

UPCS-V Decision Trees

InspectableArea	InspectableItem	Decision1	Decision2	Decision3	Decision4	Decision5	Result/Deficiency	DefectLevel	UPCS-V_P/F	LTE	HH
Unit	Bathroom Items	Bathroom Cabinets	Damaged or missing cabinets, shelves, vanity tops, drawers, medicine cabinets, or doors. They ARE NOT functioning for storage or their intended purpose.				Unit - Bathroom Cabinets - Damaged/Missing (Bathroom) - Lx	Lx	Pass	NA	
Unit	Bathroom Items	Bathroom Cabinets	Damaged or missing cabinets, shelves, vanity tops, drawers, medicine cabinets, or doors. They ARE still functioning for storage or their intended purpose.				NOD		Pass	NA	
Unit	Bathroom Items	Bathroom Sink	A stopper is missing (only if there is no stopper in the visible area)				Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Pass	NA	
Unit	Bathroom Items	Bathroom Sink	Missing or improper trap				Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Fail	NLT	
Unit	Bathroom Items	Bathroom Sink	Shut-off valve handle missing or inoperable (visual inspection only)				Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Pass	NLT	
Unit	Bathroom Items	Bathroom Sink	Sink is loose	Sink is loose and in danger of falling			Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Fail	NLT	28;29
Unit	Bathroom Items	Bathroom Sink	Sink is loose	Sink is loose and NOT in danger of falling			Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Pass	NA	
Unit	Bathroom Items	Bathroom Sink	The sink itself is missing	There is another functional sink in the unit (kitchen or bathroom)			Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Fail	NLT	18
Unit	Bathroom Items	Bathroom Sink	The sink itself is missing	There is not another functional sink in the unit (kitchen or bathroom)			Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Fail	Emergency	17;18
Unit	Bathroom Items	Bathroom Sink	The sink's hardware is missing or is not functioning	There is another functional sink in the unit (kitchen or bathroom)			Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Fail	NLT	18
Unit	Bathroom Items	Bathroom Sink	The sink's hardware is missing or is not functioning	There is not another functional sink in the unit (kitchen or bathroom)			Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Fail	Emergency	18
Unit	Bathroom Items	Bathroom Sink	There are cracks or discoloration in the basin	Equal to or Less than 50%			NOD		Pass	NA	
Unit	Bathroom Items	Bathroom Sink	There are cracks or discoloration in the basin	More than 50%			Unit - Lavatory Sink - Damaged/Missing (Bathroom) - Lx	Lx	Pass	NA	
Unit	Bathroom Items	Bathroom Sink	There is a leak	There is a leak or drip when the control(s) is in the off position and it is contained by the sink basin	Slow drip		Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Pass	NA	01
Unit	Bathroom Items	Bathroom Sink	There is a leak	There is a leak or drip when the control(s) is in the off position and it is contained by the sink basin	Steady leak		Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	NLT	01
Unit	Bathroom Items	Bathroom Sink	There is a leak	There is a leak or drip when the control(s) is in the on position and it is contained by the sink basin			Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Pass	NA	01
Unit	Bathroom Items	Bathroom Sink	There is a leak	There is a steady leak that cannot be contained by the sink basin	Can control the flow or containment of water supply	There is another functional sink in the unit (kitchen or bathroom)	Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	NLT	01;18
Unit	Bathroom Items	Bathroom Sink	There is a leak	There is a steady leak that cannot be contained by the sink basin	Can control the flow or containment of water supply	There is not another functional sink in the unit (kitchen or bathroom)	Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	Emergency	01;18
Unit	Bathroom Items	Bathroom Sink	There is a leak	There is a steady leak that cannot be contained by the sink basin	Unable to control the flow or containment of the water supply		Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	Emergency	01;18
Unit	Bathroom Items	Bathroom Sink	There is a problem with the drainage	The basin will drain, but it is slow			Unit - Plumbing - Clogged Drains (Bathroom) - Lx	Lx	Pass	NA	
Unit	Bathroom Items	Bathroom Sink	There is a problem with the drainage	The drain is completely clogged, and water will not drain at all OR shows extensive deterioration	There is another functional sink in the unit (kitchen or bathroom)		Unit - Plumbing - Clogged Drains (Bathroom) - Lx	Lx	Fail	NLT	01;17

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Unit	Bathroom Items	Bathroom Sink	There is a problem with the drainage	The drain is completely clogged, and water will not drain at all OR shows extensive deterioration	There is not another functional sink in the unit (kitchen or bathroom)		Unit - Plumbing - Clogged Drains (Bathroom) - Lx	Lx	Fail	Emergency	01;17
Unit	Bathroom Items	Bathroom Ventilation/Exhaust System	Exhaust fan does not work or is missing	There IS a window that opens.			NOD		Pass	NA	
Unit	Bathroom Items	Bathroom Ventilation/Exhaust System	Exhaust fan does not work or is missing	There is NOT a window that opens.			Unit - Ventilation/Exhaust System - Inoperable (Bathroom) - Lx	Lx	Fail	NLT	01
Unit	Bathroom Items	Bathroom Ventilation/Exhaust System	Missing cover (fan still functions)				Unit - Ventilation/Exhaust System - Inoperable (Bathroom) - Lx	Lx	Pass	NA	
Unit	Bathroom Items	Bathroom Ventilation/Exhaust System	Window will not open	There IS an exhaust fan that works.			NOD		Pass	NA	
Unit	Bathroom Items	Bathroom Ventilation/Exhaust System	Window will not open	There is NOT an exhaust fan that works.			Unit - Ventilation/Exhaust System - Inoperable (Bathroom) - Lx	Lx	Fail	NLT	01
Unit	Bathroom Items	Shower or Tub (Unit)	A stopper is missing (only if there is no stopper in the visible area)				Unit - Shower/Tub - Damaged/Missing (Bathroom) - Lx	Lx	Pass	NA	
Unit	Bathroom Items	Shower or Tub (Unit)	The hardware is missing or is not functioning				Unit - Shower/Tub - Damaged/Missing (Bathroom) - Lx	Lx	Fail	NLT	18
Unit	Bathroom Items	Shower or Tub (Unit)	The shower or tub itself is either missing or cannot be used for any reason				Unit - Shower/Tub - Damaged/Missing (Bathroom) - Lx	Lx	Fail	NLT	17;18
Unit	Bathroom Items	Shower or Tub (Unit)	There are cracks or discoloration in the basin	Equal to or Less than 50%			NOD		Pass	NA	
Unit	Bathroom Items	Shower or Tub (Unit)	There are cracks or discoloration in the basin	More than 50%			Unit - Shower/Tub - Damaged/Missing (Bathroom) - Lx	Lx	Pass	NA	
Unit	Bathroom Items	Shower or Tub (Unit)	There is a leak	There is a leak or drip when the tub/shower valve(s) are in the off position and it is contained by the shower / tub basin	Slow drip		Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Pass	NA	01
Unit	Bathroom Items	Shower or Tub (Unit)	There is a leak	There is a leak or drip when the tub/shower valve(s) are in the off position and it is contained by the shower / tub basin	Steady leak		Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	NLT	01
Unit	Bathroom Items	Shower or Tub (Unit)	There is a leak	There is a steady leak that cannot be contained by the shower / tub basin	Can control the flow or containment of water supply	There is another functional shower / tub in the unit	Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	NLT	01
Unit	Bathroom Items	Shower or Tub (Unit)	There is a leak	There is a steady leak that cannot be contained by the shower / tub basin	Can control the flow or containment of water supply	There is not another functional shower / tub in the unit	Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	Emergency	17;18
Unit	Bathroom Items	Shower or Tub (Unit)	There is a leak	There is a steady leak that cannot be contained by the shower / tub basin	Unable to control the flow or containment of the water supply		Unit - Plumbing - Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	Emergency	01;18
Unit	Bathroom Items	Shower or Tub (Unit)	There is a problem with the drainage	The basin will drain, but it is slow			Unit - Plumbing - Clogged Drains (Bathroom) - Lx	Lx	Pass	NA	
Unit	Bathroom Items	Shower or Tub (Unit)	There is a problem with the drainage	The drain is completely clogged, and water will not drain at all OR shows extensive deterioration			Unit - Plumbing - Clogged Drains (Bathroom) - Lx	Lx	Fail	NLT	01;17
Unit	Bathroom Items	Toilet (Unit)	Inoperable (does not flush)	There is another functional toilet in the unit.			Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Fail	NLT	
Unit	Bathroom Items	Toilet (Unit)	Inoperable (does not flush)	There is not another functional toilet in the unit.			Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Fail	Emergency	17
Unit	Bathroom Items	Toilet (Unit)	Seat, hinge, tank or bowl mounting hardware or cover is missing, damaged or loose, but the toilet can still be flushed	Can be used			Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Pass	NLT	
Unit	Bathroom Items	Toilet (Unit)	Seat, hinge, tank or bowl mounting hardware or cover is missing, damaged or loose, but the toilet can still be flushed	Cannot be used	There is another functional toilet in the unit.		Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Fail	NLT	

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Unit	Bathroom Items	Toilet (Unit)	Seat, hinge, tank or bowl mounting hardware or cover is missing, damaged or loose, but the toilet can still be flushed	Cannot be used	There is not another functional toilet in the unit.		Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Fail	Emergency	17
Unit	Bathroom Items	Toilet (Unit)	Shut-off valve handle missing or inoperable (visual inspection only)				Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Pass	NLT	
Unit	Bathroom Items	Toilet (Unit)	The bowl or tank is broken and cannot retain water	There is another functional toilet in the unit.			Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Fail	NLT	
Unit	Bathroom Items	Toilet (Unit)	The bowl or tank is broken and cannot retain water	There is not another functional toilet in the unit.			Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Fail	Emergency	17
Unit	Bathroom Items	Toilet (Unit)	The entire toilet is missing	There is another functional toilet in the unit.			Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Fail	NLT	
Unit	Bathroom Items	Toilet (Unit)	The entire toilet is missing	There is not another functional toilet in the unit.			Unit - Water Closet/Toilet-Damaged/Clogged/Missing (Bathroom) - Lx	Lx	Fail	Emergency	17
Unit	Bathroom Items	Toilet (Unit)	The shut-off valve or supply line leaks	A slow drip			Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	NLT	01
Unit	Bathroom Items	Toilet (Unit)	The shut-off valve or supply line leaks	A steady leak	Can contain or control the flow of water	There is another functional toilet in the unit.	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	NLT	01
Unit	Bathroom Items	Toilet (Unit)	The shut-off valve or supply line leaks	A steady leak	Can contain or control the flow of water	There is not another functional toilet in the unit.	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	Emergency	17;18
Unit	Bathroom Items	Toilet (Unit)	The shut-off valve or supply line leaks	A steady leak	Unable to contain or control the flow of water		Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	Emergency	01;18
Unit	Bathroom Items	Toilet (Unit)	Toilet constantly runs				Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - Lx	Lx	Fail	NLT	
Unit	Call-for-Aid	Alerts local entities (on-site)	Tested - Call-for-Aid as installed does NOT serve its intended function				Unit - Inoperable (Call-for-Aid) - Lx	Lx	Fail	NLT	
Unit	Call-for-Aid	Alerts local entities (on-site)	Tested - Call-for-Aid as installed serves its intended function				NOD		Pass		
Unit	Call-for-Aid	Alerts local entities (on-site)	Unable to test system				Unit - Inoperable (Call-for-Aid) - Lx	Lx	Fail	NLT	
Unit	Call-for-Aid	Alerts outside agency	Tested - Call-for-Aid as installed does NOT serve its intended function				Unit - Inoperable (Call-for-Aid) - Lx	Lx	Fail	NLT	
Unit	Call-for-Aid	Alerts outside agency	Tested - Call-for-Aid as installed serves its intended function				NOD		Pass	NA	
Unit	Call-for-Aid	Alerts outside agency	Unable to test system	POA has not provided recent documentation (within the previous 12 months) that the system has been tested and functions properly, however a visible component is blocked or unusable (i.e. pull cord blocked).			Unit - Inoperable (Call-for-Aid) - Lx	Lx	Fail	NLT	
Unit	Call-for-Aid	Alerts outside agency	Unable to test system	POA has provided recent documentation (within the previous 12 months) that the system has been tested and functions properly and all visible components appear to be in place (i.e. pull cord is not blocked).			NOD		Pass	NA	
Unit	Carbon Monoxide Detector	Inoperable					Unit - Missing/Inoperable (Carbon Monoxide Detector) - Lx	Lx	Fail	LT	06;09
Unit	Carbon Monoxide Detector	Missing					Unit - Missing/Inoperable (Carbon Monoxide Detector) - Lx	Lx	Fail	LT	06;09
Unit	Ceiling	Buckling, Bulging, Sagging, or Misaligned	Ceiling failure IS likely.				Unit - Bulging/Buckling (Ceiling) - Lx	Lx	Fail	NLT	29
Unit	Ceiling	Buckling, Bulging, Sagging, or Misaligned	Ceiling failure is NOT likely.				Unit - Bulging/Buckling (Ceiling) - Lx	Lx	Pass	NA	

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Unit	Ceiling	Crack(s)	Greater than 1/8" wide AND greater than 11" long (you cannot see through the crack)				Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	
Unit	Ceiling	Crack(s)	Less than 1/8" wide OR less than 11" long				NOD		Pass	NA	
Unit	Ceiling	Crack(s)	Regardless of size, you can see through the ceiling				Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Fail	NLT	
Unit	Ceiling	Hole(s) - Cumulative per room or area	Equal to or less than a 8.5 inches x 11 inches				Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	07
Unit	Ceiling	Hole(s) - Cumulative per room or area	Larger than 8.5 inches x 11 inches (you cannot see through the hole)				Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Fail	NLT	07
Unit	Ceiling	Hole(s) - Cumulative per room or area	Regardless of size, you can see through the ceiling				Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Fail	NLT	07
Unit	Ceiling	Panels/Tiles - Cumulative per room or area	1 to 3 panels/tiles are missing or damaged				Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	
Unit	Ceiling	Panels/Tiles - Cumulative per room or area	More than 3 panels/tiles are missing or damaged				Unit - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Fail	NLT	
Unit	Ceiling	Peeling Paint or Needs Paint	Greater than 1 and less than 4 square feet				Unit - Peeling/Needs Paint (Ceiling) - Lx	Lx	Pass	NA	07
Unit	Ceiling	Peeling Paint or Needs Paint	Greater than 4 square feet				Unit - Peeling/Needs Paint (Ceiling) - Lx	Lx	Pass	NA	07
Unit	Ceiling	Peeling Paint or Needs Paint	Less than or equal to 1 square foot				NOD		Pass	NA	07
Unit	Ceiling	Water Stains or Water Damage (for example evidence of water infiltration)	Greater than 1 square foot	Evidence of active leak			Unit - Water Stains/Water Damage (Ceiling) - Lx	Lx	Fail	NLT	01
Unit	Ceiling	Water Stains or Water Damage (for example evidence of water infiltration)	Greater than 1 square foot	No evidence of active leak			Unit - Water Stains/Water Damage (Ceiling) - Lx	Lx	Pass	NA	01
Unit	Ceiling	Water Stains or Water Damage (for example evidence of water infiltration)	Less than or equal to 1 square foot.	Evidence of active leak			Unit - Water Stains/Water Damage (Ceiling) - Lx	Lx	Fail	NLT	01
Unit	Ceiling	Water Stains or Water Damage (for example evidence of water infiltration)	Less than or equal to 1 square foot.	No evidence of active leak			Unit - Water Stains/Water Damage (Ceiling) - Lx	Lx	Pass	NA	01
Unit	Disconnected Utilities	Electric	Utility disconnected	Unit is not occupied			Unit - Electric Disconnected (Utility Disconnected)	Lx	Fail	NA	
Unit	Disconnected Utilities	Electric	Utility disconnected	Unit is occupied			Unit - Electric Disconnected (Utility Disconnected)	Lx	Fail	Emergency	02;03;16;18
Unit	Disconnected Utilities	Electric	Utility off due to natural disaster or other circumstance that is out of the owner and resident's control				Unit - Electric Disconnected (Utility Disconnected)	Lx	Fail	NA	
Unit	Disconnected Utilities	Gas	Utility disconnected	Unit is not occupied			Unit - Gas Disconnected (Utility Disconnected)	Lx	Fail	NA	
Unit	Disconnected Utilities	Gas	Utility disconnected	Unit is occupied			Unit - Gas Disconnected (Utility Disconnected)	Lx	Fail	Emergency	02;16;18
Unit	Disconnected Utilities	Gas	Utility off due to natural disaster or other circumstance that is out of the owner and resident's control				Unit - Gas Disconnected (Utility Disconnected)	Lx	Fail	NA	
Unit	Disconnected Utilities	Oil/Propane	Utility disconnected	Unit is not occupied			Unit - No Oil/Propane (Utility Disconnected)	Lx	Fail	NA	
Unit	Disconnected Utilities	Oil/Propane	Utility disconnected	Unit is occupied			Unit - No Oil/Propane (Utility Disconnected)	Lx	Fail	Emergency	02;16;18
Unit	Disconnected Utilities	Oil/Propane	Utility off due to natural disaster or other circumstance that is out of the owner and resident's control				Unit - No Oil/Propane (Utility Disconnected)	Lx	Fail	NA	
Unit	Disconnected Utilities	Water	Utility disconnected	Unit is not occupied			Unit - Water Disconnected (Utility Disconnected)	Lx	Fail	NA	

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Unit	Disconnected Utilities	Water	Utility disconnected	Unit is occupied			Unit - Water Disconnected (Utility Disconnected)	Lx	Fail	Emergency	17;18
Unit	Disconnected Utilities	Water	Utility off due to natural disaster or other circumstance that is out of the owner and resident's control				Unit - Water Disconnected (Utility Disconnected)	Lx	Fail	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Damaged or missing hardware or door has limited function	All other doors (including bedrooms and mechanical rooms)	Door cannot be locked (only if designed to lock).		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Damaged or missing hardware or door has limited function	All other doors (including bedrooms and mechanical rooms)	Door cannot be opened.		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Damaged or missing hardware or door has limited function	All other doors (including bedrooms and mechanical rooms)	Door does not function as it should or it does not properly latch.		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Damaged or missing hardware or door has limited function	Closet door	Door cannot be locked (only if designed to lock).		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Damaged or missing hardware or door has limited function	Closet door	Door cannot be opened.		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Damaged or missing hardware or door has limited function	Closet door	Door does not function as it should or it does not properly latch.		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Door is missing	All other doors (including bedrooms and mechanical rooms)			Unit - Missing Door (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Door is missing	Closet doors			Unit - Missing Door (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)	Door can be opened.			Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)	Door cannot be opened.			Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has broken or missing glass.			Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has holes.	1/4 inch to 1 inch		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has holes.	Greater than 1 inch		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has holes.	Less than 1/4 inch		NOD		Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has no protective finish.			Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has peeling or cracking paint	Peeling or cracked paint is not significant		NOD		Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has peeling or cracking paint	Peeling or cracked paint is significant		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has rust that affects the integrity of the door surface.			Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Bathroom Door	Damaged or missing hardware or door has limited function	Door cannot be locked (only if designed to lock).	There is no privacy available in the area around the toilet		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Bathroom Door	Damaged or missing hardware or door has limited function	Door cannot be locked (only if designed to lock).	There is privacy available in the area around the toilet		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Bathroom Door	Damaged or missing hardware or door has limited function	Door cannot be opened.			Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	

