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

The overall PHAS score is computed as follows:

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

- = 3.76 + 83.81
- = 87.57 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 ÷ 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

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 (2×10) + 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 $40\div16$ = 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 wheelchairaccessible 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.

Sandra B. Henriquez,

Assistant Secretary for Public and Indian Housing.

Appendix I: Item Weights and Criticalities

AREA—SITE

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

AREA—SITE—Continued

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

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

AREA—BUILDING EXTERIOR

la ou o ete ble	Nominal				Leve	I	
Inspectable item	item weight (percent)	Observable deficiency	Criticality	1	2	3	H&S
Doors	18.4	Damaged Frames/Threshold/Lintels/Trim	2		Х	Х	NLT
	18.4	Damaged Hardware/Locks	3		X	X	
	18.4	Damaged Surface (Holes/Paint/Rust/Glass)	4		Х	Х	
	18.4	Damaged/Missing Screen/Storm/Security Door	3	Х		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			Х	LT
	18.4	Emergency Fire Exits—Missing Exit Signs	3			Х	NLT
	18.4		3			Х	NLT
	18.4		3			Х	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	Χ	l	X	١

remedy).

AREA—BUILDING EXTERIOR—Continued

Inoncetable	Nominal				Leve	I	
Inspectable item	item weight (percent)	Observable deficiency	Criticality	1	2	3	H&S
	18.4 18.4		4 5	Х	 X	X	
	18.4		3	Χ	X	X	
	18.4		5	X	X	X	
	18.4	Ponding	4			Х	
Walls	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	Х			

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

	Nominal				Leve	I	
Inspectable item	item weight (percent)	Observable deficiency	Criticality	1	2	3	H&S
Domestic Water	15.5	General Rust/Corrosion on Heater Chimney	2			Х	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			Х	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
Elevators	5.0	Inoperable	5			X	NLT
Emergency Power	2.0	Auxiliary Lighting Inoperable	5			X	
	2.0	Run-Up Records/Documentation Not Available	4		Х	X	
Fire Protection	15.5	Missing Sprinkler Head	5			Х	NLT
	15.5	Missing/Damaged/Expired Extinguishers	5	X	Х	Х	LT
Health & Safety	15.5	Air Quality—Mold and/or Mildew Observed	3			Х	NLT
•	15.5	Air Quality—Propane/Natural Gas/Methane Gas Detected	5			Х	LT
	15.5	Air Quality—Sewer Odor Detected	3			Х	NLT
	15.5	Electrical Hazards—Exposed Wires/Open Panels	5			Х	LT
	15.5	Electrical Hazards—Water Leaks on/near Electrical Equipment.	5			Х	LT
	15.5	Elevator—Tripping	3			Х	NLT
	15.5	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable.	5			Х	LT
	15.5	Emergency Fire Exits—Missing Exit Signs	3			Х	NLT
	15.5	Flammable/Combustible Materials—Improperly Stored	3			Х	NLT
	15.5	Garbage and Debris—Indoors	3			Х	NLT
	15.5	Garbage and Debris—Outdoors	3			X	NLT
	0.0	Hazards—Other	3			Х	NLT
	15.5	Hazards—Sharp Edges	3			Х	NLT
	0.0	Hazards—Tripping	3			X	NLT
	15.5	Infestation—Insects	3			X	NLT
	15.5	Infestation—Rats/Mice/Vermin	3			X	NLT
HVAC	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		3	l	l	X	

AREA—BUILDING SYSTEMS—Continued

	Nominal item				Leve	I	
Inspectable item	weight (percent)	Observable deficiency	Criticality	1	2	3	H&S
Sanitary System		Broken/Leaking/Clogged Pipes or Drains	5 3			X	NLT

