

13. Computing the PHAS Physical Inspection Score

The physical inspection score for the PHAS for a PHA is the weighted average of the PHA's individual project physical inspection scores, where the weights are the number of units in each project divided by the total number of units in all projects for the PHA.

Example: Project 1 has a score of 79 and has 30 units (from the example above)

Project 2 has a score of 88 and has 600 units.

The overall PHAS score is computed as follows:

$$\text{Score} = [79 \times 30 / (30+600)] + [88 \times 600 / (30+600)]$$

$$= 3.76 + 83.81$$

$$= 87.57 \text{ that rounds to an overall physical inspection score of } 88.$$

14. Examples of Sampling Weights for Buildings

The determination of which buildings will be inspected is a two-phase process. In Phase 1 of the process, all common buildings and buildings that contain sampled dwelling units that will be inspected are included in the sampled buildings that will be inspected. (Dwelling units are sampled with equal probabilities at random from all buildings.) When all buildings in a project are not selected in the building sample through Phase 1, Phase 2 is used to increase the size of the building sample. In Phase 2, the additional buildings that are to be included in the sample are selected with equal probabilities so that the total residential building sample size is the lesser of either (1) the dwelling unit sample size, or (2) the number of residential buildings.

To illustrate the process for sampling buildings, two examples are provided below:

Example #1. This example illustrates a project with two buildings for which both buildings are sampled with certainty.

Building 1 has 10 dwelling units and building 2 has 20 dwelling units, for a total of 30 dwelling units. The target dwelling unit sample size for a project with 30 dwelling

units is 15. Thus, the sampling ratio for this project is the total number of dwelling units divided by the unit sample size, or  $30 \div 15 = 2$ . This means that every second dwelling unit will be selected. The number of residential buildings to be inspected is the minimum of 15 (the dwelling unit sample) and 2 (the number of residential buildings). Thus, 2 residential buildings will be inspected. Since both buildings have at least 2 dwelling units, both buildings are certain to be selected for inspection in Phase 1. Since all buildings were selected in Phase 1 of sampling, Phase 2 is not invoked. Both buildings will then have a selection probability of 1.00 and a sampling weight of 1.00.

Example #2. This example illustrates a project with some buildings selected in Phase 1, other buildings selected in Phase 2, and some buildings that are not selected at all.

The project is comprised of 22 residential buildings. Two of the buildings each have 10 dwelling units and the other 20 buildings are single-family dwelling units, for a total of 40 dwelling units ( $2 \times 10 + 20 = 40$ ). The target dwelling unit sample size for a project with 40 dwelling units is 16. The sampling ratio for this project is the total number of units divided by the unit sample size, or  $40 \div 16 = 2.5$ . In accordance with the inspection protocol of inspecting the minimum of the dwelling unit sample (16) and the number of residential buildings (22), 16 of the residential buildings will be inspected for this project.

In Phase 1 of sampling, the two buildings with 10 dwelling units are selected with certainty since each building has more than 2.5 dwelling units. Each of the single-family buildings has a  $1 \div 2.5$  or 0.40 probability of selection in Phase 1.

Assume that both multi-unit buildings and eight of the single-family buildings (10 buildings in all) are selected in Phase 1. This leaves 12 single-family buildings available for selection in Phase 2. Since 16 residential buildings will be inspected, the sample of 10 buildings selected in Phase 1 falls six buildings short of a full sample. Therefore, six buildings will be selected in Phase 2. Since Phase 2 sampling will select 6 of the 12 previously unselected buildings, each building not selected in Phase 1 will have a six in 12 (0.50) probability of selection in Phase 2.

The two multi-unit buildings each have a sampling probability calculated as follows:

Sampling probability =  $1.00 + ((1.00 - 1.00) \times 0.50) = 1.00$ . The sampling weight for these buildings is 1.

The single-family buildings each have a sampling probability calculated as follows:

Sampling probability =  $0.40 + ((1.00 - 0.40) \times 0.50) = 0.70$ . The sampling weight of selected single-family buildings is  $1 \div 0.70 = 1.43$ .

15. Accessibility Questions

HUD reviews particular elements during the physical inspection to determine possible indications of noncompliance with the Fair Housing Act (42 U.S.C. 3601–3619) and section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). More specifically, during the physical inspection, the inspector will record if: (1) There is a wheelchair-accessible route to and from the main ground floor entrance of the buildings inspected; (2) the main entrance for every building inspected is at least 32 inches wide, measured between the door and the opposite door jamb; (3) there is an accessible route to all exterior common areas; and (4) for multi-story buildings that are inspected, the interior hallways to all inspected units and common areas are at least 36 inches wide. These items are recorded, but do not affect the score.

IV. Environmental Review

This notice provides operating instructions and procedures in connection with activity under the Public Housing Assessment System regulations at 24 DFR part 902 that have previously been subject to the required environmental review. Accordingly, under 24 CFR 50.19(c)(4), this notice is categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321).

Dated: July 26, 2012.

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Appendix I: Item Weights and Criticalities

AREA—SITE

Inspectable item	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Fencing and Gates .....	10.0	Holes/Missing Sections/Damaged/Falling/Leaning (Non-security/Non-safety).	3	....	X	....	.....
	10.0	Holes/Missing Sections/Damaged/Falling/Leaning (Security/Safety).	4	X	X	X	NLT
Grounds .....	12.5	Erosion/Rutting Areas .....	4	....	X	X	NLT
	12.5	Overgrown/Penetrating Vegetation .....	3	....	X	X	.....
	12.5	Ponding/Site Drainage .....	4	....	X	X	.....
Health & Safety .....	12.5	Air Quality—Sewer Odor Detected .....	3	....	....	X	NLT
	12.5	Air Quality—Propane/Natural Gas/Methane Gas Detected	5	....	....	X	LT

AREA—SITE—Continued

Inspectable item	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
	12.5	Electrical Hazards—Exposed Wires/Open Panels .....	5	....	....	X	LT
	12.5	Electrical Hazards—Water Leaks on/near Electrical Equipment.	5	....	....	X	LT
	12.5	Flammable/Combustible Materials—Improperly Stored .....	3	....	....	X	NLT
	12.5	Garbage and Debris—Outdoors .....	3	....	....	X	NLT
	0.0	Hazards—Other .....	3	....	....	X	NLT
	12.5	Hazards—Sharp Edges .....	3	....	....	X	NLT
	12.5	Hazards—Tripping .....	3	....	....	X	NLT
	12.5	Infestation—Insects .....	3	....	....	X	NLT
	12.5	Infestation—Rats/Mice/Vermin .....	3	....	....	X	NLT
Mailboxes/Project Signs .....	1.0	Mailbox Missing/Damaged .....	2	....	....	X	.....
	1.0	Signs Damaged .....	2	X	....	....	.....
Market Appeal .....	8.0	Graffiti .....	4	X	X	X	.....
	8.0	Litter .....	4	....	X	....	.....
Parking Lots/Driveways/Roads.	8.5	Cracks/Settlement/Heaving/Loose Materials/Potholes .....	4	....	X	X	.....
	8.5	Ponding .....	4	....	X	X	.....
Play Areas and Equipment ....	12.5	Damaged/Broken Equipment .....	3	X	X	X	NLT
	12.5	Deteriorated Play Area Surface .....	3	....	X	X	.....
Refuse Disposal .....	12.5	Broken/Damaged Enclosure—Inadequate Outside Storage Space.	3	....	X	....	.....
Retaining Walls .....	10.0	Damaged/Falling/Leaning .....	4	X	....	X	NLT
Storm Drainage .....	12.5	Damaged/Obstructed .....	5	....	X	X	.....
Walkways/Steps .....	12.5	Broken/Missing Hand Railing .....	3	....	....	X	NLT
	12.5	Cracks/Settlement/Heaving .....	3	....	X	....	.....
	12.5	Spalling .....	3	X	X	....	.....

