EXHIBIT F(E)



Community Development and Housing

Uniform Physical Conditions Standards

	Property Name: Date:								
	Inspectable Area: BUILDING SYSTEMS Building Number:								
							See		
	N/A=Not Applicable N=	No Observed Deficiency P=Potential Non-Compliance D=Observed Deficiency	N/A	Ν	Ρ	D	Reference		
	Inspectable Item	Observable Deficiencies							
	Domestic Water	Leaking Central Water Supply							
		Misaligned Chimney/Ventilation System							
		Missing Pressure Relief Valve							
		Rust/Corrosion on Heater Chimney							
		Water Supply Inoperable							
2	Electrical System	Blocked Access/Improper Storage							
		Burnt Breakers							
		Evidence of Leaks/Corrosion							
		Frayed Wiring							
		Missing Breakers/Fuses							
		Missing Covers							
3	Elevator	Not Operable							
-		Elevator - Tripping							
4	Emergency Power	Auxiliary Lighting Inoperable							
		Run-Up Records/Documentation Not Available							
5	Fire Protection	Missing Sprinkler Head							
Ĵ		Missing/Damaged/Expired Extinguishers							
6	Health & Safety	Air Quality - Mold and/or Mildew Observed							
		Air Quality - Propane/Natural Gas/Methane Gas Detected							
		Air Quality - Sewer Odor Detected							
		Electrical Hazards - Exposed Wires/Open Panels							
		Electrical Hazards - Water Leaks on/near Electrical Equipment							
		Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	┢────┦						
		Emergency Fire Exits - Missing Exit Signs	┢───┤						
		Flammable Materials - Improperly Stored	┢───┤						
		Garbage and Debris - Indoors							
		Hazards - Other							
		Hazards - Sharp Edges							
		Hazards - Tripping							
		Infestation - Insects							
		Infestation - Rats/Mice/Vermin							
7	HVAC	Boiler/Pump Leaks							
Ĺ		Fuel Supply Leaks							
		General Rust/Corrosion							
		Misaligned Chimney/Ventilation System							
		Roof Exhaust Fan(s) Inoperable							
		Broken/Leaking/Clogged Pipes or Drains							
		Missing Drain/Cleanout/Manhole Covers							
		Additional Comments		DI		A + + -	$a = a + (\lambda / (N))$		
кет	erence # (Above)	Additional Comments		PN	οτο	Atta	ched (Y/N)		
┣──									
<u> </u>									
<u> </u>									

HouseDev\2 Housing Compliance Files\Impressions Valley Center -CORE - 5048\Compliance Monitoring