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Unit	Doors	Bathroom Door	Damaged or missing hardware or door has limited function	Door does not function as it should or it does not properly latch.	There is no privacy available in the area around the toilet		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Bathroom Door	Damaged or missing hardware or door has limited function	Door does not function as it should or it does not properly latch.	There is privacy available in the area around the toilet		Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Bathroom Door	Door is Missing/Not Present (or other condition that does not allow for privacy)	There is no privacy available in the area around the toilet			Unit - Missing Door (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Bathroom Door	Door is Missing/Not Present (or other condition that does not allow for privacy)	There is privacy available in the area around the toilet			Unit - Missing Door (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Bathroom Door	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)	There is no privacy available in the area around the toilet			Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Bathroom Door	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)	There is privacy available in the area around the toilet			Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Bathroom Door	Surface is damaged	Door has broken or missing glass.	Broken glass		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Bathroom Door	Surface is damaged	Door has broken or missing glass.	Hairline crack not affecting privacy or health and safety		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Bathroom Door	Surface is damaged	Door has broken or missing glass.	Missing pane	There is privacy available in the area around the toilet	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Bathroom Door	Surface is damaged	Door has broken or missing glass.	Missing pane	There is no privacy available in the area around the toilet	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Bathroom Door	Surface is damaged	Door has holes	There is no privacy available in the area around the toilet		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Bathroom Door	Surface is damaged	Door has holes	There is privacy available in the area around the toilet		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Bathroom Door	Surface is damaged	Door has no protective finish.			Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Bathroom Door	Surface is damaged	Door has peeling or cracking paint	Peeling or cracked paint is not significant		NOD		Pass	NA	07
Unit	Doors	Bathroom Door	Surface is damaged	Door has peeling or cracking paint	Peeling or cracked paint is significant		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Unit	Doors	Bathroom Door	Surface is damaged	Door has rust that affects the integrity of the door surface.	There is no privacy available in the area around the toilet		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Bathroom Door	Surface is damaged	Door has rust that affects the integrity of the door surface.	There is privacy available in the area around the toilet		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Damaged or missing hardware or door has limited function	Door cannot be locked (only if designed to lock).			Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	12
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Damaged or missing hardware or door has limited function	Door cannot be opened.			Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	24
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Damaged or missing hardware or door has limited function	Door does not function as it should or it does not properly latch.			Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	12
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Door is missing	Entry door to unit			Unit - Missing Door (Doors) - Lx	Lx	Fail	Emergency	12
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Door is missing	Non-entry labeled fire rated door			Unit - Missing Door (Doors) - Lx	Lx	Fail	NLT	06;24
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)				Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Fail	NA	12

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Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Light can be observed around the edges and you observe no seal deterioration (if designed to have seals)	Entry door has gap is larger than 1/2 inch in width			Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Fail	NA	02
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Light can be observed around the edges and you observe no seal deterioration (if designed to have seals)	Entry door has gap is less than 1/2 inch in width	There is evidence of water infiltration		Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Fail	NA	02
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Light can be observed around the edges and you observe no seal deterioration (if designed to have seals)	Entry door has gap is less than 1/2 inch in width	There is no evidence of water infiltration		Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Pass	NA	02
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Light can be observed around the edges and you observe no seal deterioration (if designed to have seals)	Labeled fire rated door has gap greater than 1/4 inch width			Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Fail	NA	06;24
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals) or damaged seal on sliding glass door.	Entry door has gap is larger than 1/2 inch in width			Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Fail	NA	02;15
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals) or damaged seal on sliding glass door.	Entry door has gap is less than 1/2 inch in width	There is evidence of water infiltration		Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Fail	NA	02;15
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals) or damaged seal on sliding glass door.	Entry door has gap is less than 1/2 inch in width	There is no evidence of water infiltration		Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Pass	NA	02;15
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals) or damaged seal on sliding glass door.	Labeled fire rated door has gap greater than 1/4 inch width			Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Fail	NA	06;24
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals) or damaged seal on sliding glass door.	There is condensation or discoloration between the glass panes of a thermal pane			Unit - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has broken or missing glass.	Broken glass that affects the function of the door (i.e. security, weather tightness, etc.)		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	02;12
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has broken or missing glass.	Hairline crack on glass that does not affect the overall function of the door.		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has broken or missing glass.	Missing pane		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	02;12
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has holes.	Entry door has a hole larger than 1/2"		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	12
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has holes.	Entry door has a hole equal to or less than 1/2"		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has holes.	Labeled fire rated door has a hole larger than 1/4"		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	06;24
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has holes.	The door is no longer weather resistant		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	02
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has no protective finish.			Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	

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Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has peeling or cracking paint	Peeling or cracked paint is not significant		NOD		Pass	NA	07
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has peeling or cracking paint	Peeling or cracked paint is significant		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Unit	Doors	Entry Door to Unit or Other Labeled Fire Rated Door	Surface is damaged	Door has rust that affects the integrity of the door surface.			Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	12
Unit	Doors	Garage overhead door (attached garages)	Damaged or missing hardware or door has limited function	Door cannot be locked (only if designed to lock).			Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Garage overhead door (attached garages)	Damaged or missing hardware or door has limited function	Door cannot be opened.			Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Garage overhead door (attached garages)	Damaged or missing hardware or door has limited function	Door does not function as it should or it does not properly latch.			Unit - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Garage overhead door (attached garages)	Door is missing				Unit - Missing Door (Doors) - Lx	Lx	Fail	NLT	
Unit	Doors	Garage overhead door (attached garages)	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)				Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Fail	NA	29
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has broken or missing glass.	Broken glass that affects the function of the door (i.e. security, weather tightness, etc.)		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has broken or missing glass.	Hairline crack on glass that does not affect the overall function of the door.		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has broken or missing glass.	Missing pane		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has holes.	Hole larger than 1/2"		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has holes.	Compromises labeled fire rated door		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has holes.	Hole is equal to or less than 1/2"		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has holes.	The door is no longer weather resistant		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has no protective finish.			Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has peeling or cracking paint	Peeling or cracked paint is not significant		NOD		Pass	NA	07
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has peeling or cracking paint	Peeling or cracked paint is significant		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Unit	Doors	Garage overhead door (attached garages)	Surface is damaged	Door has rust that affects the integrity of the door surface.			Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Unit	Doors	Screen Door or Storm Door	Screen or storm door is damaged or is missing screens or glass				Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Screen Door or Storm Door	Screen or storm door is missing				Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Security Door	Security door is missing				Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - Lx	Lx	Pass	NA	
Unit	Doors	Security Door	Security door is not functioning				Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - Lx	Lx	Pass	NA	
Unit	Electrical System	AFCI Breaker does not function when self-test button is pressed					Unit - AFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	

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Unit	Electrical System	Blocked access to electrical panel	The item blocking access CAN be removed easily in an emergency.				NOD		Pass	NA	
Unit	Electrical System	Blocked access to electrical panel	The item blocking access CANNOT be removed easily in an emergency.				Unit - Blocked Access to Electrical Panel (Electrical System) - Lx	Lx	Fail	NLT	
Unit	Electrical System	Breaker/fuse missing, or open port not properly blanked off					Unit - Missing Breakers/Fuses (Electrical System) - Lx	Lx	Fail	LT	
Unit	Electrical System	Burnt breakers (you see carbon residue, melted breakers, or arcing scars)					Unit - Burnt Breakers (Electrical System) - Lx	Lx	Fail	NLT	
Unit	Electrical System	GFCI Fault Breaker does not function when self-test button is pressed					Unit - GFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Unit	Electrical System	Missing cover, exposing electrical connections					Unit - Missing Covers (Electrical System) - Lx	Lx	Fail	LT	23
Unit	Electrical System	Nicks, abrasions, or fraying of the insulation that exposes conducting wires					Unit - Frayed Wiring (Electrical System) - Lx	Lx	Fail	LT	23
Unit	Electrical System	Signs of corrosion or evidence of water leaks in the electrical enclosures or hardware					Unit - Evidence of Leaks/Corrosion (Electrical System) - Lx	Lx	Fail	NLT	
Unit	Floors	Buckling, Bulging, Sagging, or Misaligned	Floor failure IS likely.				Unit - Bulging/Buckling (Floors) - Lx	Lx	Fail	NLT	29
Unit	Floors	Buckling, Bulging, Sagging, or Misaligned	Floor failure is NOT likely.				Unit - Bulging/Buckling (Floors) - Lx	Lx	Pass	NA	
Unit	Floors	Carpet is Missing/Damaged	10% to 50% of any room				Unit - Soft Floor Covering Missing/Damaged (Floors) - Lx	Lx	Pass	NA	20
Unit	Floors	Carpet is Missing/Damaged	Greater than 50% of any room				Unit - Soft Floor Covering Missing/Damaged (Floors) - Lx	Lx	Pass	NA	20
Unit	Floors	Carpet is Missing/Damaged	Less than 10% of any room				NOD		Pass	NA	20
Unit	Floors	Carpet is Missing/Damaged	Underlying material exposed				Unit - Soft Floor Covering Missing/Damaged (Floors) - Lx	Lx	Pass	NA	20
Unit	Floors	Hard Floor Covering Missing/Damaged (all flooring materials except carpet)	10% to 50% of any room				Unit - Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors) - Lx	Lx	Pass	NA	20
Unit	Floors	Hard Floor Covering Missing/Damaged (all flooring materials except carpet)	Greater than 50% of any room				Unit - Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors) - Lx	Lx	Pass	NA	20
Unit	Floors	Hard Floor Covering Missing/Damaged (all flooring materials except carpet)	Less than 10% of any room				NOD		Pass	NA	20
Unit	Floors	Peeling Paint or Needs Paint	Greater than 1 and less than 4 square feet				Unit - Peeling/Needs Paint (Floors) - Lx	Lx	Pass	NA	07
Unit	Floors	Peeling Paint or Needs Paint	Greater than 4 square feet				Unit - Peeling/Needs Paint (Floors) - Lx	Lx	Pass	NA	07
Unit	Floors	Peeling Paint or Needs Paint	Less than or equal to 1 square foot				NOD		Pass	NA	07
Unit	Floors	Rotted/Deteriorated subfloor	Greater than 1 and less than 4 square feet				Unit - Rot/Deteriorated Subfloor (Floors) - Lx	Lx	Fail	NA	20;22
Unit	Floors	Rotted/Deteriorated subfloor	Greater than 4 square feet				Unit - Rot/Deteriorated Subfloor (Floors) - Lx	Lx	Fail	NA	20;22
Unit	Floors	Rotted/Deteriorated subfloor	Less than or equal to 1 square foot				NOD		Pass	NA	20;22
Unit	Floors	Water Stains or Water Damage (for example evidence of water infiltration)	Greater than 1 square foot	Evidence of active leak			Unit - Water Stains/Water Damage (Floors) - Lx	Lx	Fail	NA	01;20
Unit	Floors	Water Stains or Water Damage (for example evidence of water infiltration)	Greater than 1 square foot	No evidence of active leak			Unit - Water Stains/Water Damage (Floors) - Lx	Lx	Pass	NA	
Unit	Floors	Water Stains or Water Damage (for example evidence of water infiltration)	Less than 1 square foot.	Evidence of active leak			Unit - Water Stains/Water Damage (Floors) - Lx	Lx	Fail	NA	01;20

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Unit	Floors	Water Stains or Water Damage (for example evidence of water infiltration)	Less than 1 square foot.	No evidence of active leak			Unit - Water Stains/Water Damage (Floors) - Lx	Lx	Pass	NA	
Unit	HVAC System	Boiler/Pump/Cooling System: Coolant, water, or steam leaking (not condensation or sweating)	The coolant, water, or steam is NOT properly escaping from some apparatus (for example, a pressure relief valve or water containment and curb).	The system SHOULD be shut down.			Unit- Boiler/Pump/Cooling System Leaks (HVAC) - Lx	Lx	Fail	NLT	01;27
Unit	HVAC System	Boiler/Pump/Cooling System: Coolant, water, or steam leaking (not condensation or sweating)	The coolant, water, or steam is NOT properly escaping from some apparatus (for example, a pressure relief valve or water containment and curb).	The system should NOT be shut down.			Unit- Boiler/Pump/Cooling System Leaks (HVAC) - Lx	Lx	Pass	NA	01
Unit	HVAC System	Boiler/Pump/Cooling System: Coolant, water, or steam leaking (not condensation or sweating)	The coolant, water, or steam IS properly escaping from some apparatus (for example, a pressure relief valve or water containment and curb).				NOD		Pass	NA	
Unit	HVAC System	Convection/Radiant Heat System Cover Missing or Damaged	Allows contact with heating surface elements or associated fans.				Unit - Convection/Radiant Heat System Covers Missing/Damaged (HVAC) - Lx	Lx	Fail	NA	25
Unit	HVAC System	Convection/Radiant Heat System Cover Missing or Damaged	Does not allow contact with heating surface elements or associated fans.				NOD		Pass	NA	
Unit	HVAC System	Does Not Function (does not provide heating or cooling, does not respond when controls are engaged)	The system is NOT turned off due to seasonal conditions.	This does not meet the criteria for an emergency heating or cooling based on ambient temperature range and ventilation.			Unit - Inoperable (HVAC) - Lx	Lx	Fail	NLT	
Unit	HVAC System	Does Not Function (does not provide heating or cooling, does not respond when controls are engaged)	The system is NOT turned off due to seasonal conditions.	This meets the criteria for an emergency heating or cooling based on ambient temperature range and ventilation.			Unit - Inoperable (HVAC) - Lx	Lx	Fail	Emergency	02;03
Unit	HVAC System	Does Not Function (does not provide heating or cooling, does not respond when controls are engaged)	The system IS turned off due to seasonal conditions.				NOD		Pass	NA	
Unit	HVAC System	Exhaust/Chimney System Misaligned (non-electric)					Unit - Misaligned Chimney/Ventilation System (HVAC) - Lx	Lx	Fail	LT	06;09
Unit	HVAC System	Fuel supply leaking					Unit- Fuel Supply Leaks (HVAC) - Lx	Lx	Fail	NLT	09;10
Unit	HVAC System	Rust or Corrosion (formations of metal oxides, flaking, discoloration, or a pit or crevice)	The system is NOT providing enough heating or cooling to maintain a minimum temperature range in the major living areas.	The system is NOT turned off due to seasonal conditions.			Unit - Inoperable (HVAC) - Lx	Lx	Fail	Emergency	02;03
Unit	HVAC System	Rust or Corrosion (formations of metal oxides, flaking, discoloration, or a pit or crevice)	The system is NOT providing enough heating or cooling to maintain a minimum temperature range in the major living areas.	The system IS turned off due to seasonal conditions.			NOD		Pass	NA	
Unit	HVAC System	Rust or Corrosion (formations of metal oxides, flaking, discoloration, or a pit or crevice)	The system IS providing enough heating or cooling to maintain a minimum temperature range in the major living areas.				Unit - General Rust/Corrosion (HVAC) - Lx	Lx	Pass	NA	
Unit	HVAC System	Signs of Abnormal Vibrations, Other Noise, or Leaks	The system is NOT providing enough heating or cooling to maintain a minimum temperature range in the major living areas.	The system is NOT turned off due to seasonal conditions.			Unit - Inoperable (HVAC) - Lx	Lx	Fail	Emergency	14
Unit	HVAC System	Signs of Abnormal Vibrations, Other Noise, or Leaks	The system is NOT providing enough heating or cooling to maintain a minimum temperature range in the major living areas.	The system IS turned off due to seasonal conditions.			NOD		Pass	NA	14

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Unit	HVAC System	Signs of Abnormal Vibrations, Other Noise, or Leaks	The system IS providing enough heating or cooling to maintain a minimum temperature range in the major living areas.				Unit - Noisy/Vibrating/Leaking (HVAC) - Lx	Lx	Pass	NA	14
Unit	Kitchen Items	Dishwasher or Garbage Disposal	Garbage disposal does not function				Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Dishwasher or Garbage Disposal	Permanently installed dishwasher does not function				Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Kitchen Cabinets	Cabinets, doors, shelves, or laminate damaged or missing	10% to 50% of cabinets, doors, shelves, or laminate damaged or missing	There is not space for storage of food.		Unit - Cabinets - Missing/Damaged (Kitchen) - Lx	Lx	Fail	NLT	16
Unit	Kitchen Items	Kitchen Cabinets	Cabinets, doors, shelves, or laminate damaged or missing	10% to 50% of cabinets, doors, shelves, or laminate damaged or missing	There is space for storage of food.		Unit - Cabinets - Missing/Damaged (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Kitchen Cabinets	Cabinets, doors, shelves, or laminate damaged or missing	Less than 10% of cabinets, doors, shelves, or laminate damaged or missing			NOD		Pass	NA	
Unit	Kitchen Items	Kitchen Cabinets	Cabinets, doors, shelves, or laminate damaged or missing	More than 50% of cabinets, doors, shelves, or laminate damaged or missing	There is not space for storage of food.		Unit - Cabinets - Missing/Damaged (Kitchen) - Lx	Lx	Fail	NLT	16
Unit	Kitchen Items	Kitchen Cabinets	Cabinets, doors, shelves, or laminate damaged or missing	More than 50% of cabinets, doors, shelves, or laminate damaged or missing	There is space for storage of food.		Unit - Cabinets - Missing/Damaged (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Kitchen Countertops	Surface is damaged or deteriorated, but not below laminate				NOD		Pass	NA	
Unit	Kitchen Items	Kitchen Countertops	Surface is damaged, deteriorated, or missing	20% or more damaged, deteriorated, or missing	There is not space for preparation of food.		Unit - Countertops - Missing/Damaged (Kitchen) - Lx	Lx	Fail	NLT	16
Unit	Kitchen Items	Kitchen Countertops	Surface is damaged, deteriorated, or missing	20% or more damaged, deteriorated, or missing	There is space for preparation of food.		Unit - Countertops - Missing/Damaged (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Kitchen Countertops	Surface is damaged, deteriorated, or missing	Less than 20% damaged, deteriorated, or missing			NOD		Pass	NA	
Unit	Kitchen Items	Kitchen Sink	Missing or improper trap				Unit - Sink - Missing/Damaged (Kitchen) - Lx	Lx	Fail	NA	10
Unit	Kitchen Items	Kitchen Sink	Shut-off valve handle missing or inoperable (visual inspection only)				Unit - Sink - Missing/Damaged (Kitchen) - Lx	Lx	Pass	NLT	
Unit	Kitchen Items	Kitchen Sink	The sink itself is missing				Unit - Sink - Missing/Damaged (Kitchen) - Lx	Lx	Fail	NLT	17;18
Unit	Kitchen Items	Kitchen Sink	The sink's hardware is missing or is not functioning				Unit - Sink - Missing/Damaged (Kitchen) - Lx	Lx	Fail	NA	18
Unit	Kitchen Items	Kitchen Sink	There are cracks or discoloration in the basin	50% or more			Unit - Sink - Missing/Damaged (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Kitchen Sink	There are cracks or discoloration in the basin	Less than 50%			NOD		Pass		
Unit	Kitchen Items	Kitchen Sink	There is a leak	There is a leak or drip when the control(s) is in the off position and it is contained by the sink basin	Slow drip		Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - Lx	Lx	Pass	NA	01
Unit	Kitchen Items	Kitchen Sink	There is a leak	There is a leak or drip when the control(s) is in the off position and it is contained by the sink basin	Steady leak		Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - Lx	Lx	Fail	NLT	01;18
Unit	Kitchen Items	Kitchen Sink	There is a leak	There is a leak or drip when the control(s) is in the on position and it is contained by the sink basin			Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - Lx	Lx	Pass	NA	01
Unit	Kitchen Items	Kitchen Sink	There is a leak	There is a steady leak that cannot be contained by the sink basin	Can control the flow or containment of water supply		Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - Lx	Lx	Fail	NLT	01
Unit	Kitchen Items	Kitchen Sink	There is a leak	There is a steady leak that cannot be contained by the sink basin	Unable to control the flow or containment of the water supply		Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) - Lx	Lx	Fail	Emergency	01;18
Unit	Kitchen Items	Kitchen Sink	There is a problem with the drainage	The basin will drain, but it is slow			Unit - Plumbing - Clogged Drains (Kitchen) - Lx	Lx	Pass	NA	

