

# Housing Trust Fund Allocation Plan Guide 2017





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#### I. GENERAL INFORMATION

#### **HTF Allocation Plan**

The Housing Trust Fund (HTF) Interim Rule (24 CFR Part 93) made the consolidated plan regulations at 24 CFR Part 91 applicable to the HTF. As a result, an HTF grantee (i.e., a State) must include HTF in its citizen participation plan (§ 91.115), strategic plan (§ 91.315), and annual action plan (§ 91.320). In addition, the State must submit to HUD for review and approval an HTF allocation plan with its annual action plan (§ 91.320(k)(5)). Also, as required in § 91.10, the HTF program must be administered by the State on the same program year it established for all grant programs covered by the consolidated plan.

The HTF allocation plan is an annual submission to HUD that describes how the State will distribute the HTF funds, including how it will use the funds to address its priority housing needs. The allocation plan also describes what activities may be undertaken with HTF funds and how recipients and projects will be selected.

#### **Submission Requirement**

HUD Notice CPD 12-009 requires a State submitting a consolidated plan on or after November 15, 2012 to use the eCon Planning Suite in IDIS to submit this plan and all subsequent consolidated plans, annual action plans, and consolidated annual performance and evaluations reports (CAPERs). However, the eCon Planning Suite does not currently contain the data fields to accommodate the HTF allocation plan. As a result, HUD developed this guide to assist the State in submitting the HTF allocation plan. *The State may opt to use this sample form or to submit its allocation plan in a different format, provided that all required elements are addressed.* Please visit the HTF website, <a href="https://www.hudexchange.info/htf">www.hudexchange.info/htf</a> for more guidance on the HTF program and HUD Notice CPD 17-05 *Guidance for HTF Grantees on Fiscal Year 2017 Housing Trust Fund (HTF) Allocation Plans* for more information on HTF allocation plans. This guide also contains a list of HTF and eCon Planning Suite resources that the State should reference before developing and submitting its HTF allocation plan. The State should also consult the *Con Plan Quick Guide: Amending a Consolidated Plan and Action Plan* for assistance on amending its consolidated plan and action plan.

#### **Deadline**

The State must submit an HTF allocation plan and make any amendments to its consolidated plan no later than <u>August 16, 2017</u>. *Please note that if the State submitted a new 5-year consolidated plan for FY 2016 funding or amended its approved consolidated plan to include HTF for FY 2016 funding, the State may not need to make changes to its approved consolidated plan for FY 2017*. For 2017, the HTF allocation plan must be submitted to both the local HUD CPD Field Office and to HUD's Office of Affordable Housing Programs at <a href="https://html.ncb.nlm

#### **Review Period**

The 45-day review period begins when (a) HUD receives the Standard Form 424 and certifications or email notification that the consolidated plan has been submitted in IDIS (for new action plans) or (b) HUD receives the Standard Form 424 and certifications or email notification that an <u>amended</u> action plan has been submitted in IDIS.

#### **Approval Process**

The HTF allocation plan will be deemed approved 45 days after HUD receives the plan, unless HUD notifies the State that the plan is disapproved before expiration of the review period. Please note, if a State intends to use HTF funds to assist first-time homebuyers, it must set forth the guidelines for resale and recapture, and obtain HUD's specific, written approval, as required in § 93.304(f), separate and apart from the approval of the HTF allocation plan.

#### **Need Assistance?**

For assistance with the HTF allocation plan, the State should contact the local HUD CPD Field Office and/or send its question(s) to the HTF mailbox at <a href="https://www.hude.contact.nc">htt@hud.gov</a>. For assistance with the eCon Planning Suite in IDIS, the State should contact Ask A Question on the HUD Exchange website at <a href="https://www.hudexchange.info/get-assistance/my-question/">https://www.hudexchange.info/get-assistance/my-question/</a>.

#### II. GRANTEE INFORMATION

State:	FY 2017 HTF Allocation Amoun

#### III. CONSOLIDATED PLAN REQUIREMENTS

#### Citizen Participation Plan

The consolidated plan regulation at § 91.115 requires the State to include HTF in its citizen participation plan. Essentially, before adopting a consolidated plan, the State is required to adopt a citizen participation plan that describes the process for providing and encouraging citizens to participate in the development of the consolidated plan, the amendments to the consolidated plan and the performance report (CAPERS). For the purposes of HTF, the State is required to make the following information available to the public:

- the amount of HTF assistance the State expects to receive,
- the range of activities the State may undertake, including the estimated amount that will benefit extremely low-income households, and
- the State's plans to minimize displacement of persons and to assist any persons displaced.

If the State already conducted its citizen participation and included HTF in any citizen participation it performed for the other HUD formula grant programs, then the State does not need to conduct additional citizen participation for HTF. If the State has not yet conducted citizen participation or did not include HTF in the citizen participation it performed for other HUD formula grant programs, then it must conduct citizen participation to include HTF as part of its consolidated plan.

#### Consolidated Plan Screen(s) To Revise

The following screen in the eCon Planning Suite consolidated plan template in IDIS must be revised to include HTF.

□ **ES-05 / AP-05 Executive Summary:** § 91.320(b)- The Executive Summary includes seven narratives: (1) Introduction; (2) Summary of Objectives and Outcomes; (3) Evaluation of Past Performance; (4) Summary of the Citizen Participation and Consultation Process; (5) Summary of Public Comments; (6) Summary of Comments Not Accepted; (7) Summary.

<b>PR-15 Citizen Participation:</b> § 91.115 and § 91.300(c)- revise this screen to provide a
summary of the citizen participation efforts made for HTF, including efforts to broaden
public participation, a summary of citizen comments or views on the plan, and a written
explanation of comments not accepted and the reasons why these comments were not
accepted.

#### IV. STRATEGIC PLAN REQUIREMENTS

The State must <u>amend</u> the affordable housing section of the strategic plan to include specific objectives that describe proposed accomplishments the State hopes to achieve and must specify the number of extremely low-income families to which the State will provide affordable housing to (homeownership- § 93.302; rental- § 93.304) over a specific period of time. The State can complete this requirement by including HTF on the **SP-45 Goals screen**.

#### Note: Directions on how to amend a plan are included at the end of this document.

**Reminder:** 100 percent of FY 2017 HTF funds must benefit extremely low-income households; a minimum of 80 percent must be used for rental housing; up to 10 percent may be used for homeownership housing; up to 10 percent may be used for administrative costs.

#### Strategic Plan Screen(s) To Revise

In addition to updating the affordable housing section of the strategic plan, the following screens in the eCon Planning Suite consolidated plan template in IDIS must be revised to include HTF.

☐ <b>SP-10 Geographic Priorities:</b> § 91.315(a)(1)- revise this screen to discuss how investments are allocated geographically.
☐ <b>SP-25 Priority Needs:</b> § 91.315(a)(2)- revise this screen to indicate the general priorities for allocating investment of available resources among different needs.
☐ <b>SP-30 Influence of Market Conditions:</b> § 93.315(b)- revise this screen to describe how the characteristics of the housing market influenced the State's decisions regarding allocation priorities among the types of housing assistance.
□ <b>SP-35 Anticipated Resources:</b> § 91.315(a)(4); § 91.320(c)(1) and (2)- revise this screen to identify the federal, state, local, and private resources expected to be available to the State to address priority needs and specific objectives identified in the strategic plan. Specifically, the State should add a program to this screen by selecting "Add" in the <i>Action</i> column. This will open the <b>SP-36 Add Anticipated Resource</b> screen. The

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State should select "Other" in the *Anticipated Resource* field and enter "Housing Trust

federal" radio button in the "Source" field and complete the rest of the fields on this screen for its HTF program.  $\square$  **SP-45 Goals:** § 91.315(a)(4) and § 91.315 (b)(2)- revise this screen to summarize the State's priorities and the specific goals it intends to initiate and/or complete within the term of the strategic plan. The State must also ensure its five year goals include any accomplishments due to HTF funds and must also enter the number of extremely lowincome families to which the State will provide assistance with its HTF funds. V. ANNUAL ACTION PLAN REQUIREMENTS The State must include HTF in its annual action plan or amend the plan to include HTF information as required in § 93.320(k)(5). The action plan must include an HTF allocation plan that describes the distribution of HTF funds, and establishes the application requirements and selection criteria of applications submitted by eligible recipients that meet the State's priority housing needs. Annual Action Plan Screen(s) To Revise The following screens in the eCon Planning Suite consolidated plan template in IDIS must be revised to include HTF.  $\square$  **AP-15 Expected Resources:** § 91.320(c)(1) and (2)- revise this screen to provide a concise summary of the federal resources expected to be available. The HTF resources added to the **SP-35 Anticipated Resources** screen will carry over to this screen. ☐ **AP-20 Annual Goals and Objectives:** § 91.320(c)(3) and (e)- revise this screen to summarize the specific goals the State intends to initiate and/or complete within the term of the program year. Any HTF related goals and objectives entered on the **SP-45 Goals** screen will carry over to this screen. ☐ **AP-25 Allocation Priorities:** § 91.320(d)- revise this screen to describe the reasons for the State's allocation priorities and how the proposed distribution of funds will address the priority needs and goals of the strategic plan. ☐ **AP-30 Method of Distribution:** § 91.320(d) and (k5)- revise this screen to include a description of its method(s) for distribution for the "Other - Housing Trust Fund" selection based on the entry made on the **SP-35 Anticipated Resources** screen.

Fund" in the Other Funding Source field. The State should also select the "public -

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☐ **AP-35 Projects:** § 91.220(d)- revise this screen to include consolidated plan/annual

action plan projects that reflect the planned use of HTF funds each year.

AP-50 Geographic Distribution: § 91.320(f)- revise this screen to describe the geographic areas of the state in which it will direct assistance during the ensuing program year and provide rationale for its priorities in allocating investment geographically.
<b>AP-55 Affordable Housing:</b> § 91.320(g)- revise this screen to specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year.
<b>AP-65 Homeless and Other Special Needs Activities:</b> § 91.320(h)- revise this screen to describe how HTF will help to address the State's one-year goals and actions for reducing and ending homelessness, if applicable.
<b>AP-75 Barriers to Affordable Housing:</b> § 91.320(i)- revise this screen to describe how HTF will help with any actions the State's will take during the next year to reduce barriers to affordable housing, if applicable.
<b>AP-85 Other Actions:</b> § 91.320(j)- revise this screen to describe how HTF will help with any actions the State will take during the next year to carry out the following strategies outlined in the consolidated plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the State must identify obstacles to meeting underserved needs and propose actions to overcome those obstacles using HTF funds, if applicable.

#### VI. ALLOCATION PLAN REQUIREMENTS

The State is responsible for distributing HTF funds throughout the State according to its housing priority needs. In addition to revising the **AP- 30 Method of Distribution** screen in IDIS, the State must respond to the following questions.

#### **Distribution of HTF funds**

1.	How will the State distribute its HTF funds (§ 91.320(k)(5))? Select all that apply:
	<ul> <li>□ Applications submitted by eligible recipients</li> <li>□ Subgrantees that are State Agencies</li> <li>□ Subgrantees that are HUD-CPD entitlement grantees</li> </ul>
2.	If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

- 3. If distributing HTF funds by selecting applications submitted by eligible recipients,
  - a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR  $\S$  93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

b. Describe the State's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

c. Describe the selection criteria that the State will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

d. Describe the State's required priority for funding based on geographic diversity (as defined by the State in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

e. Describe the State's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

f. Describe the State's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

g. Describe the State's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

h. Describe the State's required priority for funding based on the merits of the application in meeting the priority housing needs of the State (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

i. Describe the State's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

4.	eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".		
	Yes □	No □	N/A □
5.	Does the State's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".		
	Yes □	No □	N/A □
6.	Performance	ce Goals and	<b>Benchmarks</b> - § 91.320(k)(5)(iii)
	The State has met the requirement to provide for performance goals and benchmarks against which the State will measure its progress, consistent with the State's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.		
	Yes □	No □	

# 7. **Maximum Per-unit Development Subsidy Amount-** § 91.320(k)(5) and § 93.300(a)

Enter or attach the State's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the State will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum perunit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

#### 8. **Rehabilitation Standards** - § 91.320(k)(5)(iv) and § 93.301(b)

The State must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The State's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. At a minimum, the rehabilitation standards must address:

- Health and safety;
- Major systems;
- Lead-Based Paint;
- Accessibility;
- Disaster Mitigation;
- State and local Codes, Ordinances, and Zoning Requirements;
- Inspectable Areas and Observable Deficiencies from HUD's Uniform Physical Condition Standards identified by HUD as applicable to HTF-assisted housing; and
- Capital Needs Assessments (if applicable).

Enter or attach the State's rehabilitation standards. If the State will not use HTF funds for rehabilitation of housing, enter "N/A".

#### 9. **Resale or Recapture Guidelines-** § 91.320(k)(5)(v) and § 93.304(f)

If the State intends to use HTF funds to assist first-time homebuyers, it must set forth the guidelines for resale or recapture and obtain HUD specific, written approval, as required in § 93.304(f). Approval of the consolidated plan or annual action plan under § 91.500 or the failure to disapprove the consolidated plan or annual action plan does not satisfy the requirement for specific HUD approval for resale or recapture guidelines.

Enter or attach a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the State will not use HTF funds to assist first-time homebuyers, enter "N/A".

### 10. HTF Affordable Homeownership Limits- $\S~91.320(k)(5)(vi)$ and $~\S~93.305$

If the State intends to use HTF funds for homebuyer assistance and does not use the
HTF affordable homeownership limits for the area provided by HUD, it must
determine 95 percent of the median area purchase price and set forth the
information in accordance with $\S 93.305. \ \ If the State will not use HTF funds to assist$
first-time homebuyers, enter "N/A".
☐ The State will use the HUD issued affordable homeownership limits.
$\Box$ The State has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.
□ N/A

#### 11. State Limited Beneficiaries or Preferences- § 91.320(k)(5)(vii)

Describe how the State will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the State will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A".

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the State must not limit or give preferences to students. The State may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

#### 12. **Refinancing of Existing Debt-** § 91.320(k)(5)(viii) and § 93.201(b)

Enter or attach the State's refinancing guidelines below. The guidelines describe the conditions under which the State will refinance existing debt. The State's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the State will not refinance existing debt, enter "N/A".

#### VII. GRANTEE CERTIFICATIONS

In addition to submitting an HTF allocation plan, the State must submit all the required certifications identified at § 91.225 (for new action plans). If the State is amending the action plan to include HTF, it must resubmit the following certification to include HTF:

□ Consistency with plan- The jurisdiction must submit a certification that the housing

activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan. Where the HOPWA funds are to be received by a city that is the most populous unit of general local government in an EMSA, it must obtain and keep on file certifications of consistency from the authorized public officials for each other locality in the EMSA in which housing assistance is provided. HTF must be included in this certification.

#### VIII. REQUIRED FORMS

In addition to submitting an HTF allocation plan, the State must submit and/or complete the following standard form for its HTF program.

☐ Standard form- 424: <u>Application for Federal Assistance</u> (§ 91.320(a))

#### IX. RESOURCES

The following resources should be referenced before developing and submitting the HTF allocation plan.

#### **HTF Resources**

- HTF website- www.hudexchange.info/htf
- HTF Interim Rule
- Notice CPD-17-05 <u>Guidance for HTF Grantees on Fiscal Year 2017 Housing Trust Fund</u> (HTF) <u>Allocation Plans</u>
- HTF <u>FAOs</u>
  - o HTF Maximum Per-Unit Development Subsidy Amounts
  - HTF Rehabilitation Standards
- HTF Webcast on Overview of the HTF program
- HTF Webinar on Developing HTF Allocation Plans
- HTF Formula Allocation

#### **Consolidated Plan Resources**

- eCon Planning Suite website- <a href="https://www.hudexchange.info/consolidated-plan/econ-planning-suite/">https://www.hudexchange.info/consolidated-plan/econ-planning-suite/</a>
- Notice CPD-12-009: <u>Use of IDIS to Submit the Consolidated Plan</u>
- Consolidated Plan in IDIS <u>Desk Guide</u>
- Con Plan Quick Guide: <u>Amending a Consolidated Plan and Annual Action Plan For State</u>, <u>Entitlement & Regional Grantees</u>.

#### X. APPENDICES

#### **Appendix A: eCon Planning Suite Editing Options**

Narrative Fields and the 4,000 Character Limit

The limit on the amount of text is 4,000 characters per field. The character limit includes white spaces, formatting marks such as new paragraphs, and other hidden characters. For example, the following text "The **quick** brown fox" contains 16 visible characters, but also contains 3 white space characters and additional hidden characters related to the bold and underline formatting. Users can select the option to display and remove the hidden formatting.

**Other Editing Options** 

Tools	Description
B / U	Bold Italics Underline
*= ½=	Bullet List Numbered List
R) (Cr	Undo Redo
	Paste as Plain Text. If this tool is toggled on, any text pasted into the narrative box will be stripped of all formatting.
	Paste from Word. This tool will allow the pasted text to retain limited formatting, including Bold, Italics, Underline, and simple

Tools	Description
	numbered and bulleted lists. Paste from Word will not retain more complex formatting, such as tables and indentation.
a	Select All. This tool selects all of the text currently entered in the narrative box.
¶	Show/Hide Visual Control Characters. This tool is used to toggle the display of hidden formatting, such as paragraph marks (not currently functional).
HTML	Edit HTML Source. This tool opens a dialog box where users can edit the HTML Code to format the text of the narrative box.

#### **Adding Additional Text Box for Narrative:**

To input additional narrative beyond 4,000 characters, grantees can add another <u>text</u> <u>box</u>. Due to embedded formatting in PDF documents, grantees should not try to copy text from PDFs, but should only use text or Microsoft Word files.

The screenshot below shows the features of narrative fields in the template.



#### Appendix B: Amending a Consolidated Plan and Annual Action Plan

#### I. Amending Approved Consolidated Plan/Year 1 Action Plan

The State should follow these instructions to amend its consolidated plan and annual action plan to include HTF. All States are responsible for amending their individual Action Plans.

To amend a Consolidated Plan/Year 1 Action Plan, grantees must first copy the existing plan.

1. Click "Search" under the Consolidated Plan submenu.



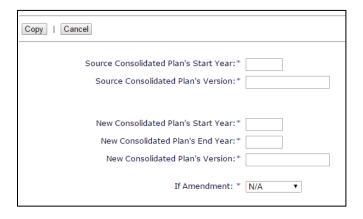
2. Make note of the Year and Version of the Plan to be amended.



3. Click "Copy" under the Consolidated Plan submenu.

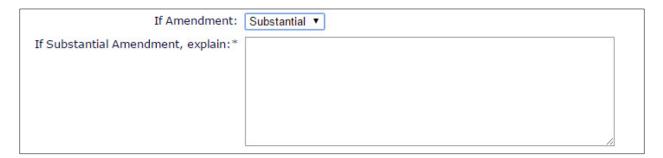


4. Enter the Source Year and Version from the Plan to be copied (identified in Step 2).



5. Enter the Start Year, End Year and Version for the amended plan. For amendments, the Start Year must be the same as the Source Plan. Select whether the amendment is Minor or Substantial from the dropdown menu.

- 6. Once completed, click "Copy." The Amended plan will be accessible from the Consolidated Plan search screen. The default title of the copied plan will be "ConPlan Copy." Grantees can change the title on the AD-25 screen.
- 7. If the copy is a Substantial Amendment, the AD-25 screen will include a text box following the "If Amendment" dropdown menu to explain the amendment.



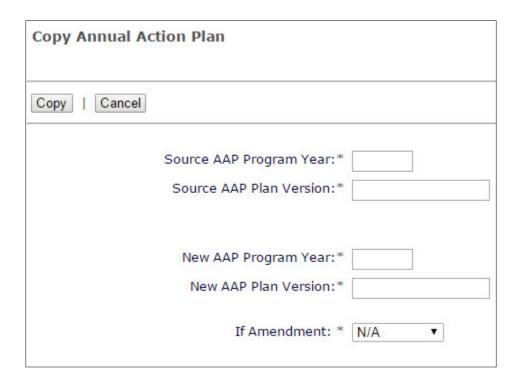
8. All amendments, minor and substantial, must be submitted for review in IDIS to ensure the amended information is included in the CAPER. Depending on the amendment, the Field Office may not conduct a full review of the plan, but must functionally mark the amended plan as "Review Complete" in IDIS.

#### II. Amending the Action Plan

- 1. Click "Search" under the Action Plan submenu and note the Year and Version of the Action Plan to be amended.
- 2. Click "Copy" in the Action Plan submenu.



3. Enter information in the fields provided. For amendments, the Program Year for the amended plan must be the same as the Source Program Year.