Community Development and Housing

Uniform Physical Conditions Standards

Visibly Missing Components Image: Cracks/Gaps Foundation Cracks/Gaps Spalling/Exposed Rebar Image: Cracks/Gaps Health and Safety Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Water Leaks on/near Electrical Equipment Image: Cracks/Gaps Electrical Hazards - Water Leaks on/near Electrical Equipment Image: Cracks/Gaps Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable Image: Cracks/Gaps Flammable/Combustible Materials - Improperly Stored Image: Cracks/Gaps Hazards - Other Image: Cracks/Mice/Vermin Hazards - Sharp Edges Image: Cracks/Mice/Vermin Infestation - Insects Imaged Soffits/Fascia Infestation - Rats/Mice/Vermin Imaged Verts Damaged Verts Imaged Verts Damaged/Clogged Drains Imaged Verts Damaged/Clogged Drains Imaged Damaged/Corm Membrane/Missing Ballast Imaged Missing/Damaged Components from Downspout/Gutter Imaged Missing/Damaged Coulking/Mortar Imaged Missing/Damaged Caulking/Mortar Imaged Missing/Damaged Caulking/Mortar Imaged Missing/Damaged Caulking/Mortar Imaged <th>Referen</th>	Referen
Doors Damaged Frames/Threshold/Lintels/Trim Imaged Hardware/Locks Damaged Hardware/Locks Imaged Surface (Holes/Paint/Rusting/Glass) Imaged Surface (Holes/Paint/Rusting/Glass) Damaged/Missing Screen/Storm/Security Door Imaged Surface (Holes/Paint/Rusting/Glass) Imaged Surface (Holes/Paint/Rusting/Glass) Fire Escapes Blocked Egress/Ladders Imaged Surface (Holes/Paint/Rusting/Glass) Imaged Surface (Holes/Paint/Rusting/Glass) Foundation Cracks/Gaps Imaged Surface (Holes/Paint/Rusting/Glass) Imaged Surface (Holes/Paint/Rusting/Glass) Feanth and Safety Electrical Hazards - Exposed Wires/Open Panels Imaged Feant Surface (Holes/Paint/Rusting/Surface) Imaged Surface (Holes/Paint/Rusting/Surface) Health and Safety Electrical Hazards - Vater Leaks on/near Electrical Equipment Imaged Feant Surface Imaged Feant Surface Health and Safety Electrical Hazards - Vater Leaks on/near Electrical Equipment Imaged Feant Surface Imaged Su	
Damaged Hardware/Locks Imaged Surface (Holes/Paint/Rusting/Glass) Imaged/Missing Screen/Storm/Security Door Imaged/Missing Screen/Storm/Security Door Imaged/Missing Screen/Storm/Security Door Imaged/Missing Caulking/Seals Imaged/Missing/Seals Imaged	-
Damaged Surface (Holes/Paint/Rusting/Glass) Imaged/Missing Screen/Storm/Security Door Imaged/Missing Caulking/Seals Deteriorated/Missing Caulking/Seals Imaged/Missing Caulking/Seals Imaged/Missing Caulking/Seals Missing Door Imaged Surface (Adders) Imaged Surface (Adders) Fire Escapes Blocked Egress/Ladders Imaged Surface (Adders) Visibly Missing Components Imaged Surface (Adders) Imaged Surface (Adders) Foundation Cracks/Gaps Imaged Surface (Adders) Imaged Surface (Adders) Health and Safety Electrical Hazards - Exposed Wires/Open Panels Imaged Surface (Adders) Imaged Surface (Adders) I Health and Safety Electrical Hazards - Exposed Wires/Open Panels Imaged Surface (Adders) Imaged Surface (Adders) I Health and Safety Electrical Hazards - Exposed Wires/Open Panels Imaged Surface (Adders) Imaged Surface (Adders) I Health and Safety Electrical Hazards - Mater Leaks on/near Electrical Equipment Imaged Surface (Adders) Imaged Surface (Adders) I Health and Safety Electrical Hazards - Outdoors Imaged Surface (Adders) Imaged Surface (Adders) Imaged Surface (Adders) I Health and Safety Imaged Soffits/Fascia Imaged Surface (Adders) Imaged Surface (Adder	1
Damaged/Missing Screen/Storm/Security Door Imaged/Missing Caulking/Seals Deteriorated/Missing Caulking/Seals Imaged/Missing Caulking/Seals Missing Door Imaged/Missing Caulking/Seals Fire Escapes Blocked Egress/Ladders Visibly Missing Components Imaged/Missing Components Foundation Cracks/Gaps Fleath and Safety Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Water Leaks on/near Electrical Equipment Imaged/Compusitible Materials - Improperly Stored Flammable/Combustible Materials - Improperly Stored Imaged/Compusitible Materials - Improperly Stored Hazards - Other Imaged/Compusitible Materials - Improperly Stored Imaged Components Hazards - Sharp Edges Imaged/Conged Drains Imaged/Conged Drains Imaged/Conged Drains Roofs Damaged/Clogged Drains Imaged/Conged Drains Imaged/Components from Downspout/Gutter Imaged/Components from Downspout/Gutter Missing/Damaged Components from Downspout/Gutter Imaged/Components from Downspout/Gutter Imaged Chinneys Missing/Damaged Colling/Nortar Imaged Chinneys Imaged Chinneys Imaged Chinneys Missing/Damaged Chinneys Imaged Chinneys <	
