



Community Development and Housing

Uniform Physical Conditions Standards

Property Name: _____

Date: _____

Inspectable Area: **BUILDING EXTERIOR**

Building Number: _____

N/A=Not Applicable

N=No Observed Deficiency

P=Potential Non-Compliance

D=Observed Deficiency

N/A	N	P	D	See Reference
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Inspectable Item	Observable Deficiencies	N/A	N	P	D	See Reference
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 Fire Escapes	Blocked Egress/Ladders					
	Visibly Missing Components					
3 Foundation	Cracks/Gaps					
	Spalling/Exposed Rebar					
4 Health and Safety	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 - Outdoors					
	Hazards - Other					
	Hazards - Sharp Edges					
	Hazards - Tripping					
	Infestation - Insects					
	Infestation - Rats/Mice/Vermin					
5 Lighting	Broken Fixtures/Bulbs					
6 Roofs	Damaged Soffits/Fascia					
	Damaged Vents					
	Damaged/Clogged Drains					
	Damaged/Torn Membrane/Missing Ballast					
	Missing/Damaged Components from Downspout/Gutter					
	Missing/Damaged Shingles					
	Ponding					
7 Walls	Cracks/Gaps					
	Damaged Chimneys					
	Missing/Damaged Caulking/Mortar					
	Missing Pieces/Holes/Spalling					
	Stained/Peeling/Needs Paint					
8 Windows	Broken/Missing/Cracked Panes					
	Damaged Sills/Frames/Lintels/Trim					
	Damaged/Missing Screens					
	Missing/Deteriorated Caulking/Seals/Glazing Compound					
	Peeling/Needs Paint					
	Security Bars Prevent Egress					

Reference # (Above)

Additional Comments

Photo Attached (Y/N)



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Uniform Physical Conditions Standards

Property Name: _____

Date: _____

Inspectable Area: **BUILDING SYSTEMS**

Building Number: _____

N/A=Not Applicable

N=No Observed Deficiency

P=Potential Non-Compliance

D=Observed Deficiency

	Inspectable Item	Observable Deficiencies	N/A	N	P	D	See Reference
1	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					
		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					
		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					

Reference # (Above)

Additional Comments

Photo Attached (Y/N)

Uniform Physical Conditions Standards

Property Name: _____

Date: _____

Inspectable Area: **COMMON AREAS**

Building Number: _____

		N/A=Not Applicable	N=No Observed Deficiency	P=Potential Non-Compliance	D=Observed Deficiency	N/A	N	P	D	See 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								
	Day Care	Ceiling - Bulging/Buckling								
	Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks								
	Kitchen	Ceiling - Peeling/Needs Paint								
	Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew								
	Lobby	Countertops - Missing/Damaged								
	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								

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EXHIBIT F(E)

Uniform Physical Conditions Standards

Property Name: _____
 Building/Unit Number: _____

Date: _____

N/A=Not Applicable

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P=Potential Non-Compliance

D=Observed Deficiency

			N/A	N	P	D	See Reference
	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					
3	Bathroom	Bathroom Cabinets - Damaged/Missing					
		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					
9	Health and Safety	Air Quality - Mold and or Mildew Observed					
		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					
10	Lighting	Broken Fixtures/Bulbs					
11	Outlets/Switches	Missing					
		Missing/Broken Cover Plates					

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