AREA—COMMON AREAS

Inspectable item	Nominal item weight	Observable deficiency	Criticality		Leve	l	H&S
location	(percent)	observable definitions	Ontiounty	1	2	3	liac
Basement/Garage/Carport	5	Ceiling—Bulging/Buckling	4			Х	
	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		Х	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 5	Electrical—Missing Breakers	5 5			X	LI
	5	Electrical—Missing Covers	4			X	LI
	5	Floors—Bulging/Buckling	4			x	
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/	4	X	X	x	
	5	Tiles.	4	^	^	^	
	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	L7
	0	Smoke Detector—Missing/Inoperable	5			X	L7
	5	Stairs—Broken/Damaged/Missing Steps	3			X	NLT
	5	Stairs—Broken/Missing Hand Railing	3			X	NL
	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	Х		X	
	_		2	Х		X	NLT
	5 5	Windows—Inoperable/Not Lockable	3	X			
	5		5				L1
Closet/Utility Mechanical	5	Windows—Security Bars Prevent Egress	4			x	
Closer/Othity Mechanical	5	Ceiling—Bulging/Buckling Ceiling—Holes/Missing Tiles/Panels/Cracks	4			x	
	5	Ceiling—Peeling/Needs Paint	1	X	X		
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage	2	X			
	5	Doors—Damaged Frames/Threshold/Lintels/Trim	2			x	NL7
	5	Doors—Damaged Hardware/Locks	3		x	x	
	5	Doors—Damaged/Missing Screen/Storm/Security Door	3	X		x	NLT
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass)	3	·		x	
	5	Doors—Deteriorated/Missing Seals (Entry Only)	4			x	
	5	Doors—Missing Door	5			x	NLT
	5	Electrical—Blocked Access to Electrical Panel	3	·		x	NLT
	5	Electrical—Burnt Breakers	4			x	NL1

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).

location	item weight (percent)	Observable deficiency	Criticality	1	2	3	H&S
	_			'		3	
	5	Electrical—Evidence of Leaks/Corrosion	5			Х	NLT
	5	Electrical—Frayed Wiring	5			X	
	5	Electrical—Missing Breakers	5			X	LT
	5 5	Electrical—Missing Covers	5 4			X	LT
	5	Floors—Bulging/Buckling	4			x	
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/	4	X	x	x	
	5	Tiles.	7	^	^	^	
	5	Floors—Peeling/Needs Paint	1	Х	X		
	5	Floors—Rot/Deteriorated Subfloor	4		X	X	
	5 5	Floors—Mold/Mildew/Water Stains/Water Damage	2		X	X	
	5	Lighting—Missing/Damaged/Inoperable Fixture Outlets/Switches/Cover Plates—Missing/Broken	4 3		^	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	Х	X	Х	
	5	Walls—Damaged/Deteriorated Trim	1	X	X	Х	
	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 5	Windows—Damaged Sills/Frames/Lintels/Trim	4 5	X	X	 X	
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	^		^	
	5	Windows—Inoperable/Not Lockable	3	Х		Х	NLT
	5	Windows—Peeling/Needs Paint	1	X			
	5	Windows—Security Bars Prevent Egress	5			Х	LT
Community Room	10	Ceiling—Bulging/Buckling	4			Х	
-	10	Ceiling—Holes/Missing Tiles/Panels/Cracks	4	X	X	Х	
	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 10	Doors—Damaged/Missing Screen/Storm/Security Door Doors—Damaged Surface (Holes/Paint/Rust/Glass)	3	Х	 X	X	NLT
	10	Doors—Deteriorated/Missing Seals (Entry Only)	4		ļ	x	
	10	Doors—Missing Door	5	X	Χ	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			Х	NLT
	10	Electrical—Frayed Wiring	5			Х	
	10	Electrical—Missing Breakers	5			Х	LT
	10	Electrical—Missing Covers	5			X	LT
	10	Floors—Bulging/Buckling	4			X	
	10 10	Floors—Soft Floor Covering Missing/Damaged	4	X	X	X	
	10	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	X	^	_^	
	10	Floors—Peeling/Needs Paint	1	Х	Х		
	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	Х	X	Х	
	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			Х	LT
	10	Stairs—Broken/Damaged/Missing Steps	3			Х	NLT
	10	Stairs—Broken/Missing Hand Railing	3			Х	NLT
	10	Walls—Bulging/Buckling	4			Х	
	10	Walls—Damaged	3	X	X	Х	
	10	Walls—Damaged/Deteriorated Trim	1	X	X	Х	
	10	Walls—Peeling/Needs Paint	1	X	X		
	10	Walls—Mold/Mildew/Water Stains/Water Damage	2	X		X	
	10 10	Windows—Cracked/Broken/Missing Panes	3 2	X		X 	NLT