Deteriorated/Missing Caulking/Seals Image of the second seco	
Fire Escapes Blocked Egress/Ladders Image of the second seco	
Fire Escapes Blocked Egress/Ladders Image of the second seco	
Visibly Missing Components Image: Cracks/Gaps Foundation Cracks/Gaps Health and Safety Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Water Leaks on/near Electrical Equipment Image: Cracks/Gaps Electrical Hazards - Water Leaks on/near Electrical Equipment Image: Cracks/Gaps Electrical Hazards - Water Leaks on/near Electrical Equipment Image: Cracks/Gaps Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable Image: Cracks/Gaps Flammable/Combustible Materials - Improperly Stored Image: Cracks/Gaps Garbage and Debris - Outdoors Image: Cracks/Gaps Hazards - Tripping Image: Cracks/Maxes Infestation - Insects Image: Cracks/Gaps Infestation - Rats/Mice/Vermin Image: Cracks/Gaps Damaged/Clogged Drains Image: Cracks/Gaps Damaged/Clogged Drains Image: Cracks/Gaps Damaged/Components from Downspout/Gutter Image: Cracks/Gaps Walls Cracks/Gaps Image: Cracks/Gaps Damaged Chimneys Image: Cracks/Damaged Caulking/Mortar Image: Cracks/Damaged Caulking/Mortar Missing Pieces/Holes/Spaling Image: Cracked Panes Image: Cracked Panes	
Foundation Cracks/Gaps Image: Cracks/Gaps Health and Safety Electrical Hazards - Exposed Wires/Open Panels Image: Cracks/Gaps Health and Safety Electrical Hazards - Exposed Wires/Open Panels Image: Cracks/Gaps Electrical Hazards - Water Leaks on/near Electrical Equipment Image: Cracks/Gaps Image: Cracks/Gaps Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable Image: Cracks/Gaps Image: Cracks/Gaps Flammable/Combustible Materials - Improperly Stored Image: Cracks/Gaps Image: Cracks/Gaps Hazards - Other Image: Cracks/Mice/Vermin Image: Cracks/Mice/Vermin Hazards - Tripping Image: Cracks/Mice/Vermin Image: Cracks/Mice/Vermin Lighting Broken Fixtures/Bulbs Imaged Components from Downspout/Gutter Imaged Components from Downspout/Gutter Missing/Damaged Components from Downspout/Gutter Imaged Cracks/Gaps Imaged Cracks/Gaps Imaged Cracks/Gaps Walls Cracks/Gaps Imaged Cracks/Gaps Imagee: Cracks/Gaps Imagee: Cracks/Gaps <t< td=""><td></td></t<>	
Spalling/Exposed Rebar Image: Construct of the system	
Health and Safety Electrical Hazards - Exposed Wires/Open Panels Image: Control of the system o	
Electrical Hazards - Water Leaks on/near Electrical Equipment Image: Comparison of the second se	
Emergency Fire Exits - Emergency/Fire Exits Blocked/UnusableImage StateEmergency Fire Exits - Missing Exit SignsImage StateFlammable/Combustible Materials - Improperly StoredImage StateGarbage and Debris - OutdoorsImage StateHazards - OtherImage StateHazards - Sharp EdgesImage StateHazards - TrippingImage StateInfestation - InsectsImage StateInfestation - Rats/Mice/VerminImage StateLightingBroken Fixtures/BulbsRoofsDamaged Soffits/FasciaDamaged/Clogged DrainsImage StateDamaged/Torn Membrane/Missing BallastImage StateMissing/Damaged ShinglesImage StatePondingImage StateWallsCracks/GapsDamaged Caulking/MortarImage StateMissing/Damaged Caulking/MortarImage Sta	
Emergency Fire Exits - Missing Exit Signs Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Garbage and Debris - Outdoors Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Hazards - Other Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Hazards - Other Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Hazards - Sharp Edges Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Hazards - Sharp Edges Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Image: Combustible Materials - Improperly Stored Lighting Broken Fixtures/Bulbs Image: Combustible Materials - Improperly Stored Im	