NOTE: 1) Nominal item weight assumes that all items for the Site are present. Item weights would be adjusted accordingly when items are not applicable (N/A).

2) The Health & Safety item assumes the highest item weight for a particular inspection. Nominally it is equal to 12.5%.

3) "X" in the level column indicates which levels are applicable.

4) Only level 3 is applied to H&S deficiencies.

5) In the H&S column, NLT is non-life threatening H&S and LT (life threatening) is exigent/fire safety (calling for immediate attention or remedy).

AREA—BUILDING EXTERIOR

Inspectable item	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Doors .....	18.4	Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	18.4	Damaged Hardware/Locks .....	3	....	X	X	.....
	18.4	Damaged Surface (Holes/Paint/Rust/Glass) .....	4	....	X	X	.....
	18.4	Damaged/Missing Screen/Storm/Security Door .....	3	X	....	X	NLT
	18.4	Deteriorated/Missing Caulking/Seals .....	4	....	....	X	.....
	18.4	Missing Door .....	5	....	....	X	.....
FHEO .....	0.0	FHEO—Main Entrance Less Than 32" Wide .....	5	....	....	X	.....
	0.0	FHEO—Obstructed or Missing Accessibility Route .....	5	....	....	X	.....
Fire Escapes .....	18.4	Blocked Egress/Ladders .....	5	....	....	X	LT
	18.4	Visibly Missing Components .....	5	....	....	X	LT
Foundations .....	18.4	Cracks/Gaps .....	5	....	X	X	.....
	18.4	Spalling/Exposed Rebar .....	4	....	X	X	.....
Health and Safety .....	18.4	Electrical Hazards—Exposed Wires/Open Panels .....	5	....	....	X	LT
	18.4	Electrical Hazards—Water Leaks on/near Electrical Equipment.	5	....	....	X	LT
	18.4	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable.	5	....	....	X	LT
	18.4	Emergency Fire Exits—Missing Exit Signs .....	3	....	....	X	NLT
	18.4	Flammable/Combustible Materials—Improperly Stored .....	3	....	....	X	NLT
	18.4	Garbage and Debris—Outdoors .....	3	....	....	X	NLT
	0.0	Hazards—Other .....	3	....	....	X	NLT
	18.4	Hazards—Sharp Edges .....	3	....	....	X	NLT
	0.0	Hazards—Tripping .....	3	....	....	X	NLT
	18.4	Infestation—Insects .....	3	....	....	X	NLT
	18.4	Infestation—Rats/Mice/Vermin .....	3	....	....	X	NLT
Lighting .....	11.5	Broken Fixtures/Bulbs .....	4	....	X	X	.....
Roofs .....	18.4	Damaged/Clogged Drains .....	5	....	X	X	.....
	18.4	Damaged Soffits/Fascia/Soffit Vents .....	4	X	....	X	.....

AREA—BUILDING EXTERIOR—Continued

Inspectable item	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Walls	18.4	Damaged Vents	4	X	....	X	.....
	18.4	Damaged/Torn Membrane/Missing Ballast	5	....	X	X	.....
	18.4	Missing/Damaged Components from Downspout/Gutter	3	X	X	X	.....
	18.4	Missing/Damaged Shingles	5	X	X	X	.....
	18.4	Ponding	4	....	....	X	.....
	14.9	Cracks/Gaps	5	....	X	X	.....
	14.9	Damaged Chimneys	4	X	X	X	NLT
	14.9	Missing/Damaged Caulking/Mortar	4	X	X	....	.....
	14.9	Missing Pieces/Holes/Spalling	4	....	X	X	.....
	14.9	Stained/Peeling/Needs Paint	3	X	X	....	.....
Windows	0.0	Cracked/Broken/Missing Panes	3	X	....	X	NLT
	0.0	Damaged/Missing Screens	2	X	....	....	.....
	0.0	Damaged Sills/Frames/Lintels/Trim	5	X	X	....	.....
	0.0	Missing/Deteriorated Caulking/Seals/Glazing Compound	5	X	....	X	.....
	0.0	Peeling/Needs Paint	2	X	....	....	.....

Note: 1) Nominal item weight assumes that all items for the Building Exterior are present. Item weights would be adjusted accordingly when items are not applicable (N/A).

2) The Health & Safety item assumes the highest item weight for a particular inspection. Nominally it is equal to 18.4%.

3) "X" in the level column indicates which levels are applicable.

4) Only level 3 is applied to H&S deficiencies.

5) In the H&S column, NLT is non-life threatening H&S and LT (life threatening) is exigent/fire safety (calling for immediate attention or remedy).