- 4. Select whether the amendment is Minor or Substantial.
- 5. When complete, click "Copy". The amended plan will be accessible from the Action Plan search screen. The default title of the copied plan will be "AAP Copy." Grantees can change the title on the AD-26 screen.
- 6. If the copy is a Substantial Amendment, the AD-26 screen will include a text box immediately following the "If Amendment" dropdown menu to explain the amendment.



7. All amendments, minor and substantial, must be submitted for review in IDIS to ensure the amended information is included in the CAPER. Depending on the amendment, the Field Office may not conduct a full review of the plan, but must functionally mark the amended plan as "Review Complete" in IDIS.

## 2017 Housing Trust Fund Allocation Plan Supplemental Information

#### 1.) Maximum Per-unit Development Subsidy Amount- § 91.320(k)(5) and § 93.300(a)

The State must establish its own maximum limitations on the total amount of HTF funds that can be invested per-unit for development of non-luxury housing. The limits must be reasonable, based on actual costs, and adjusted for the number of bedrooms and geographic location of the project. The State may choose to develop its own limits or adopt limits used in other federal programs such as HOME or Low-Income Housing Tax Credit and must submit them with its HTF allocation plan.

The State must submit a description of how the HTF maximum per-unit development subsidy amounts were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements.

DOLA performed an analysis of the cost to replace a unit with the higher of 60% AMI rent or FMR with a unit with 30% AMI rent in various locations across the State. In no area of the State did this cost exceed the HOME maximum per-unit subsidy amount. The 2017 HOME maximum per-unit subsidies are listed in the HTF Allocation Plan in Section 7.

#### 2.) State Limited Beneficiaries or Preferences- § 91.320(k)(5)(vii)

The State will limit beneficiaries and/or give preferences to the following segments of the extremely low-income population:

People with disabilities or other special needs (e.g. individuals/families exiting homelessness)

The groups listed have also been identified in the action plan in AP 25-Allocation Priorities.

#### 3.) Waiver of Public Comment Period

In accordance with the waiver of 24 CFR 91.115(b)(4) and 24 CFR 91.105(b)(4) for FY 2017 Action Plans for Housing Trust Fund, the Colorado Department of Local Affairs will utilize the waiver and post the HTF Allocation Plan for a period of 14 days. DOLA is taking advantage of the waiver due to the late announcement of HUD's 2017 allocation amounts. The 2017 Annual Action Plan included HTF, and was posted for public comment for more than 30-days. A public meeting was held on July 13, 2017 regarding the Annual Action Plan in regards to HOME, ESG, CDBG, HOPWA, and HTF.



# Multi-family Housing Rehabilitation Standards

**Effective July 2017** 

Colorado Department of Local Affairs Division of Housing 1313 Sherman Street, Room 500 Denver, Colorado 80203 (303) 864-7810 http://dola.colorado.gov/doh

Alison George, Director

#### **Multi-Family Housing Rehabilitation Standards**

#### **Description:**

The Division of Housing (DOH) has created these Multi Family Housing Rehabilitation Standards (Rehab Standards) to uniformly provide for safe, decent, durable, high-performing and affordable housing. They apply to multi-family properties rehabilitated with the use of DOH funding. Further, these standards are written to comply with the requirements of the HOME Investment Partnership Program (HOME) and the National Housing Trust Fund (HTF) and address the following:

- Capital Needs Assessment (found on page 3 in Establishing Scope of Work Priorities)
- Accessibility (found on Page 4 in Applicable Laws and Regulations)
- Disaster mitigation (found on Page 5 in Applicable Laws and Regulations)
- State and local codes (found on Page 5 in Applicable Laws and Regulations)
- Uniform Physical Condition Standards (found on Page 5 in Applicable Laws and Regulations)
- Health and safety (Section 1)
- Lead-based paint (Section 1)
- Major systems (Section 2 thru 11)

These standards are designed to be used with multi-family properties with five or more units. The Single-family Housing Rehabilitation Standards apply to one- to four- unit dwellings of three stories or less.

These standards describe the minimum requirements in a variety of ways including:

- These standards are designed to exceed the Uniform Physical Condition Standards (UPCS) and ensure upon completion, the assisted project and units will be decent, safe, sanitary and in good repair as described in 24 CFR 5.703. Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation identifies, at a minimum, those items that must be inspected along with the observable deficiency and the type and degree of deficiency that must be addressed. Any deficiency found to exist from Appendix A must be addressed, even if a specific standard for that item is not included in this document. In the event that a specific standard is not included for an observed deficiency, the repair shall be completed in a thorough and workmanlike manner in accordance with industry practice.
- Minimum requirements for the materials and methods used. All construction materials and methods shall be in compliance with locally adopted building codes. If there are no local codes, then they shall comply with State Code (the National Electrical Code (NEC), 2014 Edition, as may be amended by the Colorado Electrical Board, the International Plumbing Code (IPC) 2015 and the International Fire/Gas Code (IFGC) as amended in the Colorado Plumbing Code, and the International Existing Building Code of the ICC (IEBC)).

Note: At the time of publication and adoption of these standards, the adopted codes

- referenced are believed to be those in force. As standards and codes change and are put into effect by the governing authorities having jurisdiction, the new standards and codes will apply in lieu of those referenced.
- The requirements of regulatory agencies such as the local government's Building,
  Housing and Zoning Codes; the Environmental Protection Agency (EPA); federal, state
  and local Historic Preservation requirements. These Rehabilitation Standards are not
  meant to substitute for a thorough understanding of all of the codes and regulations
  that may apply to your projects.
- The requirements of funders such as HUD (CDBG, HOME, NSP, HTF, CDBG-DR) or local governments, including the Environmental Review process.

In order to access further and more detailed information, hyperlinks to useful web sites are included in this document. They can serve as a valuable resource.

#### **Establishing Scope of Work Priorities:**

For all Rehabilitation Projects, health and safety standards represent the highest priority work to be completed first, especially if they are life threatening. Any and all life threatening health and safety deficiencies shall be corrected in every rehabilitation project, regardless of funding source **and must be addressed immediately if the housing is occupied.** Appendix A identifies life-threatening deficiencies in (\*bold italic) for the property site, building exterior, building systems, common areas, and units.

Another top priority for the scope of work is the remaining useful life of all major building systems, which shall be estimated through a Capital Needs Assessment (CNA) or other means and must cover the period of affordability. Federal funding requirements dictate that if a multifamily housing project consists of 26 units or more, a (CNA) shall be performed to determine the remaining useful life of major systems, and the Division of Housing (DOH) may require a (CNA) regardless of project size. Those systems that are found to be at or near the end of their useful life shall be repaired or replaced as part of the rehabilitation of the project. A replacement reserve shall be established and monthly payments made to the reserve account in an amount adequate to repair or replace systems as needed through the entire period of affordability. Major systems include the structure, roof, cladding, weatherproofing (windows, doors, siding, gutters, etc.), plumbing, electrical, heating, ventilation, and air conditioning, and are identified by the symbol "[MAJOR SYSTEM]".

The next priority for inclusion in the scope of work is any violation of locally adopted building code, housing code, zoning ordinance, and/or disaster mitigation standards. It is important for Grantees and their Contractors/Subcontractors to be knowledgeable about their local codes, and to communicate freely with local code officials if their code requirements are unclear. If there are no locally adopted building codes, then State Code (the National Electrical Code (NEC), 2014 Edition, as may be amended by the Colorado Electrical Board, the International Plumbing Code (IPC) 2015 and the International Fire/Gas Code (IFGC) as amended in the

Colorado Plumbing Code, and the International Existing Building Code of the ICC (IEBC)).

Most building codes, including the International Existing Building Code of the ICC (IEBC), allow for building components that were constructed in compliance with the building code that was in effect at the time, and that do not pose a health or safety threat, to remain as is. Generally, they do not need to be improved to meet current code unless they are a threat to health or safety. The same applies to these Rehab Standards – if a building component is not a threat to health or safety, and if it complies with the building code that was in effect when it was built, then the component does not need to be brought into compliance with these standards.

Grantees may choose to implement "Green Standards," identified by this symbol - [GREEN STANDARD], unless they are found under health and safety, in which case they shall be corrected to the GREEN STANDARD. These standards accomplish one or more of the following:

- Conserve water
- Conserve energy
- Provide residents with a healthier living environment
- Reduce impact on the natural environment
- Create a more sustainable product lifetime

In areas where the **[GREEN STANDARD]** is optional and a Grantee chooses not to implement the GREEN STANDARD, the repair or replacement shall be completed according to applicable codes and in accordance with industry standards.

## **Source Documents:**

The standards in this document were adapted from a template used by Livable Housing, Inc., a consulting and training firm, and were based on a number of similar documents used in various housing rehabilitation programs. The standards with the label [GREEN STANDARD] were added with the assistance of Enterprise Community Partners and intended to be used for including green rehabilitation improvements that follow accepted national green building standards such as LEED and the Green Communities Criteria.

# **Applicable Laws and Regulations**

These Rehabilitation Standards are not meant to substitute for a thorough understanding of all of the regulations that may apply to your projects.

The following statutory and regulatory requirements are applicable to projects funded with federal funds:

- HUD HOME, HTF or CDBG regulations (depending on the funding source used)
- Broadband infrastructure as defined in 24 CFR 5.100 for substantial rehabilitation of a building with more than 4 rental units, the rehabilitation must provide for installation of broadband infrastructure, as this term is also defined in 24 CFR 5.100. This requirement

- may be waived if DOLA makes a written determination that such installation is not required in accordance with the requirements at 24 CFR 570.482(c)(5) (CDBG), 24 CFR 92.251(b)(1)(x) (HOME), or 24 CFR 93.301(b)(1)(x) (HTF).
- Accessibility Requirements in 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131 – 12189) Implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201 shall also meet the construction requirements at 24 CFR 100.205.
- NEPA Environmental Review
- Local Code: Current locally adopted Building, Housing and Zoning Codes, including any local Disaster Mitigation Standards.
- If no local Building Code: State Code (the National Electrical Code (NEC), 2014 Edition, as may be amended by the Colorado Electrical Board, the International Plumbing Code (IPC) 2015 and the International Fire/Gas Code (IFGC) as amended in the Colorado Plumbing Code, and the International Existing Building Code of the ICC (IEBC)).
- Federal Code: For programs funded with HOME or HTF funds after January 24, 2014,
   HUD will adapt the Uniform Physical Condition Standards (UPCS) inspection protocol for housing rehabilitation.
- Environmental Protection Agency (EPA) regulations including the RRP regulations for Lead Based Paint
- EPA regulations for the Resource Conservation and Recovery Act (RCRA), dealing with hazardous materials.
- If the building is over 50 years old, then the Colorado State Historic Preservation Office (SHPO) requirements as well as any federal or local Historic Preservation requirements.
- Life Safety Code NFPA 101 as published by the National Fire Protection Association.

The following are additional guidelines and codes that may apply:

- Energy: A locally adopted energy code, 2009 (or newer) International Energy Conservation Code (IECC).
- Accessibility: ANSI standards for accessibility by disabled residents
- HAZMAT: HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing

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Appendix A: Uniform Physical Condition Standards for Multifamily Housing

# 1) Health and Safety

[GREEN STANDARD] is mandatory in this section

Contaminants [GREEN STANDARD]		
Repair Standard		
N/A		
Replacement Standard		

All materials installed shall meet the following standards to minimize the presence of Volatile Organic Compounds (VOC) and Formaldehyde:

- All paints and primers should meet the most recent Green Seal G-11 Environmental Standard. <a href="http://www.greenseal.org/Home.aspx">http://www.greenseal.org/Home.aspx</a>
- All particleboard components shall meet ANSI A208.1 for formaldehyde emission limits, or all exposed particleboard edges shall be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation. All MDF edges shall meet ANSI A208.2 for formaldehyde emission limits, or all exposed MDF edges shall be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation.

# Lead-Based Paint (LBP) [GREEN STANDARD]

## Repair Standard ("Interim Controls")

For all housing units constructed prior to 1978, they must meet the lead-based paint requirements at 24 CFR part 35 and must follow HUD LBP Guidelines including testing for LBP and Lead-safe work practices. Only EPA-certified Renovation, Repair and Painting (RRP) contractors may perform the work. See: <a href="http://www.hud.gov/offices/lead/lbp/hudguidelines/">http://www.hud.gov/offices/lead/lbp/hudguidelines/</a> All interim controls shall be performed as follows and by properly trained workers:

- When any LBP-coated surfaces are disturbed, the work area shall be sealed and tenants of occupied buildings shall be adequately protected from LBP hazards.
- Occupants may be temporarily relocated as required by the regulations.
- All surfaces coated with LBP shall be properly maintained over the life of the program covenants.
- Tenants living in buildings constructed prior to 1978 that are not certified as being "lead free" shall be provided with the "Protect Your Family from Lead in Your Home" pamphlet, the location and condition of known LBP, and advance written notice prior to any lead-hazard reduction activity.

# Replacement Standard ("Abatement")

When Interim Control is impractical, the most affordable solution for abatement of the component shall be chosen. For example, walls containing LBP may be covered with drywall or

gutted and replaced with drywall. Trim and other wood or metal components containing LBP may be removed and replaced with similar materials.

Any work must meet the lead-based paint requirement at 24 CFR par 35 and must follow HUD LBP Guidelines including Lead-safe work practices, and only use EPA-certified abatement contractors to perform the work. See: http://www.hud.gov/offices/lead/lbp/hudguidelines/

# **Asbestos** [GREEN STANDARD]

## **Repair Standard**

Asbestos can be found in these and many other common building materials: Ceiling textures, vinyl floor coverings and mastic, boiler and pipe insulation, heating and cooling duct insulation, ceiling tile, roofing products, clapboard shingles, etc. An asbestos inspection by a certified asbestos building inspector is required in Colorado if the trigger level of suspect materials to be disturbed is exceeded. An exemption is possible only if it can be shown that the building was constructed after October 12, 1988 **and** either no asbestos containing material (ACM) was specified in any construction document for the building OR no ACMs were used in the building.

For more information and repair requirements, see the Colorado Dept. of Public Health and Environment's Asbestos website at: <a href="http://www.colorado.gov/cs/Satellite/CDPHE-AP/CBON/1251594599613">http://www.colorado.gov/cs/Satellite/CDPHE-AP/CBON/1251594599613</a>

#### **Replacement Standard**

Abatement of friable asbestos-containing materials in Colorado shall be performed by a General Abatement Contractor, certified by the Colorado Dept. of Public Health and Environment's Air Pollution Control Division.

For more information and abatement requirements, see the Colorado Dept. of Public Health and Environment's Asbestos website at: <a href="http://www.colorado.gov/cs/Satellite/CDPHE-AP/CBON/1251594599613">http://www.colorado.gov/cs/Satellite/CDPHE-AP/CBON/1251594599613</a>

## Radon [GREEN STANDARD]

# **Repair Standard**

All residential buildings shall be subject to a "Short Term" Radon Test. If the result is a reading of 4 pCi/L or higher, then perform a follow-up "Short Term" test and average the results. If the average is above 4 pCi/L, remediation shall be required.

Radon test kits may be purchased from your local home improvement store. Be sure the kit says "certified by the <u>National Radon Proficiency Program</u>." Individuals can also get coupons for mail-order test kits on the Colorado Dept. of Public Health and Environment's website: <a href="http://www.colorado.gov/cs/Satellite/CDPHE-HM/CBON/1251617274212">http://www.colorado.gov/cs/Satellite/CDPHE-HM/CBON/1251617274212</a>

# **Replacement Standard**

If, as a result of the testing above, there is a presence of Radon at or above the 4 pCi/L level, remediation shall be undertaken per the EPA guidance in their Consumer's Guide to Radon Reduction: <a href="http://www.epa.gov/radon/pubs/consguid.html">http://www.epa.gov/radon/pubs/consguid.html</a>.

If the home's water comes from a private well, the water should also be tested. Water testing is available from the <u>Colorado Department of Public Health and Environment's Laboratory Services Division</u>.

# **Mold** [GREEN STANDARD]

# **Repair Standard**

Any presence of mold is unacceptable and shall be addressed per the National Center for Healthy Housing protocol "Creating a Healthy Home." Once the source of the mold causing moisture has been identified and repaired, All carpeting, drywall or other gypsum-based wall coverings or any other non-structural components with mold present shall be removed and replaced.

## **Replacement Standard**

U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control and Prevention (CDC) recommend that trained mold remediation professionals do the mold clean up if mold growth covers more than 100 square feet, or a 10 foot by 10 foot area.

All carpeting, drywall or other gypsum-based wall coverings or any other non-structural components with mold present shall be removed and replaced. The National Center for Healthy Housing protocol "Creating a Healthy Home" shall be followed for remediation of structural components:

http://www.nchh.org/Portals/0/Contents/FloodCleanupGuide screen .pdf

# Fire Safety - Egress Repair Standard N/A

# **Replacement Standard**

Egress windows are required in all new sleeping and living areas unless other secondary means of escape requirements are met, in accordance with local building codes or the IEBC. No bedrooms shall be created in attics or basements unless Life Safety Code (NFPA 101) egress requirements are met.

# Fire and CO Alarms [GREEN STANDARD]

# **Repair Standard**

Existing fire and smoke, carbon monoxide and security systems that meet current local code (or the IEBC) and Colorado State Statute, shall be repaired to operating condition. If hard wiring of smoke detectors is not feasible, then detectors with 10 year lithium batteries may be used.

## **Replacement Standard**

Smoke and carbon monoxide detectors shall be installed to meet current local code (or the IEBC) and in accordance with Colorado Statute. If hard wiring of smoke detectors is not feasible, then detectors with 10 year lithium batteries may be used.

# 2) Site

# **Drainage** [GREEN STANDARD]

#### **Repair Standard**

All grading or impervious surfaces adjacent to the building and for a distance of at least 10 feet away from the building shall slope away from the structure at a pitch of at least 1 inch per foot. Sidewalks used for access cannot have a cross slope more than ½" per foot. Holes or depressions of more than six inches (6") in diameter should be filled to correct drainage problems and remove safety hazards. All bare earth within three feet of the foundation shall be planted with low-water landscaping. Bare earth more than three feet from the foundation may be reseeded with grass or planted with low-water landscaping. For more information, see Denver Water's website at: <a href="http://www.denverwater.org/Conservation/Xeriscape/">http://www.denverwater.org/Conservation/Xeriscape/</a>

Replacement Standard	N/A
N/A	

# **Outbuildings**

## **Repair Standard**

Unsafe and blighted structures, including outbuildings, may be removed if it is not financially feasible to complete the repairs required to make them structurally sound, leak-free, with any health or safety hazards stabilized. Detached garages should have operable and lockable doors and windows.

# **Replacement Standard**

N/A

DOH rehabilitation funds may not be used to replace outbuildings.

# **Fencing and Gates**

#### **Repair Standard**

Existing fences shall be in good repair. Holes, broken pickets, torn chain-link fabric, missing toprails, defective posts or supports, broken or missing masonry units, peeling paint, wobbly gate posts, gates which don't open and close properly, etc. shall be repaired.

## **Replacement Standard**

DOH rehabilitation funds may not be used to replace fencing.

# **Paving And Walks**

#### **Repair Standard**

Sidewalks, driveways, and concrete or asphalt paved pads or parking areas shall be free of trip hazards. Any such surfaces that are excessively cracked, crumbling, irregular, or uneven shall be repaired or replaced. All existing driveways and automobile parking areas which are deteriorated or consist of materials unable to support vehicle traffic shall be removed, improved, or replaced.

## **Replacement Standard**

Un-repairable essential walks and driveways shall be replaced with permeable paving, if financially feasible [GREEN STANDARD], or with concrete per local codes (or IEBC). All concrete in public right of way areas shall conform to the local permitting jurisdiction's Building and Planning Department's requirements. Walkways and areas subject to pedestrian traffic shall be finished in such manner as to minimize slip hazards when wet.

# **Trees and Shrubbery**

## **Repair Standard**

Trees that are dead, dying, or hazardous may be removed or trimmed, if that removes the hazard. Trees that could damage the structural integrity of an adjoining building above or below the foundation shall be removed. Removal shall include cutting close to the ground, and should also include grinding of the stump to 12 inches below the finished grade, installation of topsoil and re-seeding.

## **Replacement Standard [GREEN STANDARD]**

Replacement trees and shrubs are permitted if economically feasible and shall be selected from the State Extension Service list of local, drought-resistant and non-invasive plant materials. In placement of trees, attention should be paid to shading the building to reduce air conditioning costs. Also, trees should be located a sufficient distance from foundations, sidewalls, walkways, driveways, patios and sidewalks in order to avoid future damage from root growth, branches brushing against the structure, and fire. Setbacks from structures should typically exceed half of the canopy diameter of a full-grown example of the species.