Flammable/Combustible Materials - Improperly StoredImage and Debris - OutdoorsGarbage and Debris - OutdoorsImaged Sharp EdgesHazards - OtherImaged Sharp EdgesHazards - Sharp EdgesImaged Soffits/FasciaInfestation - InsectsImaged Soffits/FasciaDamaged Soffits/FasciaImaged Soffits/FasciaDamaged VentsImaged Components from Downspout/GutterDamaged ChimneysImaged ChimneysWallsCracks/GapsWallsCracks/GapsWindowsBroken/Missing/Cracked PanesWindowsBroken/Missing/Cracked Panes	
Garbage and Debris - Outdoors Image and Debris - Outdoors Hazards - Other Image and Debris - Outdoors Hazards - Sharp Edges Image and Debris - Outdoors Hazards - Sharp Edges Image and Debris - Outdoors Hazards - Tripping Image and Debris - Outdoors Infestation - Insects Image and Debris - Outdoors Infestation - Insects Image and Debris - Outdoors Infestation - Rats/Mice/Vermin Image and Debris - Outdoors Lighting Broken Fixtures/Bulbs Roofs Damaged Soffits/Fascia Damaged Vents Image and Debris - Outdoors Damaged/Clogged Drains Image and Debris - Outdoors Damaged/Torn Membrane/Missing Ballast Image and Debris - Outdoors Missing/Damaged Components from Downspout/Gutter Image and Debris - Outdoors Walls Cracks/Gaps Image and Debris - Outdoors Missing/Damaged Caulking/Mortar Image and Debris - Outdoors Image and Debris - Outdoors Windows Broken/Missing/Cracked Panes Image and Debris - Outdoors Image and Debris - Outdoors	
Hazards - OtherImage: Constraint of the state	
Hazards - Sharp EdgesImage: Constraint of the station of the static of the st	
Hazards - TrippingImage: Constraint of the sector of the sect	
Infestation - Insects Infestation - Rats/Mice/Vermin Lighting Broken Fixtures/Bulbs Infestation - Rats/Mice/Vermin Roofs Damaged Soffits/Fascia Infestation - Rats/Mice/Vermin Damaged Soffits/Fascia Infestation - Rats/Mice/Vermin Infestation - Rats/Mice/Vermin Roofs Damaged Soffits/Fascia Infestation - Rats/Mice/Vermin Infestation - Rats/Mice/Vermin Roofs Damaged Soffits/Fascia Infestation - Rats/Mice/Vermin Infestation - Rats/Mice/Vermin Infestation - Rats/Mice/Vermin Roofs Damaged Soffits/Fascia Infestation - Rats/Mice/Vermin Infestation - Rats/Mice/Vermin Infestation - Rats/Mice/Vermin Damaged Vents Damaged Clogged Drains Infestation - Rats/Mice/Vermin Infestation - Rats/Mice/Vermin Infestation - Rats/Mice/Vermin Damaged/Torn Membrane/Missing Ballast Infestation - Rats/Missing/Damaged Components from Downspout/Gutter Infestation - Rats/Missing/Damaged Shingles Infestation - Rats/Missing/Damaged Shingles Walls Cracks/Gaps Infestation - Rats/Missing/Damaged Caulking/Mortar Infestation - Rats/Missing/Damaged Caulking/Mortar Infestation - Rats/Missing/Cracked Panes Windows Broken/Missing/Cracked Panes Infestation - Rats/Missing/Cracked Panes Infestation - Rats/Missing/Cracked Pa	
LightingBroken Fixtures/BulbsImageRoofsDamaged Soffits/FasciaImaged Soffits/FasciaDamaged VentsImaged VentsDamaged/Clogged DrainsImaged/Clogged DrainsDamaged/Clogged DrainsImaged/Clogged DrainsDamaged/Torn Membrane/Missing BallastImaged/Clogged DrainsDamaged/Torn Membrane/Missing BallastImaged/Clogged DrainsDamaged/Torn Membrane/Missing BallastImaged/Clogged DrainsMissing/Damaged Components from Downspout/GutterImaged/Clogged DrainsMissing/Damaged ShinglesImaged/Clogged DrainsPondingImaged/Clogged DrainsWallsCracks/GapsDamaged ChimneysImaged/Clogged DrainsMissing/Damaged Caulking/MortarImaged/Clogged/Clogs/Damaged Caulking/MortarMissing Pieces/Holes/SpallingImaged/Clogged/Clogs/Damaged/Clogs/	
LightingBroken Fixtures/BulbsImageRoofsDamaged Soffits/FasciaImaged Soffits/FasciaDamaged VentsImaged VentsDamaged/Clogged DrainsImaged/Clogged DrainsDamaged/Clogged DrainsImaged/Clogged DrainsDamaged/Torn Membrane/Missing BallastImaged/Clogged DrainsDamaged/Torn Membrane/Missing BallastImaged/Clogged DrainsDamaged/Torn Membrane/Missing BallastImaged/Clogged DrainsMissing/Damaged Components from Downspout/GutterImaged/Clogged DrainsMissing/Damaged ShinglesImaged/Clogged DrainsPondingImaged/Clogged DrainsWallsCracks/GapsDamaged ChimneysImaged/Clogged DrainsMissing/Damaged Caulking/MortarImaged/Clogged/Clogs/Damaged Caulking/MortarMissing Pieces/Holes/SpallingImaged/Clogged/Clogs/Damaged/Clogs/	