AREA—BUILDING SYSTEMS

Inspectable item	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Domestic Water	15.5	General Rust/Corrosion on Heater Chimney	2	....	....	X	NLT
	15.5	Leaking Central Water Supply	4	....	....	X	.....
	15.5	Misaligned Chimney/Ventilation System	5	....	....	X	LT
	15.5	Missing Pressure Relief Valve	5	....	....	X	NLT
	15.5	Water Supply Inoperable	5	....	....	X	NLT
Electrical System	15.5	Blocked Access/Improper Storage	3	....	....	X	NLT
	15.5	Burnt Breakers	4	....	....	X	NLT
	15.5	Evidence of Leaks/Corrosion	5	....	....	X	NLT
	15.5	Frayed Wiring	5	....	....	X	.....
	15.5	Missing Breakers/Fuses	5	....	....	X	LT
	15.5	Missing Covers	5	....	....	X	LT
	15.5	Inoperable	5	....	....	X	NLT
Emergency Power	2.0	Auxiliary Lighting Inoperable	5	....	....	X	.....
	2.0	Run-Up Records/Documentation Not Available	4	....	X	X	.....
Fire Protection	15.5	Missing Sprinkler Head	5	....	....	X	NLT
	15.5	Missing/Damaged/Expired Extinguishers	5	X	X	X	LT
Health & Safety	15.5	Air Quality—Mold and/or Mildew Observed	3	....	....	X	NLT
	15.5	Air Quality—Propane/Natural Gas/Methane Gas Detected	5	....	....	X	LT
	15.5	Air Quality—Sewer Odor Detected	3	....	....	X	NLT
	15.5	Electrical Hazards—Exposed Wires/Open Panels	5	....	....	X	LT
	15.5	Electrical Hazards—Water Leaks on/near Electrical Equipment.	5	....	....	X	LT
	15.5	Elevator—Tripping	3	....	....	X	NLT
	15.5	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable.	5	....	....	X	LT
	15.5	Emergency Fire Exits—Missing Exit Signs	3	....	....	X	NLT
	15.5	Flammable/Combustible Materials—Improperly Stored	3	....	....	X	NLT
	15.5	Garbage and Debris—Indoors	3	....	....	X	NLT
HVAC	15.5	Garbage and Debris—Outdoors	3	....	....	X	NLT
	0.0	Hazards—Other	3	....	....	X	NLT
	15.5	Hazards—Sharp Edges	3	....	....	X	NLT
	0.0	Hazards—Tripping	3	....	....	X	NLT
	15.5	Infestation—Insects	3	....	....	X	NLT
	15.5	Infestation—Rats/Mice/Vermin	3	....	....	X	NLT
	15.5	Boiler/Pump/Cooling System Leaks	4	X	....	X	.....
	15.5	Fuel Supply Leaks	4	....	....	X	NLT
	15.5	General Rust/Corrosion	2	....	X	X	NLT
	15.5	Misaligned Chimney/Ventilation System	5	....	....	X	LT
Roof Exhaust System	15.5	Roof Exhaust Fan(s) Inoperable	3	....	....	X	.....

AREA—BUILDING SYSTEMS—Continued

Inspectable item	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Sanitary System .....	15.5	Broken/Leaking/Clogged Pipes or Drains .....	5	....	....	X	NLT
	15.5	Missing Drain/Cleanout/Manhole Covers .....	3	....	....	X	.....

Note: 1) Nominal item weight assumes that all items for the Building System are present. Item weights would be adjusted accordingly when items are not applicable (N/A).  
 2) The Health & Safety item assumes the highest item weight for a particular inspection. Nominally it is equal to 15.5%.  
 3) "X" in the level column indicates which levels are applicable.  
 4) Only level 3 is applied to H&S deficiencies.  
 5) In the H&S column, NLT is non-life threatening H&S and LT (life threatening) is exigent/fire safety (calling for immediate attention or remedy).

AREA—COMMON AREAS

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S	
				1	2	3		
Basement/Garage/Carport .....	5	Ceiling—Bulging/Buckling .....	4	....	....	X	.....	
	5	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....	
	5	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....	
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....	
	5	Doors—Damaged Frames/Threshold/Lintels/Trim .....	3	....	X	X	NLT	
	5	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....	
	5	Doors—Damaged/Missing Screen/Storm/Security Door .....	4	X	....	X	NLT	
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....	
	5	Doors—Deteriorated/Missing Seals (Entry Only) .....	5	....	....	X	.....	
	5	Doors—Missing Door .....	4	X	X	X	.....	
	5	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT	
	5	Electrical—Burnt Breakers .....	4	....	....	X	NLT	
	5	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT	
	5	Electrical—Frayed Wiring .....	5	....	....	X	.....	
	5	Electrical—Missing Breakers .....	5	....	....	X	LT	
	5	Electrical—Missing Covers .....	5	....	....	X	LT	
	5	Floors—Bulging/Buckling .....	4	....	....	X	.....	
	5	Floors—Soft Floor Covering Damaged .....	4	X	X	X	.....	
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/Tiles.	4	X	X	X	.....	
	5	Floors—Peeling/Needs Paint .....	1	X	X	....	.....	
	5	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....	
	5	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....	
	5	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....	
	5	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT	
	0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT	
	5	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT	
	5	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT	
	5	Walls—Bulging/Buckling .....	4	....	....	X	.....	
	5	Walls—Damaged .....	3	X	X	X	.....	
	5	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....	
	5	Walls—Peeling/Needs Paint .....	1	X	X	....	.....	
	5	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....	
	5	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT	
	5	Windows—Damaged/Missing Screens .....	2	X	....	....	.....	
	5	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....	
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....	
	5	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT	
	5	Windows—Peeling/Needs Paint .....	1	X	....	....	.....	
	5	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT	
	Closet/Utility Mechanical .....	5	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
		5	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
		5	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
		5	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
		5	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
		5	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
5		Doors—Damaged/Missing Screen/Storm/Security Door .....	3	X	....	X	NLT	
5		Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....	
5		Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....	
5		Doors—Missing Door .....	5	X	X	X	NLT	
5		Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT	
5		Electrical—Burnt Breakers .....	4	....	....	X	NLT	

AREA—COMMON AREAS—Continued

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Community Room .....	5	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT
	5	Electrical—Frayed Wiring .....	5	....	....	X	.....
	5	Electrical—Missing Breakers .....	5	....	....	X	LT
	5	Electrical—Missing Covers .....	5	....	....	X	LT
	5	Floors—Bulging/Buckling .....	4	....	....	X	.....
	5	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	X	X	X	.....
	5	Floors—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....
	5	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....
	5	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....
	5	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT
	0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT
	5	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT
	5	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT
	5	Walls—Bulging/Buckling .....	4	....	....	X	.....
	5	Walls—Damaged .....	3	X	X	X	.....
	5	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	5	Walls—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	5	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT
	5	Windows—Damaged/Missing Screens .....	2	X	....	....	.....
	5	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....
	5	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT
	5	Windows—Peeling/Needs Paint .....	1	X	....	....	.....
	5	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT
	10	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
	10	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	10	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	10	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	10	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	10	Doors—Damaged/Missing Screen/Storm/Security Door ....	3	X	....	X	NLT
	10	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....
	10	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....
	10	Doors—Missing Door .....	5	X	X	X	NLT
	10	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT
	10	Electrical—Burnt Breakers .....	4	....	....	X	NLT
	10	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT
	10	Electrical—Frayed Wiring .....	5	....	....	X	.....
	10	Electrical—Missing Breakers .....	5	....	....	X	LT
	10	Electrical—Missing Covers .....	5	....	....	X	LT
	10	Floors—Bulging/Buckling .....	4	....	....	X	.....
	10	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	10	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	X	X	X	.....
	10	Floors—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....
	10	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....
	10	HVAC—Misaligned Chimney/Ventilation System .....	5	....	....	X	LT
10	HVAC—Inoperable .....	5	....	....	X	.....	
10	HVAC—Noisy/Vibrating/Leaking .....	4	X	....	....	.....	
10	HVAC—Convection/Radiant Heat System Covers Missing/ Damaged.	2	....	....	X	.....	
10	HVAC—General Rust/Corrosion .....	2	X	X	X	.....	
10	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....	
10	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT	
0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT	
10	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT	
10	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT	
10	Walls—Bulging/Buckling .....	4	....	....	X	.....	
10	Walls—Damaged .....	3	X	X	X	.....	
10	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....	
10	Walls—Peeling/Needs Paint .....	1	X	X	....	.....	
10	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....	
10	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT	
10	Windows—Damaged/Missing Screens .....	2	X	....	....	.....	

AREA—COMMON AREAS—Continued

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Day Care .....	10	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....
	10	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....
	10	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT
	10	Windows—Peeling/Needs Paint .....	1	X	....	....	.....
	10	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT
	10	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
	10	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	10	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	10	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	10	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	10	Doors—Damaged/Missing Screen/Storm/Security Door .....	3	X	....	X	NLT
	10	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....
	10	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....
	10	Doors—Missing Door .....	5	X	X	X	.....
	10	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT
	10	Electrical—Burnt Breakers .....	4	....	....	X	NLT
	10	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT
	10	Electrical—Frayed Wiring .....	5	....	....	X	.....
	10	Electrical—Missing Breakers .....	5	....	....	X	LT
	10	Electrical—Missing Covers .....	5	....	....	X	LT
	10	Floors—Bulging/Buckling .....	4	....	....	X	.....
	10	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	10	Floors—Hard Floor Covering Missing/Damaged Flooring/Tiles.	4	X	X	X	.....
	10	Floors—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....
	10	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....
	10	HVAC—Misaligned Chimney/Ventilation System .....	5	....	....	X	LT
	10	HVAC—Inoperable .....	5	....	....	X	.....
	10	HVAC—Noisy/Vibrating/Leaking .....	4	X	....	....	.....
	10	HVAC—Convection/Radiant Heat System Covers Missing/Damaged.	2	....	....	X	.....
	10	HVAC—General Rust/Corrosion .....	2	X	X	X	.....
	10	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....
	10	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT
	0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT
	10	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT
	10	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT
	10	Walls—Bulging/Buckling .....	4	....	....	X	.....
	10	Walls—Damaged .....	3	X	X	X	.....
	10	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	10	Walls—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	10	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT
	10	Windows—Damaged/Missing Screens .....	2	X	....	....	.....
	10	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....
10	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....	
10	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT	
10	Windows—Peeling/Needs Paint .....	1	X	....	....	.....	
10	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT	
FHEO .....	0	FHEO—Multi-story Building Hallways/Common Areas Less Than 36" Wide.	5	....	....	X	.....
Halls/Corridors/Stairs .....	0	FHEO—Routes Obstructed or Inaccessible to Wheelchair	5	....	....	X	.....
	10	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
	10	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	10	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	10	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	10	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	10	Doors—Damaged/Missing Screen/Storm/Security Door .....	3	X	....	X	NLT
	10	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....
	10	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....
	10	Doors—Missing Door .....	5	X	X	X	.....
	10	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT
	10	Electrical—Burnt Breakers .....	4	....	....	X	NLT
	10	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT
	10	Electrical—Frayed Wiring .....	5	....	....	X	.....

AREA—COMMON AREAS—Continued

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
	10	Electrical—Missing Breakers .....	5	....	....	X	LT
	10	Electrical—Missing Covers .....	5	....	....	X	LT
	10	Floors—Bulging/Buckling .....	4	....	....	X	.....
	10	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	10	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	X	X	X	.....
	10	Floors—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....
	10	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....
	10	Graffiti .....	4	X	X	X	.....
	10	HVAC—Misaligned Chimney/Ventilation System .....	5	....	....	X	LT
	10	HVAC—Inoperable .....	5	....	....	X	.....
	10	HVAC—Noisy/Vibrating/Leaking .....	4	X	....	....	.....
	10	HVAC—Convection/Radiant Heat System Covers Missing/ Damaged.	2	....	....	X	.....
	10	HVAC—General Rust/Corrosion .....	2	X	X	X	.....
	10	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....
	10	Mailbox—Missing/Damaged .....	2	....	....	X	.....
	10	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT
	0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT
	10	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT
	10	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT
	10	Walls—Bulging/Buckling .....	4	....	....	X	.....
	10	Walls—Damaged .....	3	X	X	X	.....
	10	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	10	Walls—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	10	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT
	10	Windows—Damaged/Missing Screens .....	2	X	....	....	.....
	10	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....
	10	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....
	10	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT
	10	Windows—Peeling/Needs Paint .....	1	X	....	....	.....
	10	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT
Health & Safety .....	10	Pedestrian/Wheelchair Ramp .....	3	....	X	X	.....
	10	Air Quality—Mold and/or Mildew Observed .....	3	....	....	X	NLT
	10	Air Quality—Propane/Natural Gas/Methane Gas Detected .....	5	....	....	X	LT
	10	Air Quality—Sewer Odor Detected .....	3	....	....	X	NLT
	10	Electrical Hazards—Exposed Wires/Open Panels .....	5	....	....	X	LT
	10	Electrical Hazards—Water Leaks on/near Electrical Equip- ment.	5	....	....	X	LT
	10	Emergency Fire Exits—Emergency/Fire Exits Blocked/Un- usable.	3	....	....	X	LT
	10	Emergency Fire Exits—Missing Exit Signs .....	3	....	....	X	NLT
	10	Flammable/Combustible Materials—Improperly Stored .....	3	....	....	X	NLT
	10	Garbage and Debris—Indoors .....	3	....	....	X	NLT
	10	Garbage and Debris—Outdoors .....	3	....	....	X	NLT
	0	Hazards—Other .....	3	....	....	X	NLT
	10	Hazards—Sharp Edges .....	3	....	....	X	NLT
	0	Hazards—Tripping .....	3	....	....	X	NLT
	10	Infestation—Insects .....	3	....	....	X	NLT
Kitchen .....	10	Infestation—Rats/Mice/Vermin .....	3	....	....	X	NLT
	10	Cabinets—Missing/Damaged .....	2	....	X	X	.....
	10	Call for Aid—Inoperable .....	3	....	....	X	NLT
	10	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
	10	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	10	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	10	Countertops—Missing/Damaged .....	2	....	X	....	.....
	10	Dishwasher/Garbage Disposal—Inoperable .....	2	....	X	....	.....
	10	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	10	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	10	Doors—Damaged/Missing Screen/Storm/Security Door .....	3	X	....	X	NLT
	10	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....
	10	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....
	10	Doors—Missing Door .....	5	X	X	X	.....
	10	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT
	10	Electrical—Burnt Breakers .....	4	....	....	X	NLT
	10	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT

AREA—COMMON AREAS—Continued

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Laundry Room .....	10	Electrical—Frayed Wiring .....	5	....	....	X	.....
	10	Electrical—Missing Breakers .....	5	....	....	X	LT
	10	Electrical—Missing Covers .....	5	....	....	X	LT
	10	Floors—Bulging/Buckling .....	4	....	....	X	.....
	10	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	10	Floors—Hard Floor Covering Missing/Damaged Flooring/Tiles.	4	X	X	X	.....
	10	Floors—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....
	10	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....
	10	GFI—Inoperable .....	5	....	....	X	NLT
	10	HVAC—Misaligned Chimney/Ventilation System .....	5	....	....	X	LT
	10	HVAC—Inoperable .....	5	....	....	X	.....
	10	HVAC—Noisy/Vibrating/Leaking .....	4	X	....	....	.....
	10	HVAC—Convection/Radiant Heat System Covers Missing/Damaged.	2	....	....	X	.....
	10	HVAC—General Rust/Corrosion .....	2	X	X	X	.....
	10	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....
	10	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT
	10	Plumbing—Clogged Drains .....	4	X	....	X	NLT
	10	Plumbing—Leaking Faucet/Pipes .....	3	X	....	X	NLT
	10	Range/Stove—Missing/Damaged/Inoperable .....	3	X	X	X	.....
	10	Range Hood/Exhaust Fans—Excessive Grease/Inoperable	2	X	....	X	.....
	10	Refrigerator—Damaged/Inoperable .....	3	X	....	X	.....
	10	Sink—Missing/Damaged .....	5	X	....	X	NLT
	0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT
	10	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT
	10	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT
	10	Walls—Bulging/Buckling .....	4	....	....	X	.....
	10	Walls—Damaged .....	3	X	X	X	.....
	10	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	10	Walls—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	10	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT
	10	Windows—Damaged/Missing Screens .....	2	X	....	....	.....
	10	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....
	10	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....
	10	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT
	10	Windows—Peeling/Needs Paint .....	1	X	....	....	.....
	10	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT
	10	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
	10	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	10	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	10	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	10	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	10	Doors—Damaged/Missing Screen/Storm/Security Door ....	3	X	....	X	NLT
	10	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....
	10	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....
	10	Doors—Missing Door .....	5	X	X	X	.....
	10	Dryer Vent—Missing/Damaged/Inoperable .....	3	....	....	X	.....
	10	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT
10	Electrical—Burnt Breakers .....	4	....	....	X	NLT	
10	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT	
10	Electrical—Frayed Wiring .....	5	....	....	X	.....	
10	Electrical—Missing Breakers .....	5	....	....	X	LT	
10	Electrical—Missing Covers .....	5	....	....	X	LT	
10	Floors—Bulging/Buckling .....	4	....	....	X	.....	
10	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....	
10	Floors—Hard Floor Covering Missing/Damaged Flooring/Tiles.	4	X	X	X	.....	
10	Floors—Peeling/Needs Paint .....	1	X	X	....	.....	
10	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....	
10	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....	
10	GFI—Inoperable .....	5	....	....	X	NLT	
10	HVAC—Misaligned Chimney/Ventilation System .....	5	....	....	X	LT	
10	HVAC—Inoperable .....	5	....	....	X	.....	
10	HVAC—Noisy/Vibrating/Leaking .....	4	X	....	....	.....	
10	HVAC—Convection/Radiant Heat System Covers Missing/Damaged.	2	....	....	X	.....	



AREA—COMMON AREAS—Continued

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Lobby .....	10	HVAC—General Rust/Corrosion .....	2	X	X	X	.....
	10	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....
	10	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT
	0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT
	10	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT
	10	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT
	10	Walls—Bulging/Buckling .....	4	....	....	X	.....
	10	Walls—Damaged .....	3	X	X	X	.....
	10	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	10	Walls—Peeling/Needs Paint .....	1	X	X	....	.....
	10	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	10	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT
	10	Windows—Damaged/Missing Screens .....	2	X	....	....	.....
	10	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....
	10	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....
	10	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT
	10	Windows—Peeling/Needs Paint .....	1	X	....	....	.....
	10	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT
	5	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
	5	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	5	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	5	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	5	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	5	Doors—Damaged/Missing Screen/Storm/Security Door ....	3	X	....	X	NLT
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....
	5	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....
	5	Doors—Missing Door .....	5	X	X	X	.....
	5	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT
	5	Electrical—Burnt Breakers .....	4	....	....	X	NLT
	5	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT
	5	Electrical—Frayed Wiring .....	5	....	....	X	.....
	5	Electrical—Missing Breakers .....	5	....	....	X	LT
	5	Electrical—Missing Covers .....	5	....	....	X	LT
	5	Floors—Bulging/Buckling .....	4	....	....	X	.....
	5	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/Tiles.	4	X	X	X	.....
	5	Floors—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....
	5	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....
	5	HVAC—Misaligned Chimney/Ventilation System .....	5	....	....	X	LT
	5	HVAC—Inoperable .....	5	....	....	X	.....
	5	HVAC—Noisy/Vibrating/Leaking .....	4	X	....	....	.....
	5	HVAC—Convection/Radiant Heat System Covers Missing/Damaged.	2	....	....	X	.....
	5	HVAC—General Rust/Corrosion .....	2	X	X	X	.....
	5	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....
	5	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT
	0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT
	5	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT
	5	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT
	5	Walls—Bulging/Buckling .....	4	....	....	X	.....
	5	Walls—Damaged .....	3	X	X	X	.....
	5	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	5	Walls—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	5	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT
	5	Windows—Damaged/Missing Screens .....	2	X	....	....	.....
	5	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....
	5	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT
5	Windows—Peeling/Needs Paint .....	1	X	....	....	.....	
5	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT	
Office .....	5	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
	5	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	5	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....