# Lawn [GREEN STANDARD]

## **Repair Standard**

Bare section of lawn may be reseeded with drought-resistant grasses or plantings. For more information, see Denver Water's website at:

http://www.denverwater.org/Conservation/Xeriscape/

## **Replacement Standard**

Over-seeding is permitted with drought-resistant varieties. If lawn grasses do not exist at property, drought-resistant sod can be used for renovation if existing vegetation is removed and the underlying soil is tilled or core cultivated (aerified).

# 3) Building Exterior

**NOTE**: Any exterior work on a building that is historic shall follow the Colorado State Historic Preservation Office guidelines and any applicable local or federal regulations on historic properties.

# **Exterior Cladding [MAJOR SYSTEM] [GREEN STANDARD]**

## **Repair Standard**

Siding and trim shall be intact and weather tight and shall not permit the entry of water, snow, wind, or rodents into the interior. They shall be free of holes and broken or rotted finish materials and shall be capable of being kept in a clean and sanitary condition. All painted exterior components shall have a minimum of one continuous coat of paint, and no exterior painted surface shall have any deteriorated paint. Buildings designated as historic shall have existing siding repaired to blend with existing and shall be spot-primed and top-coated in a lead-safe manner.

# **Replacement Standard**

Buildings may have siding replaced with wood, vinyl or cementitious siding to match the existing configuration. New wood components shall be FSC certified: <a href="http://www.fsc.org/">http://www.fsc.org/</a>. All new surfaces that will receive paint shall be primed prior to painting.

# **Exterior Porches**

## **Repair Standard**

Deteriorated concrete porches shall be repaired when possible. Unsafe wood porch components shall be repaired when possible. Porch repairs shall be structurally sound, with smooth and even decking surfaces. Deteriorated wood structural components shall be replaced with preservative-treated wood.

#### **Replacement Standard**

Decks and railings on porches shall be replaced in accordance with local codes (or IEBC). Replaced wood structural components shall be preservative-treated. New porches on historic buildings shall be historically sensitive.

# **Exterior/Interior Railings**

## **Repair Standard**

Existing handrails and railings shall be structurally sound and meet local codes (or IEBC). Guard rails are required on any accessible area, including stairs, with a walking surface over 30" above the adjacent ground level. Structurally sound railings may be repaired if it is possible to maintain the existing style. On historic structures, railing repairs shall be historically sensitive.

# **Replacement Standard**

Handrails shall be present on one side of all interior and exterior steps or stairways with more than two risers and around steps, porches or platforms over 30" above the adjacent ground level, and shall meet local codes (or IEBC). On historic structures new exterior railings shall be historically sensitive.

# **Exterior Decks and Exterior/Interior Steps**

# **Repair Standard**

Steps, stairways, and porch decks shall be structurally sound, reasonably level, with smooth and even surfaces. Repairs shall match existing materials.

# **Replacement Standard**

Decks and steps shall be constructed to meet local codes (or IEBC). Replaced wood structural components shall be preservative-treated. On historic structures new wood decking shall be structurally sound and historically sensitive.

# 4) Foundations and Structure

# Firewalls [MAJOR SYSTEM]

#### Repair Standard

Firewalls (between separate dwelling units and between dwelling units and attached garages) shall be maintained without cracks and plaster deterioration and covered with 5/8" type X gypsum, glued and screwed to structure.

## **Replacement Standard**

When frame walls and floors adjoining other dwellings or attached garages are gutted, new wall finish installations shall conform to local codes (or IEBC) for fire ratings.

# Foundations [MAJOR SYSTEM]

#### **Repair Standard**

Foundations shall be repaired to be sound, reasonably level, free from movement, and prevent the entrance of water or moisture. Cracks in foundation walls shall be effectively sealed and loose or defective mortar joints shall be replaced. All foundations that show evidence of leakage from the outside require appropriate and effective waterproofing. All earth-to-wood contact shall be eliminated.

# **Replacement Standard**

Foundation replacements shall be completed to meet local codes (or IEBC).

# Structural Walls [MAJOR SYSTEM]

# **Repair Standard**

Structural framing and masonry shall be free from visible deterioration, rot, or serious termite damage, and be adequately sized for current loads. Prior to rehab, all sagging rafters shall be visually inspected, and significant structural damage and its cause shall be corrected.

## **Replacement Standard**

New structural walls shall be constructed to meet local codes or (IEBC). All exterior walls that are part of the building envelope (the air barrier and thermal barrier separating the conditioned space from the non-conditioned space) shall be insulated to meet local codes (or IEBC).

# 5) Windows and Doors

#### **Interior Doors**

#### **Repair Standard**

Interior door, frames, jambs and casings shall be in good condition and free of excessive scratches, gouges, chipping, peeling, or other unsightly damage or wear and in good working order. Doors shall be free of holes, delaminating skins, broken stiles or rails. Gaps should be sufficient to prevent rubbing but no larger than ¼". Baths and occupied bedrooms shall have operating doors and lock sets.

## **Replacement Standard**

Hollow-core, pressed-wood product consistent with the style of existing doors including latchsets. Baths and occupied bedrooms shall have lock sets.

# **Exterior Doors [MAJOR SYSTEM]**

## **Repair Standard**

Exterior door, frames, jambs and trim shall be in good condition and free of excessive scratches, gouges, chipping, peeling, or other unsightly damage or wear and in good working order. Doors shall be free of holes, delaminating skins, broken stiles or rails. Exterior doors shall be solid, weather-stripped to be air tight and shall operate smoothly. They shall include a peep sight, an entrance lock set and a deadbolt that is operable from the interior side without the use of a key, tool or special knowledge. Security or screen doors shall be in good working condition, including any latches and locks, and no broken glass and ripped or torn screens should be present.

#### **Replacement Standard**

Replacement doors at the front of historic buildings shall be historically sensitive. Steel, insulated doors may be installed at entrances not visible from the front street and on the front of the property for buildings that are not historic. Dead bolt locks that are operable from the interior side without the use of a key, tool or special knowledge shall be installed on all exterior doors and keyed to match the entrance lock set. All new doors shall be weather-stripped to be air tight. Security or Screen doors may be replaced if repairs are not feasible.

# Windows [MAJOR SYSTEM] [GREEN STANDARD]

# **Repair Standard**

Other than fixed windows, all windows shall be capable or being easily opened and closed, remain in an open position when placed there by window hardware, not sticks or other such items. Windows shall lock when closed and the open section shall be covered with a screen. Glass shall be free of open holes or cracks and secured with an adequate amount of putty. Windows shall be weather-stripped to be air tight when closed.

## Replacement Standard

Windows that are not repairable shall be replaced. New windows shall meet all requirements of current local building codes or (IEBC) and shall meet the ENERGY STAR standard for this geographic region. For more information:

http://www.energystar.gov/index.cfm?c=windows doors.pr anat window

Windows on key façades of historically sensitive properties shall be wood of the style original to the building. New windows on other properties may be vinyl and double-glazed.

# Basement Windows and Ventilation [MAJOR SYSTEM]

## **Repair Standard**

If feasible, two basement windows on opposite sides of the building should be operable for ventilation, in good working order, and lockable.

## **Replacement Standard**

Basement windows may be replaced with glass block, so long as a minimum of two glass block windows on opposite sides of the building have operable and lockable center vents. If the basement is used as a sleeping or living area, please refer to Section 1 for Fire Safety – Egress requirements.

# 6) Roofing

# Flat and Low-Slope Roofing [MAJOR SYSTEM]

#### **Repair Standard**

Built-up roofing that is leak-free may be repaired so that the roof is free of peeling, shipping, sloughing, fissures, cracks, lifting seams, excessive bubbles or excessive alligatoring in coatings or asphalt flood coats. Roof coatings shall be in good condition and consist of compatible materials. Gravel roofs shall have gravel present in sufficient quantity and proper distribution. Flashing and accessories shall be repaired and properly sealed. Asphalt shingles or coldapplication rolled roofing shall be replaced if the roof slope is less than 2:12.

## **Replacement Standard**

The most cost-effective roof shall be installed to the manufacturer's specifications and in accordance with local codes (or IEBC).

# Pitched Roofs [MAJOR SYSTEM]

## **Repair Standard**

Missing and leaking shingles and flashing shall be repaired on otherwise functional roofs provided there are no excessive lumps, breaks, tears, inconsistent birdsmouths, and the shingle roof has substantial well adhered mineral surface covering the tabs and grooves. Shingle roofs with loose minerals surface, sparsely covered surfaces, excessive curling, cupping, breakage or brittleness should be replaced. Slate, metal and tile roofs shall be repaired when feasible.

## **Replacement Standard**

The most cost-effective roof shall be installed except that roofing may be installed to match other structures in the complex, or to preserve other architectural elements. On historic structures new roofing shall be historically sensitive. All roofing shall be installed to the manufacturer's specifications and in accordance with local codes (or IEBC).

# **Gutters and Downspouts** [MAJOR SYSTEM] [GREEN STANDARD]

#### **Repair Standard**

Gutters and downspouts shall be in good repair, leak free and collect storm water from all lower roof edges. Concrete splash blocks shall be installed to move water away from the foundation. The system shall move all storm water away from the building and prevent water from entering the structure. In addition to positive drainage away from the building, outlets shall be a minimum of 3 feet away from the foundation.

## **Replacement Standard**

Gutters and downspouts shall be installed and collect storm water from all lower roof edges. Concrete splash blocks shall be installed to move water away from the foundation. The system shall move all storm water away from the building and prevent water from entering the structure. In addition to positive drainage away from the building, outlets shall be a minimum of 3 feet away from the foundation.

# 7) Insulation and Ventilation

# **Infiltration** [GREEN STANDARD]

#### **Repair Standard**

Any unit receiving energy-efficiency improvements shall be tested with a Blower Door and existing air sealing shall be repaired to attain a maximum 0.35 Air Changes per Hour at 50 Pascal pressure (0.35 ACH50).

#### **Replacement Standard**

All units shall be air sealed to meet the minimum Blower Door test requirements of 0.35 Air Changes per Hour at 50 Pascal pressure (0.35 ACH50).

# **Insulation** [GREEN STANDARD]

# **Repair Standard**

If being added, insulation shall be installed per the manufacturer's instructions and at the recommended R-value for the dimensional lumber used in the wall construction. All exposed heat ducts and hot water or steam heat distribution piping along with general use hot water piping which are located in unheated spaces shall be insulated or otherwise protected from heat loss. All water distribution piping shall be protected from freezing.

# **Replacement Standard**

When siding is being replaced and/or interior wall finishes of exterior walls are being replaced in a building, such exterior walls are to be provided with insulation and at the recommended R-value for the dimensional lumber used to construct walls. The ENERGY STAR Thermal Bypass Inspection Checklist should be completed, found at:

http://www.energystar.gov/ia/partners/bldrs lenders raters/downloads/Thermal Bypass Inspection Checklist.pdf

# Bath Ventilation [MAJOR SYSTEM] [GREEN STANDARD]

#### **Repair Standard**

All bathroom ventilation shall meet the local building code (or IEBC) for bath ventilation that was in effect at the time of their construction.

## **Replacement Standard**

All bathrooms shall be mechanically vented to the  $\geq$  80 CFM creating  $\leq$  0.3 Sones of fan noise and shall be on the same switch as the bathroom light. Fans shall be installed according to manufacturer's specifications and shall meet the local building code (or IEBC).

# Kitchen Ventilation [MAJOR SYSTEM] [GREEN STANDARD]

## **Repair Standard**

All kitchen ventilation shall be functional and meet the local building code (or IEBC) for kitchen ventilation that was in effect at the time of their construction.

# **Replacement Standard**

All kitchens shall have functional mechanical ventilation operating at a minimum 150 CFM. Any new ventilation system shall meet current local code requirements (or IEBC).

# Roof Ventilation [MAJOR SYSTEM] [GREEN STANDARD]

## **Repair Standard**

All structures shall meet the local building code (or IEBC) for roof ventilation that was in effect at the time of their construction.

## **Replacement Standard**

All new roofing systems shall meet current local code requirements (or IEBC) for ventilation.

## 8 - Interior Standards

# **Interior Walls and Ceilings**

# **Repair Standard**

Walls should be smooth wood, plywood, plaster or sheetrock/drywall. All interior walls shall be finished without noticeable irregularities, be free of exposed wiring, have a hard waterproof surface in areas subject to moisture, shall not allow significant entry of air in the unit, and shall be durably painted or otherwise appropriately finished. Holes, cracks and deteriorated and unkeyed plaster shall be repaired to match the surrounding surfaces. All visual painted surfaces shall be stabilized to minimize lead paint hazards using premium vinyl acrylic paint.

## **Replacement Standard**

All walls, in areas not subject to moisture, shall be replaced with ½" sheetrock/drywall. All replaced sheetrock/drywall shall be taped, floated, sanded, textured to match other wall areas, primed and painted. Moisture resistant materials shall be used in areas subject to moisture. All Fire-rated assemblies shall be specified on a project-by-project basis as required by local codes (or IEBC).

# Flooring

## **Repair Standard**

Floor framing shall be capable of supporting existing dead load and anticipated live loads as appropriate for type of structure and class of occupancy. All subfloors should be solid and continuous, without liberal movement or bounce, and free from rot and deterioration. Bathroom, kitchen and other water-susceptible floor areas shall be covered with water-resistant flooring that is free from tears or tripping hazards. Wood floors shall be in sound

condition without excessive gouges, breakage, lifting, curling, buckling, or shrinking. Carpet shall be clean and in safe and sanitary condition free or excessive wear, tears, soil, folds, and shall be property attached. Tile floors shall be free of cracked, broken, loose or missing tiles with grout intact.

[GREEN STANDARD] Damaged wood floor shall be repaired when possible. When existing deteriorated carpet is installed over hardwood floors, the hardwood may be refinished whenever practical, taking into account the relative cost of replacing carpet and the needs of the residents.

## **Replacement Standard**

Floor framing shall meet local code requirements (or IEBC). Subfloors shall be a minimum of ¾ inch plywood. Kitchens, baths, and other water-susceptible area shall receive resilient sheet goods.

[GREEN STANDARD] Whenever practical, rooms other than kitchens and baths with existing wood flooring shall be maintained as wood floors and refinished when appropriate. Rooms other than kitchens or baths without usable wood floors may be finished with carpet and associated products that are Carpet and Rug Institute's Green Label certified. For more information: <a href="http://www.carpet-rug.org/residential-customers/selecting-the-right-carpet-or-rug/green-label.cfm">http://www.carpet-rug.org/residential-customers/selecting-the-right-carpet-or-rug/green-label.cfm</a>

All new flooring shall be installed in accordance with manufacturer's recommendations.

New basement slabs shall be installed to local codes (or IEBC).

# Closets

# **Repair Standard**

Existing closets shall be maintained in good repair and have a shelf and clothes rod.

## **Replacement Standard**

New closets may be created if there is a significant lack of storage space and the budget permits. New closets shall have a minimum depth of 2 feet and include a shelf and clothes rod.

# **Cabinets and Countertop**

## **Repair Standard**

Kitchens shall have countertop and storage space adequate for the preparation and storage of food. Countertops shall free of wear, water damage, and uplifting of surface material. Existing cabinets with hardwood doors and face frames may be repaired if in good condition. All cabinets shall be sound and cleanable with no missing doors, drawers or hardware. All doors and drawers shall operate properly.

# Replacement Standard

Kitchens shall have countertop and storage space adequate for the preparation and storage of food. Countertops shall be of water-proof material and backsplashes shall be provided. Replacement cabinets shall be factory-finished builders-grade or better with hardwood doors and face frames.

# Appliances

## **Repair Standard**

All appliances in units shall be in proper working order and in clean and sanitary condition.

## **Replacement Standard**

All new appliances shall be "Energy Star" rated.

## 9) Electric

Note: If there is no local building code, then all electrical work shall comply with the State Code (the National Electrical Code, 2011 Edition, as may be amended by the Colorado Electrical Board).

# Lighting

# **Repair Standard**

All halls, stairs and rooms necessary to cross to other rooms and stairways shall be well lit. All lights and switches in hallways, stairs and other passages shall be operable and safe.

[GREEN STANDARD] Existing fixtures with incandescent lamp fittings shall have CFL replacement lamps installed.

# **Replacement Standard**

All halls, stairs and rooms necessary to cross to other rooms and stairways shall be well lit. Attics, basements and crawl spaces shall have utility fixtures. All new light fixtures shall be ENERGY STAR labeled.

# Interior Electric Distribution [MAJOR SYSTEM]

#### **Repair Standard**

Exposed knob and tube shall be replaced. Every room shall have a minimum of two duplex receptacles, placed on separate walls and one light fixture or receptacle switched at each room entrance. All electrical outlets used in bathrooms and toilet rooms, kitchens, all outlets within six feet (6') of a water source (excluding washing machines and sump pumps), outlets located on open porches or breezeways, exterior outlets, outlets located in garages and in non-habitable basements, except those outlets that are dedicated appliance outlets, shall be Ground-Fault Circuit Interrupter (GFCI) protected. Where the source wiring circuit is accessible (e.g. first floor above basements, in gutted rooms, etc.), receptacles shall be grounded. Permanently installed or proposed stoves, refrigerators, freezers, dishwashers and disposals, microwaves, washers and dryers shall have separate circuits sized to meet local codes (or State Electrical code). All switch, receptacle, and junction boxes shall have appropriate cover plates. Wiring shall be free from hazard, and all circuits shall be properly protected at the panel. Exposed conduit is allowed.

#### **Replacement Standard**

If wall finishes are removed, those areas shall be wired to the latest version of local codes (or State Electrical Code).

# Service and Panel [MAJOR SYSTEM]

#### Repair Standard

Each units electrical service shall be circuit breaker type. Service panels shall have a main disconnect, at least 10 circuit-breaker-protected circuits, a 100-amp minimum capacity and be adequate to safely supply existing and proposed devices. If a working central air conditioning system is present, the minimum service shall be 150 amp.

## **Replacement Standard**

Electrical service with a main disconnect panel shall be installed according to local code (or State Electrical Code).

# 10) Plumbing

Note: If there is no local building code, then all plumbing work shall comply with the Colorado Plumbing Code.

# Drain, Waste, Vent Lines [MAJOR SYSTEM]

## **Repair Standard**

The plumbing system shall be vented in a manner that allows the wastewater system to function properly. The waste system shall operate free from fouling, clogging and leaking and shall be capable of safely disposing of wastewater for all plumbing fixtures. All fixtures that discharge wastewater shall contain or be discharged through a trap that prevents the entry of sewer gas into the dwelling. Waste and vent lines shall function without losing the trap seal.

## **Replacement Standard**

If walls are removed exposing vent and waste lines, those lines shall be reworked or replaced to the current mechanical code.

# **Plumbing Fixtures**

## **Repair Standard**

All plumbing fixtures shall be free of cracks and defects, and be capable of being used for the purpose in which they were intended. All fixtures and faucets shall have working, drip-free components.

# **Replacement Standard**

Replace fixtures with single lever, metal faucets and shower diverters with 15-year, drip-free warranties. Sinks should be replaced with stainless steel sinks, and new tub surrounds should be of fiberglass.

[GREEN STANDARD] Toilets with greater than a 1.6 GPF rating shall be replaced with a 1.3 GPF model. Faucets and shower diverters should have a maximum 2.0 GPM flow.

# Plumbing Minimum Equipment [MAJOR SYSTEM]

# **Repair Standard**

All existing equipment shall be operational and leak free.

#### **Minimum Standard**

All existing equipment shall be operational and leak free. Every dwelling unit shall have a minimum of one single bowl sink with hot and cold running water in the kitchen and at least one bathroom containing a vanity with a sink (or pedestal sink), and a shower/tub unit, both with hot and cold running water, and a toilet. An operable water shut off valve, that completely stops the flow of water, shall be present at each water supply line to sinks/lavatories, toilets, washing machines and water heaters. Each unit shall have an adequate continuous supply of hot water either through a minimum 40 gallon water heater or on demand water heater in the unit or through a common boiler or hot water supply for the building. Each building shall have installed at least one exterior freeze protected faucet.

# Water Heaters [MAJOR SYSTEM]

## **Repair Standard**

Each housing unit shall be supplied with hot water either from a common source such as building-wide boiler system or from per-unit water heating equipment. Hot water supply lines shall be free of leaks and all water heating equipment shall be safe, of adequate capacity, free of corrosion and water damage, faulty operation, fire, carbon monoxide leakage and other hazards.