Roofs Damaged Soffits/Fascia Imaged Soffits/Fascia Damaged Vents Imaged Vents Damaged/Clogged Drains Imaged/Clogged Drains Damaged/Torn Membrane/Missing Ballast Imaged/Clogged Drains Damaged/Torn Membrane/Missing Ballast Imaged/Clogged Drains Missing/Damaged Components from Downspout/Gutter Imaged/Clogged Drains Missing/Damaged Shingles Imaged/Clogged Drains Ponding Imaged/Clogged Drains Walls Cracks/Gaps Damaged Chimneys Imaged/Clogged Drains Missing/Damaged Caulking/Mortar Imaged/Clogged Drains Missing Pieces/Holes/Spalling Imaged/Clogged Drains Windows Broken/Missing/Cracked Panes	
Damaged Vents Imaged Vents Damaged/Clogged Drains Imaged/Clogged Drains Damaged/Torn Membrane/Missing Ballast Imaged/Clogged Drains Missing/Damaged Components from Downspout/Gutter Imaged/Clogged Drains Missing/Damaged Components from Downspout/Gutter Imaged/Clogged Drains Missing/Damaged Shingles Imaged/Clogged Drains Ponding Imaged/Clogged Drains Walls Cracks/Gaps Damaged Chimneys Imaged/Clogged Drains Missing/Damaged Caulking/Mortar Imaged/Clogged Drains Missing Pieces/Holes/Spalling Imaged/Clogged Drains Windows Broken/Missing/Cracked Panes Imaged/Clogged Drains	
Damaged/Torn Membrane/Missing Ballast Imaged/Torn Membrane/Missing Ballast Missing/Damaged Components from Downspout/Gutter Imaged/Torn Membrane/Missing Ballast Missing/Damaged Components from Downspout/Gutter Imaged/Torn Membrane/Missing Ballast Missing/Damaged Components from Downspout/Gutter Imaged/Torn Membrane/Missing/Damaged Shingles Ponding Imaged/Torn Membrane/Missing/Ballast Walls Cracks/Gaps Imaged/Torn Membrane/Missing/Mortar Damaged Chimneys Imaged/Torn Membrane/Missing/Damaged Caulking/Mortar Imaged/Torn Membrane/Missing/Pieces/Holes/Spalling Windows Broken/Missing/Cracked Panes Imaged/Torn Membrane/Missing/Cracked Panes	
Damaged/Torn Membrane/Missing Ballast Imaged/Torn Membrane/Missing Ballast Missing/Damaged Components from Downspout/Gutter Imaged/Torn Membrane/Missing Ballast Missing/Damaged Components from Downspout/Gutter Imaged/Torn Membrane/Missing Ballast Missing/Damaged Components from Downspout/Gutter Imaged/Torn Membrane/Missing/Damaged Shingles Ponding Imaged/Torn Membrane/Missing/Ballast Walls Cracks/Gaps Imaged/Torn Membrane/Missing/Mortar Damaged Chimneys Imaged/Torn Membrane/Missing/Damaged Caulking/Mortar Imaged/Torn Membrane/Missing/Pieces/Holes/Spalling Windows Broken/Missing/Cracked Panes Imaged/Torn Membrane/Missing/Cracked Panes	
Missing/Damaged Shingles Image Ponding Ponding Image Ponding Walls Cracks/Gaps Damaged Chimneys Image Ponding Missing/Damaged Caulking/Mortar Image Pieces/Holes/Spalling Missing Pieces/Holes/Spalling Image Pieces/Holes/Spalling Windows Broken/Missing/Cracked Panes	
Missing/Damaged Shingles Image Ponding Ponding Image Ponding Walls Cracks/Gaps Damaged Chimneys Image Ponding Missing/Damaged Caulking/Mortar Image Pieces/Holes/Spalling Missing Pieces/Holes/Spalling Image Pieces/Holes/Spalling Windows Broken/Missing/Cracked Panes	
Walls Cracks/Gaps Imaged Chimneys Damaged Chimneys Imaged Caulking/Mortar Imaged Caulking/Mortar Missing/Damaged Caulking/Mortar Imaged Caulking/Mortar Imaged Caulking/Mortar Missing Pieces/Holes/Spalling Imaged Caulking/Mortar Imaged Caulking/Mortar Windows Broken/Missing/Cracked Panes Imaged Caulking/Mortar	
Damaged Chimneys Imaged Chimneys Missing/Damaged Caulking/Mortar Imaged Caulking/Mortar Missing Pieces/Holes/Spalling Imaged Caulking/Mortar Stained/Peeling/Needs Paint Imaged Caulking/Mortar Windows Broken/Missing/Cracked Panes	
Missing/Damaged Caulking/Mortar Image: Caulking/Mortar Missing Pieces/Holes/Spalling Image: Caulking/Mortar Stained/Peeling/Needs Paint Image: Caulking/Mortar Windows Broken/Missing/Cracked Panes	
Missing/Damaged Caulking/Mortar Image: Caulking/Mortar Missing Pieces/Holes/Spalling Image: Caulking/Mortar Stained/Peeling/Needs Paint Image: Caulking/Caulking/Cracked Panes Windows Broken/Missing/Cracked Panes	
Stained/Peeling/Needs Paint	
Stained/Peeling/Needs Paint	
Damaged/Missing Screens	
Missing/Deteriorated Caulking/Seals/Glazing Compound	
Peeling/Needs Paint	
Security Bars Prevent Egress	
ference # (Above) Additional Comments Photo Att	achod (V