AREA—COMMON AREAS—Continued

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Other Community Spaces .....	5	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	5	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	5	Doors—Damaged/Missing Screen/Storm/Security Door .....	3	X	....	X	NLT
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....
	5	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....
	5	Doors—Missing Door .....	5	X	X	X	.....
	5	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT
	5	Electrical—Burnt Breakers .....	4	....	....	X	NLT
	5	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT
	5	Electrical—Frayed Wiring .....	5	....	....	X	.....
	5	Electrical—Missing Breakers .....	5	....	....	X	LT
	5	Electrical—Missing Covers .....	5	....	....	X	LT
	5	Floors—Bulging/Buckling .....	4	....	....	X	.....
	5	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	X	X	X	.....
	5	Floors—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....
	5	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....
	5	HVAC—Misaligned Chimney/Ventilation System .....	5	....	....	X	LT
	5	HVAC—Inoperable .....	5	....	....	X	.....
	5	HVAC—Noisy/Vibrating/Leaking .....	4	X	....	....	.....
	5	HVAC—Convection/Radiant Heat System Covers Missing/ Damaged.	2	....	....	X	.....
	5	HVAC—General Rust/Corrosion .....	2	X	X	X	.....
	5	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....
	5	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT
	0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT
	5	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT
	5	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT
	5	Walls—Bulging/Buckling .....	4	....	....	X	.....
	5	Walls—Damaged .....	3	X	X	X	.....
	5	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	5	Walls—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	5	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT
	5	Windows—Damaged/Missing Screens .....	2	X	....	....	.....
	5	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....
	5	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT
	5	Windows—Peeling/Needs Paint .....	1	X	....	....	.....
	5	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT
	5	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
	5	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	5	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	5	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	5	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	5	Doors—Damaged/Missing Screen/Storm/Security Door .....	3	X	....	X	NLT
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....
	5	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....
	5	Doors—Missing Door .....	5	X	X	X	.....
5	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT	
5	Electrical—Burnt Breakers .....	4	....	....	X	NLT	
5	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT	
5	Electrical—Frayed Wiring .....	5	....	....	X	.....	
5	Electrical—Missing Breakers .....	5	....	....	X	LT	
5	Electrical—Missing Covers .....	5	....	....	X	LT	
5	Floors—Bulging/Buckling .....	4	....	....	X	.....	
5	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....	
5	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	X	X	X	.....	
5	Floors—Peeling/Needs Paint .....	1	X	X	....	.....	
5	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....	
5	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....	
5	HVAC—Misaligned Chimney/Ventilation System .....	5	....	....	X	LT	
5	HVAC—Inoperable .....	5	....	....	X	.....	
5	HVAC—Noisy/Vibrating/Leaking .....	4	X	....	....	.....	
5	HVAC—Convection/Radiant Heat System Covers Missing/ Damaged.	2	....	....	X	.....	

AREA—COMMON AREAS—Continued

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Patio/Porch/Balcony .....	5	HVAC—General Rust/Corrosion .....	2	X	X	X	.....
	5	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....
	5	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT
	0	Smoke Detector—Missing/Inoperable .....	5	....	....	X	LT
	5	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT
	5	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT
	5	Walls—Bulging/Buckling .....	4	....	....	X	.....
	5	Walls—Damaged .....	3	X	X	X	.....
	5	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	5	Walls—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	5	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT
	5	Windows—Damaged/Missing Screens .....	2	X	....	....	.....
	5	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....
	5	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT
	5	Windows—Peeling/Needs Paint .....	1	X	....	....	.....
	5	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT
	5	Baluster/Side Railings—Damaged .....	3	....	....	X	.....
	5	Ceiling—Bulging/Buckling .....	4	....	....	X	.....
	5	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	5	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
	5	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT
	5	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	5	Doors—Damaged/Missing Screen/Storm/Security Door .....	3	X	....	X	NLT
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	....	X	X	.....
	5	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	....	....	X	.....
	5	Doors—Missing Door .....	5	X	X	X	.....
	5	Electrical—Blocked Access to Electrical Panel .....	3	....	....	X	NLT
	5	Electrical—Burnt Breakers .....	4	....	....	X	NLT
	5	Electrical—Evidence of Leaks/Corrosion .....	5	....	....	X	NLT
	5	Electrical—Frayed Wiring .....	5	....	....	X	.....
	5	Electrical—Missing Breakers .....	5	....	....	X	LT
	5	Electrical—Missing Covers .....	5	....	....	X	LT
	5	Floors—Bulging/Buckling .....	4	....	....	X	.....
	5	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/Tiles.	4	X	X	X	.....
	5	Floors—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Floors—Rot/Deteriorated Subfloor .....	4	....	X	X	.....
	5	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	....	X	X	.....
	5	Lighting—Missing/Damaged/Inoperable Fixture .....	4	....	X	X	.....
	5	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	....	X	LT
	5	Stairs—Broken/Damaged/Missing Steps .....	3	....	....	X	NLT
	5	Stairs—Broken/Missing Hand Railing .....	3	....	....	X	NLT
	5	Walls—Bulging/Buckling .....	4	....	....	X	.....
	5	Walls—Damaged .....	3	X	X	X	.....
	5	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	5	Walls—Peeling/Needs Paint .....	1	X	X	....	.....
	5	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....
5	Windows—Cracked/Broken/Missing Panes .....	3	X	....	X	NLT	
5	Windows—Damaged/Missing Screens .....	2	X	....	....	.....	
5	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	....	.....	
5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	....	X	.....	
5	Windows—Inoperable/Not Lockable .....	3	X	....	X	NLT	
5	Windows—Peeling/Needs Paint .....	1	X	....	....	.....	
5	Windows—Security Bars Prevent Egress .....	5	....	....	X	LT	
Pools and Related Structures	5	Pools—Damaged/Not Intact—Fencing or Gate(s) .....	5	....	....	X	.....
5	Pools—Inoperable .....	2	....	....	X	.....	
Restrooms/Pool Structures ....	5	Call for Aid—Inoperable .....	3	....	....	X	NLT
5	Ceiling—Bulging/Buckling .....	4	....	....	X	.....	
5	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....	
5	Ceiling—Peeling/Needs Paint .....	1	X	X	....	.....	
5	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	....	X	.....	
5	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	....	X	X	NLT	
5	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....	
5	Doors—Damaged/Missing Screen/Storm/Security Door .....	3	X	....	X	NLT	

AREA—COMMON AREAS—Continued

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	...	X	X	.....
	5	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	...	...	X	.....
	5	Doors—Missing Door .....	5	X	X	X	.....
	5	Electrical—Blocked Access to Electrical Panel .....	3	...	...	X	NLT
	5	Electrical—Burnt Breakers .....	4	...	...	X	NLT
	5	Electrical—Evidence of Leaks/Corrosion .....	5	...	...	X	NLT
	5	Electrical—Frayed Wiring .....	5	...	...	X	.....
	5	Electrical—Missing Breakers .....	5	...	...	X	LT
	5	Electrical—Missing Covers .....	5	...	...	X	LT
	5	Floors—Bulging/Buckling .....	4	...	...	X	.....
	5	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	X	X	X	.....
	5	Floors—Peeling/Needs Paint .....	1	X	X	...	.....
	5	Floors—Rot/Deteriorated Subfloor .....	4	...	X	X	.....
	5	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	...	X	X	.....
	5	GFI—Inoperable .....	5	...	...	X	NLT
	5	HVAC—Misaligned Chimney/Ventilation System .....	5	...	...	X	LT
	5	HVAC—Inoperable .....	5	...	...	X	.....
	5	HVAC—Noisy/Vibrating/Leaking .....	4	X	...	...	.....
	5	HVAC—Convection/Radiant Heat System Covers Missing/ Damaged.	2	...	...	X	.....
	5	HVAC—General Rust/Corrosion .....	2	X	X	X	.....
	5	Lavatory Sink—Damaged/Missing .....	3	X	...	X	NLT
	5	Lighting—Missing/Damaged/Inoperable Fixture .....	4	...	X	X	.....
	5	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	...	X	LT
	5	Plumbing—Clogged Drains .....	5	X	...	X	NLT
	5	Plumbing—Leaking Faucet/Pipes .....	4	X	...	X	NLT
	5	Restroom Cabinet—Damaged/Missing .....	2	X	...	...	.....
	0	Smoke Detector—Missing/Inoperable .....	5	...	...	X	LT
	5	Shower/Tub—Damaged/Missing .....	4	...	X	X	.....
	5	Stairs—Broken/Damaged/Missing Steps .....	3	...	...	X	NLT
	5	Stairs—Broken/Missing Hand Railing .....	3	...	...	X	NLT
	5	Ventilation/Exhaust System—Inoperable .....	4	...	X	...	.....
	5	Walls—Bulging/Buckling .....	4	...	...	X	.....
	5	Walls—Damaged .....	3	X	X	X	.....
	5	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	5	Walls—Peeling/Needs Paint .....	1	X	X	...	.....
	5	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	...	X	.....
	5	Water Closet/Toilet—Damaged/Clogged/Missing .....	5	...	X	X	.....
	5	Windows—Cracked/Broken/Missing Panes .....	3	X	...	X	NLT
	5	Windows—Damaged/Missing Screens .....	2	X	...	...	.....
	5	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	...	.....
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	...	X	.....
	5	Windows—Inoperable/Not Lockable .....	3	X	...	X	NLT
	5	Windows—Peeling/Needs Paint .....	1	X	...	...	.....
	5	Windows—Security Bars Prevent Egress .....	5	...	...	X	LT
Storage .....	5	Ceiling—Bulging/Buckling .....	4	...	...	X	.....
	5	Ceiling—Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	.....
	5	Ceiling—Peeling/Needs Paint .....	1	X	X	...	.....
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage .....	2	X	...	X	.....
	5	Doors—Damaged Frames/Threshold/Lintels/Trim .....	2	...	X	X	NLT
	5	Doors—Damaged Hardware/Locks .....	3	X	X	X	.....
	5	Doors—Damaged/Missing Screen/Storm/Security Door .....	3	X	...	X	NLT
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass) .....	3	...	X	X	.....
	5	Doors—Deteriorated/Missing Seals (Entry Only) .....	4	...	...	X	.....
	5	Doors—Missing Door .....	5	X	X	X	.....
	5	Electrical—Blocked Access to Electrical Panel .....	3	...	...	X	NLT
	5	Electrical—Burnt Breakers .....	4	...	...	X	NLT
	5	Electrical—Evidence of Leaks/Corrosion .....	5	...	...	X	NLT
	5	Electrical—Frayed Wiring .....	5	...	...	X	.....
	5	Electrical—Missing Breakers .....	5	...	...	X	LT
	5	Electrical—Missing Covers .....	5	...	...	X	LT
	5	Floors—Bulging/Buckling .....	4	...	...	X	.....
	5	Floors—Soft Floor Covering Missing/Damaged .....	4	X	X	X	.....
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	X	X	X	.....
	5	Floors—Peeling/Needs Paint .....	1	X	X	...	.....
	5	Floors—Rot/Deteriorated Subfloor .....	4	...	X	X	.....

AREA—COMMON AREAS—Continued

Inspectable item location	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
	5	Floors—Mold/Mildew/Water Stains/Water Damage .....	2	...	X	X	.....
	5	HVAC—Misaligned Chimney/Ventilation System .....	5	...	...	X	LT
	5	HVAC—Inoperable .....	5	...	...	X	.....
	5	HVAC—Noisy/Vibrating/Leaking .....	4	X	...	...	.....
	5	HVAC—Convection/Radiant Heat System Covers Missing/ Damaged.	2	...	...	X	.....
	5	HVAC—General Rust/Corrosion .....	2	X	X	X	.....
	5	Lighting—Missing/Damaged/Inoperable Fixture .....	4	...	X	X	.....
	5	Outlets/Switches/Cover Plates—Missing/Broken .....	3	X	...	X	LT
	0	Smoke Detector—Missing/Inoperable .....	5	...	...	X	LT
	5	Stairs—Broken/Damaged/Missing Steps .....	3	...	...	X	NLT
	5	Stairs—Broken/Missing Hand Railing .....	3	...	...	X	NLT
	5	Walls—Bulging/Buckling .....	4	...	...	X	.....
	5	Walls—Damaged .....	3	X	X	X	.....
	5	Walls—Damaged/Deteriorated Trim .....	1	X	X	X	.....
	5	Walls—Peeling/Needs Paint .....	1	X	X	...	.....
	5	Walls—Mold/Mildew/Water Stains/Water Damage .....	2	X	...	X	.....
	5	Windows—Cracked/Broken/Missing Panes .....	3	X	...	X	NLT
	5	Windows—Damaged/Missing Screens .....	2	X	...	...	.....
	5	Windows—Damaged Sills/Frames/Lintels/Trim .....	4	X	X	...	.....
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X	...	X	.....
	5	Windows—Inoperable/Not Lockable .....	3	X	...	X	NLT
	5	Windows—Peeling/Needs Paint .....	1	X	...	...	.....
	5	Windows—Security Bars Prevent Egress .....	5	...	...	X	LT
Trash Collection Areas .....	5	Chutes—Damaged/Missing Components .....	3	...	X	...	.....

Note: 1) Nominal item weight assumes that all items for the Common Areas are present. Item weights would be adjusted accordingly when items are not applicable (N/A).

2) The Health & Safety item assumes the highest item weight for a particular inspection. Nominally it is equal to 10%.

3) "X" in the level column indicates which levels are applicable.

4) Only Level 3 is applied to H&S deficiencies.

5) In the H&S column, NLT is non-life threatening H&S and LT (life threatening) is exigent/fire safety (calling for immediate attention or remedy).