## **Replacement Standard**

Hot water systems that are replaced shall be of adequate capacity, be installed per manufacturer's specifications and meet local codes (orIEBC).

[GREEN STANDARD] High efficiency power-vented or sealed combustion tankless models are allowed.

# Water Supply [MAJOR SYSTEM]

#### Repair Standard

The main shut off valve shall be operable and completely stop the flow of water to the house. If there is no existing shut-off valve, then one shall be installed. All fixtures shall be leak-free and deliver sufficient cold water and, where applicable, hot water. All lead supply pipes present shall be completely removed and replaced.

## **Replacement Standard**

The main shut off valve shall be operable and completely stop the flow of water to the house, and should be replaced if it does not. Lead and galvanized pipe that is part of the water service or the distribution system shall be replaced with copper, PEX or other plastic approved for distribution of domestic water. All fixtures shall have brass shut off valves.

# **11) HVAC**

# Air Conditioning [MAJOR SYSTEM] [GREEN STANDARD]

## **Repair Standard**

Existing air conditioners and evaporative coolers shall be inspected, serviced and refurbished to operate safely. Non-functioning, non-repairable air conditioners and evaporative coolers shall be removed and drained of all CFCs.

## **Replacement Standard**

New air conditioning or evaporative cooling units shall be of adequate capacity, and reasonably durable and economical to operate. Any air conditioning or evaporative cooling systems shall be installed in accordance with manufacturer's installation specifications.

# Chimney [MAJOR SYSTEM]

## **Repair Standard**

Unused chimneys shall be removed to below the roof line wherever roofing is replaced. Chimneys shall be in good repair and high enough to induce a draft that shall keep smoke from being allowed into the dwelling. Existing unlined masonry chimneys used for combustion ventilation shall be lined or corrosion resistant pipe shall be added to the interior of the chimney.

## **Replacement Standard**

The creation of new flues is not recommended - the use of high efficiency closed combustion appliances is recommended to avoid the need for new flues. Replacement flues, when required, shall be installed according to the fuel burning unit manufacturer's installation specifications.

# Distribution System [MAJOR SYSTEM]

#### **Repair Standard**

Duct work and radiator piping shall be well supported, insulated in unconditioned space and adequate to maintain a comfortable temperature in all habitable and essential rooms.

[GREEN STANDARD] All duct work in unconditioned space should be insulated to R-7, sealed at all seams with mastic (not tape) and pressure tested to eliminate leakage.

## Replacement Standard

All duct work in unconditioned space shall be insulated to R-7, sealed at all seams with mastic (not tape), pressure tested to eliminate leakage and run in concealed space.

# Heating [MAJOR SYSTEM]

## **Repair Standard**

All heating equipment shall be safe, of adequate capacity, free of corrosion and water damage, faulty operation, fire, carbon dioxide leakage and other hazards. Filters shall be secure, clean and large enough to pass sufficient recirculated air to make the unit operate properly. Equipment housings and access panels shall be intact and properly secured/installed with no exposed electrical connections, belts, pulleys, or blowers.

# **Replacement Standard**

Gas-fired heating plants shall be rated at  $\geq$  92% AFUE or better, to the extent possible. Heat pumps shall be rated at  $\geq$  15 SEER. No Oil fired heating plants shall be installed and the oil heating system, including tanks and fuel lines, shall be completely removed before being replaced with new gas or electric systems. Setback thermostats may be installed. When electric resistance heating systems are replaced, soffits for ductwork and/or new distribution pipes for hot water heating systems shall be provided. Up to 4 lineal feet of resistance electric heating strips per 1000 square feet of floor area may be retained or installed in areas that are not cost effective to heat via ductwork or hot water distribution systems. All heating equipment shall be installed as per manufacturer' installation specifications and local codes (or IEBC).

<b>NOTE:</b> Observable Deficiencies in *Bold Italic are considered life-threatening and must be addressed immediately, if the housing is occupied.		
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Requirements for Site	Democrack/Falling/Looping	
Fencing and Gates	Damaged/Falling/Leaning Holes	Fence or gate is so damaged that it does not function as it should  Hole in fence or gate is larger than 6 inches by 6 inches
	noies	An exterior fence, security fence or gate is missing a section which could
	Missing Sections	threaten safety or security
		Runoff has extensively displaced soils which has caused visible damage or
		potential failure to adjoining structures or systems and potentially threatens
Grounds	Erosion/Rutting Areas	the safety of pedestrians
		Plants have visibly damaged a component, area or system of the property or
	Overgrown/Penetrating Vegetation	has made them unusable or unpassable
		There is an accumulation of more than 5 inches deep or a large section of the
	Ponding/Site Drainage	grounds-more than 20%-is unusable for it's intended purpose
	Totaling/Site Drainage	Detectable sewer odors that could pose a health risk if inhaled for prolonged
Health & Safety	Air Quality - Sewer Odor Detected	periods
,		
	*Air Quality - Propane/Natural Gas/Methane Gas	Detectable strong propane, natural gas or methane gas odors that could pose a
	Detected	risk of explosion/ fire and/or pose a health risk if inhaled
		Exposed bare wires or openings in electrical panels (capped wires do not pose
	*Electrical Hazards - Exposed Wires/Open Panels	risk)
	*Floring Advantage Andrews	Martin land and a different control of the control
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Liettitui Equipment	Flammable materials are improperly stored, causing the potential risk of fire or
	*Flammable Materials - Improperly Stored	explosion
	,	Too much garbage has gathered-more than the planned storage capacity, or
		garbage has gathered in an area not sanctioned for staging or storing garbage
	Garbage and Debris - Outdoors	or debris
	Hazards - Other	General defects or hazards that pose risk of bodily injury  Physical defects that could cause cutting or breaking of human skin or other
	Hazards - Sharp Edges	bodily harm
	The same of the property of the same of th	a contract of the contract of
	Hazards - Tripping	Physical defects in walkways or other travelled area that poses a tripping risk
		Evidence of infestation of insects-including roaches and ants-throughout a unit
	Infestation - Insects	or room, especially in food preperation and storage areas
Mailhayas/Drainst Cigns	Infestation - Rats/Mice/Vermin  Mailbox Missing/Damaged	Evidence of rats or micesightings, rat or mouse holes, or droppings  The U.S. Postal Service resident/unit mailbox cannot be locked or is missing
Mailboxes/Project Signs	Walibox Wilssing/Damaged	The sign is damaged, vandalized, or deteriorated, and cannot be read from a
	Signs Damaged	reasonable distance
		Cracks greater than ¾ inch, hinging/tilting, or missing section(s) that affect
		traffic ability over more than 5% of the property's parking lots/driveways/road
Parking Lots/Driveways/Roads	Cracks	or if a height differential could cause a tripping or falling hazard
	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Tonding	Potholes or loose material that have made a parking lot/driveway
		unusable/unpassbale for vehicles and/or pedestrians or could cause tripping or
	Potholes/Loose Material	falling
		Settlement/heaving has made a parking lot/driveway unusable/unpassable or
	Settlement/Heaving	creates unsafe conditions for pedestrians and vehicles  More than 20% of the equipment does not operate as it should or equipment
Play Areas and Equipment	Damaged/Broken Equipment	More than 20% of the equipment does not operate as it should or equipment that poses a threat to safety and could cause injury
i iay Areas ana Equipment	Samagea/ Broken Equipment	More than 20% of the play surface area shows deterioration or the play surface
	Deteriorated Play Area Surface	area could cause tripping or falling and thus poses a safety risk
		A single wall or gate of the enclosure has collapsed or is leaning and in danger
	Broken/Damaged Enclosure-Inadequate Outside	of falling or trash cannot be stored in the designated area because it is too
Refuse Disposal	Storage Space	small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk
netaining walls	Damagea/Tailing/Lealing	The sytem is partially or completely blocked by a large quantity of debris,
		causing backup into adjacent areas or runoffs into areas where runoff is not
Storm Drainage	Damaged/Obstructed	intended
Walkways/Steps	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
		Cracks greater than 3/4", hinging/tilting or missing sections that affect traffic
	Cracks/Sattlement/Lleaving	ability over more than 5% of the property's walkways/steps or any defect that
	Cracks/Settlement/Heaving	creates a tripping or falling hazard  More than 5% of walkways have large areas of spallinglarger than 4 inches by
	•	1
	Spalling/Exposed rebar	4 inchesand this affects traffic ability

Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation			
	es in *Bold Italic are considered life-threatening and mu		
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed	
Day to see to for D. Haller	Filedo		
Requirements for Building	Exterior	Any door that is not functioning or cannot be locked because of damage to the	
Doors	Damaged Frames/Threshold/Lintels/Trim	frame, threshold, lintel or trim	
20013		Any door that does not function as it should or cannot be locked because of	
	Damaged Hardware/Locks	damage to the door's hardware	
		Any door that has a hole or holes larger than 1 inch in diameter, significant	
		peeling/cracking/no paint or rust that affects the integrity of the door surface,	
	Damaged Surface (Holes/Paint/Rusting/Glass)	or broken/missing glass	
		Any screen door or storm door that is damaged or is missing screens or glass-	
	Damaged/Missing Screen/Storm/Security Door	shown by an empty frame or frames or any security door that is not functioning or is missing	
	Damaged/Wissing Screen/Storm/Security Door	The seals/caulking is missing on any entry door, or they are so damaged that	
	Deteriorated/Missing Caulking/Seals	they do not function as they should	
	Missing Door	Any exterior door that is missing	
Fire Escapes	*Blocked Egress/Ladders	Stored items or other barriers restrict or block people from exiting	
		Any of the functional components that affect the function of the fire escape	
	Visibly Missing Components	one section of a ladder or railing, for exampleare missing	
		Large cracks or gaps in foundation more than 3/8 inches wide by 3/8 inches	
		deep by 6 inches long that present a possible sign of a serious structural	
Farmdations	Cycella/Cone	problem, or opportunity for water penetration or sections of wall or floor that	
Foundations	Cracks/Gaps	are broken apart Significant spalled areas affecting more than 10% of any foundation wall or any	
	Spalling/Exposed Rebar	exposed reinforcing materialrebar or other	
	Spanning, Exposed Nesal	Exposed bare wires or openings in electrical panels (capped wires do not pose a	
Health and Safety	*Electrical Hazards - Exposed Wires/Open Panels	risk)	
,	*Electrical Hazards - Water Leaks on/near	Water leaking, puddling or ponding on or immediately near any electrical	
	Electrical Equipment	apparatus that could pose a risk of fire, electrocution or explosion	
		The exit cannot be used or exit is limited because a door or window is nailed	
	*Emergency Fire Exits - Emergency/Fire Exits	shut, a lock is broken, panic hardware is chained, debris, storage, or other	
	Blocked/Unusable	conditions block exit	
	*Emorgoncy Fire Evits Missing Evit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign	
	*Emergency Fire Exits - Missing Exit Signs  *Flammable/Combustible Materials - Improperly	Flammable materials are improperly stored, causing the potential risk of fire or	
	Stored	explosion	
		Too much garbage has gathered-more than the planned storage capacity or	
		garbage has gathered in an area not sanctioned for staging or storing garbage	
	Garbage and Debris - Outdoors	or debris	
	Hazards - Other	General defects or hazards that pose risk of bodily injury	
	Use and a Characterist	Physical defects that could cause cutting or breaking of human skin or other	
	Hazards - Sharp Edges	bodily harm	
	Hazards - Tripping	Physical defects in walkways or other travelled area that poses a tripping risk	
	Tidzards Tripping	Evidence of infestation of insects-including roaches and ants-throughout a unit	
	Infestation - Insects	or room, especially in food preperation and storage areas	
	Infestation - Rats/Mice/Vermin	Evidence of rats or micesightings, rat or mouse holes, or droppings	
Lighting	Broken Fixtures/Bulbs	Lighting fixtures and bulbs are broken or missing	
		Soffits or fascia that should be there are missing or so damaged that water	
Roofs	Damaged Soffits/Fascia	penetration is visibly possible	
	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible	
	Damaged/Clogged Prains	The drain is so damaged or clogged with debris that the drain no longer functionsas shown by ponding	
	Damaged/Clogged Drains	Ballast has shifted and no longer functions as it should or there is damage to	
	Damaged/Torn Membrane/Missing Ballast	the roof membrane that may result in water penetration	
	Missing/Damaged Components from	Drainage system components are missing or damaged causing visibile damage	
	Downspout/Gutter	to the roof, structure, exterior wall surface, or interior	
		Shingles are missing or damaged, including cracking, warping, cupping, and	
	Missing/Damaged Shingles	other deterioration	
	Destruction	Evidence of standing water on roof, causing potential or visible damage to roof	
	Ponding	surface or underlying materials	
		Large cracks or gaps that are more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity	
Walls	Cracks/Gaps	for water penetration	
YYUNG	or denta, Supa	10. Hater penetration	
		Part or all of the chimney has visibly seperated from the adjacent wall or there	
		are cracked or missing pieces large enough to present a sign of chimney failure	
	Damaged Chimneys	or there is a risk of falling pieces that could create a safety hazard	
	Missing/Damaged Caulking/Mortar	Caulking or glazing compound that resists weather is missing or deteriorated	
		Exterior wall deterioration or holes of any size that present a risk of water	
	Missing Pieces/Holes/Spalling	penetration or risk of structural damage	
	Stained/Realing/Needs Paint	Paint is cracking, flaking, or otherwise deteriorated. Water damage or related	
	Stained/Peeling/Needs Paint	problems have stained the paint	