Community Development and Housing

Uniform Physical Conditions Standards

Property Name: Date: Inspectable Area: COMMON AREAS Building Number: See Ρ N/A Ν D N/A=Not Applicable N=No Observed Deficiency P=Potential Non-Compliance D=Observed Deficiency Reference X Inspectable Location Observable Deficiencies Basement/Garage/Carport Baluster/Side Railings - Damaged Closet/Utility/Mechanical Cabinets - Missing/Damaged **Community Room** Call for Aid - Inoperable Ceiling - Bulging/Buckling Day Care Ceiling - Holes/Missing Tiles/Panels/Cracks Halls/Corridors/Stairs Kitchen Ceiling - Peeling/Needs Paint Ceiling - Water Stains/Water Damage/Mold/Mildew Laundry Room Countertops - Missing/Damaged Lobby Office Dishwasher/Garbage Disposal - Inoperable **Other Community Spaces** Doors - Damaged Frames/Threshold/Lintels/Trim Patio/Porch/Balcony Doors - Damaged Hardware/Locks **Restrooms/Pool Structures** Doors - Damaged Surface (Holes/Paint/Rust/Glass) Storage Doors - Damaged/Missing Screen/Storm/Security Door Doors - Deteriorated/Missing Seals (Entry Only) Doors - Missing Door Dryer Vent -Missing/Damaged/Inoperable Electrical - Blocked Access to Electrical Panel Electrical - Burnt Breakers Electrical - Evidence of Leaks/Corrosion Electrical - Frayed Wiring Electrical - Missing Breakers Electrical - Missing Covers Floors - Bulging/Buckling Floors - Floor Covering Damaged Floors - Missing Floor/Tiles Floors - Peeling/Needs Paint Floors - Rot/Deteriorated Subfloor Floors - Water Stains/Water Damage/Mold/Mildew GFI - Inoperable Graffiti HVAC - Convection/Radiant Heat System Covers Missing/Damaged HVAC - General Rust/Corrosion HVAC - Inoperable HVAC - Misaligned Chimney/Ventilation System HVAC - Noisy/Vibrating/Leaking Lavatory Sink - Damaged/Missing Lighting - Missing/Damaged/Inoperable Fixture Outlets/Switches/Cover Plates - Missing/Broken Pedestrian/Wheelchair Ramp Plumbing - Clogged Drains Plumbing - Leaking Faucet/Pipes Range Hood /Exhaust Fans - Excessive Grease/Inoperable Range/Stove - Missing/Damaged/Inoperable Refrigerator - Damaged/Inoperable Restroom Cabinet - Damaged/Missing Shower/Tub - Damaged/Missing Sink - Missing/Damaged Smoke Detector - Missing/Inoperable

Inspectable Item	Observable Deficiencies Stairs - Broken/Damaged/Missing Steps Stairs - Broken/Missing Hand Railing Ventilation/Exhaust System - Inoperable Walls - Bulging/Buckling Walls - Damaged Walls - Damaged/Deteriorated Trim				
	Stairs - Broken/Missing Hand Railing Ventilation/Exhaust System - Inoperable Walls - Bulging/Buckling Walls - Damaged				
	Ventilation/Exhaust System - Inoperable Walls - Bulging/Buckling Walls - Damaged				
	Walls - Bulging/Buckling Walls - Damaged				
	Walls - Damaged				
	-				
	Walls - Damaged/Deteriorated Trim				
	Walls - Peeling/Needs Paint				
	Walls - Water Stains/Water Damage/Mold/Mildew				
	Water Closet/Toilet - Damaged/Clogged/Missing				
	Windows - Cracked/Broken/Missing Panes				
	Windows - Damaged Window Sill				
	Windows - Inoperable/Not Lockable				
Healthy & Safety	Air Quality - Mold and/or Mildew Observed	İ		İ	
	Air Quality - Propane/Natural Gas/Methane Gas Detected			1	
	Air Quality - Sewer Odor Detected				
	Electrical Hazards - Exposed Wires/Open Panels				
	Electrical Hazards - Water Leaks on/near Electrical Equipment				
	Elevator - Tripping				
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable				
	Emergency Fire Exits - Missing Exit Signs				
	Flammable Materials - Improperly Stored				ļ
	Garbage and Debris - Indoors				
	Hazards - Other				
	Hazards - Sharp Edges				
	Hazards - Tripping				
	Infestation - Insects	ļ		<u> </u>	
	Infestation - Rats/Mice/Vermin	ļ			
Pools and Related Structure	Fencing - Damaged/Not Intact				
	Pool - Not Operational				
Trash Colletion Areas	Chutes - Damages/Missing Components				
ference # (Above)	Additional Comments				ched (Y/