Inspectable item	Nominal item weight	Observable deficiency	Criticality		Leve	l	H&S
location	(percent)	,		1	2	3	
	10	Windows—Damaged Sills/Frames/Lintels/Trim	4	X	Х		
	10	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X		X	
	10	Windows—Inoperable/Not Lockable	3	Х		X	NL
	10	Windows—Peeling/Needs Paint	1	X			
	10	Windows—Security Bars Prevent Egress	5			X	L
Day Care	10	Ceiling—Bulging/Buckling	4			X	
	10	Ceiling—Holes/Missing Tiles/Panels/Cracks	4	X	X	X	
	10 10	Ceiling—Peeling/Needs Paint Ceiling—Mold/Mildew/Water Stains/Water Damage	1 2	X	X	 X	
	10	Doors—Damaged Frames/Threshold/Lintels/Trim	2	·	X	x	NL.
	10	Doors—Damaged Hardware/Locks	3	X	X	X	
	10	Doors—Damaged/Missing Screen/Storm/Security Door	3	X		X	NL.
	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 10	Electrical—Blocked Access to Electrical Panel Electrical—Burnt Breakers	3 4			X	NL.
	10	Electrical—Evidence of Leaks/Corrosion	5			x	NL.
	10	Electrical—Evidence of Leaks/Corrosion Electrical—Frayed Wiring	5			x	
	10	Electrical—Missing Breakers	5			X	L.
	10	Electrical—Missing Covers	5			X	L.
	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	Х	X		
	10	Floors—Rot/Deteriorated Subfloor	4		x		
	10	Floors—Mold/Mildew/Water Stains/Water Damage	2		X	X	
	10	HVAC—Misaligned Chimney/Ventilation System	5			X	L.
	10	HVAC—Inoperable	5			X	
	10	HVAC—Noisy/Vibrating/Leaking	4	X			
	10	HVAC—Convection/Radiant Heat System Covers Missing/	2			X	
	40	Damaged.	0	\ \ \		\ \ \	
	10 10	HVAC—General Rust/CorrosionLighting—Missing/Damaged/Inoperable Fixture	2	X	X	X	
	10	Outlets/Switches/Cover Plates—Missing/Broken	3		ı	x	L-
	0	Smoke Detector—Missing/Inoperable	5	·		X	[-
	10	Stairs—Broken/Damaged/Missing Steps	3			X	NL.
	10	Stairs—Broken/Missing Hand Railing	3			Х	NL.
	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 2	X	X	 X	
	10 10	Walls—Mold/Mildew/Water Stains/Water Damage	3	X		X	NL
	10	Windows—Damaged/Missing Screens	2	X		ļ	INL
	10	Windows—Damaged Sills/Frames/Lintels/Trim	4	X	X		
	10	Windows—Missing/Deteriorated Caulking/Seals/Glazing	5	X		X	
		Compound.				l	
	10	Windows—Inoperable/Not Lockable	3	X		X	NL.
	10	Windows—Peeling/Needs Paint	1	X			
FHEO	10 0	Windows—Security Bars Prevent EgressFHEO—Multi-story Building Hallways/Common Areas	5 5			X	L.
FTIEO	U	Less Than 36" Wide.	5			_ ^	
	0	FHEO—Routes Obstructed or Inaccessible to Wheelchair	5			X	
Halls/Corridors/Stairs	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	NL.
	10	Doors—Damaged Hardware/Locks	3	X	X	X	NII 7
	10 10	Doors—Damaged/Missing Screen/Storm/Security Door Doors—Damaged Surface (Holes/Paint/Rust/Glass)	3		 X	X	NL.
		Doors—Deteriorated/Missing Seals (Entry Only)	4		·	x	
	10						
	10 10		5	X	X	X	
		Doors—Missing Door Electrical—Blocked Access to Electrical Panel				1	
	10	Doors—Missing Door	5	Х	X	X	NL ⁻

