

Uniform Physical Condition Standards - Comprehensive Listing

NOD - No Observable Deficiency

NLT - Non-life Threatening

LT - Life Threatening - Calls for immediate action

Property Address:

Inspection Date:

Inspectable Area: Building Exterior

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S
			1	2	3		
Foundations Page 6	Cracks/Gaps						
	Spalling/Exposed Rebar						
Roofs Pages 6-8	Damaged Soffits/Fascia						
	Damaged Vents						
	Damaged/Torn Membrane/Missing Ballast						
	Missing/Damaged Components from Downspout/Gutter						
	Missing/Damaged Shingles						
	Ponding						
Exterior Walls Pages 8-9	Cracks/Gaps						
	Damaged Chimneys						NLT
	Missing/Damaged Caulking/Mortar						
	Missing Pieces/Holes/Spalling						
	Stained/Peeling/Needs Paint						

Inspectable Area: Building Systems

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S
			1	2	3		
Domestic Water Pages 9-10	Leaking Central Water Supply						
	Water Supply Inoperable						NLT
Sanitary System Page 10	Broken/Leaking/Clogged Pipes or Drains						NLT

Inspectable Area: Unit

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S
			1	2	3		
Bathroom Pages 10-11	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
Ceiling Page 12	Bulging/Buckling						
	Holes/Missing Tiles/Panels/Cracks						
	Peeling/Needs Paint						
	Water Stains/Water Damage/Mold/Mildew						
Doors Pages 13-14	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						
Electrical System Pages 14-15	Blocked access to panel						NLT
	Burnt Breakers						NLT
	Evidence of Leaks/Corrosion						NLT

	Frayed Wiring							
	GFI - Inoperable							
	Missing Outlets/Switches							LT
	Missing/Broken Cover Plates							LT
	Missing/Inoperative Lighting Fixture							NLT
Floors Pages 15-16	Bulging/Buckling							
	Floor Covering Damage							
	Missing Flooring Tiles							
	Peeling/Needs Paint							
	Rot/Deteriorated Subfloor							
	Water Stains/Water Damage/Mold/Mildew							
Hot Water Heater Page 17	Misaligned Chimney/Ventilation System							LT
	Inoperable Unit/Components							NLT
	Leaking Valves/Tanks/Pipes							
	Pressure Relief Valve Missing							NLT
	Rust/Corrosion							NLT
HVAC Page 18	Convection/Radiant Heat System Covers Missing/Damaged							
	Inoperable							
	Misaligned Chimney/Ventilation System							LT
Kitchen Page 18-20	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
Windows Pages 21-22	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
Interior Walls Pages 20-21	Bulging/Buckling							
	Damaged							
	Damaged/Deteriorated Trim							
	Peeling/Needs Paint							
	Water Stains/Water Damage/Mold/Mildew							
Laundry Area Page 22	Dryer Vent - Missing/Damaged/Inoperable							
Outlet and switches Page 22 - 23	Missing Outlets/Switches							LT
	Missing/Broken Cover Plates							LT

Inspectable Area: Additional Inspection Items

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S
			1	2	3		
Porch/Patio page 23	Baluster/Side Railing Damaged						
Smoke Detector Page 23	Missing/Inoperable						
Stairs Page 23	Broken/Missing Hand Rail						NLT
	Broken/Damaged/Missing steps						NLT

Inspectable Area: Health and Safety

Inspectable Item	Observable Deficiency	Level					NA	H&S
		NOD	1	2	3			
Air Quality Page 24	Mold and or Mildew Observed							
	Propane/Natural Gas/Methane Gas Observed							
	Sewer Odor detected							
Electrical Hazards Page 24	Exposed wires/Open panels							
	Water leaks on or near Electrical Equipment							
Hazards Page 24	Other							
	Sharp Edges							
	Tripping							
Infestation Page 24-25	Insects							
	Rats/Mice/Vermin							