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Unit	Kitchen Items	Kitchen Sink	There is a problem with the drainage	The drain is completely clogged, and water will not drain at all			Unit - Plumbing - Clogged Drains (Kitchen) - Lx	Lx	Fail	NLT	01;17
Unit	Kitchen Items	Range Hood/Exhaust Fans	Dirt, grease, or another barrier has accumulated; free passage of air is not affected				NOD		Pass		
Unit	Kitchen Items	Range Hood/Exhaust Fans	Dirt, grease, or another barrier has accumulated; free passage of air is noticeably reduced				Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen) - Lx	Lx	Pass	NA	06;09
Unit	Kitchen Items	Range Hood/Exhaust Fans	Exhaust fan does not function	Does not vent to the exterior			Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen) - Lx	Lx	Pass	NLT	06;09
Unit	Kitchen Items	Range Hood/Exhaust Fans	Exhaust fan does not function	Vents to the exterior			Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen) - Lx	Lx	Pass	NLT	
Unit	Kitchen Items	Range Hood/Exhaust Fans	Exhaust fan missing (clear evidence that one existed)				Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen) - Lx	Lx	Pass	NLT	06;09
Unit	Kitchen Items	Range Hood/Exhaust Fans	Missing filter				Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Range Hood/Exhaust Fans	The flue may be completely blocked				Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen) - Lx	Lx	Pass	NLT	06;09
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Electric Range/Stove/Oven	A control knob is missing (knob cannot be located and reinstalled)			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Electric Range/Stove/Oven	Disconnected, but the unit is listed under 504/FH/ADA			NOD		Pass		
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Electric Range/Stove/Oven	Flames unequally distributed on gas range			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Electric Range/Stove/Oven	Missing			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	16
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Electric Range/Stove/Oven	One or more burner(s) not functioning			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Electric Range/Stove/Oven	Oven door handle is missing			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Electric Range/Stove/Oven	Oven is not functioning			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	16
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Electric Range/Stove/Oven	Storage drawers will not open			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Gas Range/Stove/Oven	A control knob is missing (knob cannot be located and reinstalled)			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Gas Range/Stove/Oven	A pilot light is out			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Pass	NA	06;09;25
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Gas Range/Stove/Oven	Disconnected, but the unit is listed under 504/FH/ADA			NOD		Pass	NA	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Gas Range/Stove/Oven	Flames unequally distributed on gas range			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Pass	NA	06;09;25
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Gas Range/Stove/Oven	Missing			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	16
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Gas Range/Stove/Oven	One or more burner(s) not functioning			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	

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Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Gas Range/Stove/Oven	Oven door handle is missing			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Gas Range/Stove/Oven	Oven is not functioning			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	16
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Gas Range/Stove/Oven	Storage drawers will not open			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Qualifying Microwave	Inoperable			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NLT	
Unit	Kitchen Items	Range/Stove/Oven / Qualifying Microwave	Qualifying Microwave	Missing			Unit - Range/Stove-Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NLT	
Unit	Kitchen Items	Refrigerator	Door seals are deteriorated or failed	Seals are deteriorated			Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Pass	NA	16
Unit	Kitchen Items	Refrigerator	Door seals are deteriorated or failed	Seals have failed			Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	16
Unit	Kitchen Items	Refrigerator	Excessive accumulation of ice				Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Pass	NA	
Unit	Kitchen Items	Refrigerator	Inoperable	Freezer does not cool adequately to maintain a temperature below 0 degrees F.			Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	NA	16
Unit	Kitchen Items	Refrigerator	Inoperable	Refrigerator does not cool adequately to maintain a temperature above 32 degrees F and below 40 degrees F.			Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	Emergency	16
Unit	Kitchen Items	Refrigerator	Missing				Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen) - Lx	Lx	Fail	Emergency	16
Unit	Laundry Area	Dryer vent or vent cap missing / damaged / blocked	Dryer exhaust not effectively vented	Electric			Unit - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Fail	NA	
Unit	Laundry Area	Dryer vent or vent cap missing / damaged / blocked	Dryer exhaust not effectively vented	Gas			Unit - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Fail	LT	09;24
Unit	Laundry Area	Dryer vent or vent cap missing / damaged / blocked	Dryer vent missing or blocked		Electric		CA - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Fail	NA	
Unit	Laundry Area	Dryer vent or vent cap missing / damaged / blocked	Dryer vent missing or blocked	Dryer designed for unvented operation			NOD		Pass	NA	
Unit	Laundry Area	Dryer vent or vent cap missing / damaged / blocked	Dryer vent missing or blocked	Dryer not designed for unvented operation	Gas		Unit - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Fail	LT	09;24
Unit	Laundry Area	Dryer vent or vent cap missing / damaged / blocked	Missing exterior vent cover/cap				Unit - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Pass	NA	
Unit	Laundry Area	Utility sinks inoperable / clogged / leaks	Missing or improper trap				Unit - Utility Sink - Inoperable (Laundry Area) - Lx	Lx	Fail	NLT	
Unit	Laundry Area	Utility sinks inoperable / clogged / leaks	There is a leak	There is a leak or drip when the control(s) is in the off position and it is contained by the sink basin	Slow drip		Unit - Plumbing - Leaking Faucet/Pipes (Laundry Area) - Lx	Lx	Pass	NA	01
Unit	Laundry Area	Utility sinks inoperable / clogged / leaks	There is a leak	There is a leak or drip when the control(s) is in the off position and it is contained by the sink basin	Steady leak		Unit - Plumbing - Leaking Faucet/Pipes (Laundry Area) - Lx	Lx	Fail	NLT	01
Unit	Laundry Area	Utility sinks inoperable / clogged / leaks	There is a leak	There is a steady leak that cannot be contained by the sink basin	Can control the flow or containment of water supply		Unit - Plumbing - Leaking Faucet/Pipes (Laundry Area) - Lx	Lx	Fail	NLT	01
Unit	Laundry Area	Utility sinks inoperable / clogged / leaks	There is a leak	There is a steady leak that cannot be contained by the sink basin	Unable to control the flow or containment of the water supply		Unit - Plumbing - Leaking Faucet/Pipes (Laundry Area) - Lx	Lx	Fail	Emergency	01
Unit	Laundry Area	Utility sinks inoperable / clogged / leaks	There is a problem with the drainage	The basin will drain, but it is slow			Unit - Plumbing - Clogged Drains (Laundry Area) - Lx	Lx	Pass	NA	

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Unit	Laundry Area	Utility sinks inoperable / clogged / leaks	There is a problem with the drainage	The drain is completely clogged, and water will not drain at all			Unit - Plumbing - Clogged Drains (Laundry Area) - Lx	Lx	Fail	NLT	01
Unit	Laundry Area	Washer hook up has active leak					Unit - Plumbing - Leaking Faucet/Pipes (Laundry Area) - Lx	Lx	Fail	NLT	01
Unit	Lighting	A permanent lighting fixture is missing or not functioning	There IS another permanent switched light source in room.				Unit - Missing/Inoperable Fixture (Lighting) - Lx	Lx	Pass	NA	
Unit	Lighting	A permanent lighting fixture is missing or not functioning	There is NOT another permanent switched light source in room.				Unit - Missing/Inoperable Fixture (Lighting) - Lx	Lx	Fail	NA	13
Unit	Lighting	Broken or missing light bulb	Fixture is not readily accessible and does not pose a hazard to the resident.				Unit - Missing/Inoperable Fixture (Lighting) - Lx	Lx	Pass	NA	
Unit	Lighting	Broken or missing light bulb	Fixture is readily accessible and poses a hazard to the resident.				Unit - Missing/Inoperable Fixture (Lighting) - Lx	Lx	Fail	LT	23
Unit	Lighting	Fixture globe missing, but fixture still functions					Unit - Missing/Inoperable Fixture (Lighting) - Lx	Lx	Pass	NA	
Unit	Lighting	Light fixture hanging from electric wire with no other firm support					Unit - Missing/Inoperable Fixture (Lighting) - Lx	Lx	Fail	NA	29
Unit	Patio/Porch/Balcony	Baluster/Guardrails	Baluster or guardrails enclosing the area are loose or damaged - The area IS NOT safe				Unit - Baluster/Guardrails Damaged (Patio/Porch/Balcony) - Lx	Lx	Fail	NA	21;22
Unit	Patio/Porch/Balcony	Baluster/Guardrails	Baluster or guardrails enclosing the area are loose or damaged - The area IS safe				NOD		Pass	NA	
Unit	Patio/Porch/Balcony	Baluster/Guardrails	Baluster or guardrails enclosing the area is missing	Height is 30" as measured vertically from floor/grade.			Unit - Baluster/Guardrails Damaged (Patio/Porch/Balcony) - Lx	Lx	Fail	NA	22
Unit	Patio/Porch/Balcony	Baluster/Guardrails	Baluster or guardrails enclosing the area is missing	Height is less than 30" as measured vertically from floor/grade.			NOD		Pass	NA	22
Unit	Receptacles/Switches	AFCI does not function when self-test buttons are pressed					Unit - AFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Unit	Receptacles/Switches	Cover plate missing or broken	The electrical connections/wires ARE exposed.				Unit - Missing/Broken Cover Plates (Receptacles/Switches) - Lx	Lx	Fail	LT	23
Unit	Receptacles/Switches	Cover plate missing or broken	The electrical connections/wires are NOT exposed.				Unit - Missing/Broken Cover Plates (Receptacles/Switches) - Lx	Lx	Pass	NA	
Unit	Receptacles/Switches	GFCI does not function when self-test buttons are pressed					Unit - GFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Unit	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Receptacle inoperable				Unit - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Fail	NLT	
Unit	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Receptacle is broken with exposed connections				Unit - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Fail	LT	23
Unit	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Receptacle is not properly wired				Unit - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Fail	NLT	
Unit	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Bathroom - Unprotected convenience appliance receptacle within 6 feet of sink, tub or shower.			Unit - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Fail	NLT	23
Unit	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Exterior			Unit - Inoperable / Damaged (Receptacles/Switches) - Lx	Lx	Fail	NLT	
Unit	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Kitchen - Convenience appliance receptacle above the counter top and not within cabinets, within 6 feet of the sink	Receptacle is not the intended plug in for refrigerator		Unit - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Fail	NLT	23
Unit	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Kitchen - Convenience appliance receptacle above the counter top and not within cabinets, within 6 feet of the sink	Receptacle is the intended plug in for refrigerator		Unit - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Fail	NLT	

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Unit	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Laundry Room - Convenience appliance receptacle within 6 feet of laundry sinks		Unit - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Fail	NLT	23
Unit	Receptacles/Switches	Receptacle is missing	The box is properly covered and electrical connections/wires are NOT exposed.			NOD		Pass	NA	
Unit	Receptacles/Switches	Receptacle is missing	The electrical connections/wires ARE exposed.			Unit - Missing (Receptacles/Switches) - Lx	Lx	Fail	LT/E	23
Unit	Receptacles/Switches	Switch is missing	The box is properly covered and electrical connections/wires are NOT exposed.			NOD		Pass	NA	
Unit	Receptacles/Switches	Switch is missing	The electrical connections/wires ARE exposed.			Unit - Missing (Receptacles/Switches) - Lx	Lx	Fail	LT	23
Unit	Smoke Detector	Combination Smoke / Carbon Monoxide Detector	Inoperable			Unit - Missing/Inoperable (Smoke / Carbon Monoxide Detector) - Lx	Lx	Fail	LT	06;24
Unit	Smoke Detector	Combination Smoke / Carbon Monoxide Detector	Missing			Unit - Missing/Inoperable (Smoke / Carbon Monoxide Detector) - Lx	Lx	Fail	LT	06;24
Unit	Smoke Detector	Smoke Detector	Inoperable			Unit - Missing/Inoperable (Smoke Detector) - Lx	Lx	Fail	LT	06;24
Unit	Smoke Detector	Smoke Detector	Missing			Unit - Missing/Inoperable (Smoke Detector) - Lx	Lx	Fail	LT	06;24
Unit	Stairs	Guardrails	Guardrails are missing, damaged, loose, or otherwise unusable	Height is 30" or more as measured vertically from floor/grade.		Unit - Broken/Missing Hand Railing (Stairs) - Lx	Lx	Fail	NA	21
Unit	Stairs	Guardrails	Guardrails are missing, damaged, loose, or otherwise unusable	Height is less than 30" as measured vertically from floor/grade.		NOD		Pass	NA	21
Unit	Stairs	Hand Railing	Handrail for 4 or MORE risers is missing, damaged, loose, or otherwise unusable			Unit - Broken/Missing Hand Railing (Stairs) - Lx	Lx	Fail	NA	21
Unit	Stairs	Hand Railing	Handrail for LESS than 4 risers is missing, damaged, loose, or otherwise unusable			NOD		Pass	NA	21
Unit	Stairs	Stairs/Steps - Broken, damaged or missing				Unit - Broken/Missing Hand Railing (Stairs) - Lx	Lx	Fail	NLT	21
Unit	Walls	Buckling, Bulging, Sagging, or Misaligned	Wall failure IS likely.			Unit - Bulging/Buckling (Walls) - Lx	Lx	Fail	NLT	29
Unit	Walls	Buckling, Bulging, Sagging, or Misaligned	Wall failure is NOT likely.			Unit - Bulging/Buckling (Walls) - Lx	Lx	Pass	NA	
Unit	Walls	Crack(s)	Greater than 1/8" wide AND greater than 11" long, but you cannot see through the crack			Unit - Damaged (Walls) - Lx	Lx	Pass	NA	
Unit	Walls	Crack(s)	Less than or equal to 1/8" wide OR less than 11" long			NOD		Pass	NA	
Unit	Walls	Crack(s)	Regardless of size, you can see through the crack into the adjoining room			Unit - Damaged (Walls) - Lx	Lx	Fail	NA	
Unit	Walls	Hole(s) - Cumulative per room or area	Between one square inch and up to a sheet of paper, but, you cannot see through the hole			Unit - Damaged (Walls) - Lx	Lx	Pass	NA	07
Unit	Walls	Hole(s) - Cumulative per room or area	Larger than a sheet of paper, but you cannot see through the hole	ONE wall is affected.		Unit - Damaged (Walls) - Lx	Lx	Fail	NA	07
Unit	Walls	Hole(s) - Cumulative per room or area	Larger than a sheet of paper, but you cannot see through the hole	TWO OR MORE walls are affected.		Unit - Damaged (Walls) - Lx	Lx	Fail	NA	07
Unit	Walls	Hole(s) - Cumulative per room or area	Less than one square inch (this includes small holes from hanging pictures, etc.)			NOD		Pass	NA	
Unit	Walls	Hole(s) - Cumulative per room or area	Regardless of size, you can see through the hole into the adjoining room			Unit - Damaged (Walls) - Lx	Lx	Fail	NA	07
Unit	Walls	Peeling Paint or Needs Paint	Greater than 1 and less than 4 square feet			Unit - Peeling/Needs Paint (Walls) - Lx	Lx	Pass	NA	07

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Unit	Walls	Peeling Paint or Needs Paint	Greater than 4 square feet				Unit - Peeling/Needs Paint (Walls) - Lx	Lx	Pass	NA	07
Unit	Walls	Peeling Paint or Needs Paint	Less than or equal to 1 square foot				NOD		Pass	NA	07
Unit	Walls	Trim is Missing, Damaged or Decayed	5 to 10% of linear footage in a room				Unit - Damaged/Deteriorated Trim (Walls)- Lx	Lx	Pass	NA	
Unit	Walls	Trim is Missing, Damaged or Decayed	Greater than 10% to 50% of linear footage in a room				Unit - Damaged/Deteriorated Trim (Walls)- Lx	Lx	Pass	NA	
Unit	Walls	Trim is Missing, Damaged or Decayed	Greater than 50%of linear footage in a room				Unit - Damaged/Deteriorated Trim (Walls)- Lx	Lx	Pass	NA	
Unit	Walls	Trim is Missing, Damaged or Decayed	Less than 5% of linear footage in a room				NOD		Pass		
Unit	Walls	Water Stains or Water Damage (for example evidence of water infiltration)	Greater than 1 square foot	Evidence of active leak			Unit - Water Stains/Water Damage (Walls) - Lx	Lx	Fail	NLT	01
Unit	Walls	Water Stains or Water Damage (for example evidence of water infiltration)	Greater than 1 square foot	No evidence of active leak			Unit - Water Stains/Water Damage (Walls) - Lx	Lx	Pass	NA	01
Unit	Walls	Water Stains or Water Damage (for example evidence of water infiltration)	Less than 1 square foot.	Evidence of active leak			Unit - Water Stains/Water Damage (Walls) - Lx	Lx	Fail	NA	01
Unit	Walls	Water Stains or Water Damage (for example evidence of water infiltration)	Less than 1 square foot.	No evidence of active leak			Unit - Water Stains/Water Damage (Walls) - Lx	Lx	Pass	NA	01
Unit	Water Heater	Misaligned chimney/ventilation system on water heater (oil or gas-fired)					Unit - Misaligned Chimney/Ventilation System (Water Heater) - Lx	Lx	Fail	LT	06;09
Unit	Water Heater	Missing flame shield or required safety dividers					Unit - Missing Flame Shield/Diver (Water Heater) - Lx	Lx	Fail	NLT	25
Unit	Water Heater	Pressure relief valve discharge line missing / damaged / blocked	Does not extend to within 18" of floor, a floor drain, to an indirect waste receptor, or to the outdoors.				Unit - Missing / Damaged Pressure Relief Valve / Discharge Line (Water Heater) - Lx	Lx	Fail	NLT	27
Unit	Water Heater	Pressure relief valve discharge line missing / damaged / blocked	Improperly installed discharge line.				Unit - Missing / Damaged Pressure Relief Valve / Discharge Line (Hot Water Heater) - Lx	Lx	Fail	NLT	27
Unit	Water Heater	Pressure relief valve is missing / damaged / blocked					Unit - Missing / Damaged Pressure Relief Valve / Discharge Line (Water Heater) - Lx	Lx	Fail	NLT	27
Unit	Water Heater	Rust or corrosion	Metal oxides, flaking or discoloration--or a pit or crevice	This does NOT prevent the hot water heater from functioning.			Unit - General Rust/Corrosion (Water Heater) - Lx	Lx	Pass	NA	
Unit	Water Heater	Rust or corrosion	Metal oxides, flaking or discoloration--or a pit or crevice	This DOES prevent the hot water heater from functioning.			Unit - General Rust/Corrosion (Water Heater) - Lx	Lx	Fail	Emergency	17;18
Unit	Water Heater	Rust or corrosion	Superficial surface rust				Unit - General Rust/Corrosion (Water Heater) - Lx	Lx	Pass	NA	
Unit	Water Heater	Water from hot water taps is not warmer than room temperature					Unit - Inoperable/Damaged Unit/Components (Water Heater) - Lx	Lx	Fail	Emergency	17;18
Unit	Water Heater	Water is leaking from any water system component					Unit - Leaking Valves/Tanks/Pipes (Water Heater) - Lx	Lx	Fail	NA	01;20
Unit	Windows	Caulking, Seals, or Glazing Compound (includes thermal pane or insulated windows) is deteriorated or missing.	One seal has lost it's elasticity (it crumbles and flakes when touched)	Window is NOT weather-resistant OR there is damage to the surrounding structure			Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - Lx	Lx	Fail	NLT	02
Unit	Windows	Caulking, Seals, or Glazing Compound (includes thermal pane or insulated windows) is deteriorated or missing.	One seal has lost it's elasticity (it crumbles and flakes when touched)	Window IS weather-resistant AND there is no damage to the surrounding structure			NOD		Pass	NA	