Inspectable item	Nominal item weight	Observable deficiency	Criticality		Leve	l	H&S
location	(percent)	Observable deficiency	Officality	1	2	3	1100
	10	Electrical—Missing Breakers	5			Х	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	Х	X	
	10	Floors—Peeling/Needs Paint	1	Х	Х		
	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	Х	Х	Х	
	10	Lighting—Missing/Damaged/Inoperable Fixture	4		Х	Х	
	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	NII T
	10	Windows—Cracked/Broken/Missing Panes	3	X		X	NLT
	10 10	Windows—Damaged/Missing Screens	2	X			
	10	Windows—Barnaged Sills/Flames/Eintels/Flam Windows—Missing/Deteriorated Caulking/Seals/Glazing	5	x	·		
		Compound.					
	10	Windows—Inoperable/Not Lockable	3	Х		X	NLT
	10	Windows—Peeling/Needs Paint	1	X			
	10	Windows—Security Bars Prevent Egress	5			X	LT
	10	Pedestrian/Wheelchair Ramp	3		X	X	
Health & Safety	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 Equipment.	5			X	LT
	10	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable.	3			Х	LT
	10	Emergency Fire Exits—Missing Exit Signs	3			Х	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
Vitaban	10	Infestation—Rats/Mice/Vermin	3			X	NLT
Kitchen	10 10	Cabinets—Missing/Damaged Call for Aid—Inoperable	2		X	X	NLT
		Ceiling—Bulging/Buckling					
	10 10	Ceiling—Buiging/Bucking Ceiling—Holes/Missing Tiles/Panels/Cracks	4			X	
	10	Ceiling—Peeling/Needs Paint	1	x	x	·	
	10	Ceiling—Mold/Mildew/Water Stains/Water Damage	2	x	ļ	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	Х		Х	NLT
	10	Doors—Damaged Surface (Holes/Paint/Rust/Glass)	3		Х	Х	
	10	Doors—Deteriorated/Missing Seals (Entry Only)	4			Х	
	10	Doors—Missing Door	5	Х	Х	Х	
	10	Electrical—Blocked Access to Electrical Panel	3			Х	NLT
	10	Electrical—Burnt Breakers	4			X	NLT
Į.	10	Electrical—Evidence of Leaks/Corrosion	5			X	NLT

Inspectable item	Nominal	Observable deficiency	Outstand the		Leve		
location	item weight (percent)	Observable deficiency	Criticality	1	2	3	H&S
	10	Electrical—Frayed Wiring	5			Х	<u></u>
	10	Electrical—Missing Breakers	5			X	LT
	10	Electrical—Missing Covers	5 4			X	LT
	10	Floors—Soft Floor Covering Missing/Damaged	4			X	
	10	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	Х	Х	Х	
	10	Floors—Peeling/Needs Paint	1	Х	X		
	10	Floors—Rot/Deteriorated Subfloor	4		X	X	
	10	Floors—Mold/Mildew/Water Stains/Water Damage	2 5		Х	X	NLT
	10	HVAC—Misaligned Chimney/Ventilation System	5			X	LT
	10	HVAC—Inoperable	5			X	
	10	HVAC—Noisy/Vibrating/Leaking	4	Х			
	10	HVAC—Convection/Radiant Heat System Covers Missing/	2			X	
	10	Damaged.	0		_	_	
	10	HVAC—General Rust/CorrosionLighting—Missing/Damaged/Inoperable Fixture	2	X	X	X	
	10	Outlets/Switches/Cover Plates—Missing/Broken	3	X	·	X	LT
	10	Plumbing—Clogged Drains	4	Х		Х	NLT
	10	Plumbing—Leaking Faucet/Pipes	3	Х		Х	NLT
	10	Range/Stove—Missing/Damaged/Inoperable	3	X	X	X	
	10	Range Hood/Exhaust Fans—Excessive Grease/Inoperable Refrigerator—Damaged/Inoperable	2	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			Х	NLT
	10	Stairs—Broken/Missing Hand Railing	3			Х	NLT
	10	Walls—Bulging/Buckling	4			X	
	10	Walls—Damaged	3	X	X	X	
	10	Walls—Damaged/Deteriorated Trim	1	X	x	·	
	10	Walls—Mold/Mildew/Water Stains/Water Damage	2	X	ļ	X	
	10	Windows—Cracked/Broken/Missing Panes	3	Х		Х	NLT
	10	Windows—Damaged/Missing Screens	2	X			
	10 10	Windows—Damaged Sills/Frames/Lintels/Trim Windows—Missing/Deteriorated Caulking/Seals/Glazing	4 5	X	X		
		Compound.	_				l
	10	Windows—Inoperable/Not Lockable	3	X		X	NLT
	10	Windows—Peeling/Needs Paint	1 5	X			LT
Laundry Room		Ceiling—Bulging/Buckling	4			X	
	10	Ceiling—Holes/Missing Tiles/Panels/Cracks	4	X	X	X	
	10	Ceiling—Peeling/Needs Paint	1	Х	Х		
	10	Ceiling—Mold/Mildew/Water Stains/Water Damage	2	Х		X	
	10 10	Doors—Damaged Frames/Threshold/Lintels/Trim	2 3		X	X	NLT
	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			Х	
	10	Doors—Missing Door	5	X	X	X	
	10	Dryer Vent—Missing/Damaged/Inoperable Electrical—Blocked Access to Electrical Panel	3			X	NII T
	10	Electrical—Blocked Access to Electrical Panel	3 4			X	NLT NLT
	10	Electrical—Evidence of Leaks/Corrosion	5			x	NLT
	10	Electrical—Frayed Wiring	5			X	
	10	Electrical—Missing Breakers	5			Χ	LT
	10	Electrical—Missing Covers	5			X	LT
	10	Floors—Bulging/Buckling	4			X	
	10	Floors—Soft Floor Covering Missing/Damaged Floors—Hard Floor Covering Missing/Damaged Flooring/	4	X	X	X	
		Tiles.				^	
	10	Floors—Peeling/Needs Paint	1	X	X		
	10	Floors—Rot/Deteriorated Subfloor	4 2		X	X	
	10	GFI—Inoperable	5		·	X	NLT
	10	HVAC—Misaligned Chimney/Ventilation System	5			X	LT
	10	HVAC—Inoperable	5			Х	
	10	HVAC—Noisy/Vibrating/Leaking	4	Х			
	10	HVAC—Convection/Radiant Heat System Covers Missing/	2			X	
	T.	Damaged.		I	I	1	I