Community Development and Housing Agency

Uniform Physical Conditions Standards

Property Name: Inspectable Area: <u>SITE</u> Date:

luces estable litera	No Observed Deficiency P=Potential Non-Compliance D=Observed Deficiency	-		Referenc
Inspectable Item	Observable Deficiencies			
1 Market Appeal	Graffiti			
	Litter			
2 Fencing and Gates	Damaged/Falling/Leaning			
	Holes			
-	Missing Sections			
3 Grounds	Erosion/Rutting Areas			
	Overgrown/Penetrating Vegetation			
	Ponding/Site Drainage			
4 Health & Safety	Air Quality - Sewer Odor Detected			
	Air Quality - Propane/Natural Gas/Methane Gas Detected			
	Electrical Hazards - Exposed Wires/Open Panels			
	Electrical Hazards - Water Leaks on/near Electrical Equipment			
	Flammable Materials - Improperly Stored			
	Garbage and Debris - Outdoors			
	Hazards - Other			
	Hazards - Sharp Edges			
	Hazards - Tripping			
	Infestation - Insects			
	Infestation - Rats/Mice/Vermin			
5 Mailboxes/Project Signs	Mailbox Missing/Damaged			
	Signs Damaged			
6 Parking Lots/Driveways/Road	Cracks			
	Ponding			
	Potholes/Loose Material			
	Settlement/Heaving			
7 Play Areas & Equipment	Damaged/Broken Equipment			
	Deteriorated Play Area Surface			
8 Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space			
9 Retaining Walls	Damaged/Falling/Leaning			
0 Storm Drainage	Damaged/Obstructed			
.1 Walkways/Steps	Broken/Missing Hand Railing			
	Cracks/Settlement/Heaving			
	Spalling			



Community Development and Housing

Date:

Uniform Physical Conditions Standards

Building/Unit Number: See N/A Ν Ρ D Reference N/A=Not Applicable N=No Observed Deficiency P=Potential Non-Compliance D=Observed Deficiency Inspectable Item Observable Deficiencies 1 Doors Damaged Frames/Threshold/Lintels/Trim Damaged Hardware/Locks Damaged Surface (Holes/Paint/Rusting/Glass) Damaged/Missing Screen/Storm/Security Door Deteriorated/Missing Caulking/Seals Missing Door 2 Kitchen Cabinets - Missing/Damaged Countertops - Missing/Damaged Dishwasher/Garbage Disposal - Inoperable Plumbing - Clogged Drains Plumbing - Leaking Faucet/Pipes Range Hood/Exhaust Fans - Excessive Grease/Inoperable Range/Stove - Missing/Damaged/Inoperable Refrigerator-Missing/Damaged/Inoperable Sink - Damaged/Missing Bathroom Cabinets - Damaged/Missing 3 Bathroom Lavatory Sink - Damaged/Missing **Plumbing - Clogged Drains** Plumbing - Leaking Faucet/Pipes Shower/Tub - Damaged/Missing Ventilation/Exhaust System - Inoperable Water Closet/Toilet - Damaged/Clogged/Missing 4 Ceiling Bulging/Buckling Holes/Missing Tiles/Panels/Cracks Peeling/Needs Paint Water Stains/Water Damage/Mold/Mildew 5 Call-for-Aid Inoperable 6 Smoke Detector Missing/Inoperable 7 Laundry Area (Room) Dryer Vent - Missing/Damaged/Inoperable 8 Patio/Porch/Balcony Baluster/Side Railings Damaged Air Quality - Mold and or Mildew Observed 9 Health and Safety Air Quality - Sewer Odor Detected Air Quality - Propane/Natural Gas Methane Gas Detected Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Water Leaks on/near Electrical Equipment Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable Emergency Fire Exits - Missing Exit Signs Flammable/Combustible Materials - Improperly Stored Garbage and Debris - Indoors Garbage and Debris - Outdoors Hazards - Other Hazards - Sharp Edges Hazards - Tripping Infestation - Insects Infestation - Rats/Mice/Vermin Broken Fixtures/Bulbs 10 Lighting 11 Outlets/Switches Missing Missing/Broken Cover Plates