Amindows  Archaery/Consulty/Co	Multifamily Rehabilitation	Standards Appendix A: Uniform Physical Condition	Standards for Multifamily Housing Rehabilitation
Aminorays	<b>NOTE:</b> Observable Deficienci	es in *Bold Italic are considered life-threatening and mu	st be addressed immediately, if the housing is occupied.
Damaged Silloff-ramed/United/Trim Damaged Silloff-ramed/United/Trim Damaged Silloff-ramed/United/Trim Damaged Silloff-ramed/United/Trim Damaged Silloff-ramed/United/Stoky/Gloing Compound Compo	Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Damaged Silloff-ramed/United/Trim Damaged Silloff-ramed/United/Trim Damaged Silloff-ramed/United/Trim Damaged Silloff-ramed/United/Trim Damaged Silloff-ramed/United/Stoky/Gloing Compound Compo	Windows	Broken/Missing/Cracked Panes	Missing or cracked panes of glass
Damages/Missing screens Missing screens or screens are purctured, ton or otherwise damaged Missing screens or screens are purctured, ton or otherwise damaged Missing screens or screens are purctured, ton or otherwise damaged Missing screens or screens are purctured, ton or otherwise damaged Missing screens or screens are purctured, ton or otherwise damaged Missing screens or screens are purctured, ton or otherwise damaged Missing screens or screens are purctured, ton or otherwise damaged Missing Personan Registry Missing Registry Missing Registry Missing Personan Registry Missing Registry	······································	and the state of t	
Missing/Deteriorand Caulking/Sealy/Graine Compound Paint covering the window ascendibly or timin crucking, dubling, or otherwise failing Paeling/Reeds Paint Paeling/Reeds Paeling/Ree			· · · · · · · · · · · · · · · · · · ·
Compound Peeding/Recels Paint Paint covering the worked sesentisy or this proceding flatenge or otherwise Using Peeding/Recels Paint Paint covering the worked sesentisy or time proceding flatenge or otherwise Using Peeding/Recels Paint Peeding/Recels Peeding/Recels Paint Peeding/Recels P		<u> </u>	Missing screens or screens are punctured, torn or otherwise damaged
Pealing/Needs Paint failing "Security Bos Prevent Egress Unction properly and, threshop, pose singley window, is without by security than that disn't children grows window, is without by security than that disn't children grows window is without by security than that disn't children grows window is without by security than that disn't children grows window is without by security than that disn't children grows window is without by security than that disn't children grows window is without by security window in children grows window is without by security than the addressed Constitution of the children grows window is without by security than the addressed Constitution of the children grows window is without by security that will be addressed to see the children grows with the addressed to see the form the children window or grows with the addressed to see the form the children grows will be children grows with the children grows will all the security proper storage.  Weter Supply imperable  Weter Supply imperable grows and the supply im			Caulking or seals that resists weather is missing or deteriorated
Requirements for Building Systems Inspectable Tem Observable Deficiency Type and Degree of Deficiency that must be addressed Domestic Water Iching Currot Marier Under Supply Leading water from water supply lies is intoerved Water heater chimney Water Supply noperable Water Supply Water Su		compound	
Requirements for Building Systems  Requirements for Building Systems  Requirements for Building Systems  Losking Central Water Supply  Losking Central Water Supply  Misping Pressure Relief Valve  Misping Pressure Relief Valve  Misping Pressure Relief Valve  Misping Pressure Relief Valve  More Supply Imporable  Rour/Corrosion on Heater Chimmey  Water Supply Imporebble  More Supply Imporebble  More Supply Imporebble  More maning water in any area of the faulting where there should be within the supply Imporebble  More maning water in any area of the faulting where there should be defined to thin any create holes. The could allow to beginness to leave from the difference of Leaks/Corrosion  Blocked Access/Improper Storage  More from the difference of the faulting where there should be defined to the supply Imporebble of the supple of the supply Imporebble of the supply Imporebble of the supplication of the supply Imporebble of the supple of the supplication of the supply Imporebble of the supply Imporebble of the supplication of the suppl		Peeling/Needs Paint	failing
Requirements for Building Systems Inspectable tem Observable Deficiency Inspectable Deficiency Inspectable tem Observable Deficiency Inspectable D			The ability to exit through egress window is limited by security bars that do not
Dosentic Water    Dosentic Water   Cashing Central Water Supply   Leaking water from water supply in its observed		*Security Bars Prevent Egress	function properly and, therefore, pose safety risks
Dosentic Water    Dosentic Water   Cashing Central Water Supply   Leaking water from water supply in its observed	Requirements for Building	Systems	
Demestic Water    Looking Central Water Supply   Looking water from water supply line in observed	•	•	Type and Degree of Deficiency that must be addressed
Missing Pressure Relief Valve  Water heatur chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney  Water Supply Inoperable  No running water in any area of the building where there should be chimney  Burnt Breakers (International Control of the building water in any area of the building where there should an experiment of the building system's electrical panel during his en energency  Burnt Breakers (Corrosion that affects the condition of the components that carry current or any stains or rost on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware  Fruyed Wiring  Missing Breakers/Tuses  Open and/or exposed breaker port  Missing Breakers/Tuses  Open and/or exposed breaker port  Missing France (Corrosion that carry current or any stains or part on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware  Fruyed Wiring  Missing Breakers/Tuses  Open and/or exposed breaker port  Missing France (Corrosion that carry current or any stains or that the components that carry evidence of water leaks in the enclosure or hardware  Provided to the components that carry current or any stains of electrical enclosures, or any evidence of water leaks in the enclosure or hardware  Frue Protection  Missing Spinishler Head  Any sprinisher head is missing, which results in exposed widele electrical connections there  Missing/Damaged/Tspired Extinguishers  Missing/Damaged/Tspired Extinguishers  Missing, Damaged or copired in the elevator doors open when the cab is no three  Missing/Damaged/Tspired Extinguishers  Missing, Damaged or copired in the elevator doors open when the cab is no three elevators of the cut extinguisher in any area of the building where a live extinguisher is required to the elevator of the building where a live extinguisher is required to the elevator of the building where a live elevation of the elevation of the proposed Missing Sp	Domestic Water	-	
Mater heater chimney shows evidence of flaking, discoloration, pitting, or crevies that may croate his that may arouse theirs that could above gaves to leak from the chimney.  Water Supply inoperable  No running water in any area of the building where there should be continued that the supply inoperable in the building water between the should be continued that the supply inoperable in the supply inoperable.  Blectrical System  Blocked Access/Improper Storage  Burnt Breakers  Carbon residue, melted breakers or rikems of sufficient size and weight impede access the building system's electrical panel during an emergency and the supply and the su			· ·
crevices that may create holes that could allow toxic gases to leak from the chimney  Water Supply imperable  No running water in any area of the building where there should be  One or more fised items or liters and velopit impede access the building systems of sufficients are and velopit impede access the building systems electrical panel during an emergency  Blocked Access/Improper Storage  Burnt Breakers  Carbon residue, method breakers or arcings are wident  Crividence of Leaks/Corrosion  Fraved Wiring  Nicks, abrasion, or fraying of the insulation that exposes any conducting wire  Missing Breakers/fuses  Open and/or exposed breaker port  Missing Breakers/fuses  Open and/or exposed breaker port  Ausiliary Lighting Imporeable (if applicable)  Auxiliary Lighting does not function  Auxiliary Lighting Imporeable (if applicable)  Auxiliary Lighting does not function  Auxiliary Lighting does no		Missing Pressure Relief Valve	
More Supply imperable  Not conuning water in any area of the building where there should be  Noted Access/mproper Storage  Not conuning water in any area of the building where there should be  Not conuning water in any area of the building where there should be  Not conuning water in any area of the building where there should be  Not contained the storage of the			
Weier Supply Insperable   No running water in any area of the building where there should be One or more fixed items or literal and weight impede access if the building systems electrical panel during an emergency and the building systems electrical panel during an emergency and the building systems of earliers are advent (Corrodon that affects the condition of the components that carry current or any states or arrive stars evident (Corrodon that affects the condition of the components that carry current or any states or arrived the state of electrical endosures, or any evidence of water leaks in the endosure or hardware (Vidence of Leaks/Corrosion)   Notice, abrasion, or fraying of the insulation that exposes any conducting wire (Missing Breaker/Suses)   Open and/or exposed between port (Missing Sprinkler Head in the Corrodon and the exposed wishble electrical connections (Missing Sprinkler Head in the Corrodon and the Corrodon (Missing Sprinkler Head in Missing Julian)   Available (Missing Momeged/Expired Extinguishers)   Available (Missing Julian)   Available (Miss		Rust/Corrosion on Heater Chimney	
Blocked Access/Improper Storage  Burnt Breakers  Carbon residue, metels beakers are are detected.  Burnt Breakers  Carbon residue, metels beakers are are detected.  Carciain that affects the condition of the components that carry current or any status or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware.  Frayed Wiring  Nicks, abrasion, or fraying of the insulation that exposes any conducting wire Missing Poulate Covers  A cover's insisting, within results in exposed visible electrical connections.  Not Operable  Not Operable  Not Operable  Missing Sprinkler Head  Auxiliary lighting does not function at all or the elevator does not when the cab is not there.  Missing/Domaged/Expired Extinguishers  Missing/Domaged/Expired Extinguishers  Are Quality - Mold and/or Mitiew Observed  Air Quality - Sewer Odor Detected  Air Quality - Sewer Odor Detected  Air Quality - Sewer Odor Detected  Effectrical Hazards - Exposed Wires/Open Panels  Felectrical Hazards - Exposed Wires/Open Panels  Femergency Fire Exits - Missing Ext Signs  Femergency Fire Exits - Emergency/Fire Exits state of the panel was the panel wires or openings in electrical panels (capped) wires on one panels in the panel capped wires do not pose or sign of the institution of the component of the component of the panel capped wires on or window is nailed  Femergency Fire Exits - Missing Exit Signs  Hazards - Other  Frammable Materials - Improperly Stored  Frammable Materials - Improperly St			No running water in any area of the building where there should be
Burst, Breakers  Carbon residue, melted breakers or are regissars are evident.  Corrosion that affects he condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware.  Frayed Wiring Missing Breakers/Fuses Open and/or exposed breaker port  *Missing Outlet Covers A cover is missing, which results in exposed visible electrical connections.  Not Operable Elevators Not Operable Elevator does not function at all or the elevator doors open when the cab is not there  *Missing/Damoged/Expired Extinguishers  *Missing/Damoged/Expired Extinguishers  *Missing/Damoged/Expired Extinguishers  *Air Quality - Mold and/or Midlew Observed  *Air Quality - Mold and/or Midlew Observed  Air Quality - Propane/Natural Gas/Methane Gas Detected  Air Quality - Sewer Odor Detected  *Air Quality - Sewer Odor Detected  *Air Quality - Sewer Odor Detected  Belectrical Hazards - Exposed Wires/Open Panels  **Electrical Hazards - Exposed Wires/Open Panels  **Electrical Equipment  Elevator - Tripping  **Mere Property Fire Exits - Emergency/Fire Exits  **Bocked/Janusable**  **Emergency Fire Exits - Emergency/Fire Exits  **Bocked/Janusable**  **Emergency Fire Exits - Missing Exit Signs  **Hazards - Other  **Hazards - Tripping Hazards  **Planamable Materials - Improperly Stored  **Hazards - Other  **Hazards - Tripping Hazards  **Planamable Materials - Improperly Stored  **Hazards - Tripping Hazards  **Planamable Materials - Improperly Stored  **Hazards - Other  **Hazards - Other  **Hazards - Tripping Hazards  **Planamable Materials - Improperly Stored  **Hazards - Other  **Hazards - Tripping Hazards  **Planamable Materials - Improperly Stored  **Hazards - Tripping Hazards  **Planamable Materials - Improperly Stored  **Hazards - Tripping Hazards  **Planamable Materials - Improperly Stored  **Ha			One or more fixed items or items of sufficient size and weight impede access to
Evidence of Leaks/Corrosion  Not. Operand/or exposed breaker port  Finesting Outlet Covers  A cover is missing, within results in reposed visible electrical connections  Elevator of ose not function at all or the elevator doors open when the cab is not there  Betweet of the composed of the composed visible electrical connections  Elevators  Not. Operable  Not. Operable  Missing Sprinker Head  Amy sprinker head is missing, visibly disabled, painted over, blocked, or cappe  Missing/Domaged/Expired Extinguishers  Five Protection  Missing Sprinker Head Particular and the elevator doors open when the cab is not there  "Missing/Domaged/Expired Extinguishers  Five Protection  Missing Sprinker Head Any sprinker head is missing, visibly disabled, painted over, blocked, or cappe  Missing, Johanged or expired fire extinguisher in any area of the building where a fire extinguisher is required  Five Availty - Moid and/or Mildew Observed  Ar Quality - Moid and/or Mildew Observed  Ar Quality - Moid and/or Mildew Observed  Ar Quality - Sewer Odor Detected  Detected  Ar Quality - Sewer Odor Detected  Elevator - Tripping  Firemergency Fire Exits - Missing Exit Signs  Firemergency Fire Exits - Missing Exit S	Electrical System		
Fividence of Leaks/Corrosion  Frayed Wiring  Nicks, abrasion, or fraying of the insulation that exposes any conducting wire  Missing Breakers/Fuses  Open and/or exposed breaker port  *Missing Outlet Covers  A cover is missing, which results in exposed visible electrical connections  Not Openable  Elevator does not function at all or the elevator doors open when the cab is not there  Auxiliary Lighting Inoperable (if applicable)  Musling Vighting Inoperable (if applicable)  Musling Vighting Inoperable (if applicable)  Missing, Damoged/Expired Extinguishers  Missing, Damoged/Expired Extinguishers  *Missing/Damoged/Expired Extinguishers  *Missing/Damoged/Expired Extinguishers  Air Quality - Propanc/Natural Gas/Methane Gas Detected  Air Quality - Propanc/Natural Gas/Methane Gas Detectable sever on the control of the control		Duriit Diedkers	
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Missing Breakers/Fuses  A cover is missing, which results in exposed visible electrical connections Elevator does not function at all or the elevator doors open when the cab is not there  Auxiliary lighting inoperable (if applicable)  Auxiliary lighting does not function  Missing Sprinkler Head  Any sprinkler head is missing, visibly disabled, painted over, blocked, or cappe  Missing, damaged or expired fire extinguisher in any area of the building wher a fire extinguisher is required  Air Quality - Mold and/or Mildew Observed  *Air Quality - Propane/Natural Gas/Methane Gas Detectable  Air Quality - Propane/Natural Gas/Methane Gas Detectable sever odors that could pose a health risk  Air Quality - Sewer Odor Detected  Air Quality - Sewer Odor Detected  Electrical Hazards - Exposed Wires/Open Panels  *Electrical Hazards - Exposed Wires/Open Panels  Electrical Faunipment  Elevator - Tripping  *Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable  *Emergency Fire Exits - Missing Exit Signs  Flammable Materials - Improperly Stored  Garbage and Debris - Indoors  Hazards - Other  Garbage and Debris - Indoors  Hazards - Tripping Hazards  Physical defects in walkways or other travelled area that poses a ripping risk  Evidence of mold or maidew is observed that is substantial enough to pose a health risk if inhaled for prolonged periods  Exposed bare wires or openings in electrical panels (capped wires do not pose risk of explosion) for and/or pose a health risk if inhaled for prolonged periods  Exposed bare wires or openings in electrical panels (capped wires do not pose risk or explosion)  Elevator is missiligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes at tripping hazard  The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit  Exit signs that clearly identify all emergency exits are missing or there is no explosion  To much garbage		Evidence of Leaks/Corrosion	water leaks in the enclosure or hardware
Missing Breakers/Fuses  A cover is missing, which results in exposed visible electrical connections Elevator does not function at all or the elevator doors open when the cab is not there  Auxiliary lighting inoperable (if applicable)  Auxiliary lighting does not function  Missing Sprinkler Head  Any sprinkler head is missing, visibly disabled, painted over, blocked, or cappe  Missing, damaged or expired fire extinguisher in any area of the building wher a fire extinguisher is required  Air Quality - Mold and/or Mildew Observed  *Air Quality - Propane/Natural Gas/Methane Gas Detectable  Air Quality - Propane/Natural Gas/Methane Gas Detectable sever odors that could pose a health risk  Air Quality - Sewer Odor Detected  Air Quality - Sewer Odor Detected  Electrical Hazards - Exposed Wires/Open Panels  *Electrical Hazards - Exposed Wires/Open Panels  Electrical Faunipment  Elevator - Tripping  *Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable  *Emergency Fire Exits - Missing Exit Signs  Flammable Materials - Improperly Stored  Garbage and Debris - Indoors  Hazards - Other  Garbage and Debris - Indoors  Hazards - Tripping Hazards  Physical defects in walkways or other travelled area that poses a ripping risk  Evidence of mold or maidew is observed that is substantial enough to pose a health risk if inhaled for prolonged periods  Exposed bare wires or openings in electrical panels (capped wires do not pose risk of explosion) for and/or pose a health risk if inhaled for prolonged periods  Exposed bare wires or openings in electrical panels (capped wires do not pose risk or explosion)  Elevator is missiligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes at tripping hazard  The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit  Exit signs that clearly identify all emergency exits are missing or there is no explosion  To much garbage		- 114	
#Missing Outlet Covers  Not Operable  Elevator does not function at all or the elevator doors open when the cab is not there  Auxiliary Lighting Inoperable (if applicable)  Auxiliary lighting does not function at all or the elevator doors open when the cab is not there  Auxiliary Lighting Inoperable (if applicable)  Auxiliary lighting does not function at all or the elevator doors open when the cab is not there  Auxiliary lighting inoperable (if applicable)  Auxiliary lighting does not function at all or the elevator doors open when the cab is not there  *Missing Sprinkler Head  Any sprinkler head is missing, visibly disabled, painted over, blocked, or cappe Missing, damaged or expired fire extinguisher in any area of the building wher a fire extinguisher is required  Evidence of mold or mildew is observed that is substantial enough to pose a health six of unit or explosion of the extraction of the capped wires doors that could pose a health risk if inhaled  Detectable sever odors that could pose a health risk if inhaled  Detectable sever odors that could pose a health risk if inhaled for prolonged periods  Exposed bare wires or openings in electrical panels (capped wires do not pose risk)  *Electrical Hozards - Exposed Wires/Open Panels  *Electrical Hozards - Exposed Wires/Open Panels  *Electrical Hozards - Woter Leoks on/near  Elevator - Tripping  Elevator - Tripping  Elevator - Tripping elevator one of the sign of the exit cannot be used or exit is limited by one re than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard  The exit cannot be used or exit is limited brianed, debris, storage, or other conditions block exit  Exist signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign  #Arards - Other  #Finamable Materiols - Improperly Stored  *General defects in walkways or other travelled area that poses a tripping risk evidence of infestation of insects-including roaches and ants-throughout a uni or room, especially		, -	
Elevators Not Operable Emergency Power Auxiliary Lighting Inoperable (if applicable) Auxiliary Lighting does not function Missing Sprimkler Head Auxiliary Lighting does not function Missing Sprimkler Head Any sprinkler head is missing, visibly disabled, painted over, blocked, or cappe Missing, damaged or expired fire extinguisher in any area of the building wher a fire extinguisher is required.  Health & Safety Air Quality - Moid and/or Mildew Observed Air Quality - Propane/Natural Gas/Methane Gas Detected Air Quality - Propane/Natural Gas/Methane Gas Detected Air Quality - Sewer Odor Detected Air Quality - Sewer Odor Detected Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Water Leaks on/near Electrical Equipment Elevator - Tripping Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator - Tripping Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator - Tripping Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator - Tripping Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator is misaligned with the floor b			·
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Any sprinkler head is missing, visibly disabled, painted over, blocked, or cappe  "Missing/Damaged/Expired Extinguishers a fire extinguisher is required  Evidence of mold or mildew is observed that is substantial enough to pose a health "sk fire a health "sk for mildew is observed that is substantial enough to pose a health risk if unlated for poletected periods  Poetected  Air Quality - Propane/Natural Gas/Methane Gas Detectable strong propane, natural gas or methane gas odors that could pose risk of explosion/ fire analyor pose a health risk if inhaled for prolonged periods  Poetectable sewer odors that could pose a health risk if inhaled for prolonged periods  Exposed bare wires or openings in electrical panels (capped wires do not pose risk)  "Electrical Hazards - Water Leaks on/near Electrical Equipment  Elevator - Tripping  Elevator is misaligned with the floor by more than 3/4 of an inch. The elevatoroses not level as it should, which causes a tripping hazard  The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit  Exit signs that clearly leafurial elemergency exits are missing or there is no illumination in the area of the sign  Flammable Materials - Improperly Stored  Praysical defects that could cause cutting or breaking or human skin or other boddly harm  Hazards - Other  Hazards - Other  Hazards - Tripping Hazards  Physical defects that could cause cutting or breaking or human skin or other boddly harm  Hazards - Tripping Hazards  Physical defects that could cause cutting or breaking or human skin or other boddly harm  Fire Protection - Pass Mice Permin  Evidence of rats or mice - Sightings, rat or mouse holes, or dropping is ke vidence of rats or mice - Sightings, rat or mouse holes, or dropping is keidence of rats or mice - Sightings, rat or mouse holes, or dropping is keidence of any amount of fuel leaking from the supply tank or piping  Significant formations of metal oxides,	Elevators	•	
Missing, damaged or expired fire extinguisher in any area of the building wher a fire extinguisher is required  Air Quality - Mold and/or Mildew Observed  Air Quality - Propane/Natural Gas/Methane Gas Detected  Air Quality - Propane/Natural Gas/Methane Gas Detected  Air Quality - Sewer Odor Detected  Air Quality - Sewer Odor Detected  Detectable sewer odors that could pose a health risk if inhaled Detectable sewer odors that could pose a health risk if inhaled for prolonged periods  Electrical Hazards - Exposed Wires/Open Panels  **Electrical Hazards - Water Leaks on/near Electrical Equipment  Elevator - Tripping  Bioked/Unusable  **Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable  **Emergency Fire Exits - Missing Exit Signs  #*Emergency Fire Exits - Missing Exit Signs  Flammable Materials - Improperly Stored  **Flammable Materials - Improperly Stored  Garbage and Debris - Indoors  Hazards - Other  Hazards - Other  Hazards - Tripping Hazards  Physical defects in walkways or other travelled area that poses a tripping risk  Evidence of infestation of insects-including roaches and ants-throughout a unit infestation - Insects  Infestation - Rats/Mice/Vermin  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking in piping or pump acking  Evidence of any amount of feel leaking in piping or pump acking  Evidence of any amount of feel leaking in piping or pump acking  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking from the supply tank or piping  Significant formations of metal oxides, significant flaking, discoloration, or the	Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function
Missing, damaged or expired fire extinguisher in any area of the building wher a fire extinguisher is required  Air Quality - Mold and/or Mildew Observed  Air Quality - Propane/Natural Gas/Methane Gas Detected  Air Quality - Propane/Natural Gas/Methane Gas Detected  Air Quality - Sewer Odor Detected  Air Quality - Sewer Odor Detected  Detectable sewer odors that could pose a health risk if inhaled Detectable sewer odors that could pose a health risk if inhaled for prolonged periods  Electrical Hazards - Exposed Wires/Open Panels  **Electrical Hazards - Water Leaks on/near Electrical Equipment  Elevator - Tripping  Bioked/Unusable  **Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable  **Emergency Fire Exits - Missing Exit Signs  #*Emergency Fire Exits - Missing Exit Signs  Flammable Materials - Improperly Stored  **Flammable Materials - Improperly Stored  Garbage and Debris - Indoors  Hazards - Other  Hazards - Other  Hazards - Tripping Hazards  Physical defects in walkways or other travelled area that poses a tripping risk  Evidence of infestation of insects-including roaches and ants-throughout a unit infestation - Insects  Infestation - Rats/Mice/Vermin  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking in piping or pump acking  Evidence of any amount of feel leaking in piping or pump acking  Evidence of any amount of feel leaking in piping or pump acking  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking in piping or pump packing  Evidence of any amount of feel leaking from the supply tank or piping  Significant formations of metal oxides, significant flaking, discoloration, or the	Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing visibly disabled painted over blocked or canned
Health & Safety  Air Quality - Mold and/or Mildew Observed  **Air Quality - Propone/Natural Gas/Methane Gas Detected  Air Quality - Sewer Odor Detected  Electrical Hazards - Exposed Wires/Open Panels  **Electrical Hazards - Exposed Wires/Open Panels  **Electrical Hazards - Water Leaks on/near Electrical Hazards - Water Leaks on/near Elevator - Tripping  Elevator - Tripping  Elevator - Tripping  Elevator - Tripping  **Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable  **Emergency Fire Exits - Missing Exit Signs  Blocked/Unusable  **Emergency Fire Exits - Missing Exit Signs  **Flammable Materials - Improperly Stored  **Flammable Materials - Improperly Stored  Garbage and Debris - Indoors  Hazards - Other  Hazards - Other  Hazards - Tripping Hazards  Hazards - Tripping Hazards  **Hazards - Tripping Edges  Air Quality - Flammable Materials - Improperly Stored  **Emergency Fire Exits - Missing Exit Signs  Illumination in the area of the sign  Flammable materials are improperly stored, causing the potential risk of fire o explosion  Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sactioned for staging or storing garbage of debris  Hazards - Other  Hazards - Tripping Hazards  Physical defects that could cause cutting or breaking of human skin or other bodily harm  Hazards - Tripping Hazards  Physical defects in walkways or other travelled area that poses a tripping risk  Evidence of infestation of insects-including roaches and ants-throughout a uni of room, especially in food preperation and storage areas  Infestation - Rats/Mice/Vermin  Evidence of rats or mice-sightings, rat or mouse holes, or droppings  Evidence of any amount of full leaking from the supply tank or pipin	The Frotestion	iviliasing opinimer ricuu	Missing, damaged or expired fire extinguisher in any area of the building where
Health & Safety  Air Quality - Mold and/or Mildew Observed  *Air Quality - Propane/Natural Gas/Methane Gas Detectable Detectable strong propane, natural gas or methane gas odors that could pose periods  Air Quality - Sewer Odor Detected  Exposed bare wires or openings in electrical panels (capped wires do not pose Electrical Hazards - Exposed Wires/Open Panels  *Electrical Hazards - Exposed Wires/Open Panels  *Electrical Hazards - Water Leaks on/near Electrical Equipment  Elevator - Tripping  #Elevator - Tripping  #Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable  *Emergency Fire Exits - Missing Exit Signs  #Emmable Materials - Improperly Stored  *Flammable Materials - Improperly Stored  Garbage and Debris - Indoors  Hazards - Other  Hazards - Other  Hazards - Sharp Edges  Hazards - Tripping Hazards  Physical defects that could cause cutting or bump acking or human skin or other bodily harm  Physical defects in walkways or other travelled area that poses a tripping risk  Evidence of infestation - flasts/Mice/Vermin  Flammable Moler/Pump Leaks  Evidence of infestation of fweel only base of pump packing  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Findence of rats or mice—sightings, rat or mouse holes, or droppings  Find		*Missing/Damaged/Expired Extinguishers	a fire extinguisher is required
#Air Quality - Propane/Natural Gas/Methane Gas Detectable Detectable strong propane, natural gas or methane gas odors that could pose risk of explosion/ fire and/or pose a health risk if inhaled Oetectable sewer odors that could pose a health risk if inhaled for prolonged periods Exposed bare wires or openings in electrical panels (capped wires do not pose Electrical Hazards - Exposed Wires/Open Panels  "Electrical Hazards - Water Leaks on/near Electrical Equipment Elevator - Tripping Elevator - Tripping Elevator is misaligned with the floor by more than 3/4 of an inch. The elevator of sone is should, which causes a tripping hazard The exit cannot be used or exit is limited because a door or window is nailed  "Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable Extreament is should, which causes a tripping hazard The exit cannot be used or exit is limited because a door or window is nailed that is a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit Ext signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign Flammable Materials - Improperly Stored Garbage and Debris - Indoors Garbage and Debris - Indoors Garbage and Debris - Indoors Hazards - Other General defects or hazards that pose risk of bodily injury Physical defects that could cause cutting or breaking of human skin or other bodily harm  Hazards - Tripping Hazards Physical defects in walkways or other travelled area that poses a tripping risk Evidence of infestation of insects-including roaches and ants-throughout a uni or own, especially in food or preparation and storage areas infestation - Rats/Mice/Vermin Evidence of infestation of finetel oxides, significant flaking, discoloration, or the			
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#Electrical Hazards - Water Leaks on/near Electrical Equipment apparatus that could pose a risk of fire, electrocution or explosion Elevator - Tripping Elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit  Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign Flammable Materials - Improperly Stored  Friammable Materials - Improperly Stored  Garbage and Debris - Indoors  Garbage and Debris - Indoors  Hazards - Other  General defects or hazards that pose risk of bodily injury  Physical defects that could cause cutting or breaking of human skin or other bodily harm  Hazards - Tripping Hazards  Physical defects in walkways or other travelled area that poses a tripping risk Elevator is misaligned with the floor by more than the planned storage capacity or garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sactioned for staging or storing garbage of debris  General defects or hazards that pose risk of bodily injury  Physical defects that could cause cutting or breaking of human skin or other bodily harm  Hazards - Tripping Hazards  Physical defects in walkways or other travelled area that poses a tripping risk Evidence of infestation of insects-including roaches and ants-throughout a uni or room, especially in food preperation and storage areas  Infestation - Rats/Mice/Vermin  Evidence of rats or mice-sightings, rat or mouse holes, or droppings  Evidence of any amount of fuel leaking from the supply tank or piping  Significant formations of metal oxides, significant flaking, discoloration, or the		Stantiscal Haranda, Sunacad Wines (Onen Banala	
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Significant formations of metal oxides, significant flaking, discoloration, or the			
General Rust/Corrosion development of a noticable pit or crevice			Significant formations of metal oxides, significant flaking, discoloration, or the
		General Rust/Corrosion	development of a noticable pit or crevice

-		Standards for Multifamily Housing Rehabilitation
		st be addressed immediately, if the housing is occupied.
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	*Misaligned Chimney/Ventilation System	A misalighnment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	Roof exhaust fan unit does not function
	Bud and the discrete Agency of Birman and Bud and	Evidence of active leaks in or around the system components or evidence of
Sanitary System	Broken/Leaking/Clogged Pipes or Drains  Missing Drain/Cleanout/Manhole Covers	standing water, puddles or pondinga sign of leaks or clogged drains  A protective cover is missing
	The state of the s	- Protective cover to initioning
Requirements for Common A	ıreas	
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Damaged or missing balusters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	Cabinets are missing or the laminate is separating. This includes cases, boxes, or pieces of furniture with drawers, shelves, or doorsprimarily used for storagemounted on walls or floors
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Ceiling surface has punctures that may or may not penetrate completely or panels or tiles are missing
Kitchen	Ceiling - Peeling/Needs Paint	Paint is peeling, cracking, flaking, or otherwise deteriorated on ceilings in common areas
Laundry Poom	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of water infiltration, mold, or mildew that may have been caused by saturation or surface failure
Laundry Room	Dainage/ wiolu/ willuew	Flat work surface in a kitchen often integral to lower cabinet space is missing or
Lobby	Countertops - Missing/Damaged	deteriorated or damaged below the laminate
Office	Dishwasher/Garbage Disposal - Inoperable	Dishwasher or garbage disposal does not operate as it should
		Any door that is not functioning or cannot be locked because of damage to the
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	frame, threshold, lintel or trim
Datie /Data la faction	Dears Descripted Handware (Laster	Any door that does not function as it should or cannot be locked because of
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	damage to the door's hardware  Any door that has a hole or holes greater than 1 inch in diameter, significant
		peeling/cracking/no paint or rust that affects the integrity of the door surface,
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	or broken/missing glass
		Any screen door or storm door that is damaged or is missing screens or glass
	Doors - Damaged/Missing Screen/Storm/Security	shown by an empty frame or frames or any security door that is not functioning
Storage	Door	or is missing
	Doors Deteriorated (Missing Coals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that
	Doors - Deteriorated/Missing Seals (Entry Only)  Doors - Missing Door	they do not function as they should  Any door that is missing that is required for the functional use of the space
	Doors Wilssing Door	Dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust
	Dryer Vent -Missing/Damaged/Inoperable	is not effectively vented to the outside  One or more fixed items or items of sufficient size and weight impede access to
	Electrical - Blocked Access to Electrical Panel	the building system's electrical panel during an emergency
	Electrical - Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
		Corrosion that affects the condition of the components that carry current or
		any stains or rust on the interior of electrical enclosures or any evidenceof
	Electrical - Evidence of Leaks/Corrosion	water leaks in the enclosure or hardware
	Electrical - Frayed Wiring	Nicks abrasion or fraving of the insulation that exposes any conducting wire
	Electrical - Missing Breakers	Nicks, abrasion, or fraying of the insulation that exposes any conducting wire  Open and/or exposed breaker port
	*Electrical - Missing Covers	A cover is missing, which results in exposed visible electrical connections
		Flooring that is bulging, buckling or sagging or a problem with alignment
	Floors - Bulging/Buckling	between flooring types
	Floors - Floor Covering Damaged	Floor covering has stains, surface burns, cuts, holes, tears, loose areas or
	Floors - Floor Covering Damaged Floors - Missing Floor/Tiles	exposed seams Flooring or tile flooring that is missing
	Floors - Peeling/Needs Paint	Painted flooring that has peeling or missing paint
	Floors - Rot/Deteriorated Subfloor	Rotted or deteriorated subflooring
		Evidence of water infiltration, mold, or mildew that may have been caused by
	Floors - Water Stains/Water Damage/Mold/Mildew	
	GFI - Inoperable	The GFI does not function
	Graffiti HVAC - Convection/Radiant Heat System Covers	Graffiti on any exposed surface greater than 6 inches by 6 inches  Cover is missing or substantially damaged, allowing contact with
	Missing/Damaged	heating/surface elements or associated fans
	<u> </u>	Significant formations of metal oxides, flaking, or discolorationor a pit or
	HVAC - General Rust/Corrosion	crevice
	HVAC - Inoperable	HVAC does not function. It does not provide the heating and coolingit should.  The system does not respond when the controls are engaged
	*HVAC - Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
		HVAC system shows signs of abnormal vibrations, other noise, or leaks when
	HVAC - Noisy/Vibrating/Leaking	engaged
	Lavatory Sink - Damaged/Missing	Sink, faucet, or accessories are missing, damaged, or not functioning

### Mozer Conservable Deficiencies in *Bold Italic are considered life-threatening and must be addressed immediately, if the houseing is occupied.    Inspectable Item	oroken, resulting in opple on foot, in ed extensive area tion as it should of air
Lighting - Missing/Damaged/Inoperable Fixture  Mailbox - Missing/Damaged  The U.S Postal Service mailbox cannot be locked or is missing or the U.S postal Service mailbox cannot be locked or is missing or the U.S postal Service mailbox cannot be locked or is missing or the U.S postal Service mailbox cannot be locked or is missing or the U.S postal Service mailbox cannot be locked or is missing or the U.S postal Service mailbox cannot be used by per wheelchair, or using walkers  Pedestrian/Wheelchair Ramp  Pedestrian/Wheelchair Ramp  Plumbing - Leaking Fauret/Pipes  Range Hood /Exhaust Fans - Excessive  Plumbing - Leaking Fauret/Pipes  A steady leak that is adversely affecting the surrounding and or accumulation of dirt threatens the free passage on One or more burners are not functioning or doors or drain and/or accumulation of dirt threatens the free passage on One or more burners are not functioning or doors or drain on gas ranges pilot is out and/or flames are not distribute functioning  Refrigerator - Damaged/Inoperable  Refrigerator is missing or does not cool adequately for the Damaged or missing shelves, vanity top, drawers, or doo Restroom Cabinet - Damaged/Missing  Sink- Missing/Damaged  Sink- Shower, tub, or components are damaged or missing sinks the single or does not function as it shou. Stairs - Broken/Damaged  Sink, faucet, or accessories are missing, damaged, or not "Smoke Detector - Missing/Inoperable  Stairs - Broken/Damaged/Missing Steps  A step is missing or broken  Stairs - Broken/Damaged/Missing Steps  A step is missing or broken  Stairs - Broken/Damaged/Missing Steps  A step is missing or broken  Walls - Damaged/Detector Damaged/Missing Steps  Walls - Damaged/	oroken, resulting in opple on foot, in ed extensive area tion as it should of air
Lighting - Missing/Damaged/Inoperable Fixture   light source is functioning in the room   Mailbox - Missing/Damaged   The U.S Postal Service mailbox cannot be locked or is mis   Outlets/Switches/Cover Plates - Missing/Broken   Pedestrian/Wheelchair Ramp   Wheelchair, or using walkers   Pedestrian/Wheelchair Ramp   Wheelchair, or using walkers   Plumbing - Clogged Drains   Drain is substantially or completely clogged or has suffer   deterioration   Plumbing - Leaking Faucet/Pipes   A steady leak that is adversely affecting the surrounding   Range Hood (Exhaust Fans - Excessive   Apparatus that draws out cooking exhaust does not func   Grease/Inoperable   A steady leak that is adversely affecting the surrounding   Range/Stove - Missing/Damaged/Inoperable   and/or accumulation of dirt threatens the free passage on one or more burners are not functioning or doors or draw on gas ranges pilot is out and/or flames are not distribute functioning   Refrigerator - Damaged/Inoperable   Refrigerator is missing or does not cool adequately for the Damaged or missing shelves, vanity top, drawers, or doo   Restroom Cabinet - Damaged/Missing   Shower, tub, or components are damaged or missing   Sink. Missing/Damaged   Sink. Missing/Damaged   Sink. Missing/Damaged   Sink. Missing/Damaged   Sink. Missing shelves, vanity top, drawers, or doos   Stairs - Broken/Damaged/Missing Staps   A step is missing or does not function as it shou   Stairs - Broken/Missing Hand Railing   Hand rail is missing, damaged, or not   Stairs - Broken/Missing Hand Railing   Hand rail is missing, damaged, or oor otherwise unusal   Exhaust fan is not functioning or window designed for ve open   Walls - Damaged/Deteriorated Trim   has decayed   Punctures in the wall surface that may or may not peneth   Stairs - Broken/Missing Hand Railing   Hand rail is missing, damaged, loos or otherwise deteriorated   Evidence of water infiltration, mold, or mildew—or dama   Sturation or surface failure   Fixture elements—seaf it, flush handle, cover etc.—are miss walter	oroken, resulting in opple on foot, in ed extensive area tion as it should of air
Lighting - Missing/Damaged/Inoperable Fixture   light source is functioning in the room   Mailbox - Missing/Damaged   The U.S Postal Service mailbox cannot be locked or is mis   Outlets/Switches/Cover Plates - Missing/Broken   Pedestrian/Wheelchair Ramp   Wheelchair, or using walkers   Pedestrian/Wheelchair Ramp   Wheelchair, or using walkers   Plumbing - Clogged Drains   Drain is substantially or completely clogged or has suffer   deterioration   Plumbing - Leaking Faucet/Pipes   A steady leak that is adversely affecting the surrounding   Range Hood (Exhaust Fans - Excessive   Apparatus that draws out cooking exhaust does not func   Grease/Inoperable   A steady leak that is adversely affecting the surrounding   Range/Stove - Missing/Damaged/Inoperable   and/or accumulation of dirt threatens the free passage on one or more burners are not functioning or doors or draw on gas ranges pilot is out and/or flames are not distribute functioning   Refrigerator - Damaged/Inoperable   Refrigerator is missing or does not cool adequately for the Damaged or missing shelves, vanity top, drawers, or doo   Restroom Cabinet - Damaged/Missing   Shower, tub, or components are damaged or missing   Sink. Missing/Damaged   Sink. Missing/Damaged   Sink. Missing/Damaged   Sink. Missing/Damaged   Sink. Missing shelves, vanity top, drawers, or doos   Stairs - Broken/Damaged/Missing Staps   A step is missing or does not function as it shou   Stairs - Broken/Missing Hand Railing   Hand rail is missing, damaged, or not   Stairs - Broken/Missing Hand Railing   Hand rail is missing, damaged, or oor otherwise unusal   Exhaust fan is not functioning or window designed for ve open   Walls - Damaged/Deteriorated Trim   has decayed   Punctures in the wall surface that may or may not peneth   Stairs - Broken/Missing Hand Railing   Hand rail is missing, damaged, loos or otherwise deteriorated   Evidence of water infiltration, mold, or mildew—or dama   Sturation or surface failure   Fixture elements—seaf it, flush handle, cover etc.—are miss walter	oroken, resulting in opple on foot, in ed extensive area tion as it should of air
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Paint covering the window assembly or trim is cracking, f	1 1
Windows - Peeling/Needs Paint Ifailing	laking, or otherwise
The ability to exit through the window is limited by secur	ity bars that do not
*Windows - Security Bars Prevent Egress function properly and, therefore, pose safety risks	
Evidence of mold or mildew is observed that is substantially the state of the state	al enough to pose a
Health & Safety Air Quality - Mold and/or Mildew Observed health risk	
*Air Quality - Propane/Natural Gas/Methane Gas Detectable strong propane, natural gas or methane gas or	
Detected risk of explosion/ fire and/or pose a health risk if inhaled	
Detectable sewer odors that could pose a health risk if in	naled for prolonged
Air Quality - Sewer Odor Detected periods	
Exposed bare wires or openings in electrical panels (capp	ed wires do not pose a
*Electrical Hazards - Exposed Wires/Open Panels risk)	
*Electrical Hazards - Water Leaks on/near Water leaking, puddling or ponding on or immediately no	•
Electrical Equipment apparatus that could pose a risk of fire, electrocution or e	explosion
The exit cannot be used or exit is limited because a door	
*Emergency Fire Exits - Emergency/Fire Exits shut, a lock is broken, panic hardware is chained, debris,	or window is nailed
Blocked/Unusable conditions block exit	or window is nailed
Exit signs that clearly identify all emergency exits are mis	or window is nailed storage, or other
*Emergency Fire Exits - Missing Exit Signs illumination in the area of the sign	or window is nailed storage, or other
*Flammable/Combustible Materials - Improperly Flammable or combustible materials are improperly store	or window is nailed storage, or other ssing or there is no
Stored potential risk of fire or explosion	or window is nailed storage, or other ssing or there is no
Too much garbage has gathered-more than the planned	or window is nailed storage, or other ssing or there is no ed, causing the
garbage has gathered in an area not sactioned for staging	or window is nailed storage, or other ssing or there is no ed, causing the storage capacity or
Garbage and Debris - Indoors debris	or window is nailed storage, or other ssing or there is no ed, causing the storage capacity or
Too much garbage has gathered-more than the planned	or window is nailed storage, or other sing or there is no ed, causing the storage capacity or g or storing garbage or
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Garbage and Debris - Outdoors or debris	or window is nailed storage, or other sing or there is no ed, causing the storage capacity or g or storing garbage or storage capacity or
Hazards - Other General defects or hazards that pose risk of bodily injury	or window is nailed storage, or other sing or there is no ed, causing the storage capacity or g or storing garbage or storage capacity or ng or storing garbage
Physical defects that could cause cutting or breaking of h	or window is nailed storage, or other sing or there is no ed, causing the storage capacity or g or storing garbage or storage capacity or ng or storing garbage
Hazards - Sharp Edges bodily harm	or window is nailed storage, or other sing or there is no ed, causing the storage capacity or g or storing garbage or storage capacity or ng or storing garbage

Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation			
<b>NOTE:</b> Observable Deficiencies		ust be addressed immediately, if the housing is occupied.	
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed	
	l		
	Hazards - Tripping	Physical defects in walkways or other travelled area that poses a tripping risk	
		Evidence of infestation of insects-including roaches and ants-throughout a unit	
	Infestation - Insects	or room, especially in food preperation and storage areas	
	Infestation - Rats/Mice/Vermin	Evidence of rats or micesightings, rat or mouse holes, or droppings	
Pools and Related Structures	Fencing - Damaged/Not Intact	Damage that could compromise the integrity of the fence	
		Garbage has backed up into chutes, because the collection structure is missing	
		or broken or compactors or componenentschute, chute door, and other	
Trash Collection Areas	Chutes - Damaged/Missing Components	componenetshave failed	
Requirements for Unit			
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed	
		Damaged or missing shelves, vanity tops, drawers, or doors that are not	
Bathroom	Bathroom Cabinets - Damaged/Missing	functioning as they should for storage or their intended purpose	
	Lavatory Sink - Damaged/Missing	Sink, faucet, or accessories are missing, damaged, or not functioning	
	, , ,	Drain or faucet is substantially or completely clogged or has suffered extensive	
	Plumbing - Clogged Drains, Faucets	deterioration	
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area	
	Shower/Tub - Damaged/Missing	Shower, tub, or components are damaged or missing	
	Showery rab - Damaged/Wilssing	Exhaust fan is not functioning or window designed for ventilation does not	
	Ventilation/Evhauet System Absent/Increasel-		
	Ventilation/Exhaust System – Absent/Inoperable	open	
		Fixture elementsseat, flush handle, cover etcare missing or damaged or the	
0.11.6	Water Closet/Toilet - Damaged/Clogged/Missing	toilrt seat is cracked or has a broken hinge or toilet cannot be flushed	
Call-for-Aid (if applicable)	Inoperable	The system does not function as it should	
Ceiling	Bulging/Buckling/Leaking	Ceiling is bowed, deflected, sagging, or is no longer aligned horizontally	
		Ceiling surface has punctures that may or may not penetrate completely or	
	Holes/Missing Tiles/Panels/Cracks	panels or tiles are missing	
		Paint is peeling, cracking, flaking, or otherwise deteriorated on ceilings in	
	Peeling/Needs Paint	common areas	
		Evidence of water infiltration, mold, or mildew that may have been caused by	
	Water Stains/Water Damage/Mold/Mildew	saturation or surface failure	
		Any door that is not functioning or cannot be locked because of damage to the	
Doors	Damaged Frames/Threshold/Lintels/Trim	frame, threshold, lintel or trim	
200.0		Any door that does not function as it should or cannot be locked because of	
	Damaged Hardware/Locks	damage to the door's hardware	
	Damagea Haraware, 200ks	Any screen door or storm door that is damaged or is missing screens or glass	
		shown by an empty frame or frames or any security door that is not functioning	
	Damagad / Missing Courses / Ctauma / Casumita Daga		
	Damaged/Missing Screen/Storm/Security Door	or is missing	
	Damaga d Conform	Any door that has a hole or holes greater than 1 inch in diameter, significant	
	Damaged Surface -	peeling/cracking/no paint or rust that affects the integrity of the door surface,	
	Holes/Paint/Rusting/Glass/Rotting	or broken/missing glass	
		The seals/caulking is missing on any entry door, or they are so damaged that	
	Deteriorated/Missing Seals (Entry Only)	they do not function as they should	
		Any door that is required for security (entry) or privacy (Bathroom) that is	
		missing or any other unit door that is missing and is required for proper unit	
	Missing Door	functionality	
		One or more fixed items or items of sufficient size and weight impede access to	
Electrical System	Blocked Access to Electrical Panel	the building system's electrical panel during an emergency	
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident	
		Corrosion that affects the condition of the components that carry current or	
		any stains or rust on the interior of electrical enclosures or any evidenceof	
	Evidence of Leaks/Corrosion	water leaks in the enclosure or hardware	
	,	11.11	
	Frayed Wiring	Nicks, abrasion, or fraying of the insulation that exposes any conducting wire	
	GFI - Inoperable	The GFI does not function	
	Missing Breakers/Fuses	Open and/or exposed breaker port	
	*Missing Covers	A cover is missing, which results in exposed visible electrical connections	
[Floore	Dulaina / Dualdina	Flooring that is bulging, buckling or sagging or a problem with alignment	
Floors	Bulging/Buckling	between flooring types	
		Floor covering has stains, surface burns, cuts, holes, tears, loose areas or	
	Floor Covering Damage	exposed seams	
	Missing Flooring Tiles	Flooring or tile flooring that is missing	
	Peeling/Needs Paint	Painted flooring that has peeling or missing paint	
	Rot/Deteriorated Subfloor	Rotted or deteriorated subflooring	
		Evidence of water infiltration, mold, or mildew that may have been caused by	
	Water Stains/Water Damage/Mold/Mildew	saturation or surface failure	
		Evidence of mold or mildew is observed that is substantial enough to pose a	
Health & Safety	Air Quality - Mold and/or Mildew Observed	health risk	
	and the second s	Detectable sewer odors that could pose a health risk if inhaled for prolonged	
	Air Quality - Sewer Odor Detected	periods	
<u></u>	p Quanty Series Odos Detected	F	