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Unit	Windows	Caulking, Seals, or Glazing Compound (includes thermal pane or insulated windows) is deteriorated or missing.	There is condensation or discoloration between the glass panes of a thermal pane				Unit - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - Lx	Lx	Pass	NA	02;03
Unit	Windows	Caulking, Seals, or Glazing Compound (includes thermal pane or insulated windows) is deteriorated or missing.	There is damage to the surrounding structure				Unit - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - Lx	Lx	Fail	NLT	
Unit	Windows	Caulking, Seals, or Glazing Compound (includes thermal pane or insulated windows) is deteriorated or missing.	Two or more seals have lost their elasticity (they crumble and flake when touched)	Window is NOT weather-resistant OR there is damage to the surrounding structure			Unit - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - Lx	Lx	Fail	NLT	02
Unit	Windows	Caulking, Seals, or Glazing Compound (includes thermal pane or insulated windows) is deteriorated or missing.	Two or more seals have lost their elasticity (they crumble and flake when touched)	Window IS weather-resistant AND there is no damage to the surrounding structure			Unit - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - Lx	Lx	Pass	NA	
Unit	Windows	Caulking, Seals, or Glazing Compound (includes thermal pane or insulated windows) is deteriorated or missing.	Window is damaged and not weather-resistant				Unit - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - Lx	Lx	Fail	NLT	02
Unit	Windows	Lock/Operability	Window cannot be fully closed or is no longer weather tight.				Unit - Inoperable/Not Lockable (Windows) - Lx	Lx	Fail	NLT	02;03
Unit	Windows	Lock/Operability	Window cannot be opened or will not stay open (If the window is designed to do so.)	There IS another operable window in the same floor area			Unit - Inoperable/Not Lockable (Windows) - Lx	Lx	Pass	NA	26
Unit	Windows	Lock/Operability	Window cannot be opened or will not stay open (If the window is designed to do so.)	There is NOT another operable window in the same floor area			Unit - Inoperable/Not Lockable (Windows) - Lx	Lx	Fail	NLT	26
Unit	Windows	Lock/Operability	Window cannot be secured	Window is accessible from outside (for example, ground level or by means of exterior stairway)			Unit - Inoperable/Not Lockable (Windows) - Lx	Lx	Fail	NLT	12
Unit	Windows	Lock/Operability	Window cannot be secured	Window is NOT accessible from outside			Unit - Inoperable/Not Lockable (Windows) - Lx	Lx	Fail	NLT	
Unit	Windows	Pane/Glass	Glass broken or missing				Unit - Cracked/Broken/Missing Panes (Windows) - Lx	Lx	Fail	NLT	
Unit	Windows	Pane/Glass	Glass cracked				Unit - Cracked/Broken/Missing Panes (Windows) - Lx	Lx	Pass	NA	
Unit	Windows	Peeling paint or needs paint					Unit - Peeling/Needs Paint (Windows) - Lx	Lx	Pass	NA	07
Unit	Windows	Screens	One or more screens in a unit are punctured, torn or otherwise damaged or missing				Unit - Damaged/Missing Screens (Windows) - Lx	Lx	Pass	NA	
Unit	Windows	Sill	Damaged or missing	Does not provide weather-tight barrier, and there IS damage to surrounding structure			Unit - Damaged Window Sill (Windows) - Lx	Lx	Fail	NA	02;07
Unit	Windows	Sill	Damaged or missing	Does not provide weather-tight barrier, but there is NO damage to surrounding structure			Unit - Damaged Window Sill (Windows) - Lx	Lx	Fail	NA	02
Unit	Windows	Sill	Damaged or missing	Provides a weather-tight barrier, no damage to surrounding structure			Unit - Damaged Window Sill (Windows) - Lx	Lx	Pass	NA	
Unit	Windows	Sill	Damaged or missing	Provides weather-tight barrier, but there is damage to surrounding structure			Unit - Damaged Window Sill (Windows) - Lx	Lx	Pass	NA	07
Unit	Windows	Sill	Scratches or cosmetic deficiencies				NOD		Pass	NA	
Health and Safety	Air Quality	Evidence of mold or mildew	Greater than or equal to 1 square foot of mold or mildew				HS - Mold and/or Mildew Observed (Air Quality)	Lx	Fail	NLT	01
Health and Safety	Air Quality	Evidence of mold or mildew	Less than 1 square foot of mold or mildew				HS - Mold and/or Mildew Observed (Air Quality)	Lx	Fail	NLT	01
Health and Safety	Air Quality	Gas odor detected	This does NOT pose an explosion/fire risk OR health risk if inhaled.				NOD		Pass	NA	

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Health and Safety	Air Quality	Gas odor detected	This DOES pose an explosion/fire risk OR health risk if inhaled.				HS - Propane/Natural Gas/Methane Gas Detected (Air Quality)	Lx	Fail	LT	06;09;24
Health and Safety	Air Quality	Other harmful pollutants that threatens the occupants health					HS - Sewer Odor Detected (Air Quality)	Lx	Fail	NA	10
Health and Safety	Air Quality	Sewer odor detected					HS - Sewer Odor Detected (Air Quality)	Lx	Fail	NLT	06
Health and Safety	Electrical Hazards	Capped wires not enclosed in a secured electrical box					HS - Exposed Wires/Open Panels (Electrical Hazards)	Lx	Fail	NLT	
Health and Safety	Electrical Hazards	Exposed bare wires					HS - Exposed Wires/Open Panels (Electrical Hazards)	Lx	Fail	LT	23
Health and Safety	Electrical Hazards	Openings in electrical panels	The openings in the electrical panels are NOT properly covered.				HS - Exposed Wires/Open Panels (Electrical Hazards)	Lx	Fail	LT	23
Health and Safety	Electrical Hazards	Openings in electrical panels	The openings in the electrical panels ARE properly covered.				NOD		Pass	NA	
Health and Safety	Electrical Hazards	Other hazardous electrical condition	Causes a life threatening condition				HS - Other hazardous electrical condition (Electrical Hazards)	Lx	Fail	LT	23
Health and Safety	Electrical Hazards	Other hazardous electrical condition	Does not create a life threatening condition				HS - Other hazardous electrical condition (Electrical Hazards)	Lx	Fail	NLT	
Health and Safety	Electrical Hazards	Water leaking, puddling, or ponding on or near electrical apparatus					HS - Water Leaks on/near Electrical Equipment (Electrical Hazards)	Lx	Fail	LT	23
Health and Safety	Emergency/Fire Exits	Blocked					HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits)	Lx	Fail	LT	24;25
Health and Safety	Emergency/Fire Exits	Unusable					HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits)	Lx	Fail	LT	24;25
Health and Safety	Flammable/Combustible Materials	Gasoline, Propane, or Kerosene improperly stored.					HS - Improperly Stored (Flammable/Combustible Materials)	Lx	Fail	NLT	09
Health and Safety	Flammable/Combustible Materials	Other flammable materials (paint thinners, paper boxes, lubricating oil, etc.	Flammable materials improperly stored - The flammable materials ARE NOT stored near an exposed flame, heat or electrical source.				NOD		Pass	NA	10
Health and Safety	Flammable/Combustible Materials	Other flammable materials (paint thinners, paper boxes, lubricating oil, etc.	Flammable materials improperly stored - The flammable materials ARE stored near an exposed flame, heat or electrical source.				HS - Improperly Stored (Flammable/Combustible Materials)	Lx	Fail	NLT	10;24
Health and Safety	Flammable/Combustible Materials	Uncapped gas/fuel line					HS - Improperly Stored (Flammable/Combustible Materials)	Lx	Fail	NLT	09;10
Health and Safety	Garbage/Debris	Garbage has gathered in area not sanctioned for storing garbage	The garbage area is INDOORS.				HS - Indoors (Garbage and Debris)	Lx	Fail	NLT	11;15
Health and Safety	Garbage/Debris	Garbage has gathered in area not sanctioned for storing garbage	The garbage area is OUTDOORS.				HS - Outdoors (Garbage and Debris)	Lx	Fail	NLT	11;15
Health and Safety	Garbage/Debris	Too much garbage has gathered (more than the planned storage capacity)	The garbage area is INDOORS.				HS - Indoors (Garbage and Debris)	Lx	Fail	NLT	11;15
Health and Safety	Garbage/Debris	Too much garbage has gathered (more than the planned storage capacity)	The garbage area is OUTDOORS.				HS - Outdoors (Garbage and Debris)	Lx	Fail	NLT	11;15
Health and Safety	Hazards	Any other - This DOES NOT pose a risk of bodily injury.					NOD		Pass	NA	
Health and Safety	Hazards	Any other - This DOES pose a risk of bodily injury.	Causes a life threatening condition				HS - Other (Hazards)	Lx	Fail	LT	
Health and Safety	Hazards	Any other - This DOES pose a risk of bodily injury.	Does not create a life threatening condition				HS - Other (Hazards)	Lx	Fail	NLT	
Health and Safety	Hazards	Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.					HS - Sharp Edges (Hazards)	Lx	Fail	NLT	
Health and Safety	Hazards	Sharp Edges - This COULD NOT cause cutting/breaking of skin or other bodily harm.					NOD		Pass	NA	

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Health and Safety	Hazards	Structural hazard	Structurally unsafe or unsound that partial or complete collapse IS NOT possible				NOD		Pass	NA	
Health and Safety	Hazards	Structural hazard	Structurally unsafe or unsound that partial or complete collapse IS possible				HS - Structural Hazard (Hazards)	Lx	Fail	Emergency	29
Health and Safety	Hazards	Tripping (not related to elevators) - poses a tripping risk					HS - Tripping (Hazards)	Lx	Fail	NLT	20;21
Health and Safety	Infestation	Evidence of roaches					HS - Roaches (Infestation)	Lx	Fail	NLT	15
Health and Safety	Infestation	Evidence of Rodents / Vermin					HS - Rats/Mice/Vermin (Infestation)	Lx	Fail	NLT	15
Health and Safety	Infestation	Infestation of Insects (excluding roaches)					HS - Insects (Infestation)	Lx	Fail	NLT	15
Health and Safety	Lead Based Paint - Deteriorated Paint	It is a target unit	Lead Free Certificate				NOD		Pass	NA	
Health and Safety	Lead Based Paint - Deteriorated Paint	It is a target unit	No Lead Free Certificate			Above de minimis	HS - Lead Based Paint	Lx	Fail	NLT	07
Health and Safety	Lead Based Paint - Deteriorated Paint	It is a target unit	No Lead Free Certificate			Above de minimis	HS - Lead Based Paint	Lx	Fail	NLT	07
Health and Safety	Lead Based Paint - Deteriorated Paint	It is a target unit	No Lead Free Certificate	Exterior		Below de minimis	HS - Lead Based Paint	Lx	Fail	NLT	07
Health and Safety	Lead Based Paint - Deteriorated Paint	It is a target unit	No Lead Free Certificate	Interior		Below de minimis	HS - Lead Based Paint	Lx	Fail	NLT	07
Health and Safety	Lead Based Paint - Deteriorated Paint	Not a target unit					NOD		Pass	NA	
Building Exterior	Foundations / Slabs	Crack or Gap (applies to both walls and floors)	Evidence of water penetration through foundation.				BE- Cracks/Gaps (Foundations) - Lx	Lx	Fail	NA	01;29
Building Exterior	Foundations / Slabs	Crack or Gap (applies to both walls and floors)	Extends the full depth of the wall				BE- Cracks/Gaps (Foundations) - Lx	Lx	Fail	NA	29
Building Exterior	Foundations / Slabs	Crack or Gap (applies to both walls and floors)	Greater than 1/8" wide/deep by 6" long				BE- Cracks/Gaps (Foundations) - Lx	Lx	Pass	NA	
Building Exterior	Foundations / Slabs	Crack or Gap (applies to both walls and floors)	Greater than 3/8" wide/deep by 6" long				BE- Cracks/Gaps (Foundations) - Lx	Lx	Fail	NA	29
Building Exterior	Foundations / Slabs	Crack or Gap (applies to both walls and floors)	Less than or equal to 1/8" wide/deep by 6" long				NOD		Pass	NA	
Building Exterior	Foundations / Slabs	Crack or Gap (applies to both walls and floors)	Pieces are separated from the wall or floor				BE- Cracks/Gaps (Foundations) - Lx	Lx	Pass	NA	29
Building Exterior	Foundations / Slabs	Exposed Reinforcing Material (rebar or other)					BE- Spalling/Exposed Rebar (Foundation) - Lx	Lx	Pass	NA	29
Building Exterior	Foundations / Slabs	Spalling	Between 10% and 50% of foundation wall				BE- Spalling/Exposed Rebar (Foundation) - Lx	Lx	Pass	NA	
Building Exterior	Foundations / Slabs	Spalling	Greater than 50% of foundation wall				BE- Spalling/Exposed Rebar (Foundation) - Lx	Lx	Pass	NA	29
Building Exterior	Foundations / Slabs	Spalling	Less than 10% of foundation wall				NOD		Pass	NA	
Building Exterior	Roofs	Damaged or torn Membrane or Ballast	The ballast has shifted and is NOT functioning				BE- Damaged/Torn Membrane/Missing Ballast (Roofs) - Lx	Lx	Pass	NA	
Building Exterior	Roofs	Damaged or torn Membrane or Ballast	The membrane or flashing is damaged, and may allow water penetration	The damage DOES affect the interior of the residential unit."			BE- Damaged/Torn Membrane/Missing Ballast (Roofs) - Lx	Lx	Fail	NA	01
Building Exterior	Roofs	Damaged or torn Membrane or Ballast	The membrane or flashing is damaged, and may allow water penetration	The damage DOES NOT affect the interior of the residential unit."			BE- Damaged/Torn Membrane/Missing Ballast (Roofs) - Lx	Lx	Pass	NA	
Building Exterior	Roofs	Damaged Roof Vents	Water penetration IS likely.	The damage DOES affect the interior of the residential unit."			BE- Damaged Vents (Roofs) - Lx	Lx	Fail	NA	01;29
Building Exterior	Roofs	Damaged Roof Vents	Water penetration IS likely.	The damage DOES NOT affect the interior of the residential unit."			BE- Damaged Vents (Roofs) - Lx	Lx	Pass	NA	29
Building Exterior	Roofs	Damaged Roof Vents	Water penetration is NOT likely.				BE- Damaged Vents (Roofs) - Lx	Lx	Pass	NA	
Building Exterior	Roofs	Damaged Soffits or Fascia Board(s) or Soffit Vents	Water penetration IS likely.	The damage DOES affect the interior of the residential unit."			BE- Damaged Soffits/Fascia (Roofs) - Lx	Lx	Fail	NA	01;29
Building Exterior	Roofs	Damaged Soffits or Fascia Board(s) or Soffit Vents	Water penetration IS likely.	The damage DOES NOT affect the interior of the residential unit."			BE- Damaged Soffits/Fascia (Roofs) - Lx	Lx	Pass	NA	29
Building Exterior	Roofs	Damaged Soffits or Fascia Board(s) or Soffit Vents	Water penetration is NOT likely.				BE- Damaged Soffits/Fascia (Roofs) - Lx	Lx	Pass	NA	

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Building Exterior	Roofs	Damaged/clogged Drain or Ponding	Drain damaged or partially clogged; NO evidence of ponding on the roof				BE- Damaged/Clogged Drains (Roofs) - Lx	Lx	Pass	NA	
Building Exterior	Roofs	Damaged/clogged Drain or Ponding	Drain is functioning, but there IS evidence of ponding on the roof	If there has been 1/10 inch or more precipitation during the previous 48 hours, consider the impact on the extent of ponding. There IS clear evidence that the ponding is a persistent or long-standing problem? (Yes)			BE- Ponding (Roofs) - Lx	Lx	Pass	NA	
Building Exterior	Roofs	Damaged/clogged Drain or Ponding	Drain is functioning, but there IS evidence of ponding on the roof	If there has been 1/10 inch or more precipitation during the previous 48 hours, consider the impact on the extent of ponding. There is NO clear evidence that the ponding is a persistent or long-standing problem? (No)			NOD		Pass	NA	
Building Exterior	Roofs	Damaged/clogged Drain or Ponding	Drain is so damaged or clogged that it no longer functions as shown by ponding				BE- Damaged/Clogged Drains (Roofs) - Lx	Lx	Pass	NA	
Building Exterior	Roofs	Missing or damaged Shingles	1 to 2 squares	The damage DOES affect the interior of the residential unit."			BE- Missing/Damaged Shingles (Roofs) - Lx	Lx	Fail	NA	01;29
Building Exterior	Roofs	Missing or damaged Shingles	1 to 2 squares	The damage DOES NOT affect the interior of the residential unit."			BE- Missing/Damaged Shingles (Roofs) - Lx	Lx	Pass	NA	29
Building Exterior	Roofs	Missing or damaged Shingles	Less than 1 square	The damage DOES affect the interior of the residential unit."			BE- Missing/Damaged Shingles (Roofs) - Lx	Lx	Fail	NA	01;29
Building Exterior	Roofs	Missing or damaged Shingles	Less than 1 square	The damage DOES NOT affect the interior of the residential unit."			BE- Missing/Damaged Shingles (Roofs) - Lx	Lx	Pass	NA	29
Building Exterior	Roofs	Missing or damaged Shingles	More than two squares	The damage DOES affect the interior of the residential unit."			BE- Missing/Damaged Shingles (Roofs) - Lx	Lx	Fail	NA	01;29
Building Exterior	Roofs	Missing or damaged Shingles	More than two squares	The damage DOES NOT affect the interior of the residential unit."			BE- Missing/Damaged Shingles (Roofs) - Lx	Lx	Pass	NA	29
Building Exterior	Roofs	Missing/Damaged Components from Downspout/Gutter	Components are missing, damaged, or clogged but there IS visible damage to surrounding building surfaces	The damage DOES affect the interior of the residential unit."			BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - Lx	Lx	Fail	NA	01;29
Building Exterior	Roofs	Missing/Damaged Components from Downspout/Gutter	Components are missing, damaged, or clogged but there IS visible damage to surrounding building surfaces	The damage DOES NOT affect the interior of the residential unit."			BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - Lx	Lx	Pass	NA	29
Building Exterior	Roofs	Missing/Damaged Components from Downspout/Gutter	Components are missing, damaged, or clogged but there is NO visible damage to surrounding building surfaces				BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - Lx	Lx	Pass	NA	
Building Exterior	Roofs	Missing/Damaged Components from Downspout/Gutter	Splash blocks missing or damaged				BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Cracks or Gaps	DOES NOT penetrate full depth of the wall, providing opportunity for water or drafts to enter unit.	Greater than 1/8" wide/deep by 6" long			BE- Cracks/Gaps (Walls) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Cracks or Gaps	DOES NOT penetrate full depth of the wall, providing opportunity for water or drafts to enter unit.	Greater than 3/8" wide or deep by 6" long			BE- Cracks/Gaps (Walls) - Lx	Lx	Fail	NA	29
Building Exterior	Walls	Cracks or Gaps	DOES NOT penetrate full depth of the wall, providing opportunity for water or drafts to enter unit.	Less than or equal to 1/8" wide/deep by 6" long			NOD		Pass	NA	
Building Exterior	Walls	Cracks or Gaps	DOES penetrate full depth of the wall, providing opportunity for water or drafts to enter unit.				BE- Cracks/Gaps (Walls) - Lx	Lx	Fail	NA	01;29

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Building Exterior	Walls	Damaged Chimney	Cracked or fallen pieces or sections				BE- Damaged Chimneys (Walls) - Lx	Lx	Fail	NLT	29
Building Exterior	Walls	Damaged Chimney	Part or all of chimney visibly separated from adjacent wall				BE- Damaged Chimneys (Walls) - Lx	Lx	Fail	NLT	01;29
Building Exterior	Walls	Damaged Chimney	Surface damage (for example, a few bricks or sections of siding missing)				BE- Damaged Chimneys (Walls) - Lx	Lx	Pass	NA	01
Building Exterior	Walls	Damaged Chimney	Surface has hole(s) that affect area larger than 4" x 4"	The damage DOES affect the residential unit.			BE- Damaged Chimneys (Walls) - Lx	Lx	Fail	NA	01;29
Building Exterior	Walls	Damaged Chimney	Surface has hole(s) that affect area larger than 4" x 4"	The damage DOES NOT affect the residential unit.			BE- Damaged Chimneys (Walls) - Lx	Lx	Pass	NA	29
Building Exterior	Walls	Damaged Chimney	The chimney cap is visibly loose or damaged				BE- Damaged Chimneys (Walls) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Deteriorated Caulk	12" long or greater				BE- Missing/Damaged Caulking/Mortar (Walls) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Deteriorated Caulk	Less than 12" long				BE- Missing/Damaged Caulking/Mortar (Walls) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Hole(s)	1/2" or less in diameter				NOD		Pass	NA	
Building Exterior	Walls	Hole(s)	Greater than 1/2" in diameter	Hole DOES completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Fail	NA	01
Building Exterior	Walls	Hole(s)	Greater than 1/2" in diameter	Hole DOES NOT completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Hole(s)	Larger than a sheet of paper	Hole DOES completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Fail	NA	01;29
Building Exterior	Walls	Hole(s)	Larger than a sheet of paper	Hole DOES NOT completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Missing Mortar	Missing mortar around more than one contiguous masonry unit				BE- Missing/Damaged Caulking/Mortar (Walls) - Lx	Lx	Pass	NA	01;29
Building Exterior	Walls	Missing Mortar	Missing mortar around one brick				BE- Missing/Damaged Caulking/Mortar (Walls) - Lx	Lx	Pass	NA	01
Building Exterior	Walls	Missing/Damaged/Loose Pieces	A single missing/damaged/loose piece (for example, single brick or section of siding not properly fastened)	Damage DOES completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Fail	NA	01;29
Building Exterior	Walls	Missing/Damaged/Loose Pieces	A single missing/damaged/loose piece (for example, single brick or section of siding not properly fastened)	Damage DOES NOT completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Missing/Damaged/Loose Pieces	More than one missing piece (for example, a few bricks or sections of siding not properly fastened)	Causes hole that DOES completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Fail	NA	01;29
Building Exterior	Walls	Missing/Damaged/Loose Pieces	More than one missing piece (for example, a few bricks or sections of siding not properly fastened)	Causes hole that DOES NOT completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Stains or Peeling Paint or Needs Paint (on any exterior surface of building)	50% or more of a single wall is affected				BE- Stained/Peeling/Needs Paint (Walls) - Lx	Lx	Pass	NA	07
Building Exterior	Walls	Stains or Peeling Paint or Needs Paint (on any exterior surface of building)	Less than 50% of a single wall is affected				BE- Stained/Peeling/Needs Paint (Walls) - Lx	Lx	Pass	NA	07
Building Exterior	Walls	Surface Deterioration and Spalling	Larger than a sheet of paper OR exposes rebar	Damage DOES completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Fail	NA	01;29
Building Exterior	Walls	Surface Deterioration and Spalling	Larger than a sheet of paper OR exposes rebar	Damage DOES NOT completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Pass	NA	
Building Exterior	Walls	Surface Deterioration and Spalling	Smaller than a sheet of paper	Damage DOES completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Fail	NA	01;29
Building Exterior	Walls	Surface Deterioration and Spalling	Smaller than a sheet of paper	Damage DOES NOT completely penetrate the exterior wall.			BE- Missing Pieces/Holes/Spalling (Walls) - Lx	Lx	Pass	NA	

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Building Systems	Domestic Water System (Only includes components that services the buildings that contain the residential units)	Misaligned chimney/ventilation system on water heater (oil- or gas-fired)					BS - Misaligned Chimney/Ventilation System (Water Heater) - Lx	Lx	Fail	LT	06;09
Building Systems	Domestic Water System (Only includes components that services the buildings that contain the residential units)	Pressure relief valve discharge line missing / damaged	Does not extend to within 6" of floor, a floor drain, to an indirect waste receptor, or to the outdoors.				BS - Missing / Damaged Pressure Relief Valve / Discharge Line (Water Heater) - Lx	Lx	Fail	NLT	27
Building Systems	Domestic Water System (Only includes components that services the buildings that contain the residential units)	Pressure relief valve discharge line missing / damaged	Improperly installed discharge line.				BS - Missing / Damaged Pressure Relief Valve / Discharge Line (Water Heater) - Lx	Lx	Fail	NLT	27
Building Systems	Domestic Water System (Only includes components that services the buildings that contain the residential units)	Pressure relief valve is missing					BS - Missing / Damaged Pressure Relief Valve / Discharge Line (Water Heater) - Lx	Lx	Fail	NLT	27
Building Systems	Domestic Water System (Only includes components that services the buildings that contain the residential units)	Water is leaking from any water system component (not including fixtures)	Component is leaking and was never designed to do so	It does directly affects the inside of the HCV unit			BS- Leaking Central Water Supply (Domestic Water) - Lx	Lx	Fail	NA	01
Building Systems	Domestic Water System (Only includes components that services the buildings that contain the residential units)	Water is leaking from any water system component (not including fixtures)	Component is leaking and was never designed to do so	It does not directly affects the inside of the HCV unit			BS- Leaking Central Water Supply (Domestic Water) - Lx	Lx	Pass	NA	01;18
Building Systems	Domestic Water System (Only includes components that services the buildings that contain the residential units)	Water is leaking from any water system component (not including fixtures)	Pump or valve is designed to leak as a normal function (for example, fire pumps, water pressure pumps, etc.)				NOD		Pass	NA	
Building Systems	Domestic Water System (Only includes components that services the buildings that contain the residential units)	Well is not providing potable water to unit					BS - Inoperable Well (Domestic Water) - Lx	Lx	Fail	NLT	17;18
Building Systems	Electrical System	AFCI Breaker does not function when self-test button is pressed					BS - AFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Building Systems	Electrical System	Blocked access to electrical panel	This DOES delay or prevent access to a panel board or main power switch in an emergency				BS- Blocked Access/Improper Storage (Electrical System) - Lx	Lx	Pass	NLT	
Building Systems	Electrical System	Blocked access to electrical panel	This does NOT delay or prevent access to any panel board or main power switch in an emergency.				NOD		Pass	NA	
Building Systems	Electrical System	Breaker/fuse missing, or open port not properly blanked off					BS- Missing Breakers/Fuses (Electrical System) - Lx	Lx	Fail	LT	
Building Systems	Electrical System	Burnt breakers (you see carbon residue, melted breakers, or arcing scars)					BS- Burnt Breakers (Electrical System) - Lx	Lx	Fail	NLT	
Building Systems	Electrical System	GFCI Breaker does not function when self-test button is pressed					BS - GFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Building Systems	Electrical System	Missing cover, exposing electrical connections	The electrical connections/wires ARE abandoned and capped.				NOD		Pass	NA	
Building Systems	Electrical System	Missing cover, exposing electrical connections	The electrical connections/wires are NOT abandoned and capped.				BS- Missing Covers (Electrical System) - Lx	Lx	Fail	LT	23
Building Systems	Electrical System	Nicks, abrasions, or fraying of the insulation that exposes conducting wires					BS- Frayed Wiring (Electrical System) - Lx	Lx	Fail	LT	23

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Building Systems	Electrical System	Signs of corrosion or evidence of water leaks in the electrical enclosures or hardware					BS- Evidence of Leaks/Corrosion (Electrical System) - Lx	Lx	Fail	NLT	
Building Systems	Elevators	Door opens when cab is not there					BS - Inoperable (Elevators) - Lx	Lx	Fail	Emergency	22
Building Systems	Elevators	If required, certificate expired/missing					BS - Inoperable (Elevators) - Lx	Lx	Fail	NA	
Building Systems	Elevators	Inoperable	There is another operable elevator in the building				BS - Inoperable (Elevators) - Lx	Lx	Pass	NA	
Building Systems	Elevators	Inoperable	There is not another operable elevator in the building				BS - Inoperable (Elevators) - Lx	Lx	Fail	NA	
Building Systems	Elevators	Tripping - The elevator IS misaligned with the floor by more than 3/4 inch.					BS - Inoperable (Elevators) - Lx	Lx	Fail	NLT	20
Building Systems	Emergency Power	Auxiliary lighting does not function					BS- Auxiliary Lighting Inoperable (Emergency Power) - Lx	Lx	Fail	NA	
Building Systems	Emergency Power	Exit Signs	Missing from one or more emergency exits (note: exit signs are not required if they never existed)				BS - Missing Exit Signs (Emergency/Fire Exits) - Lx	Lx	Fail	NLT	
Building Systems	Emergency Power	Exit Signs	No adjacent or other internal/external illumination on or near the sign				BS - Missing Exit Signs (Emergency/Fire Exits) - Lx	Lx	Fail	NLT	
Building Systems	Emergency Power	No run-up records available for past 12 months for emergency generator(s)					BS- Run-Up Records/Documentation Not Available (Emergency Power) - Lx	Lx	Fail	NA	
Building Exterior	Fire Escapes / Ladders	Components are missing or damaged affecting the function of the escape (for example, one section of a ladder or railing are missing)					BE- Visibly Missing Components (Fire Escapes) - Lx	Lx	Fail	LT	24
Building Exterior	Fire Escapes / Ladders	Stored item or other barrier on Fire Escape blocks or restricts passage.					BE- Blocked Egress/Ladders (Fire Escapes) - Lx	Lx	Fail	LT	24
Building Systems	Fire Protection	Fire extinguisher is missing, damaged, discharged, overcharged or expired					BS- Missing/Damaged/Expired Extinguishers (Fire Protection) - Lx	Lx	Fail	LT	
Building Systems	Fire Protection	Sprinkler head shall be undamaged, unobstructed, and free of corrosion or paint.	All other component of sprinkler head				BS- Missing Sprinkler Head (Fire Protection) - Lx	Lx	Fail	NA	24
Building Systems	Fire Protection	Sprinkler head shall be undamaged, unobstructed, and free of corrosion or paint.	Escutcheon Ring	Missing			BS- Missing Sprinkler Head (Fire Protection) - Lx	Lx	Fail	NA	24
Building Systems	Fire Protection	Sprinkler head shall be undamaged, unobstructed, and free of corrosion or paint.	Escutcheon Ring	Paint			NOD		Pass	NA	
Building Systems	Sanitary System	Drain/pipe is clogged or broken, or components are leaking (you see an active leak or evidence of standing water, puddles, or ponding)					BS- Broken/Leaking/Clogged Pipes or Drains (Sanitary System) - Lx	Lx	Fail	NLT	09;17
Building Systems	Sanitary System	Septic system has failed					BS- Septic System Inoperable (Sanitary System) - Lx	Lx	Fail	NLT	09;17
Building Systems	Sanitary System	The protective cover is missing / damaged / creates an unsafe condition	Cleanout cover	Directly affect the residential unit			BS- Missing Drain/Cleanout/Manhole Covers (Sanitary System) - Lx	Lx	Fail	NA	09;17
Building Systems	Sanitary System	The protective cover is missing / damaged / creates an unsafe condition	Cleanout cover	Does not directly affect the residential unit			BS- Missing Drain/Cleanout/Manhole Covers (Sanitary System) - Lx	Lx	Pass	NA	09;17
Building Systems	Sanitary System	The protective cover is missing / damaged / creates an unsafe condition	Drain Cover				BS- Missing Drain/Cleanout/Manhole Covers (Sanitary System) - Lx	Lx	Pass	NA	09;17
Building Systems	Sanitary System	The protective cover is missing / damaged / creates an unsafe condition	Manhole cover				BS- Missing Drain/Cleanout/Manhole Covers (Sanitary System) - Lx	Lx	Fail	NA	

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Common Areas	Call-for-Aid	Alerts local entities (on-site)	Tested - Call-for-Aid as installed does NOT serve its intended function				CA - Inoperable (Call-for-Aid) - Lx	Lx	Fail	NLT	
Common Areas	Call-for-Aid	Alerts local entities (on-site)	Tested - Call-for-Aid as installed serves its intended function				NOD		Pass	NA	
Common Areas	Call-for-Aid	Alerts local entities (on-site)	Unable to test system				CA - Inoperable (Call-for-Aid) - Lx	Lx	Fail	NLT	
Common Areas	Call-for-Aid	Alerts outside agency	Tested - Call-for-Aid as installed does NOT serve its intended function				CA - Inoperable (Call-for-Aid) - Lx	Lx	Fail	NLT	
Common Areas	Call-for-Aid	Alerts outside agency	Tested - Call-for-Aid as installed serves its intended function				NOD		Pass	NA	
Common Areas	Call-for-Aid	Alerts outside agency	Unable to test system	POA has not provided recent documentation (within the previous 12 months) that the system has been tested and functions properly, however a visible component is blocked or unusable (i.e. pull cord blocked).			CA - Inoperable (Call-for-Aid) - Lx	Lx	Fail	NLT	
Common Areas	Call-for-Aid	Alerts outside agency	Unable to test system	POA has provided recent documentation (within the previous 12 months) that the system has been tested and functions properly and all visible components appear to be in place (i.e. pull cord is not blocked).			NOD		Pass	NA	
Common Areas	Ceiling	Buckling, Bulging, Sagging, or Misaligned	Ceiling failure IS likely.				CA - Bulging/Buckling (Ceiling) - Lx	Lx	Fail	NLT	29
Common Areas	Ceiling	Buckling, Bulging, Sagging, or Misaligned	Ceiling failure is NOT likely.				CA - Bulging/Buckling (Ceiling) - Lx	Lx	Pass	NA	
Common Areas	Ceiling	Crack(s)	Greater than 1/8" wide AND greater than 11" long (you cannot see through the crack)				CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	07;29
Common Areas	Ceiling	Crack(s)	Less than 1/8" wide OR less than 11" long				NOD		Pass	NA	
Common Areas	Ceiling	Crack(s)	Regardless of size, you can see through the ceiling				CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	
Common Areas	Ceiling	Crack(s)	Regardless of size, you can see through the ceiling				CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	07;29
Common Areas	Ceiling	Hole(s) - Cumulative per room or area	Larger than a sheet of paper (you cannot see through the hole)				CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	07
Common Areas	Ceiling	Hole(s) - Cumulative per room or area	Regardless of size, you can see through the ceiling				CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	
Common Areas	Ceiling	Hole(s) - Cumulative per room or area	Regardless of size, you can see through the ceiling				CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	07
Common Areas	Ceiling	Hole(s) - Cumulative per room or area	Smaller than a sheet of paper				CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	07
Common Areas	Ceiling	Panels/Tiles - Cumulative per room or area	1 to 3 panels/tiles are missing or damaged				CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	
Common Areas	Ceiling	Panels/Tiles - Cumulative per room or area	More than 3 panels/tiles are missing or damaged				CA - Holes/Missing Tiles/Panels/Cracks (Ceiling) - Lx	Lx	Pass	NA	
Common Areas	Ceiling	Peeling Paint or Needs Paint	Greater than 1 and less than 4 square feet				CA - Peeling/Needs Paint (Ceiling) - Lx	Lx	Pass	NA	07
Common Areas	Ceiling	Peeling Paint or Needs Paint	Greater than 4 square feet				CA - Peeling/Needs Paint (Ceiling) - Lx	Lx	Pass	NA	07
Common Areas	Ceiling	Peeling Paint or Needs Paint	Less than or equal to 1 square foot				NOD		Pass	NA	07

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Common Areas	Ceiling	Water Stains or Water Damage (for example evidence of water infiltration)	Active Leak				CA - Water Stains/Water Damage (Ceiling) - Lx	Lx	Pass	NA	01
Common Areas	Ceiling	Water Stains or Water Damage (for example evidence of water infiltration)	Inactive Leak	Greater than 1 sq. ft.			CA - Water Stains/Water Damage (Ceiling) - Lx	Lx	Pass	NA	01
Common Areas	Ceiling	Water Stains or Water Damage (for example evidence of water infiltration)	Inactive Leak	Less than or equal to 1 sq. ft.			CA - Water Stains/Water Damage (Ceiling) - Lx	Lx	Pass	NA	01
Common Areas	Chutes	Chute door does not latch properly					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	Chute door does not latch properly					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	Chute door does not self-close					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	Chute door does not self-close					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	Chute door is damaged such that it does not function as designed					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	Chute door is damaged such that it does not function as designed					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	Chute missing or damaged					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	Chute missing or damaged					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	Compactor not functioning					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	Compactor not functioning					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	The garbage is backing up into the chute					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	
Common Areas	Chutes	The garbage is backing up into the chute					CA - Damaged/Missing Components (Chutes)- Lx	Lx	Fail	NA	15
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Door is missing	More than two doors are missing			CA - Missing Door (Doors) - Lx	Lx	Pass	NLT	
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Door is missing	One door is missing			CA - Missing Door (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Door is missing	Two doors are missing			CA - Missing Door (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)				CA - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Hardware is damaged or missing	Closet door does not function as it should or cannot be locked.			CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Hardware is damaged or missing	Other interior door does not function as it should or cannot be locked.			CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has broken or missing glass.			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has holes.	1 inch or greater		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has holes.	Less than 1 inch		NOD		Pass	NA	07
Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has rust that affects the integrity of the door surface.			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07

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Common Areas	Doors	All Other Doors (includes closet or other interior doors)	Surface is damaged	Door has significant peeling, cracked, or no paint.			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Common Areas	Doors	Entry Door (leads to outside)	Door is missing				CA - Missing Door (Doors) - Lx	Lx	Pass	NLT	02;03
Common Areas	Doors	Entry Door (leads to outside)	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)				CA - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Pass	NLT	02;03
Common Areas	Doors	Entry Door (leads to outside)	Hardware is damaged or missing	Door cannot be locked (only if designed to lock).			CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	12
Common Areas	Doors	Entry Door (leads to outside)	Hardware is damaged or missing	Door does not function as it should (it does not properly latch).			CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	02;03
Common Areas	Doors	Entry Door (leads to outside)	Seals/caulking is missing or deteriorated to the point the door is not weather-resistant (if designed to have seals)				CA - Deteriorated/Missing Seals (Entry Only) (Doors) - Lx	Lx	Pass	NA	02;03
Common Areas	Doors	Entry Door (leads to outside)	Surface is damaged	Door has broken or missing glass.			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	02;03;12
Common Areas	Doors	Entry Door (leads to outside)	Surface is damaged	Door has rust that affects the integrity of the door surface.			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07;12
Common Areas	Doors	Entry Door (leads to outside)	Surface is damaged	Door has significant peeling, cracked, or no protective finish.			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Common Areas	Doors	Entry Door (leads to outside)	Surface is damaged	Entry Door has holes greater than 1 inch			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	02;03;07;12
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Along the way of egress travel that leads from the unit to an exit point	Door is missing			CA - Missing Door (Doors) - Lx	Lx	Fail	NLT	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Along the way of egress travel that leads from the unit to an exit point	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)			CA - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Fail	NLT	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Along the way of egress travel that leads from the unit to an exit point	Hardware is damaged or missing	Door cannot be locked (only if designed to lock).		CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Along the way of egress travel that leads from the unit to an exit point	Hardware is damaged or missing	Door does not function as it should (it does not properly latch).		CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Fail	NA	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Along the way of egress travel that leads from the unit to an exit point	Surface is damaged	Door has broken or missing glass.		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Along the way of egress travel that leads from the unit to an exit point	Surface is damaged	Door has rust that affects the integrity of the door surface.		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Along the way of egress travel that leads from the unit to an exit point	Surface is damaged	Door has significant peeling, cracked, or no protective finish.		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Along the way of egress travel that leads from the unit to an exit point	Surface is damaged	Labeled Fire Rated or Emergency Door has hole larger than 1/4 inch.		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Fail	NA	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Not along the way of egress travel that leads from the unit to an exit point	Door is missing			CA - Missing Door (Doors) - Lx	Lx	Pass	NLT	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Not along the way of egress travel that leads from the unit to an exit point	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)			CA - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Pass	NLT	25
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Not along the way of egress travel that leads from the unit to an exit point	Hardware is damaged or missing	Door cannot be locked (only if designed to lock).		CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Not along the way of egress travel that leads from the unit to an exit point	Hardware is damaged or missing	Door does not function as it should (it does not properly latch).		CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	

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Common Areas	Doors	Labeled Fire Rated or Emergency Door	Not along the way of egress travel that leads from the unit to an exit point	Surface is damaged	Door has broken or missing glass.		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Not along the way of egress travel that leads from the unit to an exit point	Surface is damaged	Door has rust that affects the integrity of the door surface.		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Not along the way of egress travel that leads from the unit to an exit point	Surface is damaged	Door has significant peeling, cracked, or no protective finish.		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Common Areas	Doors	Labeled Fire Rated or Emergency Door	Not along the way of egress travel that leads from the unit to an exit point	Surface is damaged	Labeled Fire Rated or Emergency Door has holes.		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07;24;25
Common Areas	Doors	Restrooms	Door is missing				CA - Missing Door (Doors) - Lx	Lx	Pass	NLT	
Common Areas	Doors	Restrooms	Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)				CA - Damaged Frames/Threshold/Lintels/Trim (Doors) - Lx	Lx	Pass	NLT	
Common Areas	Doors	Restrooms	Hardware is damaged or missing	Door cannot be locked (only if designed to lock).			CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	Restrooms	Hardware is damaged or missing	Door does not function as it should (it does not properly latch).			CA - Damaged Hardware/Locks (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	Restrooms	Surface is damaged	Door has broken or missing glass.			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	Restrooms	Surface is damaged	Door has holes.	1 inch or greater		CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Common Areas	Doors	Restrooms	Surface is damaged	Door has holes.	Less than 1 inch		NOD		Pass	NA	07
Common Areas	Doors	Restrooms	Surface is damaged	Door has rust that affects the integrity of the door surface.			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Common Areas	Doors	Restrooms	Surface is damaged	Door has significant peeling, cracked, or no protective finish.			CA - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - Lx	Lx	Pass	NA	07
Common Areas	Doors	Screen Door or Storm Door	Screen or storm door is damaged or is missing screens or glass				CA - Damaged/Missing Screen/Storm/Security Door (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	Screen Door or Storm Door	Screen or storm door is missing				CA - Damaged/Missing Screen/Storm/Security Door (Doors) - Lx	Lx	Pass	NA	
Common Areas	Doors	Security Door	Security door is missing				CA - Damaged/Missing Screen/Storm/Security Door (Doors) - Lx	Lx	Pass	NLT	
Common Areas	Doors	Security Door	Security door is not functioning				CA - Damaged/Missing Screen/Storm/Security Door (Doors) - Lx	Lx	Pass	NLT	
Common Areas	Dryer Vent	Dryer exhaust not effectively vented	Electric				CA - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Fail	NA	
Common Areas	Dryer Vent	Dryer exhaust not effectively vented	Gas				CA - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Fail	LT	06;09
Common Areas	Dryer Vent	Dryer vent missing or blocked	Dryer designed for unvented operation				NOD		Pass	NA	
Common Areas	Dryer Vent	Dryer vent missing or blocked	Dryer not designed for unvented operation	Electric			CA - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Fail	NA	
Common Areas	Dryer Vent	Dryer vent missing or blocked	Dryer not designed for unvented operation	Gas			CA - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Fail	LT	06;09
Common Areas	Dryer Vent	Missing exterior vent cover/cap					CA - Missing/Damaged/Inoperable (Dryer Vent) - Lx	Lx	Pass	NA	01;24
Common Areas	Electrical System	AFCI Breaker does not function when self-test button is pressed					CA - AFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Common Areas	Electrical System	Blocked access to electrical panel	The item blocking access CAN be removed easily in an emergency.				NOD		Pass	NA	

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Common Areas	Electrical System	Blocked access to electrical panel	The item blocking access CANNOT be removed easily in an emergency.				CA - Blocked Access to Electrical Panel (Electrical System) - Lx	Lx	Pass	NLT	
Common Areas	Electrical System	Breaker/fuse missing, or open port not properly blanked off					CA - Missing Breakers/Fuses (Electrical System) - Lx	Lx	Fail	LT	23
Common Areas	Electrical System	Burnt breakers (you see carbon residue, melted breakers, or arcing scars)					CA - Burnt Breakers (Electrical System) - Lx	Lx	Fail	NLT	
Common Areas	Electrical System	GFCI Fault Breaker does not function when self-test button is pressed					CA - GFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Common Areas	Electrical System	Missing cover, exposing electrical connections					CA - Missing Covers (Electrical System) - Lx	Lx	Fail	LT	23
Common Areas	Electrical System	Nicks, abrasions, or fraying of the insulation that exposes conducting wires					CA - Frayed Wiring (Electrical System) - Lx	Lx	Fail	LT	23
Common Areas	Electrical System	Signs of corrosion or evidence of water leaks in the electrical enclosures or hardware					CA - Evidence of Leaks/Corrosion (Electrical System) - Lx	Lx	Fail	NLT	23
Common Areas	Floors	Buckling, Bulging, Sagging, or Misaligned	Floor failure IS likely.				CA - Bulging/Buckling (Floors) - Lx	Lx	Fail	NLT	29
Common Areas	Floors	Buckling, Bulging, Sagging, or Misaligned	Floor failure is NOT likely.				CA - Bulging/Buckling (Floors) - Lx	Lx	Pass	NA	
Common Areas	Floors	Floor Covering Missing/Damaged	Carpet is Missing/Damaged	Between 1 sq. ft. and 4 sq. ft.			CA - Floor Covering Missing/Damaged Flooring/Tiles (Floors) - Lx	Lx	Pass	NA	20
Common Areas	Floors	Floor Covering Missing/Damaged	Carpet is Missing/Damaged	Greater than or equal to 4 sq. ft.	Greater than or equal to 50% of any single floor		CA - Floor Covering Missing/Damaged Flooring/Tiles (Floors) - Lx	Lx	Pass	NA	20
Common Areas	Floors	Floor Covering Missing/Damaged	Carpet is Missing/Damaged	Greater than or equal to 4 sq. ft.	Less than 50% of any single floor		CA - Floor Covering Missing/Damaged Flooring/Tiles (Floors) - Lx	Lx	Pass	NA	20
Common Areas	Floors	Floor Covering Missing/Damaged	Carpet is Missing/Damaged	Less than 1 sq. ft.			NOD		Pass	NA	20
Common Areas	Floors	Floor Covering Missing/Damaged	Hard Floor Covering Missing/Damaged (all flooring materials except carpet)	Between 1 sq. ft. and 4 sq. ft.			CA - Floor Covering Missing/Damaged Flooring/Tiles (Floors) - Lx	Lx	Pass	NA	20
Common Areas	Floors	Floor Covering Missing/Damaged	Hard Floor Covering Missing/Damaged (all flooring materials except carpet)	Greater than or equal to 4 sq. ft.	Greater than or equal to 50% of any single floor		CA - Floor Covering Missing/Damaged Flooring/Tiles (Floors) - Lx	Lx	Pass	NA	20
Common Areas	Floors	Floor Covering Missing/Damaged	Hard Floor Covering Missing/Damaged (all flooring materials except carpet)	Greater than or equal to 4 sq. ft.	Less than 50% of any single floor		CA - Floor Covering Missing/Damaged Flooring/Tiles (Floors) - Lx	Lx	Pass	NA	20
Common Areas	Floors	Floor Covering Missing/Damaged	Hard Floor Covering Missing/Damaged (all flooring materials except carpet)	Less than 1 sq. ft.			NOD		Pass	NA	20
Common Areas	Floors	Peeling Paint or Needs Paint	Greater than 1 and less than 4 square feet				CA - Peeling/Needs Paint (Floors) - Lx	Lx	Pass	NA	07
Common Areas	Floors	Peeling Paint or Needs Paint	Greater than 4 square feet				CA - Peeling/Needs Paint (Floors) - Lx	Lx	Pass	NA	07
Common Areas	Floors	Peeling Paint or Needs Paint	Less than or equal to 1 square foot				NOD		Pass	NA	07
Common Areas	Floors	Rotted/Deteriorated subfloor	Greater than 1 and less than 4 square feet				CA - Rot/Deteriorated Subfloor (Floors) - Lx	Lx	Pass	NA	20;22
Common Areas	Floors	Rotted/Deteriorated subfloor	Greater than 4 square feet				CA - Rot/Deteriorated Subfloor (Floors) - Lx	Lx	Pass	NA	20;22;29
Common Areas	Floors	Rotted/Deteriorated subfloor	Less than or equal to 1 square foot				NOD		Pass	NA	20;22
Common Areas	Floors	Water Stains	Water (moisture) not present	Greater than 1 and less than 4 square feet			CA - Water Stains/Water Damage (Floors) - Lx	Lx	Pass	NA	01
Common Areas	Floors	Water Stains	Water (moisture) not present	Greater than 4 square feet			CA - Water Stains/Water Damage (Floors) - Lx	Lx	Pass	NA	01
Common Areas	Floors	Water Stains	Water (moisture) not present	Less than or equal to 1 square foot			NOD		Pass	NA	01
Common Areas	Floors	Water Stains	Water (moisture) present	Greater than 1 and less than 4 square feet			CA - Water Stains/Water Damage (Floors) - Lx	Lx	Pass	NA	01;20
Common Areas	Floors	Water Stains	Water (moisture) present	Greater than 4 square feet			CA - Water Stains/Water Damage (Floors) - Lx	Lx	Pass	NA	01;20
Common Areas	Floors	Water Stains	Water (moisture) present	Less than or equal to 1 square foot			NOD		Pass	NA	01;20

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Common Areas	Graffiti	Artwork or mural in accordance with proper authorization					NOD		Pass	NA	
Common Areas	Graffiti	Graffiti on 1 interior building surface					CA - Graffiti - Lx	Lx	Pass	NA	
Common Areas	Graffiti	Graffiti on 2 to 5 interior building surfaces					CA - Graffiti - Lx	Lx	Pass	NA	
Common Areas	Graffiti	Graffiti on 6 or more interior building surfaces					CA - Graffiti - Lx	Lx	Pass	NA	
Common Areas	HVAC	Damaged (e.g. missing cover)					CA - Damaged (HVAC) - Lx	Lx	Pass	NA	
Common Areas	HVAC	Does Not Function (does not provide heating or cooling, does not respond when controls are engaged)	The system is NOT turned off due to seasonal conditions.				CA - Inoperable (HVAC) - Lx	Lx	Pass	NA	02;03
Common Areas	HVAC	Does Not Function (does not provide heating or cooling, does not respond when controls are engaged)	The system IS turned off due to seasonal conditions.				NOD		Pass	NA	
Common Areas	HVAC	Exhaust/Chimney System Misaligned (non-electric)					CA - Misaligned Chimney/Ventilation System (HVAC) - Lx	Lx	Fail	LT	06;09
Common Areas	Kitchen Items	Dishwasher or Garbage Disposal	Dishwasher does not function				CA - Inoperable (Dishwasher/Garbage Disposal) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Dishwasher or Garbage Disposal	Garbage disposal does not function				CA - Inoperable (Dishwasher/Garbage Disposal) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Kitchen Cabinets	Cabinets, doors, shelves, or laminate damaged or missing	10% to 50% of cabinets, doors, shelves, or laminate damaged or missing			CA - Missing/Damaged (Cabinets) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Kitchen Cabinets	Cabinets, doors, shelves, or laminate damaged or missing	Less than 10% of cabinets, doors, shelves, or laminate damaged or missing			NOD		Pass	NA	16
Common Areas	Kitchen Items	Kitchen Cabinets	Cabinets, doors, shelves, or laminate damaged or missing	More than 50% of cabinets, doors, shelves, or laminate damaged or missing			CA - Missing/Damaged (Cabinets) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Kitchen Countertops	20% or more of the surface is damaged, deteriorated, or missing below the laminate				CA - Missing/Damaged (Countertops) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Kitchen Countertops	Less than 20% surface is damaged or deteriorated below laminate				NOD		Pass	NA	16
Common Areas	Kitchen Items	Kitchen Sink	Missing or improper trap				CA - Missing/Damaged (Sink) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Kitchen Sink	The sink itself is missing				CA - Missing/Damaged (Sink) - Lx	Lx	Pass	NA	18
Common Areas	Kitchen Items	Kitchen Sink	The sink's hardware is missing or is not functioning				CA - Missing/Damaged (Sink) - Lx	Lx	Pass	NA	18
Common Areas	Kitchen Items	Kitchen Sink	There are cracks or discoloration in the basin	50% or more			CA - Missing/Damaged (Sink) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Kitchen Sink	There are cracks or discoloration in the basin	Less than 50%			NOD		Pass	NA	
Common Areas	Kitchen Items	Kitchen Sink	There is a leak	There is a leak or drip, but it is contained by the sink basin			CA - Leaking Faucet/Pipes (Plumbing) - Lx	Lx	Pass	NA	01;18
Common Areas	Kitchen Items	Kitchen Sink	There is a leak	There is a steady leak that is not contained by the sink basin			CA - Leaking Faucet/Pipes (Plumbing) - Lx	Lx	Pass	NA	01;18
Common Areas	Kitchen Items	Kitchen Sink	There is a problem with the drainage	The basin will drain, but it is slow			CA - Clogged Drains (Plumbing) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Kitchen Sink	There is a problem with the drainage	The drain is completely clogged, and water will not drain at all			CA - Clogged Drains (Plumbing) - Lx	Lx	Pass	NA	01;17
Common Areas	Kitchen Items	Range Hood/Exhaust Fans	Dirt, grease, or another barrier has accumulated; free passage of air is not affected				NOD		Pass	NA	
Common Areas	Kitchen Items	Range Hood/Exhaust Fans	Dirt, grease, or another barrier has accumulated; free passage of air is noticeably reduced				CA - Excessive Grease/Inoperable (Range Hood/Exhaust Fans) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Range Hood/Exhaust Fans	Exhaust fan does not function	Does not vent to the exterior			CA - Excessive Grease/Inoperable (Range Hood/Exhaust Fans) - Lx	Lx	Pass	NA	

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Common Areas	Kitchen Items	Range Hood/Exhaust Fans	Exhaust fan does not function	Vents to the exterior			CA - Excessive Grease/Inoperable (Range Hood/Exhaust Fans) - Lx	Lx	Pass	NA	06;09;24
Common Areas	Kitchen Items	Range Hood/Exhaust Fans	The flue may be completely blocked				CA - Excessive Grease/Inoperable (Range Hood/Exhaust Fans) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Range/Stove/Oven	Electric Range/Stove/Oven	A control knob is missing (knob cannot be located and reinstalled)			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Range/Stove/Oven	Electric Range/Stove/Oven	Burner(s) not functioning	There are TWO OR MORE burners that are NOT functioning.		CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Range/Stove/Oven	Electric Range/Stove/Oven	Burner(s) not functioning	There is ONE burner that is NOT functioning.		CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Range/Stove/Oven	Electric Range/Stove/Oven	Door or drawers will not open			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Range/Stove/Oven	Electric Range/Stove/Oven	Missing			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Range/Stove/Oven	Electric Range/Stove/Oven	Oven is not functioning			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Range/Stove/Oven	Gas Range/Stove/Oven	A control knob is missing (knob cannot be located and reinstalled)			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Range/Stove/Oven	Gas Range/Stove/Oven	A pilot light is out			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	06;09
Common Areas	Kitchen Items	Range/Stove/Oven	Gas Range/Stove/Oven	Burner(s) not functioning	There are TWO OR MORE burners that are NOT functioning.		CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Range/Stove/Oven	Gas Range/Stove/Oven	Burner(s) not functioning	There is ONE burner that is NOT functioning.		CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Range/Stove/Oven	Gas Range/Stove/Oven	Door or drawers will not open			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Range/Stove/Oven	Gas Range/Stove/Oven	Flames unequally distributed on gas range			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	06;09
Common Areas	Kitchen Items	Range/Stove/Oven	Gas Range/Stove/Oven	Missing			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Range/Stove/Oven	Gas Range/Stove/Oven	Oven is not functioning			CA - Missing/Damaged/Inoperable (Range/Stove) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Refrigerator	Door seals are deteriorated				CA - Damaged/Inoperable (Refrigerator) - Lx	Lx	Pass	NA	16
Common Areas	Kitchen Items	Refrigerator	Excessive accumulation of ice				CA - Damaged/Inoperable (Refrigerator) - Lx	Lx	Pass	NA	
Common Areas	Kitchen Items	Refrigerator	Inoperable				CA - Damaged/Inoperable (Refrigerator) - Lx	Lx	Pass	NA	16
Common Areas	Lighting	Fixture on a sensor or timer (as confirmed by property rep)					NOD		Pass	NA	
Common Areas	Lighting	Permanent lighting fixtures are missing or do not function	20 to 50% missing or damaged so they do not function	All areas frequented by the resident(s) are adequately lit.			CA - Missing/Damaged/Inoperable Fixture (Lighting) - Lx	Lx	Pass	NA	
Common Areas	Lighting	Permanent lighting fixtures are missing or do not function	20 to 50% missing or damaged so they do not function	An area(s) frequented by the resident(s) is not adequately lit.			CA - Missing/Damaged/Inoperable Fixture (Lighting) - Lx	Lx	Fail	NA	13
Common Areas	Lighting	Permanent lighting fixtures are missing or do not function	Greater than 50% missing or damaged so they do not function	All areas frequented by the resident(s) are adequately lit.			CA - Missing/Damaged/Inoperable Fixture (Lighting) - Lx	Lx	Pass	NA	
Common Areas	Lighting	Permanent lighting fixtures are missing or do not function	Greater than 50% missing or damaged so they do not function	An area(s) frequented by the resident(s) is not adequately lit.			CA - Missing/Damaged/Inoperable Fixture (Lighting) - Lx	Lx	Fail	NA	13
Common Areas	Lighting	Permanent lighting fixtures are missing or do not function	Less than 20% missing or do not function	All areas frequented by the resident(s) are adequately lit.			NOD		Pass		

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Common Areas	Lighting	Permanent lighting fixtures are missing or do not function	Less than 20% missing or do not function	An area(s) frequented by the resident(s) is not adequately lit.			CA - Missing/Damaged/Inoperable Fixture (Lighting) - Lx	Lx	Fail	NA	13
Common Areas	Mailboxes	Cannot be locked or is so damaged that it does not function properly					CA - Missing/Damaged (Mailbox)-Lx	Lx	Pass	NA	
Common Areas	Mailboxes	Missing					CA - Missing/Damaged (Mailbox)-Lx	Lx	Pass	NA	
Common Areas	Mailboxes	Surface damage					NOD		Pass	NA	
Common Areas	Patio/Porch/Balcony	Baluster/Guardrails	Baluster or guardrails enclosing the area are loose or damaged - The area IS NOT safe				CA - Baluster/Side Railings Damaged (Patio/Porch/Balcony) - Lx	Lx	Fail	NA	20;22
Common Areas	Patio/Porch/Balcony	Baluster/Guardrails	Baluster or guardrails enclosing the area are loose or damaged - The area IS safe				NOD		Pass	NA	
Common Areas	Patio/Porch/Balcony	Baluster/Guardrails	Baluster or guardrails enclosing the area is missing	Height is 30" as measured vertically from floor/grade.			CA - Baluster/Side Railings Damaged (Patio/Porch/Balcony) - Lx	Lx	Fail	NA	20;22
Common Areas	Patio/Porch/Balcony	Baluster/Guardrails	Baluster or guardrails enclosing the area is missing	Height is less than 30" as measured vertically from floor/grade.			NOD		Pass	NA	20;22
Common Areas	Pedestrian/Wheelchair Ramp	Deteriorated or damaged - It CAN still be used by people on foot, in wheelchairs, or using walkers.					CA - Pedestrian/Wheelchair Ramp - Lx	Lx	Pass	NA	
Common Areas	Pedestrian/Wheelchair Ramp	It CANNOT be used by people on foot, in wheelchairs, or using walkers.	Damaged and no longer functions as designed.				CA - Pedestrian/Wheelchair Ramp - Lx	Lx	Fail	NA	20;22
Common Areas	Pedestrian/Wheelchair Ramp	It CANNOT be used by people on foot, in wheelchairs, or using walkers.	Guard rail missing or damaged greater than 30" as measured vertically from floor/grade.				CA - Pedestrian/Wheelchair Ramp - Lx	Lx	Fail	NA	20;22
Common Areas	Pool and Pool Fencing	Damage or deterioration to equipment, decking or other areas in the pool area.					CA - Pools - Inoperable (Pool) - Lx	Lx	Pass	NA	20
Common Areas	Pool and Pool Fencing	Fencing/Gates - damaged and not functioning as a barrier					CA - Pools - Damaged/Not Intact - Fencing or Gate(s) (Fencing) - Lx	Lx	Fail	NA	
Common Areas	Pool and Pool Fencing	Inoperable					CA - Pools - Inoperable (Pool) - Lx	Lx	Pass	NA	
Common Areas	Pool and Pool Fencing	Pool closed for the season					NOD		Pass	NA	
Common Areas	Receptacles/Switches	AFCI Inoperable	AFCI does not function when self-test buttons are pressed				CA - AFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Common Areas	Receptacles/Switches	Cover plate missing or broken	The electrical connections/wires ARE exposed.				CA - Missing/Broken Cover Plates (Receptacles/Switches) - Lx	Lx	Fail	LT	
Common Areas	Receptacles/Switches	Cover plate missing or broken	The electrical connections/wires are NOT exposed.				CA - Missing/Broken Cover Plates (Receptacles/Switches) - Lx	Lx	Pass	NA	
Common Areas	Receptacles/Switches	GFCI Missing/Inoperable	GFCI does not function when self-test buttons are pressed				CA - GFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Common Areas	Receptacles/Switches	GFCI Missing/Inoperable	Required GFCI receptacle is not installed.				CA - GFCI - Inoperable (Electrical System) - Lx	Lx	Fail	NLT	
Common Areas	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Receptacle inoperable				CA - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Pass	NLT	
Common Areas	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Receptacle is broken with exposed connections				CA - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Fail	LT	23
Common Areas	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Receptacle is not properly wired				CA - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Fail	NLT	
Common Areas	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Exterior			CA - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Pass	NLT	
Common Areas	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Kitchen - Convenience appliance receptacle above the counter top and not within cabinets, within 6 feet of the sink	Receptacle is not the intended plug in for refrigerator		CA - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Pass	NLT	

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Common Areas	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Kitchen - Convenience appliance receptacle above the counter top and not within cabinets, within 6 feet of the sink	Receptacle is the intended plug in for refrigerator		CA - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Pass	NLT	
Common Areas	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Laundry Room - Convenience appliance receptacle within 6 feet of laundry sinks			CA - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Pass	NLT	
Common Areas	Receptacles/Switches	Receptacle Inoperable / Damaged / Unprotected	Unprotected receptacle	Restroom - Unprotected convenience appliance receptacle within 6 feet of sink, tub or shower.			CA - Inoperable / Damaged / Unprotected (Receptacles/Switches) - Lx	Lx	Pass	NLT	
Common Areas	Receptacles/Switches	Receptacle is missing	The box is properly covered and electrical connections/wires are NOT exposed.				NOD		Pass	NA	
Common Areas	Receptacles/Switches	Receptacle is missing	The electrical connections/wires ARE exposed.				CA - Missing (Receptacles/Switches) - Lx	Lx	Fail	LT	23
Common Areas	Receptacles/Switches	Switch is missing	The box is properly covered and electrical connections/wires are NOT exposed.				NOD		Pass	NA	
Common Areas	Receptacles/Switches	Switch is missing	The electrical connections/wires ARE exposed.				CA - Missing (Receptacles/Switches) - Lx	Lx	Fail	LT	23
Common Areas	Restroom Items	Restroom Cabinets - Damaged or missing cabinets, shelves, vanity tops, drawers, medicine cabinets, or doors	Damaged or missing cabinets, shelves, vanity tops, drawers, medicine cabinets, or doors. They ARE NOT functioning for storage or their intended purpose.				CA - Damaged/Missing (Restroom Cabinet) - Lx	Lx	Pass	NA	
Common Areas	Restroom Items	Restroom Cabinets - Damaged or missing cabinets, shelves, vanity tops, drawers, medicine cabinets, or doors	Damaged or missing cabinets, shelves, vanity tops, drawers, medicine cabinets, or doors. They ARE still functioning for storage or their intended purpose.				NOD		Pass	NA	
Common Areas	Restroom Items	Restroom Sink	Missing or improper trap				CA - Damaged/Missing (Lavatory Sink) - Lx	Lx	Pass	NA	
Common Areas	Restroom Items	Restroom Sink	The sink itself is missing				CA - Damaged/Missing (Lavatory Sink) - Lx	Lx	Pass	NA	17;18
Common Areas	Restroom Items	Restroom Sink	The sink's hardware is missing or is not functioning				CA - Damaged/Missing (Lavatory Sink) - Lx	Lx	Pass	NA	18
Common Areas	Restroom Items	Restroom Sink	There are cracks or discoloration in the basin	50% or more			CA - Damaged/Missing (Lavatory Sink) - Lx	Lx	Pass	NA	
Common Areas	Restroom Items	Restroom Sink	There are cracks or discoloration in the basin	Less than 50%			NOD		Pass	NA	
Common Areas	Restroom Items	Restroom Sink	There is a leak	There is a leak or drip, but it is contained by the sink basin			CA - Leaking Faucet/Pipes (Plumbing) - Lx	Lx	Pass	NA	01;18
Common Areas	Restroom Items	Restroom Sink	There is a leak	There is a steady leak that is not contained by the sink basin			CA - Leaking Faucet/Pipes (Plumbing) - Lx	Lx	Pass	NA	01;18
Common Areas	Restroom Items	Restroom Sink	There is a problem with the drainage	The basin will drain, but it is slow			CA - Clogged Drains (Plumbing) - Lx	Lx	Pass	NA	
Common Areas	Restroom Items	Restroom Sink	There is a problem with the drainage	The drain is completely clogged, and water will not drain at all			CA - Clogged Drains (Plumbing) - Lx	Lx	Pass	NA	01;17
Common Areas	Restroom Items	Restroom Ventilation/Exhaust System	Exhaust fan does not work or is missing	There IS a window that opens.			NOD		Pass	NA	
Common Areas	Restroom Items	Restroom Ventilation/Exhaust System	Exhaust fan does not work or is missing	There is NOT a window that opens.			CA - Inoperable (Ventilation/Exhaust System) - Lx	Lx	Pass	NA	01
Common Areas	Restroom Items	Restroom Ventilation/Exhaust System	Window will not open	There IS an exhaust fan that works.			NOD		Pass	NA	
Common Areas	Restroom Items	Restroom Ventilation/Exhaust System	Window will not open	There is NOT an exhaust fan that works.			CA - Inoperable (Ventilation/Exhaust System) - Lx	Lx	Pass	NA	01
Common Areas	Restroom Items	Shower or Tub	The hardware is missing or is not functioning				CA - Damaged/Missing (Shower/Tub) - Lx	Lx	Pass	NA	18
Common Areas	Restroom Items	Shower or Tub	The shower or tub itself is missing				CA - Damaged/Missing (Shower/Tub) - Lx	Lx	Pass	NA	17;18

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Common Areas	Restroom Items	Shower or Tub	There are cracks or discoloration in the basin	50% or more			CA - Damaged/Missing (Shower/Tub) - Lx	Lx	Pass	NA	
Common Areas	Restroom Items	Shower or Tub	There are cracks or discoloration in the basin	Less than 50%			NOD		Pass	NA	
Common Areas	Restroom Items	Shower or Tub	There is a leak	There is a leak or drip, but it is contained by the shower or tub basin			CA - Leaking Faucet/Pipes (Plumbing) - Lx	Lx	Pass	NA	01;18
Common Areas	Restroom Items	Shower or Tub	There is a leak	There is a steady leak that is not contained by the shower or tub basin			CA - Leaking Faucet/Pipes (Plumbing) - Lx	Lx	Pass	NA	01;18
Common Areas	Restroom Items	Shower or Tub	There is a problem with the drainage	The basin will drain, but it is slow			CA - Clogged Drains (Plumbing) - Lx	Lx	Pass	NA	
Common Areas	Restroom Items	Shower or Tub	There is a problem with the drainage	The drain is completely clogged, and water will not drain at all			CA - Clogged Drains (Plumbing) - Lx	Lx	Pass	NA	01;17
Common Areas	Restroom Items	Toilet	Inoperable (does not flush)				CA - Damaged/Clogged/Missing (Water Closet/Toilet) - Lx	Lx	Pass	NA	17
Common Areas	Restroom Items	Toilet	Seat, hinge, tank or bowl mounting hardware or cover is missing, damaged or loose, but toilet can still be flushed				CA - Damaged/Clogged/Missing (Water Closet/Toilet) - Lx	Lx	Pass	NA	
Common Areas	Restroom Items	Toilet	The bowl or tank is broken and cannot retain water				CA - Damaged/Clogged/Missing (Water Closet/Toilet) - Lx	Lx	Pass	NA	17
Common Areas	Restroom Items	Toilet	The entire toilet is missing				CA - Damaged/Clogged/Missing (Water Closet/Toilet) - Lx	Lx	Pass	NA	17
Common Areas	Restroom Items	Toilet	The pipe leaks				CA - Leaking Faucet/Pipes (Plumbing) - Lx	Lx	Pass	NA	01
Common Areas	Restroom Items	Toilet	Toilet constantly runs				CA - Leaking Faucet/Pipes (Plumbing) - Lx	Lx	Pass	NA	
Common Areas	Smoke Detector	Inoperable					CA - Missing/Inoperable (Smoke Detector) - Lx	Lx	Fail	LT	06;24
Common Areas	Smoke Detector	Missing					CA - Missing/Inoperable (Smoke Detector) - Lx	Lx	Fail	LT	06;24
Common Areas	Smoke Detector	Unable to test system (Alerts outside agency)	POA has not provided recent documentation (within the previous 12 months) that the system has been tested and functions properly, however a visible component is blocked or unusable (i.e. smoke detector blocked).				CA - Missing/Inoperable (Smoke Detector) - Lx	Lx	Fail	LT	06;24
Common Areas	Smoke Detector	Unable to test system (Alerts outside agency)	POA has provided recent documentation (within the previous 12 months) that the system has been tested and functions properly and all visible components appear to be in place (e.g. smoke detector is not blocked).				NOD		Pass	NA	
Common Areas	Stairs	Guardrails	Guardrails are missing, damaged, loose, or otherwise unusable	Height is 30" or more as measured vertically from floor/grade.			CA - Baluster/Side Railings Damaged (Patio/Porch/Balcony) - Lx	Lx	Fail	NA	20;21;22
Common Areas	Stairs	Guardrails	Guardrails are missing, damaged, loose, or otherwise unusable	Height is less than 30" as measured vertically from floor/grade.			NOD		Pass	NA	20;21;22
Common Areas	Stairs	Hand Railing	Handrail for 4 or MORE risers is missing, damaged, loose, or otherwise unusable				CA - Broken/Missing Hand Railing (Stairs) - Lx	Lx	Fail	NA	20;21;22
Common Areas	Stairs	Hand Railing	Handrail for LESS than 4 risers is missing, damaged, loose, or otherwise unusable				NOD		Pass	NA	20;21;22
Common Areas	Stairs	Stairs/Steps - Broken, damaged or missing					CA - Broken/Damaged/Missing Steps (Stairs) - Lx	Lx	Fail	NLT	21;22
Common Areas	Walls	Buckling, Bulging, Sagging, or Misaligned	Wall failure IS likely.				CA - Bulging/Buckling (Walls) - Lx	Lx	Fail	NLT	29
Common Areas	Walls	Buckling, Bulging, Sagging, or Misaligned	Wall failure is NOT likely.				CA - Bulging/Buckling (Walls) - Lx	Lx	Pass	NA	

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Common Areas	Walls	Crack(s)	Greater than 1/8" wide AND greater than 11" long, but you cannot see through the crack				CA - Damaged (Walls) - Lx	Lx	Pass	NA	07
Common Areas	Walls	Crack(s)	Less than or equal to 1/8" wide OR less than 11" long				NOD		Pass	NA	
Common Areas	Walls	Crack(s)	Regardless of size, you can see through the crack into the adjoining room				CA - Damaged (Walls) - Lx	Lx	Pass	NA	07;29
Common Areas	Walls	Hole(s) - Cumulative per room or area	Between one square inch and up to a sheet of paper, but, you cannot see through the hole				CA - Damaged (Walls) - Lx	Lx	Pass	NA	07
Common Areas	Walls	Hole(s) - Cumulative per room or area	Larger than a sheet of paper, but you cannot see through the hole	ONE wall is affected.			CA - Damaged (Walls) - Lx	Lx	Pass	NA	07
Common Areas	Walls	Hole(s) - Cumulative per room or area	Larger than a sheet of paper, but you cannot see through the hole	TWO OR MORE walls are affected.			CA - Damaged (Walls) - Lx	Lx	Pass	NA	07
Common Areas	Walls	Hole(s) - Cumulative per room or area	Less than one square inch (this includes small holes from hanging pictures, etc.)				NOD		Pass	NA	07
Common Areas	Walls	Hole(s) - Cumulative per room or area	Regardless of size, you can see through the hole into the adjoining room				CA - Damaged (Walls) - Lx	Lx	Pass	NA	07
Common Areas	Walls	Peeling Paint or Needs Paint	Greater than 1 and less than 4 square feet				CA - Peeling/Needs Paint (Walls) - Lx	Lx	Pass	NA	07
Common Areas	Walls	Peeling Paint or Needs Paint	Greater than 4 square feet				CA - Peeling/Needs Paint (Walls) - Lx	Lx	Pass	NA	07
Common Areas	Walls	Peeling Paint or Needs Paint	Less than or equal to 1 square foot				NOD		Pass	NA	07
Common Areas	Walls	Water Stains or Water Damage (for example evidence of water infiltration)	Active Leak				CA - Water Stains/Water Damage (Walls) - Lx	Lx	Pass	NA	01
Common Areas	Walls	Water Stains or Water Damage (for example evidence of water infiltration)	Inactive Leak	Greater than 1 sq. ft.			CA - Water Stains/Water Damage (Walls) - Lx	Lx	Pass	NA	01
Common Areas	Walls	Water Stains or Water Damage (for example evidence of water infiltration)	Inactive Leak	Less than or equal to 1 sq. ft.			CA - Water Stains/Water Damage (Walls) - Lx	Lx	Pass	NA	01
Common Areas	Water Heater	Misaligned chimney/ventilation system on water heater (oil- or gas-fired)					CA - Misaligned Chimney/Ventilation System (Water Heater) - Lx	Lx	Fail	LT	06;09
Common Areas	Water Heater	Pressure relief valve discharge line missing / damaged	Does not extend to within 6" of floor, a floor drain, to an indirect waste receptor, or to the outdoors.				CA - Missing / Damaged Pressure Relief Valve / Discharge Line (Water Heater) - Lx	Lx	Fail	NLT	27
Common Areas	Water Heater	Pressure relief valve discharge line missing / damaged	Improperly installed discharge line.				CA - Missing / Damaged Pressure Relief Valve / Discharge Line (Water Heater) - Lx	Lx	Fail	NLT	27
Common Areas	Water Heater	Pressure relief valve is missing					CA - Missing / Damaged Pressure Relief Valve / Discharge Line (Water Heater) - Lx	Lx	Fail	NLT	27
Common Areas	Windows	Lock/Operability	Window cannot be fully closed or is no longer weather tight.				CA - Inoperable/Not Lockable (Windows) - Lx	Lx	Pass	NLT	02;03
Common Areas	Windows	Lock/Operability	Window cannot be opened or will not stay open (If the window is designed to do so.)	There IS another operable window in the same floor area.			CA - Inoperable/Not Lockable (Windows) - Lx	Lx	Pass	NA	
Common Areas	Windows	Lock/Operability	Window cannot be opened or will not stay open (If the window is designed to do so.)	There is NOT another operable window in the same floor area.			CA - Inoperable/Not Lockable (Windows) - Lx	Lx	Pass	NLT	
Common Areas	Windows	Lock/Operability	Window cannot be secured	Window is accessible from outside (for example, ground level or by means of exterior stairway)			CA - Inoperable/Not Lockable (Windows) - Lx	Lx	Pass	NLT	12
Common Areas	Windows	Lock/Operability	Window cannot be secured	Window is NOT accessible from outside			CA - Inoperable/Not Lockable (Windows) - Lx	Lx	Pass	NA	

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Common Areas	Windows	Pane/Glass	Glass broken or missing				CA- Cracked/Broken/Missing Panes (Windows) - Lx	Lx	Pass	NA	02;03
Common Areas	Windows	Pane/Glass	Glass cracked				CA- Cracked/Broken/Missing Panes (Windows) - Lx	Lx	Pass	NA	
Site	Fencing and Gates	Non-security/safety fence or gate	Fence or gate is damaged but still functions as it should.				NOD		Pass	NA	
Site	Fencing and Gates	Non-security/safety fence or gate	Fence or gate is so damaged that it does not function as it should.				Site - Holes/Missing Sections/Damaged/Falling/Leaning (Interior) (Fencing and Gates) - Lx	Lx	Pass	NA	
Site	Fencing and Gates	Security/safety fence or gate (for example, perimeter security or playground fences)	Fence or gate is damaged or missing and could threaten safety or security.				Site - Holes/Missing Sections/Damaged/Falling/Leaning (Security/Safety) (Fencing and Gates) - Lx	Lx	Fail	NLT	
Site	Fencing and Gates	Security/safety fence or gate (for example, perimeter security or playground fences)	Fence or gate is damaged or missing and it presents no risk to security or safety.				Site - Holes/Missing Sections/Damaged/Falling/Leaning (Security/Safety) (Fencing and Gates) - Lx	Lx	Pass	NA	
Site	Grounds	Erosion/rutting	Advanced erosion makes an area of the grounds unusable				Site - Erosion/Rutting Areas (Grounds) - Lx	Lx	Pass	NLT	20
Site	Grounds	Erosion/rutting	Severe runoff has displaced soil causing current or potential damage to surrounding structures or systems				Site - Erosion/Rutting Areas (Grounds) - Lx	Lx	Pass	NLT	20;29
Site	Grounds	Erosion/rutting	Surface material has collected, leading to a degraded surface that would likely cause water to pool				Site - Erosion/Rutting Areas (Grounds) - Lx	Lx	Pass	NA	20
Site	Grounds	Erosion/rutting	There is a rut or groove	6-8 inches wide by 3-5 inches deep			Site - Erosion/Rutting Areas (Grounds) - Lx	Lx	Pass	NA	20
Site	Grounds	Erosion/rutting	There is a rut or groove	Less than 6 inches wide OR less than 3 inches deep			NOD		Pass	NA	20
Site	Grounds	Erosion/rutting	There is a rut or groove	More than 8 inches wide by 5 inches deep			Site - Erosion/Rutting Areas (Grounds) - Lx	Lx	Pass	NLT	20
Site	Grounds	Overgrown vegetation	Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)	A component, area, or system of the property are visibly damaged or have been made unusable/impassable.			Site - Overgrown/Penetrating Vegetation (Grounds) - Lx	Lx	Pass	NA	
Site	Grounds	Overgrown vegetation	Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.)	The surfaces are NOT damaged as a result.			Site - Overgrown/Penetrating Vegetation (Grounds) - Lx	Lx	Pass	NA	
Site	Grounds	Overgrown vegetation	Vegetation is extensive and dense (it is difficult to see broken glass, holes and other hazards) or obstructs intended path of walkways or roads	The areas are NOT usable/passable.			Site - Overgrown/Penetrating Vegetation (Grounds) - Lx	Lx	Fail	NA	
Site	Grounds	Overgrown vegetation	Vegetation is extensive and dense (it is difficult to see broken glass, holes and other hazards) or obstructs intended path of walkways or roads	The areas ARE still usable/passable.			Site - Overgrown/Penetrating Vegetation (Grounds) - Lx	Lx	Pass	NA	
Site	Grounds	Ponding in non-paved areas	3-5 inches deep and affects the use of at least 100 square feet of the grounds	There IS clear evidence that the ponding is a persistent or long-standing problem (not rained within previous 48 hours).	The grounds ARE generally usable.		Site - Ponding/Site Drainage (Grounds) - Lx	Lx	Pass	NA	20
Site	Grounds	Ponding in non-paved areas	3-5 inches deep and affects the use of at least 100 square feet of the grounds	There is NO clear evidence that the ponding is a persistent or long-standing problem (rained within previous 48 hours).			NOD		Pass	NA	
Site	Grounds	Ponding in non-paved areas	More than 5 inches deep and affects the use of more than 100 square feet of the grounds	There IS clear evidence that the ponding is a persistent or long-standing problem (not rained within previous 48 hours).			Site - Ponding/Site Drainage (Grounds) - Lx	Lx	Pass	NLT	20

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Site	Grounds	Ponding in non-paved areas	More than 5 inches deep and affects the use of more than 100 square feet of the grounds	There is NO clear evidence that the ponding is a persistent or long-standing problem (rained within previous 48 hours).			NOD		Pass	NA	
Site	Grounds	Ponding in non-paved areas	Regardless of depth, more than 20% of grounds are unusable	There IS clear evidence that the ponding is a persistent or long-standing problem (not rained within previous 48 hours).			Site - Ponding/Site Drainage (Grounds) - Lx	Lx	Pass	NLT	20
Site	Grounds	Ponding in non-paved areas	Regardless of depth, more than 20% of grounds are unusable	There is NO clear evidence that the ponding is a persistent or long-standing problem (rained within previous 48 hours).			NOD		Pass	NA	
Site	Lighting	One or more fixtures and/or bulbs are broken or missing.	Fixture is not readily accessible and does not pose a hazard to the resident.				Site - Broken Fixtures/Bulbs (Lighting) - Lx	Lx	Pass	NA	
Site	Lighting	One or more fixtures and/or bulbs are broken or missing.	Fixture is readily accessible and poses a hazard to the resident.				Site - Broken Fixtures/Bulbs (Lighting) - Lx	Lx	Fail	LT	23
Site	Mailboxes and Project Signs	Mailboxes (only U.S. Postal Service resident/unit mailboxes)	Cannot be locked or is so damaged that it does not function properly				Site - Mailbox Missing/Damaged (Mailboxes/Project Signs) - Lx	Lx	Pass	NA	
Site	Mailboxes and Project Signs	Mailboxes (only U.S. Postal Service resident/unit mailboxes)	Minor damage				NOD		Pass	NA	
Site	Mailboxes and Project Signs	Mailboxes (only U.S. Postal Service resident/unit mailboxes)	Missing				Site - Mailbox Missing/Damaged (Mailboxes/Project Signs) - Lx	Lx	Pass	NA	
Site	Mailboxes and Project Signs	Signs	Damaged or vandalized or deteriorated, NOT readable from a reasonable distance (for example, 20 feet)				Site - Signs Damaged (Mailboxes/Project Signs) - Lx	Lx	Pass	NA	
Site	Mailboxes and Project Signs	Signs	Damaged or vandalized or deteriorated, STILL readable from a reasonable distance (for example, 20 feet)				NOD		Pass	NA	
Site	Market Appeal	Excessive Litter					Site - Litter (Market Appeal) - Lx	Lx	Pass	NA	15
Site	Market Appeal	Graffiti	Artwork or mural in accordance with proper authorization				NOD		Pass	NA	
Site	Market Appeal	Graffiti	Graffiti on 1 place that the public can see from 30 feet away				Site - Graffiti (Market Appeal) - Lx	Lx	Pass	NA	
Site	Market Appeal	Graffiti	Graffiti on 2 to 5 places that the public can see from 30 feet away				Site - Graffiti (Market Appeal) - Lx	Lx	Pass	NA	
Site	Market Appeal	Graffiti	Graffiti on 6 or more places that the public can see from 30 feet away				Site - Graffiti (Market Appeal) - Lx	Lx	Pass	NA	
Site	Neighborhood	There are neighborhood conditions that present a potential hazard that does not seriously and continuously endanger the health or safety of the residents					Site - Neighborhood Hazard - Lx	Lx	Pass	NLT	
Site	Neighborhood	There are neighborhood conditions which would seriously and continuously endanger the health or safety of the residents					Site - Neighborhood Hazard - Lx	Lx	Fail	NLT	
Site	Parking Lots / Driveways/Roads	Damaged Paving	Cracks less than 3/4" OR relief joints by design				NOD		Pass	NA	
Site	Parking Lots / Driveways/Roads	Damaged Paving	Cracks, loose materials, potholes, missing sections or hinging/tilting	Affecting an area equal to or less than 10% of the parking area			NOD		Pass	NA	20

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Site	Parking Lots / Driveways/Roads	Damaged Paving	Cracks, loose materials, potholes, missing sections or hinging/tilting	Affecting an area greater than 10% of the parking area			Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - Lx	Lx	Pass	NA	20
Site	Parking Lots / Driveways/Roads	Damaged Paving	Regardless of type of damage, the parking lot/driveway is unusable/impassable	There is a comparable alternative in the area			Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - Lx	Lx	Pass	NA	20
Site	Parking Lots / Driveways/Roads	Damaged Paving	Regardless of type of damage, the parking lot/driveway is unusable/impassable	There is no comparable alternative in the area			Site - Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads) - Lx	Lx	Fail	NA	20
Site	Parking Lots / Driveways/Roads	Ponding in paved areas	3 inches or more of water has accumulated; parking lot or driveway is unusable/impassable affecting more than 5% of parking area.	There IS clear evidence that the ponding is a persistent or long-standing problem (not rained within previous 48 hours).	There is a comparable alternative in the area		Site - Ponding (Parking Lots/Driveways/Roads) - Lx	Lx	Pass	NA	20
Site	Parking Lots / Driveways/Roads	Ponding in paved areas	3 inches or more of water has accumulated; parking lot or driveway is unusable/impassable affecting more than 5% of parking area.	There IS clear evidence that the ponding is a persistent or long-standing problem (not rained within previous 48 hours).	There is no comparable alternative in the area		Site - Ponding (Parking Lots/Driveways/Roads) - Lx	Lx	Fail	NA	20
Site	Parking Lots / Driveways/Roads	Ponding in paved areas	3 inches or more of water has accumulated; parking lot or driveway is unusable/impassable affecting more than 5% of parking area.	There is NO clear evidence that the ponding is a persistent or long-standing problem (rained within previous 48 hours).			NOD		Pass	NA	
Site	Parking Lots / Driveways/Roads	Ponding in paved areas	Less than 3 inches of water has accumulated; still usable/passable affecting more than 5% of parking area.	There IS clear evidence that the ponding is a persistent or long-standing problem (not rained within previous 48 hours).			Site - Ponding (Parking Lots/Driveways/Roads) - Lx	Lx	Pass	NA	20
Site	Parking Lots / Driveways/Roads	Ponding in paved areas	Less than 3 inches of water has accumulated; still usable/passable affecting more than 5% of parking area.	There is NO clear evidence that the ponding is a persistent or long-standing problem (rained within previous 48 hours).			NOD		Pass	NA	
Site	Pedestrian/Wheelchair Ramp	Deteriorated or damaged - It CAN still be used by people on foot, in wheelchairs, or using walkers.					Site - Pedestrian/Wheelchair Ramp - Lx	Lx	Pass	NA	
Site	Pedestrian/Wheelchair Ramp	It CANNOT be used by people on foot, in wheelchairs, or using walkers.	Damaged and no longer functions as designed.				Site - Pedestrian/Wheelchair Ramp - Lx	Lx	Fail	NA	20
Site	Pedestrian/Wheelchair Ramp	It CANNOT be used by people on foot, in wheelchairs, or using walkers.	Guard rail missing or damaged greater than 30" as measured vertically from floor/grade.				Site - Pedestrian/Wheelchair Ramp - Lx	Lx	Fail	NA	20;22
Site	Play Areas and Equipment	Play equipment (including benches) is broken, damaged, or inoperable	20-50% of play equipment affected				Site - Damaged/Broken Equipment (Play Areas and Equipment) - Lx	Lx	Pass	NA	
Site	Play Areas and Equipment	Play equipment (including benches) is broken, damaged, or inoperable	Less than 20% of play equipment affected				NOD		Pass	NA	
Site	Play Areas and Equipment	Play equipment (including benches) is broken, damaged, or inoperable	More than 50% of play equipment affected				Site - Damaged/Broken Equipment (Play Areas and Equipment) - Lx	Lx	Pass	NA	
Site	Play Areas and Equipment	Play surface is deteriorated	20-50% of surface deteriorated				Site - Deteriorated Play Area Surface (Play Areas and Equipment) - Lx	Lx	Pass	NA	22
Site	Play Areas and Equipment	Play surface is deteriorated	Less than 20% of surface deteriorated				NOD		Pass	NA	22
Site	Play Areas and Equipment	Play surface is deteriorated	More than 50% of surface deteriorated				Site - Deteriorated Play Area Surface (Play Areas and Equipment) - Lx	Lx	Pass	NA	22

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Site	Refuse Disposal	Refuse area is too small for the amount of trash it is holding					Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) - Lx	Lx	Fail	NA	15
Site	Refuse Disposal	Refuse area wall/gate has collapsed	At risk of further collapse				Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) - Lx	Lx	Fail	NA	29
Site	Refuse Disposal	Refuse area wall/gate has collapsed	Not at risk of further collapse				Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) - Lx	Lx	Pass	NA	
Site	Refuse Disposal	Refuse area wall/gate is damaged or leaning (risk of collapsing)					Site - Broken/Damaged Enclosure-Inadequate Outside Storage Space (Refuse Disposal) - Lx	Lx	Fail	NLT	29
Site	Retaining Walls	Has failed					Site - Damaged/Falling/Leaning (Retaining Walls) - Lx	Lx	Pass	NLT	
Site	Retaining Walls	Signs of deterioration (for example, falling or leaning), but still functions					Site - Damaged/Falling/Leaning (Retaining Walls) - Lx	Lx	Pass	NA	29
Site	Storm Drainage	Storm drainage is COMPLETELY blocked or a large segment of the system has failed (causing backups into adjacent areas or runoffs into unintended areas)					Site - Damaged/Obstructed (Storm Drainage) - Lx	Lx	Pass	NA	20
Site	Storm Drainage	Storm drainage is PARTIALLY blocked; some backup into adjacent areas					Site - Damaged/Obstructed (Storm Drainage) - Lx	Lx	Pass	NA	20
Site	Walkways and Steps	Cracks, Missing Sections, Settlement, or Heaving (includes concrete porches and entry stoops)	Affecting less than or equal to 5% of walkways				NOD		Pass	NA	20;21
Site	Walkways and Steps	Cracks, Missing Sections, Settlement, or Heaving (includes concrete porches and entry stoops)	Affecting more than 5% of walkways				Site - Cracks/Settlement/Heaving (Walkways/Steps) - Lx	Lx	Pass	NA	20;21
Site	Walkways and Steps	Guardrails	Guardrails are missing, damaged, loose, or otherwise unusable	Height is 30" or more as measured vertically from floor/grade.			Site - Broken/Missing Hand Railing (Stairs) - Lx	Lx	Fail	NA	21;22
Site	Walkways and Steps	Guardrails	Guardrails are missing, damaged, loose, or otherwise unusable	Height is less than 30" as measured vertically from floor/grade.			NOD		Pass	NA	21;22
Site	Walkways and Steps	Hand Railing	Handrail for 4 or MORE risers is missing, damaged, loose, or otherwise unusable				Site - Broken/Missing Hand Railing (Stairs) - Lx	Lx	Fail	NA	21;22
Site	Walkways and Steps	Hand Railing	Handrail for LESS than 4 risers is missing, damaged, loose, or otherwise unusable				NOD		Pass	NA	21;22
Site	Walkways and Steps	Stairs/Steps - Broken, damaged or missing					Site - Broken/Damaged/Missing Steps (Stairs) - Lx	Lx	Fail	NLT	21;22