

Uniform Physical Condition Standards - Comprehensive Listing

_____ of _____

Inspectable Area: Unit

Property ID / Name: _____

Inspection Date: _____

Building/Unit Nbr: _____

Inspectable Item	Observable Deficiency	NOD	OD	Comments	NA	H&S
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					
Call-for-Aid	Inoperable					
Ceiling	Bulging/Buckling					
	Holes/Missing Tiles/Panels/Cracks					
	Peeling/Needs Paint					
	Water Stains/Water Damage/Mold/Mildew					
Doors	Damaged Frames/Threshold/Lintels/Trim					
	Damaged Hardware/Locks					
	Damaged/Missing Screen/Storm/Security Door					
	Damaged Surface - Holes/Paint/Rusting/Glass					
	Deteriorated/Missing Seals (Entry Only)					
	Missing Door					
Electrical System	Blocked Access to Electrical Panel					
	Burnt Breakers					
	Evidence of Leaks/Corrosion					
	Frayed Wiring					
	GFI - Inoperable					
	Missing Breakers/Fuses					LT
	Missing Covers					LT
Floors	Bulging/Buckling					
	Floor Covering Damage					
	Missing Flooring Tiles					
	Peeling/Needs Paint					
	Rot/Deteriorated Subfloor					
	Water Stains/Water Damage/Mold/Mildew					
Health & Safety	Air Quality - Mold and/or Mildew Observed					
	Air Quality - Sewer Odor Detected					
	Air Quality - Propane/Natural Gas/Methane Gas Detected					LT
	Electrical Hazards - Exposed Wires/Open Panels					LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment					LT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable					LT
	Emergency Fire Exits - Missing Exit Signs					
	Flammable Materials - Improperly Stored					
	Garbage and Debris - Indoors					
	Garbage and Debris - Outdoors					
	Hazards - Other					
	Hazards - Sharp Edges					

	Hazards - Tripping				
	Infestation - Insects				
	Infestation - Rats/Mice/Vermin				
Hot Water Heater	Misaligned Chimney/Ventilation System				LT
	Inoperable Unit/Components				
	Leaking Valves/Tanks/Pipes				
	Pressure Relief Valve Missing				
	Rust/Corrosion				
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged				
	Inoperable				
	Misaligned Chimney/Ventilation System				LT
	Noisy/Vibrating/Leaking				
	Rust/Corrosion				
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				
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable				
Lighting	Missing/Inoperable Fixture				
Outlets/Switches	Missing				LT
	Missing/Broken Cover Plates				LT
Patio/Porch/Balcony	Baluster/Side Railings Damaged				
Smoke Detector	Missing/Inoperable				LT
Stairs	Broken/Damaged/Missing Steps				
	Broken/Missing Hand Railing				
Walls	Bulging/Buckling				
	Damaged				
	Damaged/Deteriorated Trim				
	Peeling/Needs Paint				
	Water Stains/Water Damage/Mold/Mildew				
Windows	Cracked/Broken/Missing Panes				
	Damaged Window Sill				
	Missing/Deteriorated Caulking/Seals/Glazing Compound				
	Inoperable/Not Lockable				
	Peeling/Needs Paint				
	Security Bars Prevent Egress				LT