Inspectable item	Nominal item weight	Observable deficiency	Criticality		Leve	I	H&S
location	(percent)	Observable deficiency	Onticality	1	2	3	liao
	10	HVAC—General Rust/Corrosion	2	Х	Х	Х	
	10	Lighting—Missing/Damaged/Inoperable Fixture	4		X	X	
	10	Outlets/Switches/Cover Plates—Missing/Broken	3	X		Х	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 10	Walls—Bulging/Buckling	4 3			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	Х			
	10	Windows—Damaged Sills/Frames/Lintels/Trim	4	Х	X		
	10	Windows—Missing/Deteriorated Caulking/Seals/Glazing	5	X		X	
		Compound.					
	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
Lobby	5	Ceiling—Bulging/Buckling	4			X	
	5	Ceiling—Holes/Missing Tiles/Panels/Cracks	4	X	X	X	
	5	Ceiling—Peeling/Needs Paint	1	X	Х		
	5 5	Ceiling—Mold/Mildew/Water Stains/Water Damage	2 2	Х		X	NLT
	5	Doors—Damaged Hardware/Locks	3		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		ļ	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			Х	
	5	Electrical—Missing Breakers	5			X	LT
	5	Electrical—Missing Covers	5			Х	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/	4	X	X	X	
		Tiles.					
	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		Х	X	
	5	HVAC—Misaligned Chimney/Ventilation System	5 5			X	LT
	5 5	HVAC—Inoperable	4			X	
	5	HVAC—Rolsy Violating Leaking	2				
	3	Damaged.	2			^	
	5	HVAC—General Rust/Corrosion	2	Х	Х	Х	
	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			Х	NLT
	5	Walls—Bulging/Buckling	4			Х	
	5	Walls—Damaged	3	Х	Х	Х	
	5	Walls—Damaged/Deteriorated Trim	1	Х	Х	Х	
	5	Walls—Peeling/Needs Paint	1	Х	Х		
	5	Walls—Mold/Mildew/Water Stains/Water Damage	2	X		Х	
	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	5	X		X	
	_	Compound.	_	,,		.,	
	5	Windows—Inoperable/Not Lockable	3	X		X	NLT
	5	Windows—Peeling/Needs Paint	1	X			
		vyingows—Security Bars Prevent Edress	5			X	LT
Office	5				1		
Office	5	Ceiling—Bulging/Buckling	4			Х	
Office				 X X	1		

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

Inspectable item	Nominal item weight	Observable deficiency	Criticality		Leve		H&S
location	(percent)	Castriance delicions	Ontiodity	1	2	3	1100
	5	HVAC—General Rust/Corrosion	2	Х	Х	Χ	
	5	Lighting—Missing/Damaged/Inoperable Fixture	4		X	X	
	5	Outlets/Switches/Cover Plates—Missing/Broken	3	X		X	
	0	Smoke Detector—Missing/Inoperable	5			X	L L
	5 5	Stairs—Broken/Damaged/Missing Steps	3			X	NL ⁻
	5	Walls—Bulging/Buckling	4			X	
	5	Walls—Damaged	3			X	
	5	Walls—Damaged/Deteriorated Trim	1	X	X	X	
	5	Walls—Peeling/Needs Paint	1	Х	Х		
	5	Walls—Mold/Mildew/Water Stains/Water Damage	2	Х		Χ	
	5	Windows—Cracked/Broken/Missing Panes	3	Х		Χ	NL
	5	Windows—Damaged/Missing Screens	2	X			
	5	Windows—Damaged Sills/Frames/Lintels/Trim	4	X	X		
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing	5	Х		Х	
	5	Compound. Windows—Inoperable/Not Lockable	3	Х		Х	NL.
	5	Windows—Peeling/Needs Paint	1	x			
	5	Windows—Security Bars Prevent Egress	5	·			
Patio/Porch/Balcony	5	Baluster/Side Railings—Damaged	3			X	ļ
	5	Ceiling—Bulging/Buckling	4			X	
	5	Ceiling—Holes/Missing Tiles/Panels/Cracks	4	Х	X	Χ	
	5	Ceiling—Peeling/Needs Paint	1	Х	X		
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage	2	Х		Χ	
	5	Doors—Damaged Frames/Threshold/Lintels/Trim	2		X	Χ	NL
	5	Doors—Damaged Hardware/Locks	3	X	X	X	
	5	Doors—Damaged/Missing Screen/Storm/Security Door	3	X		X	NL
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass)	3		X	X	
	5 5	Doors—Deteriorated/Missing Seals (Entry Only)	4 5		 X	X	
	5	Electrical—Blocked Access to Electrical Panel	3	·	·	X	NL
	5	Electrical—Burnt Breakers	4			X	NL
	5	Electrical—Evidence of Leaks/Corrosion	5			X	NL
	5	Electrical—Frayed Wiring	5			X	
	5	Electrical—Missing Breakers	5			Χ	L
	5	Electrical—Missing Covers	5			Χ	L
	5	Floors—Bulging/Buckling	4			Χ	
	5	Floors—Soft Floor Covering Missing/Damaged	4	Х	X	Χ	
	5	Floors—Hard Floor Covering Missing/Damaged Flooring/ Tiles.	4	X	Х	Х	
	5	Floors—Peeling/Needs Paint	1	Х	Х		
	5	Floors—Rot/Deteriorated Subfloor	4		X	Χ	
	5	Floors—Mold/Mildew/Water Stains/Water Damage	2		X	Χ	
	5	Lighting—Missing/Damaged/Inoperable Fixture	4		X	Χ	
	5	Outlets/Switches/Cover Plates—Missing/Broken	3	Х		X	L
	5	Stairs—Broken/Damaged/Missing Steps	3			X	NL
	5 5	Stairs—Broken/Missing Hand Railing	3			X	NL
	5	Walls—Bulging/Buckling	3	Х	 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	Х		Х	NL
	5	Windows—Damaged/Missing Screens	2	Х			
	5	Windows—Damaged Sills/Frames/Lintels/Trim	4	Х	X		
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	Х		Χ	
	5	Windows—Inoperable/Not Lockable	3	Х		Х	NL
	5	Windows—Peeling/Needs Paint	1	x			
	5	Windows—Security Bars Prevent Egress	5			X	L
Pools and Related Structures	5	Pools—Damaged/Not Intact—Fencing or Gate(s)	5			Χ	
	5	Pools—Inoperable	2			Х	
Restrooms/Pool Structures	5	Call for Aid—Inoperable	3			Χ	NL
	5	Ceiling—Bulging/Buckling	4			Χ	
	5	Ceiling—Holes/Missing Tiles/Panels/Cracks	4	X	X	Х	
	5	Ceiling—Peeling/Needs Paint	1	X	X		
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage	2	X		X	
	_						
	5 5	Doors—Damaged Frames/Threshold/Lintels/Trim	2		X	X	NL

Inspectable item	Nominal			L		l	1100	
location	item weight (percent)	Observable deficiency	Criticality	1	2	3	H&S	
	5	Doors—Damaged Surface (Holes/Paint/Rust/Glass)	3		Х	Х		
	5	Doors—Deteriorated/Missing Seals (Entry Only)	4			X		
	5	Doors—Missing Door	5	X	Х	X		
	5 5	Electrical—Blocked Access to Electrical Panel Electrical—Burnt Breakers	3 4			X	NLT NLT	
	5	Electrical—Evidence of Leaks/Corrosion	5			X	NLT	
	5	Electrical—Frayed Wiring	5			X		
	5	Electrical—Missing Breakers	5			Х	LT	
	5	Electrical—Missing Covers	5			X	LT	
	5	Floors—Bulging/Buckling	4			X		
	5 5	Floors—Soft Floor Covering Missing/Damaged Floors—Hard Floor Covering Missing/Damaged Flooring/	4	X	X	X		
		Tiles.				^		
	5	Floors—Peeling/Needs Paint	1	X	X			
	5 5	Floors—Rot/Deteriorated Subfloor	4		X	X		
	5	GFI—Inoperable	2 5		·	X	NLT	
	5	HVAC—Misaligned Chimney/Ventilation System	5			X	LT	
	5	HVAC—Inoperable	5			X		
	5	HVAC—Noisy/Vibrating/Leaking	4	Х				
ļ	5	HVAC—Convection/Radiant Heat System Covers Missing/ Damaged.	2			X		
	5	HVAC—General Rust/Corrosion	2	Х	Х	Х		
	5	Lavatory Sink—Damaged/Missing	3	Х		Х	NLT	
	5	Lighting—Missing/Damaged/Inoperable Fixture	4		Х	X		
	5 5	Outlets/Switches/Cover Plates—Missing/Broken	3 5	X		X	LT	
	5	Plumbing—Leaking Faucet/Pipes	4	x		x	NLT NLT	
	5	Restroom Cabinet—Damaged/Missing	2	X				
	0	Smoke Detector—Missing/Inoperable	5			Х	LT	
	5	Shower/Tub—Damaged/Missing	4		Х	Х		
	5	Stairs—Broken/Damaged/Missing Steps	3			X	NLT	
	5	Stairs—Broken/Missing Hand Railing	3			Х	NLT	
	5 5	Ventilation/Exhaust System—Inoperable	4		X			
	5	Walls—Damaged	3			x		
	5	Walls—Damaged/Deteriorated Trim	1	X	X	X		
	5	Walls—Peeling/Needs Paint	1	Х	Х			
	5	Walls—Mold/Mildew/Water Stains/Water Damage	2	Х		Х		
	5	Water Closet/Toilet—Damaged/Clogged/Missing	5		X	X		
	5 5	Windows—Cracked/Broken/Missing Panes	3 2	X		Х	NLT	
	5	Windows—Damaged Sills/Frames/Lintels/Trim	4	x				
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing	5	X		X		
ļ		Compound.						
	5	Windows—Inoperable/Not Lockable	3	Х		X	NLT	
	5	Windows—Peeling/Needs Paint	1	X				
Storage	5 5	Windows—Security Bars Prevent Egress Ceiling—Bulging/Buckling	5 4			X	LT	
Storage	5	Ceiling—Holes/Missing Tiles/Panels/Cracks	4			x		
	5	Ceiling—Peeling/Needs Paint	1	X	X			
	5	Ceiling—Mold/Mildew/Water Stains/Water Damage	2	Х		Х		
	5	Doors—Damaged Frames/Threshold/Lintels/Trim	2		X	X	NLT	
	5	Doors—Damaged Hardware/Locks	3	X	X	X		
	5 5	Doors—Damaged/Missing Screen/Storm/Security Door Doors—Damaged Surface (Holes/Paint/Rust/Glass)	3	Х		X	NLT	
	5	Doors—Deteriorated/Missing Seals (Entry Only)	4			x		
	5	Doors—Missing Door	5			x		
	5	Electrical—Blocked Access to Electrical Panel	3			X	NLT	
	5	Electrical—Burnt Breakers	4			Х	NLT	
	5	Electrical—Evidence of Leaks/Corrosion	5			X	NLT	
	5 5	Electrical—Frayed Wiring	5 5			X		
	5	Electrical—Missing Breakers Electrical—Missing Covers	5 5			X	LT 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/	4	Х	Х	Х		
	5	Tiles. Floors—Peeling/Needs Paint	1	х	x			

Inspectable item	Nominal item weight	Observable deficiency	Criticality		Leve	l	H&S
location	(percent)	Observable deficiency	Ontiounty	1	2	3	1100
	5	Floors—Mold/Mildew/Water Stains/Water Damage	2		Х	Х	
	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			Х	
	5	HVAC—General Rust/Corrosion	2	Х	Х	Х	
	5	Lighting—Missing/Damaged/Inoperable Fixture	4		X	X	
	5	Outlets/Switches/Cover Plates—Missing/Broken	3	Х		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	Х	X	X	
	5	Walls—Peeling/Needs Paint	1	Х	X		
	5	Walls—Mold/Mildew/Water Stains/Water Damage	2	Х		X	
	5	Windows—Cracked/Broken/Missing Panes	3	Х		X	NLT
	5	Windows—Damaged/Missing Screens	2	X			
	5	Windows—Damaged Sills/Frames/Lintels/Trim	4	Χ	X		
	5	Windows—Missing/Deteriorated Caulking/Seals/Glazing Compound.	5	X		X	
	5	Windows—Inoperable/Not Lockable	3	Х		Х	NLT
	5	Windows—Peeling/Needs Paint	1	Х			
	5	Windows—Security Bars Prevent Egress	5			Х	LT
Trash Collection Areas	5	Chutes—Damaged/Missing Components	3		Х		

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

to an extellibration	Nominal	Observable deficiency	O de la cella		Leve	I	
Inspectable item	item weight (percent)	Observable deficiency	Criticality	1	2	3	H&S
Bathroom	15.0	Bathroom Cabinets—Damaged/Missing	2	Х			
	15.0	Lavatory Sink—Damaged/Missing	3	Х		X	NLT
	15.0	Plumbing—Clogged Drains	5	Х		X	NLT
	15.0	Plumbing—Leaking Faucet/Pipes	4	Х		X	NLT
	15.0	Shower/Tub—Damaged/Missing	4	Х	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	Х	X	X	
	4.0	Peeling/Needs Paint	1	Х	X		
	4.0	Mold/Mildew/Water Stains/Water Damage	2	Х		X	
Doors	4.5	Damaged Frames/Threshold/Lintels/Trim	2		X	X	NLT
	4.5	Damaged Hardware/Locks	3	Х	X	X	
	4.5	Damaged/Missing Screen/Storm/Security Door	3	Х		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	Х	X	X	
	4.0	Mold/Mildew/Water Stains/Water Damage	2		X	X	
	4.0	Peeling/Needs Paint	1	Х	X		
	4.0	Rot/Deteriorated Subfloor	4	١	X	X	

AREA—UNITS—Continued

Inspectable item	Nominal item weight	Observable deficiency	Criticality		Leve	l	H&S
	(percent)			1	2	3	
	4.0	Soft Floor Covering Missing/Damaged	4	Х	Х	Х	
Health & Safety	15.0	Air Quality—Mold and/or Mildew Observed	3			X	NLT
	15.0	Air Quality—Sewer Odor Detected	3			Х	NLT
ļ	15.0	Air Quality—Propane/Natural Gas/Methane Gas Detected	5			X	LT
	15.0	Electrical Hazards—Exposed Wires/Open Panels	5			Х	LT
	15.0	Electrical Hazards—Water Leaks on/near Electrical Equipment.	5			Х	LT
	15.0	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable.	5			Х	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			Х	NLT
	15.0	Infestation—Insects	3			X	NLT
	15.0	Infestation—Rats/Mice/Vermin	3			Х	NLT
Hot Water Heater	10.0	General Rust/Corrosion	3	X	Х	X	NLT
Tiot Water Floater	10.0	Inoperable Unit/Components	5			X	NLT
	10.0	Leaking Valves/Tanks/Pipes	4			X	1,42.
	10.0	Misaligned Chimney/Ventilation System	5			x	LT
	10.0	Missing Pressure Relief Valve	5			X	NLT
LIVAC System		Convection/Radiant Heat System Covers Missing/Dam-	2			x	INL
HVAC System	15.0	aged.					
	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			
Kitchen	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		l
	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	
	15.0	Range/Stove—Missing/Damaged/Inoperable	3	X	X	X	
	15.0	Refrigerator-Missing/Damaged/Inoperable	3	Х		X	NLT
	15.0	Sink—Missing/Damaged	5	X		X	NLT
Laundry Area (Room)	2.0	Dryer Vent—Missing/Damaged/Inoperable	3			X	
Lighting	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	Х	Х	Х	
	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			
	4.5		5	X			
		Missing/Deteriorated Caulking/Seals/Glazing Compound					NII T
	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).