**Emergency Fire Exists - Emergency/Fire Exists   Slocked / Minasoble	-	n Standards Appendix A: Uniform Physical Condition	
**Air Quality - Propose/Natural Gos/Nethone Gos Ostectade and Company of the State			
Péterzier Marandra - Expaned Wires/Den Pronche  **Historical Evaluation  **Tempersyn Fine East - Empersyn/Fine Easts  **Bocked/Unwardele  **Tempersyn Fine East - Empersyn/Fine Easts  **Bocked/Unwardele  **Tempersyn Fine East - Enganesyn/Fine Easts  **Tempersyn Fine East - Empersyn/Fine Easts  **Tempersyn Fine East - Empersyn/Fine Easts  **Tempersyn Fine East - Missing EXI Sigs  **Tempersyn Fine East - Empersyn/Fine Easts  **Tempersyn Fine East - Empersyn Exists  **Tempersyn Fine East - Missing EXI Sigs  **Tempersyn Fine East - Empersyn Exists  **Tempersyn Fine East - Empersy	Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Péterzier Marandra - Expaned Wires/Den Pronche  **Historical Evaluation  **Tempersyn Fine East - Empersyn/Fine Easts  **Bocked/Unwardele  **Tempersyn Fine East - Empersyn/Fine Easts  **Bocked/Unwardele  **Tempersyn Fine East - Enganesyn/Fine Easts  **Tempersyn Fine East - Empersyn/Fine Easts  **Tempersyn Fine East - Empersyn/Fine Easts  **Tempersyn Fine East - Missing EXI Sigs  **Tempersyn Fine East - Empersyn/Fine Easts  **Tempersyn Fine East - Empersyn Exists  **Tempersyn Fine East - Missing EXI Sigs  **Tempersyn Fine East - Empersyn Exists  **Tempersyn Fine East - Empersy		*Air Quality - Propage/Natural Gas/Mathana Gas	Detectable strong propage natural gas or methane gas odors that could nose a
**Special Association - Exposed Wires/Open Profess*  **Electrical Housen's - Exposed Wires/Open Profess*  **Electrical Housen's - Wider Leads on/near Electrical Parents (Region of Sugiment Sug			
**Sectrical Neurona's - Expensed Wirely Open Penetrs  **Sectrical Neurona's - Expensed Wirely Open Penetrs  **Sectrical Resourch - Extended - Verder Lesis on Openage  **Temperger / Fire Dist's - Charagescy/fire Dists  **Obtained Processing  **Temperger / Fire Dist's - Charagescy/fire Dists  **Obtained Processing  **Temperger / Fire Dist's - Missing Dist Signs  **Temperger / Fire Dist's - Missing Dist's Signs			· · · · · · · · · · · · · · · · · · ·
### ### ### #### #### ################		*Electrical Hazards - Exposed Wires/Open Panels	1 ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '
### **# Temergency Fire Exits - Emergency/Fire Exits		· · · · · · · · · · · · · · · · · · ·	·
### Standard Musable  ### Standard Musable  ### Standard Musable  ### Femergency Fire Earls - Missing Earl Signs  ### Femergency Fire Earls - Missing Damaged / Incompatible  ### Converted Earls - Missing Damaged / Incompatible  ### Action Could are a sub-Vivil Earls - Description of the Earls - Missing Damaged / Incompatible  ### Action Could are sub-Vivil Earls - Description of the Earls - Missing Pomaged / Incompatible Earls - Ask and Standard - Insects - Missing Into an earls - Incompatible on the Hard System  ### Action Could Be Earls - Missing Earls - Missing Pomaged / Incompatible Earls - Description of the Earls - Missing Pomaged / Incompatible Earls - Description - Only Country Earls - Description - Only Country - Description - Ask and Standard - Pressure Field Value National - Description - Descr		Electrical Equipment	apparatus that could pose a risk of fire, electrocution or explosion
### dischard/musable    Temegracy Fire Exits - Missing Exit Signs			The exit cannot be used or exit is limited because a door or window is nailed
**Emergency fire Exits - Missing Exit Signs  **Immable Meterials** Improperty Stored  **Immable Meterials** Improperty Stored  **Gurbage and Debris - Indoors  **Gurbage and Debris - Indoors  **Gurbage and Debris - Indoors  **Gurbage and Debris - Outdoors  **Gurbage and Beat - Out		*Emergency Fire Exits - Emergency/Fire Exits	shut, a lock is broken, panic hardware is chained, debris, storage, or other
### ### ### ### ### ### ### ### ### ##		Blocked/Unusable	conditions block exit
### ### ### ### ### ### ### ### ### ##			
### Annable Materials - Improperly Stored copiosion until garbage has gathered-more than the planned storage capacity or gorthage, has gathered-more than the planned storage capacity or gorthage, has gathered-more than the planned storage capacity or gorthage, has gathered-more than the planned storage capacity or gorthage has gathered-more than the planned storage capacity or gorthage has gathered-more than the planned storage capacity or gorthage has gathered man area not sanctioned for staging or storing garbage of orderis    Hazards - Other		*Emergency Fire Exits - Missing Exit Signs	~
Garbage and Debris - Indoors  Garbage and Debris - Indoors  Garbage and Debris - Indoors  Garbage and Debris - Outdoors  Garbage and Debris - Outdoors  Hazards - Other  Garbage and Debris - Outdoors  Hazards - Other  Garbage and Debris - Outdoors  Hazards - Sharp Edges  Hazards - Sharp Edges  Under Hazards - Sharp Edges  Hazards - Sharp Edges  Hazards - Sharp Edges  Hazards - Sharp Edges  Hazards - Tripping  Hazards - Trip			
garbage has gathered in an area not sactioned for staging or storing parbage debits of minute parbage has gathered in an area not sactioned for staging or storing parbage has gathered in an area to sactioned for staging or storing parbage for parbage has gathered in an area to sactioned for staging or storing parbage or debits or debi		*Flammable Materials - Improperly Stored	·
Garbage and Debris - Indoors  Garbage and Debris - Outdoors  Hazards - Other  Garbage and Debris - Outdoors  Hazards - Sharp Edges  Macards - Sharp Edges  Doddly harm  Hazards - Sharp Edges  Mysical defects that could cause cutting or breaking of human skin or other hydrocal defects that pose esks of bodily in jury  Mysical defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal defects that could cause cutting or breaking of human skin or other hydrocal cause cutting or breaking of human skin or other hydrocal cause cutting or breaking of human skin or other hydrocal cause cutting or breaking or human skin or other hydrocal cause cutting or other pressure relied value on the present part of the country of the human skin or other hydrocal cause cutting or other human skin or other hydrocal cause cutting or human skin or other hydrocal cause cutting or human ski			
Garbage and übers - Outdoors  Garbage and übers - Outdoors  (Sarbage and übers - Outdoors  (S		Carbaga and Dahris Indoors	
Garbage and Debris - Outdoors Hazards - Other General defects on hazards that pose risk of bodily injury Hazards - Other Hazards - Sharp Edges Dodily harm Hazards - Sharp Edges Hazards - Sharp Edges Hazards - Tripping Hysical defects that could cause cutting or breaking or human skin or other bodily harm Hazards - Tripping Hysical defects in walkways or other travelled area that poses a tripping risk of the could cause cutting or breaking or human skin or other or own, especially in food preparation and storage areas of an intestation - Insects in Infestation - Insects Insects in Insects Insec		Garbage and Debris - indoors	
Garbage and Debns - Outdoors   Or debns			
Hazards - Other Hazards - Sharp Edges Hazards - Sharp Edges Hazards - Tripping Hazards - Tripping Hazards - Tripping Physical defects in walkways or other travelled area that poses a tripping risk of the could cause cutting or breaking of human skin or other bodily harm Physical defects in walkways or other travelled area that poses a tripping risk of the could cause cutting or breaking of human skin or other bodily harm Infestation - Insects Infestation - I		Garhage and Dehris - Outdoors	
Hozards - Sharp Edges  Physical defects that could cause cutting or breaking of human skin or other bodily harm  Hazards - Tripping  Physical defects in walkways or other travelled area that poses a tripping ris intestation - Insects  Intestation - Rats/Mico/Permit  Codence of intestation and storage areas  Physical defects in walkways or other travelled area that poses a tripping ris intestation and storage areas  Intestation - Rats/Mico/Permit  Codence of rats or mice - agitimps, or or moze hubes, or droppings  Hot Water Heater  Missingment that may cause improper or dangerous venting of gases  Hot water from his water tops is no warmer more memperature indicat hot water heater is not functioning properly  Leaking Valve/Tanks/Pipes  Pressure fielled Valve Missing  Russ/Corrosion  Russ/Russ/Russ/Russ/Russ/Russ/Russ/Rus		<del>_</del>	
Hazards - Sharp Edges  Hazards - Tripping  Hysical defects in walkways or other travelled area that poses a tripping for federation - Insects  Infestation - Insects  Interest - Insects  Inte			· · · · ·
Hazards - Tripping Physical defects in walkways or other travelled area that poses a tripping for Infestation - Insects Infestation - Rats/Mice/Vermin Evidence of Infestation of Insects including roaches and ants throughout a urnow, especially in food preparation dorsage areas Infestation - Rats/Mice/Vermin Evidence of Insect or mice - sightings, rat or mouse holes, or droppings Missilignment that may cause improper or dangerous venting of gases Missing/Damaged Chimaey/Vertifiation System However from how twater heater than room temperature indicate hot water from the water that the rate room to the preparative indicate hot water from the water that properly Evidence of active water leaks from hot water heater or related components there is no pressure relief valve or pressure relief valve does not drain down the floor Russ/Corrosion Evidence of active water leaks from hot water heater or related components the floor Russ/Corrosion Pressure Relief Valve Missing Pressure relief valve or pressure relief valve or pressure relief valve does not drain down the floor Russ/Corrosion Russ/Corrosion Significant formations of metal oxides, flaking, or discoloration-or a pit or crevice Cover is missing or substantially damaged, allowing contact with heating/furface elements or associated flas HVAC System Missing/Damaged Russ/Corrosion Deterioration from rust or corrosion on the HVAC system in the dwelling unit Cabinets are missing or the laminate is separating. This includes cases, boxes or pieces of furniture with drawces, shorton, other noise, or leaks where engaged Russ/Corrosion Deterioration from rust or corrosion on the HVAC system in the dwelling unit Cabinets are missing or the laminate is separating. This includes cases, boxes or pleces of furniture with drawces, shorton, other noise,		Hazards - Sharp Edges	1 '
Infestation - Insects Insects Insects - Insects Infestation - Insects Insects - Insects Infestation - Insects Insects Insects - Insects Insects - Insects Insects - Insects Insects Insects - Insects Insects Insects - Insects Insects Insects - Insects		- 1 20	<u> </u>
Infestation - Insects  Insect Insect on the Interest - Insect on the Interest - Insect of Insect - Insect		Hazards - Tripping	Physical defects in walkways or other travelled area that poses a tripping risk
Infestation - Ratts/Mice/Vermin  Wisaligned Chimmey/Ventilation System  Misalignement that may cause improper or dangerous venting of gazes  Hot Water Heater  Misalignement that may cause improper or dangerous venting of gazes  Hot water from hot water taps is no warmer than room temperature indicat  noperable Unit/Components  Leaking Valves/Tanks/Pipes  Evidence of active water leaks from hot water heater or related components  There is no pressure relief valve or pressure relief valve does not drain down  Pressure Relief Valve Missing  Rust/Corrosion  Rust/Corrosion  Correction/Radiant Heat System Covers  Missing/Damaged Hotmey/Ventilation System  HVAC System  Misalignement that may cause improper or dangerous venting of gazes  Misaligned Chimmey/Ventilation System  Misalignement that may cause improper or dangerous venting of gazes  Misaligned Chimmey/Ventilation System  Misalignement that may cause improper or dangerous venting of gazes  Misaligned Chimmey/Ventilation System  Misalignement that may cause improper or dangerous venting of gazes  Misaligned Chimmey/Ventilation System  Misalignement that may cause improper or dangerous venting of gazes  Misaligned Chimmey/Ventilation System  Misalignement that may cause improper or dangerous venting of gazes  Misalignement that may cause improper or dangerous venting of gazes  Misalignement that may cause improper or dangerous venting of gazes  Misalignement that may cause improper or dangerous venting of gazes  Misalignement that may cause improper or dangerous venting of gazes  Misalignement that may cause improper or dangerous venting of gazes  Misalignement that may cause improper or dangerous venting of gazes  Misalignement that may cause improper or dangerous venting of gazes  Misalignement that may cause improper or dangerous venting of gazes  Misalignement that may cause improper or dangerous venting of gazes where engaged  Misalignement that may cause improper or dangerous venting of gazes where engaged  Misaligned Chimmey/Ventilation System  Misaligne			Evidence of infestation of insects-including roaches and ants-throughout a unit
Hot Water Heater  **Misaligned Chimney/Ventilation System Inoperable Unity/Components Inoperable Unity/Components Inoperable Unity/Components It eaking Valves/Tanks/Pipes  Leaking Valves/Tanks/Pipes  Evidence of active water leaks from hot water heater or related components There is no pressure relief valve who water heater or related components There is no pressure relief valve who water heater or related components There is no pressure relief valve who water heater or related components There is no pressure relief valve who water heater or related components There is no pressure relief valve who water heater or related components There is no pressure relief valve who water heater or related components There is no pressure relief valve on pressure relief valve does not drain down the floor Significant formations of metal oxides, flaking, or discoloration—or a pit or crevice Convection/Radiant Heat System Covers Cover is missing or substantially damaged, allowing contact with heater of the substantially damaged, substantially or completely clogged or his includes cases, boxes or pieces of furniture with drawers, shelves, or doors—primarily used for storage—munited or walls or floors on to perate as it should  Drain is substantially or completely clogged or his suffered extensive deteriorated or damaged disposal does not function in		Infestation - Insects	or room, especially in food preperation and storage areas
Het water from hot water taps is no warmer than room temperature indicat hot water heater is not functioning properly		Infestation - Rats/Mice/Vermin	Evidence of rats or micesightings, rat or mouse holes, or droppings
Leaking Valves/Tanks/Pipes  Evidence of active water leaks from hot water heater or related components  There is no pressure relief valve or pressure relief valve does not drain down the floor  Rust/Corrosion  Rust/Corrosion  Corvection/Radiant Heat System Covers  Missing/Damaged  HVAC System  Missing/Damaged  Rust/Corrosion  Cabinets - Missing/Damaged  Dishwasher/Garbage Disposal - Inoperable  Dishwasher/Garbage Disposal - Inoperable  Dishwasher/Garbage Disposal - Inoperable  Range Hood/Exhaust Fans - Excessive  Apapartus that flavas usus eight endown for the safe storage of rease or more purners are not functioning or does not respect of tructioning are and fish private on gas a standard or angeled on gas a standard or angeled on gas are species of function to does not respond to the transmissing or the laminate is separating. This includes cases, bowed or pieces of furniture with drawers perimenity used for sor pieces of furniture with drawers perimenity used for sor pieces of truiture with drawers in the dwelling until Cabinets are missing or the laminate is separating. This includes cases, bowed or pieces of furniture with drawers on the integral to lower cabinet space is missing deteriorated or damaged below the laminate  Dishwasher/Garbage Disposal - Inoperable  Dishwasher or garbage disposal does not operate as it should  Drain is substantially or completely clogged or has suffered extensive deterioration  Plumbing - Clogged Drains  A steady leak that is adversely affecting the surrounding area  Range Hood/Exhaust Fans - Excessive  Apparatus that draws out cooking exhaust does not function as it should  Grasse/Inoperable  Refrigerator-Missing/Damaged/Inoperable  Refrigerator is missing or does not cool adequately for the safe storage of for one or more burners are not functioning because it is blocked.	Hot Water Heater	*Misaligned Chimney/Ventilation System	
Leaking Valves/Tanks/Pipes  Pressure Relief Valve Missing  Rust/Corrosion  Rust/Corrosion  Corvection/Radiant Heat System Covers  Missing/Damaged  Misaligned Chimney/Ventilation System  Missing/Damaged  Rust/Corrosion  Rust/Corrosion  Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans  HVAC Goes not function. It does not provide the heating and coolingit should the system of the system does not respond when the controls are engaged  Misaligned Chimney/Ventilation System  Misaligned Disnaligned Chimney/Ventilation System  Misaligned Disnaligned Chimney/Ventilation System System Systems of about a control of a control			Hot water from hot water taps is no warmer than room temperature indicating
There is no pressure relief valve does not drain down the floor  Rust/Corrosion  Rust/Corrosion  Rust/Corrosion  Convection/Radiant Heat System Covers  Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated flans  HVAC System  Missing/Damaged  Missingment that may cause improper or dangerous venting of gases  HVAC does not function. It does not provide the heating and coolingit should the system does not respond when the controls are engaged  Missingment that may cause improper or dangerous venting of gases  HVAC system shows signs of abnormal vibrations, other noise, or leaks wher engaged  Rust/Corosion  Rust/Corosion  Rust/Corosion  Cabinets - Missing/Damaged  Countertops - Missing/Damaged  Countertops - Missing/Damaged  Dishwasher/Garbage Disposal - Inoperable  Dishwasher or garbage disposal does not operate as it should  Orain is substantially or completely clogged or has suffered extensive deterioration  Plumbing - Clogged Drains  Plumbing - Leaking Faucet/Pipes  Range Hood/Exhaust Fans - Excessive  Grease/Inoperable  Refrigerator-Missing/Damaged/Inoperable  Refrigerator-Missing or not functioning and no other switch light source is functioning, and no other switch light source is functioning in the functioning, and no other switch light source is functioning in the room  An outlet or switch has a broken cover plate over a junction box or the cover plate is missing or not function as it should  Smoke Detector  **Missing/Inoperable  Smoke Detector  **Missing/Inoperable  Smoke Detector  **Missing/Inoperable  Smoke Det		Inoperable Unit/Components	hot water heater is not functioning properly
There is no pressure relief valve does not drain down the floor  Rust/Corrosion  Rust/Corrosion  Rust/Corrosion  Convection/Radiant Heat System Covers  Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated flans  HVAC System  Missing/Damaged  Missingment that may cause improper or dangerous venting of gases  HVAC does not function. It does not provide the heating and coolingit should the system does not respond when the controls are engaged  Missingment that may cause improper or dangerous venting of gases  HVAC system shows signs of abnormal vibrations, other noise, or leaks wher engaged  Rust/Corosion  Rust/Corosion  Rust/Corosion  Cabinets - Missing/Damaged  Countertops - Missing/Damaged  Countertops - Missing/Damaged  Dishwasher/Garbage Disposal - Inoperable  Dishwasher or garbage disposal does not operate as it should  Orain is substantially or completely clogged or has suffered extensive deterioration  Plumbing - Clogged Drains  Plumbing - Leaking Faucet/Pipes  Range Hood/Exhaust Fans - Excessive  Grease/Inoperable  Refrigerator-Missing/Damaged/Inoperable  Refrigerator-Missing or not functioning and no other switch light source is functioning, and no other switch light source is functioning in the functioning, and no other switch light source is functioning in the room  An outlet or switch has a broken cover plate over a junction box or the cover plate is missing or not function as it should  Smoke Detector  **Missing/Inoperable  Smoke Detector  **Missing/Inoperable  Smoke Detector  **Missing/Inoperable  Smoke Det			
Pressure Relief Valve Missing  Significant formations of metal oxides, flaking, or discoloration—or a pit or crevice  Convection/Radiant Heat System Covers  Convection/Radiant Heat System Covers  Missing/Damaged  Missing/Damaged  Missing/Damaged  Missing/Damaged  Missingment that may comprove the heating and coolingit should from system does not respond when the controls are engaged  Misaligned Chimney/Ventilation System  Misaligned Chimney/Ventilation System  Misalignent that may comprove or dangerous venting of gases  Misalignent that may comprove or dangerous venting of gases  Misalignent that may comprove or dangerous venting of gases  Misalignent that may comprove or dangerous venting of gases  Misalignent that may comprove or dangerous venting of gases  Misalignent that may comprove or dangerous venting of gases  Misalignent that may comprove or dangerous venting of gases  Misalignent that may comprove or dangerous venting of gases  Misalignent that may comprove or description of the system of an angerous venting of gases  Misalignent that may comprove or description. It does not provide the heating and coolingit should  The system shows signs of abnormal vibrations, other noise, or leaks where engaged  HVAC system shows signs of abnormal vibrations, other noise, or leaks where engaged  Cabinets are missing or the laminate is separating. This includes cases, boxes or pieces of unriture with drawers, shelves, or doors—primarily used for storage—mounted on walls or floors  (Kitchen Cabinets - Missing/Damaged  Scountertops - Missing/Damaged  Countertops - Missing/Damaged  Scountertops - Missing/Damaged  Dishwasher/Garbage Disposal - Inoperable  Dishwasher or garbage disposal does not operate as it should  Plumbing - Clogged Drains  Geteriorated or damaged below the laminate  Dishwasher or garbage disposal does not operate as it should  Plumbing - Clogged Drains  Drain is substantially or completely clogged or has suffered extensive deterioration  Plumbing - Clogged Drains  A steady leak that is adversely aff		Leaking Valves/Tanks/Pipes	·
Rust/Corrosion Convection/Radiant Heat System Covers Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans HVAC System Missing/Damaged HVAC Goes not function does not provide the heating and coolingit should the pating/surface elements or associated fans HVAC Goes not function does not provide the heating and coolingit should the pating/surface elements or associated fans HVAC Goes not function does not provide the heating and coolingit should the pating surface elements or associated fans HVAC Goes not function does not provide the heating and coolingit should the pating surface elements or associated fans HVAC System shows signs of abnormal vibrations, other noise, or leaks where engaged Rust/Corrosion  Rust/Corrosion Deterioration from rust or corrosion on the HVAC system in the dwelling unit Cabinets are missing or the laminate is separating. This includes cases, boxes or pieces of furniture with drawers, shelves, or doors-primarily used for storage-mounted on water of foors  Kitchen Cabinets - Missing/Damaged Storage-mounted on water of the surface in a kitchen often integral to lower cabinet space is missing deteriorated or damaged below the laminate Dishwasher/Garbage Disposal - Inoperable Dishwasher or garbage disposal does not operate as it should Drain is substantially or completely (logged or has suffered extensive deterioration Plumbing - Leaking Faucet/Pipes A steady leak that is adversely affecting the surrounding area Range Hood/Exhaust Fans - Excessive Apparatus that draws out cooking exhaust does not function as it should and/or accumulation of dirt threatens the free passage of air One or more burners are not functioning or doors or drawers are impeded on og as ranges pilot is out and/or flames are not distributed equally or oven of functioning Refrigerator-Missing/Damaged/Inoperable Refrigerator is missing or does not cooking exhaust does not functioning or one sample of the safe storage of for Sink, Jaucet, or accessories are missing, da		Dungarung Deliaf Value Adinaina	· ·
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HVAC System    Missing/Damaged   heating/surface elements or associated fans		·	
HVAC does not function. It does not provide the heating and coolingit should The system does not respond when the controls are engaged Misaligned Chimney/Ventilation System Misalignment than yeause improper or dangerous venting of gases HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged Rust/Corrosion Deterioration from rust or corrosion on the HVAC system in the dweling unit Cabinets are missing or the laminate is separating. This includes cases, boxes or pieces of furniture with drawers, shelves, or doors—primarily used for storage—mounted on walls or floors  Kitchen Cabinets - Missing/Damaged storage—mounted on walls or floors  Countertops - Missing/Damaged storage—mounted on walls or floors  Flat work surface in a kitchen often integral to lower cabinet space is missing deteriorated or damaged below the laminate  Dishwasher/Garbage Disposal - Inoperable Dishwasher or garbage disposal does not operate as it should  Drain is substantially or completely clogged or has suffered extensive deterioration  Plumbing - Clogged Drains deterioration  Plumbing - Leaking Faucet/Pipes A steady leak that is adversely affecting the surrounding area  Range Hood/Exhaust Fans - Excessive Apparatus that draws out cooking exhaust does not function as it should grease/inoperable functioning  Refrigerator-Missing/Damaged/inoperable functioning  Refrigerator-Missing/Damaged/inoperable functioning  Refrigerator-Missing/Damaged/inoperable functioning  Dryer Vent - Missing/Damaged/inoperable pryer vent is missing or does not cool adequately for the safe storage of for Sink - Damaged/Missing pryer vent is missing or it is not functioning, and no other switch is not effectively vented to the outside pryer vent with the safe storage of for pryer vent is missing or it is not functioning, and no other switch light source is functioning in the room  Missing/Broken Cover Plates Pattor Flates Parmanen light fixtures are missing or not functioning, and no other switch is missing An outlet or switch has a broken	HVAC System	•	
Inoperable		,	
HVAC system shows signs of abnormal vibrations, or leaks where noise, or leaks where engaged  Rust/Corrosion  Deterioration from rust or corrosion on the HVAC system in the dweling unit Cabinets are missing or the laminate is separating. This includes cases, boxes or pieces of furniture with drawers, shelves, or doors—primarily used for storage—mount on walls or floors  Kitchen  Cabinets - Missing/Damaged  Storage—mount on walls or floors  Flat work surface in a kitchen often integral to lower cabinet space is missing deteriorated or damaged below the laminate  Dishwasher/Garbage Disposal - Inoperable  Dishwasher/Garbage Disposal - Inoperable  Dishwasher or garbage disposal does not operate as it should  Drain is substantially or completely clogged or has suffered extensive deterioration  Plumbing - Clogged Drains  A steady leak that is adversely affecting the surrounding area  Range Hood/Exhaust Fans - Excessive  Apparatus that draws out cooking exhaust does not function as it should and/or accumulation of dirt threatens the free passage of air  One or more burners are not functioning or doors or drawers are impeded on gas ranges pilot is out and/or flames are not distributed equally or oven or functioning  Refrigerator-Missing/Damaged/Inoperable  Refrigerator-Missing/Damaged/Inoperable  Sink - Damaged/Missing  Dryer Vent - Missing/Damaged/Inoperable  Laundry Area (Room)  Dryer Vent - Missing/Damaged/Inoperable  Lighting  Missing/Inoperable Fixture  Missing/Inoperable Fixture  Ilight source is functioning in the room  Outlets/Switches  Missing/Broken Cover Plates  Patio/Porch/Balcony  Baluster/Side Railings Damaged  Damaged or missing balusters or side rails that limit the safe use of an area  Smoke Detector		Inoperable	, , , , , , , , , , , , , , , , , , , ,
Noisy/Vibrating/Leaking   engaged		Misaligned Chimney/Ventilation System	Misalignment that may cause improper or dangerous venting of gases
Rust/Corrosion  Deterioration from rust or corrosion on the HVAC system in the dweling unit Cabinets are missing or the laminate is separating. This includes cases, boxes or pieces of furniture with drawers, shelves, or doors—primarily used for storage—mounted on walls or floors  Countertops - Missing/Damaged Dishwasher/Garbage Disposal - Inoperable Dishwasher/Garbage Disposal - Inoperable Dishwasher or garbage disposal does not operate as it should Drain is substantially or completely clogged or has suffered extensive deteriorated or damaged below the laminate Dishwasher or garbage disposal does not operate as it should Drain is substantially or completely clogged or has suffered extensive deterioration Plumbing - Leaking Faucet/Pipes A steady leak that is adversely affecting the surrounding area Apparatus that draws out cooking exhaust does not function as it should and/or accumulation of dirt threatens the free passage of air One or more burners are not functioning or doors or drawers are impeded o on gas ranges pilot is out and/or flames are not distributed equally or oven r functioning  Refrigerator-Missing/Damaged/Inoperable Agrigerator is missing or does not cool adequately for the safe storage of for Sink - Damaged/Missing Sink, faucet, or accessories are missing, damaged, or not functioning Dryer Vent - Missing/Damaged/Inoperable  Lighting Missing/Inoperable Fixture Dishverted to the outside Permanent light fixtures are missing or not functioning, and no other switch light source is functioning in the room An outlet or switch is missing An outlet or switch has a broken cover plate over a junction box or the cover plate is missing Damaged or missing balusters or side rails that limit the safe use of an area Smoke Detector  Missing/Inoperable Smoke detector is missing or does not function as it should			HVAC system shows signs of abnormal vibrations, other noise, or leaks when
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or pieces of furniture with drawers, shelves, or doorsprimarily used for storagemounted on walls or floors  Countertops - Missing/Damaged  Dishwasher/Garbage Disposal - Inoperable  Dishwasher/Garbage Disposal - Inoperable  Dishwasher or garbage disposal does not operate as it should  Drain is substantially or completely clogged or has suffered extensive deterioration  Plumbing - Leaking Faucet/Pipes  A steady leak that is adversely affecting the surrounding area  Range Hood/Exhaust Fans - Excessive  Grease/Inoperable  Apparatus that draws out cooking exhaust does not function as it should and/or accumulation of dirt threatens the free passage of air  One or more burners are not functioning or doors or drawers are impeded o on gas ranges pilot is out and/or flames are not distributed equally or oven refunctioning  Refrigerator-Missing/Damaged/Inoperable  Refrigerator-Missing/Damaged/Inoperable  Refrigerator is missing or does not cool adequately for the safe storage of fo Sink - Damaged/Missing  Sink, faucet, or accessories are missing, damaged, or not functioning  Dryer vent is missing or it is not functioning because it is blocked. Dryer exha is not effectively vented to the outside  Permanent light fixtures are missing or not functioning, and no other switch lights ource is functioning in the room  Outlets/Switches  Missing/Inoperable Fixture  Missing/Broken Cover Plotes  Baluster/Side Railings Damaged  Damaged or missing balusters or side rails that limit the safe use of an area  Smoke Detector  Missing/Inoperable		Rust/Corrosion	·
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Countertops - Missing/Damaged deteriorated or damaged below the laminate  Dishwasher/Garbage Disposal - Inoperable  Dishwasher or garbage disposal does not operate as it should  Drain is substantially or completely clogged or has suffered extensive deterioration  Plumbing - Leaking Faucet/Pipes  A steady leak that is adversely affecting the surrounding area  Range Hood/Exhaust Fans - Excessive Apparatus that draws out cooking exhaust does not function as it should and/or accumulation of dirt threatens the free passage of air  One or more burners are not functioning or doors or drawers are impeded o on gas ranges pilot is out and/or flames are not distributed equally or oven r functioning  Refrigerator-Missing/Damaged/Inoperable  Refrigerator is missing or does not cool adequately for the safe storage of fo Sink - Damaged/Missing  Sink, faucet, or accessories are missing, damaged, or not functioning Dryer vent is missing or it is not functioning because it is blocked. Dryer exhallows the company of the safe storage of the safe storage of formation of the safe storage of the safe storage of formation of the	Kitchen	Cabinets - Missing/Damaged	
Dishwasher/Garbage Disposal - Inoperable  Plumbing - Clogged Drains  Plumbing - Leaking Faucet/Pipes  Range Hood/Exhaust Fans - Excessive Grease/Inoperable  Range/Stove - Missing/Damaged/Inoperable  Refrigerator-Missing/Damaged/Inoperable  Range/Stove - Missing/Damaged/Inoperable  Laundry Area (Room)  Dryer Vent - Missing/Damaged/Inoperable  Missing/Inoperable Fixture  Dishwasher or garbage disposal does not operate as it should Drain is substantially or completely clogged or has suffered extensive deterioration  A steady leak that is adversely affecting the surrounding area Apparatus that draws out cooking exhaust does not function as it should and/or accumulation of dirt threatens the free passage of air  One or more burners are not functioning or doors or drawers are impeded on gas ranges pilot is out and/or flames are not distributed equally or oven refunctioning  Refrigerator-Missing/Damaged/Inoperable  Refrigerator is missing or does not cool adequately for the safe storage of forms.  Sink, faucet, or accessories are missing, damaged, or not functioning burner vent is missing or it is not functioning because it is blocked. Dryer exhalisms or effectively vented to the outside  Permanent light fixtures are missing or not functioning, and no other switched light source is functioning in the room  Outlets/Switches  Missing/Inoperable Fixture  Patio/Porch/Balcony  Baluster/Side Railings Damaged  Damaged or missing balusters or side rails that limit the safe use of an area  *Missing/Inoperable  Smoke Detector  Missing/Inoperable		Country to no. Missing/Domograd	,
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Grease/Inoperable and/or accumulation of dirt threatens the free passage of air  One or more burners are not functioning or doors or drawers are impeded of on gas ranges pilot is out and/or flames are not distributed equally or oven in functioning  Refrigerator-Missing/Damaged/Inoperable Refrigerator is missing or does not cool adequately for the safe storage of form Sink - Damaged/Missing Sink, faucet, or accessories are missing, damaged, or not functioning Dryer vent is missing or it is not functioning because it is blocked. Dryer exhapped is not effectively vented to the outside  Laundry Area (Room) Dryer Vent - Missing/Damaged/Inoperable Permanent light fixtures are missing or not functioning, and no other switched light source is functioning in the room  Outlets/Switches Missing An outlet or switch is missing  An outlet or switch has a broken cover plate over a junction box or the cover plate is missing  Patio/Porch/Balcony Baluster/Side Railings Damaged Damaged or missing balusters or side rails that limit the safe use of an area Smoke Detector *Missing/Inoperable*			
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Refrigerator-Missing/Damaged/Inoperable Sink - Damaged/Missing Sink, faucet, or accessories are missing, damaged, or not functioning Dryer vent is missing or it is not functioning because it is blocked. Dryer exhalisment is not effectively vented to the outside Permanent light fixtures are missing or not functioning, and no other switched light source is functioning in the room Outlets/Switches Missing An outlet or switch is missing An outlet or switch has a broken cover plate over a junction box or the cover plate is missing Patio/Porch/Balcony Baluster/Side Railings Damaged Smoke Detector  Missing/Inoperable Refrigerator is missing or does not cool adequately for the safe use of an area Smoke Detector is missing or does not function as it should		Range/Stove - Missing/Damaged/Inoperable	
Sink - Damaged/Missing  Sink, faucet, or accessories are missing, damaged, or not functioning  Dryer vent is missing or it is not functioning because it is blocked. Dryer exhauter is not effectively vented to the outside  Permanent light fixtures are missing or not functioning, and no other switched light source is functioning in the room  Outlets/Switches  Missing/Inoperable Fixture  Missing/Broken Cover Plates  Patio/Porch/Balcony  Baluster/Side Railings Damaged  *Missing/Inoperable  Smoke Detector  Sink, faucet, or accessories are missing, damaged, or not functioning is blocked. Dryer exhauter is not effectively vented to the outside  Permanent light fixtures are missing or not functioning, and no other switched light source is functioning in the room  An outlet or switch has a broken cover plate over a junction box or the cover plate is missing  Damaged or missing balusters or side rails that limit the safe use of an area  *Missing/Inoperable  Smoke detector is missing or does not function as it should			
Dryer vent is missing or it is not functioning because it is blocked. Dryer exhauster is not effectively vented to the outside  Dryer Vent - Missing/Damaged/Inoperable  Permanent light fixtures are missing or not functioning, and no other switcher light source is functioning in the room  Outlets/Switches  Missing  An outlet or switch is missing  An outlet or switch has a broken cover plate over a junction box or the cover plate is missing  Patio/Porch/Balcony  Baluster/Side Railings Damaged  This is not effectively vented to the outside  Permanent light fixtures are missing or not functioning, and no other switcher light source is functioning in the room  An outlet or switch is missing  An outlet or switch has a broken cover plate over a junction box or the cover plate is missing  Patio/Porch/Balcony  Baluster/Side Railings Damaged  Damaged or missing balusters or side rails that limit the safe use of an area  Smoke Detector  *Missing/Inoperable  Smoke detector is missing or does not function as it should			Refrigerator is missing or does not cool adequately for the safe storage of food
Laundry Area (Room)  Dryer Vent - Missing/Damaged/Inoperable  Permanent light fixtures are missing or not functioning, and no other switched light source is functioning in the room  Outlets/Switches  Missing  An outlet or switch is missing  An outlet or switch has a broken cover plate over a junction box or the cover plate is missing  Patio/Porch/Balcony  Baluster/Side Railings Damaged  Smoke Detector  Dryer Vent - Missing/Damaged/Inoperable  is not effectively vented to the outside  Permanent light fixtures are missing or not functioning, and no other switch light source is functioning in the room  An outlet or switch is missing  Patio/Porch/Balcony  Baluster/Side Railings Damaged  Damaged or missing balusters or side rails that limit the safe use of an area  Smoke Detector  *Missing/Inoperable  Smoke detector is missing or does not function as it should		Sink - Damaged/Missing	
Permanent light fixtures are missing or not functioning, and no other switched light source is functioning in the room Outlets/Switches Missing An outlet or switch is missing An outlet or switch has a broken cover plate over a junction box or the cover plate is missing Patio/Porch/Balcony Baluster/Side Railings Damaged Damaged or missing balusters or side rails that limit the safe use of an area Smoke Detector *Missing/Inoperable Smoke detector is missing or does not function as it should			Dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust
Lighting Missing/Inoperable Fixture light source is functioning in the room  Outlets/Switches Missing An outlet or switch is missing  An outlet or switch has a broken cover plate over a junction box or the cover plate is missing  Patio/Porch/Balcony Baluster/Side Railings Damaged Damaged or missing balusters or side rails that limit the safe use of an area Smoke Detector *Missing/Inoperable Smoke detector is missing or does not function as it should	Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	,
Outlets/Switches  Missing  An outlet or switch is missing  An outlet or switch has a broken cover plate over a junction box or the cover plate is missing  Patio/Porch/Balcony  Baluster/Side Railings Damaged  Damaged or missing balusters or side rails that limit the safe use of an area  Smoke Detector  *Missing/Inoperable  Smoke detector is missing or does not function as it should	<u></u>		
*Missing/Broken Cover Plates plate is missing  Patio/Porch/Balcony Baluster/Side Railings Damaged Damaged or missing balusters or side rails that limit the safe use of an area  Smoke Detector *Missing/Inoperable Smoke detector is missing or does not function as it should			-
*Missing/Broken Cover Platesplate is missingPatio/Porch/BalconyBaluster/Side Railings DamagedDamaged or missing balusters or side rails that limit the safe use of an areaSmoke Detector*Missing/InoperableSmoke detector is missing or does not function as it should	Outlets/Switches	IVIISSING	<u> </u>
Patio/Porch/Balcony Baluster/Side Railings Damaged Damaged or missing balusters or side rails that limit the safe use of an area Smoke Detector *Missing/Inoperable Smoke detector is missing or does not function as it should		*Missing / Broken Cover Blates	· · · · · · · · · · · · · · · · · · ·
Smoke Detector *Missing/Inoperable Smoke detector is missing or does not function as it should	Patio/Porch/Ralcony	<u> </u>	ļ. — — — — — — — — — — — — — — — — — — —
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Stairs Broken/Damaged/Missing Steps A step is missing or broken		Broken/Damaged/Missing Steps	A step is missing or broken