	o Observed Deficiency P=Potential Non-Compliance D=Observed Deficiency	N/A	Ν	Р	D	Reference
Inspectable Item	Observable Deficiencies					
.2 Hot Water Heater	Misaligned Chimney/Ventilation System					
	Inoperable Unit/Components					
	Leaking Valves/Tanks/Pipes					
	Pressure Relief Valve Missing					
	Rust/Corrosion					
	Inoperable Unit/Components					
.3 HVAC System	Convection/Radiant Heat System Covers Missing/Damaged					
	Inoperable					
	Misaligned Chimney/Ventilation System					
	Noisy/Vibrating/Leaking					
	Rust/Corrosion					
4 Electrical System	Blocked Access to Electrical Panel					
	Burnt Breakers					
	Evidence of Leaks/Corrosion					
	Frayed Wiring					
	GFI - Inoperable					
	Rust/CorrosionImage: CorrosionBlocked Access to Electrical PanelImage: CorrosionBurnt BreakersImage: CorrosionEvidence of Leaks/CorrosionImage: CorrosionFrayed WiringImage: Corrosion					
5 Floors						
	-					
6 Walls						
		_				
.7 Windows	-					
Windows						
		_				
	Missing/Deteriorated Caulking/Seals/Glazing Compound					
	Window Screens Damaged/Missing					
	Inoperable/Not Lockable					
	Peeling/Needs Paint					
	Security Bars Prevent Egress					
.8 Stairs	Broken/Damaged/Missing Steps					
	Broken/Missing Hand Railing					
	Additional Comments					

Property Name:					Review Date:				
Bldg/Unit #:		# Bedrooms:		Move-in Da	te:				
FUNDING INVOLVED: (Circle all th	at apply)	HOME (County)		HOME (City)		NSP		
LIHTC	CONDUIT	ELDERLY/DISABLED		PB-Section			Other		
Income Certification	Initial/Move-In Cer	tification	Annual	Re-Certifica	tion				
Household Member	Income Source(s) (Lis	t all income sources fo	r each mem	ber)			Annual Gross Inco	me	
							\$		
					\$				
							ć		
Household Assets:				Total Incom	e from Asse	əts:	\$		
					ehold Incom		Ś		
Household composition:	# Children:	HH Size at Move-in:				-	1'		
APPLICATION / PLACEMENT PRO				Yes	No	N/A	СОММЕ	NTS	
Application is present for each un									
Application lists all potential occu		r to move-in							
Application requests all household									
Application is signed/dated by #1-									
CERTIFICATION				Yes	No	N/A	COMME	NTS	
Tenant Income Certification was s management on the effective date		lult household membe	rs and by				Effective date: Signature date:		
Applicant/Tenant Income Questio		ned and dated by all ar	lult						
household members?	ane is complete, sig		~ ~ ~ ~						
Income verifications are in compli	ance with methods rec	uired by state, federal	, city						
and/or county polices?		. , ,	. ,						
Asset verifications are complete, s	signed and dated by all	adult household mem	bers?						
Income from all household memb household income?	ers' combined assets a	re included with total	annual						
Is a properly executed Lease in the	e file?								
Is the lease term at least one year	in length?						Effective date: Signature date:		
Student Status is addressed and th completed by all household mem		Certification of Studen	t Status is						
All required forms, including VAW		Iousehold Demograph	nics, are						
used completed, signed and dated	by all adults in HH?								
Tenant Release/ Authorization for	the manager owne rto	verfy income/employ	ment is						
present in the file?									
	RENT RESTRIC	TIONS				INCOM	IE RESTRICTION	IS	
Unit Rent Restrictio	n % AMI:	Move-in	Recerti	ification					
Tenant's Rent Portion:		\$	\$		Income Re				
					Limit 50%				
Utility Allowance:		\$	\$		If Over Income,				
Dontol Assistance:		ć	Ś	Income at MI					
Rental Assistance:	ther:	Ŷ	ç		Recert Limit 50% 80%				
r	OTAL RENT (GROSS*):	\$	\$		HOME 80% AMI Limit \$				
		\$	Ś			ιι <i>γ</i>			
Maximum allov	vable rent for this unit	Y	-						
ŀ	IOME: 🛛 Low 🛛 High			Tenant Income Qualified? Yes/No					
	Qualified HOME unit	🗆 Yes 🗆 No	□ Yes □	No	Rent Ad	justment N	Needed? Yes/No		
*HOME units must include Rental	Assistance in Total Ren	nt Calculation							

COMMENTS
Reviewed By: