | NA | H&S |
|---|---------------------------|--|-----|-------|---|---|----|-----|
| | | | | 1 | 2 | 3 | | |
| | 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 | | | | | | |
| | | 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 - 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 Nbr: _____

| Inspectable Item | Observable Deficiency | NOD | Level | | | NA | H&S |
|--------------------------------|---|-----|-------|---|---|-----|-----|
| | | | 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 Window Sill | | | | | | |
| | Missing/Deteriorated Caulking/Seals/Glazing Compound | | | | | | |
| | Inoperable/Not Lockable | | | | | | NLT |
| | Peeling/Needs Paint | | | | | | |
| | Security Bars Prevent Egress | | | | | | LT |

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