AREA—UNITS

Inspectable item	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Bathroom .....	15.0	Bathroom Cabinets—Damaged/Missing .....	2	X	...	...	
	15.0	Lavatory Sink—Damaged/Missing .....	3	X	...	X	NLT
	15.0	Plumbing—Clogged Drains .....	5	X	...	X	NLT
	15.0	Plumbing—Leaking Faucet/Pipes .....	4	X	...	X	NLT
	15.0	Shower/Tub—Damaged/Missing .....	4	X	X	X	NLT
	15.0	Ventilation/Exhaust System—Inoperable .....	4	...	X	...	
	15.0	Water Closet/Toilet—Damaged/Clogged/Missing .....	5	...	X	X	NLT
Call-for-Aid .....	2.0	Inoperable .....	3	...	...	X	NLT
Ceiling .....	4.0	Bulging/Buckling .....	4	...	...	X	
	4.0	Holes/Missing Tiles/Panels/Cracks .....	4	X	X	X	
	4.0	Peeling/Needs Paint .....	1	X	X	...	
	4.0	Mold/Mildew/Water Stains/Water Damage .....	2	X	...	X	
Doors .....	4.5	Damaged Frames/Threshold/Lintels/Trim .....	2	...	X	X	NLT
	4.5	Damaged Hardware/Locks .....	3	X	X	X	
	4.5	Damaged/Missing Screen/Storm/Security Door .....	3	X	...	X	NLT
	4.5	Damaged Surface (Holes/Paint/Rust/Glass) .....	3	...	X	X	
	4.5	Deteriorated/Missing Seals (Entry Only) .....	4	...	...	X	
	4.5	Missing Door .....	5	X	X	X	NLT
Electrical System .....	10.0	Blocked Access to Electrical Panel .....	3	...	...	X	NLT
	10.0	Burnt Breakers .....	4	...	...	X	NLT
	10.0	Evidence of Leaks/Corrosion .....	5	...	...	X	NLT
	10.0	Frayed Wiring .....	5	...	...	X	
	10.0	GFI—Inoperable .....	5	...	...	X	NLT
	10.0	Missing Breakers/Fuses .....	5	...	...	X	LT
	10.0	Missing Covers .....	5	...	...	X	LT
Floors .....	4.0	Bulging/Buckling .....	4	...	...	X	
	4.0	Hard Floor Covering Missing/Damaged Flooring/Tiles .....	4	X	X	X	
	4.0	Mold/Mildew/Water Stains/Water Damage .....	2	...	X	X	
	4.0	Peeling/Needs Paint .....	1	X	X	...	
	4.0	Rot/Deteriorated Subfloor .....	4	...	X	X	

## AREA—UNITS—Continued

Inspectable item	Nominal item weight (percent)	Observable deficiency	Criticality	Level			H&S
				1	2	3	
Health & Safety .....	4.0	Soft Floor Covering Missing/Damaged .....	4	X	X	X	
	15.0	Air Quality—Mold and/or Mildew Observed .....	3	...	...	X	NLT
	15.0	Air Quality—Sewer Odor Detected .....	3	...	...	X	NLT
	15.0	Air Quality—Propane/Natural Gas/Methane Gas Detected .....	5	...	...	X	LT
	15.0	Electrical Hazards—Exposed Wires/Open Panels .....	5	...	...	X	LT
	15.0	Electrical Hazards—Water Leaks on/near Electrical Equipment .....	5	...	...	X	LT
	15.0	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable .....	5	...	...	X	LT
	15.0	Emergency Fire Exits—Missing Exit Signs .....	3	...	...	X	NLT
	15.0	Flammable/Combustible Materials—Improperly Stored .....	3	...	...	X	NLT
	15.0	Garbage and Debris—Indoors .....	3	...	...	X	NLT
	15.0	Garbage and Debris—Outdoors .....	3	...	...	X	NLT
	0.0	Hazards—Other .....	3	...	...	X	NLT
	15.0	Hazards—Sharp Edges .....	3	...	...	X	NLT
	0.0	Hazards—Tripping .....	3	...	...	X	NLT
	Hot Water Heater .....	15.0	Infestation—Insects .....	3	...	...	X
15.0		Infestation—Rats/Mice/Vermin .....	3	...	...	X	NLT
10.0		General Rust/Corrosion .....	3	X	X	X	NLT
10.0		Inoperable Unit/Components .....	5	...	...	X	NLT
10.0		Leaking Valves/Tanks/Pipes .....	4	...	...	X	
HVAC System .....	10.0	Misaligned Chimney/Ventilation System .....	5	...	...	X	LT
	10.0	Missing Pressure Relief Valve .....	5	...	...	X	NLT
	15.0	Convection/Radiant Heat System Covers Missing/Damaged .....	2	...	...	X	
Kitchen .....	15.0	General Rust/Corrosion .....	2	X	...	...	
	15.0	Inoperable .....	5	...	...	X	
	15.0	Misaligned Chimney/Ventilation System .....	5	...	...	X	LT
	15.0	Noisy/Vibrating/Leaking .....	4	X	...	...	
	15.0	Cabinets—Missing/Damaged .....	2	...	X	X	NLT
	15.0	Countertops—Missing/Damaged .....	2	...	X	...	NLT
	15.0	Dishwasher/Garbage Disposal—Inoperable .....	2	...	X	...	
	15.0	Plumbing—Clogged Drains .....	4	X	...	X	NLT
	15.0	Plumbing—Leaking Faucet/Pipes .....	3	X	...	X	NLT
	15.0	Range Hood/Exhaust Fans—Excessive Grease/Inoperable .....	2	X	...	X	
Laundry Area (Room) .....	15.0	Range/Stove—Missing/Damaged/Inoperable .....	3	X	X	X	
	15.0	Refrigerator—Missing/Damaged/Inoperable .....	3	X	...	X	NLT
	15.0	Sink—Missing/Damaged .....	5	X	...	X	NLT
	2.0	Dryer Vent—Missing/Damaged/Inoperable .....	3	...	...	X	
	2.0	Missing/Inoperable Fixture .....	4	X	X	X	NLT
Outlets/Switches .....	4.0	Missing .....	3	...	...	X	LT
	4.0	Missing/Broken Cover Plates .....	3	X	...	X	LT
Patio/Porch/ Balcony .....	2.0	Baluster/Side Railings Damaged .....	3	...	...	X	
Smoke Detector .....	0.0	Missing/Inoperable .....	5	...	...	X	LT
Stairs .....	2.0	Broken/Damaged/Missing Steps .....	3	...	...	X	NLT
	2.0	Broken/Missing Hand Railing .....	3	...	...	X	NLT
Walls .....	4.0	Bulging/Buckling .....	4	...	...	X	
	4.0	Damaged .....	3	X	X	X	
	4.0	Damaged/Deteriorated Trim .....	1	X	X	X	
	4.0	Peeling/Needs Paint .....	1	X	X	...	
	4.0	Mold/Mildew/Water Stains/Water Damage .....	2	X	...	X	
Windows .....	4.5	Cracked/Broken/Missing Panes .....	3	X	...	X	NLT
	4.5	Damaged/Missing Screens .....	2	X	...	...	
	4.5	Damaged Sills/Frames/Lintels/Trim .....	4	X	X	...	
	4.5	Missing/Deteriorated Caulking/Seals/Glazing Compound .....	5	X	...	X	
	4.5	Inoperable/Not Lockable .....	3	X	...	X	NLT
	4.5	Peeling/Needs Paint .....	1	X	...	...	
	4.5	Security Bars Prevent Egress .....	5	...	...	X	LT

**Note:** (1) Nominal item weight assumes that all items for the Units are present. Item weights would be adjusted accordingly when items are not applicable (N/A).

(2) The Health & Safety item assumes the highest item weight for a particular inspection. Nominally it is equal to 15%.

(3) "X" in the level column indicates which levels are applicable.

(4) Only level 3 is applied to H&S deficiencies.

(5) In the H&S column, NLT is non-life threatening H&S and LT (life threatening) is exigent/fire safety (calling for immediate attention or remedy).