Multifamily Rehabilitat	tion Standards Appendix A: Uniform Physical Condit	ion Standards for Multifamily Housing Rehabilitation
<b>NOTE:</b> Observable Deficie	encies in *Bold Italic are considered life-threatening and	must be addressed immediately, if the housing is occupied.
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Broken/Missing Hand Railing	Hand rail is missing, damaged, loose or otherwise unusable
Walls	Bulging/Buckling	Wall is bowed, deflected, sagged, or is no longer vertically aligned
	Damaged	Punctures in the wall surface that may or may not penetrate completely
		Cove molding, chair rail, base molding, or other decorative trim is damaged or
	Damaged/Deteriorated Trim	has decayed
	Peeling/Needs Paint	Paint is peeling, cracking, flaking, or otherwise deteriorated
		Evidence of water infiltration, mold, or mildewor damage caused by
	Water Stains/Water Damage/Mold/Mildew	saturation or surface failure
Windows	Cracked/Broken/Missing Panes	Missing or cracked panes of glass
		Sill is damaged enough to expose the inside of the surrounding walls and
	Damaged Window Sill	compromise its weather tightness
	Missing/Deteriorated Caulking/Seals/Glazing	
	Compound	Caulking or seals that resists weather is missing or deteriorated
	Inoperable/Not Lockable	Window that is not functioning or cannot be secured because lock is brocken
		Paint covering the window assembly or trim is cracking, flaking, or otherwise
	Peeling/Needs Paint	failing
		The ability to exit through the window is limited by security bars that do not
	*Security Bars Prevent Egress	function properly and, therefore, pose safety risks