

EXAMPLE TABLE

| Inspectable Item | Advisory (Discretionary, Repair) | Moderate Health/Safety (30 Day Repair) | Severe Health/Safety (30 Day Repair) |
|--|----------------------------------|--|---|
| Dryer Vent | Missing or damaged cover noted | | Vent cover is blocked or clogged |
| Electrical Enclosures exterior disconnects, junction or timer boxes, etc | | Service/breaker panel is blocked or difficult to access | Foreign (unlisted) material used for repair |
| | | | Damaged Breakers/fuses |
| Electrical Outlets & Switches GFCI | | | Outlet/switch is broken, cracked- no longer safe |

| Color Key for HUD Required Correction Timeframes |
|---|
| No defect found |
| No color/White Passing defect, repair not required |
| Failing Defect requiring repair in 30 days |
| Denotes a "Life Threatening" issue requiring a 24 hour repair |

OUTSIDE DEFICIENCIES

| Inspectable Item | | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|------------------|---|---|--|--|
| Appeal | Litter | 10 small items (food wrapper, paper, etc.) noted within 100 sf area | | |
| | Garage | Any large item discarded incorrectly (furniture, etc) | Any size penetrating hole noted | |
| Doors | Doors | | Door won't open, stay open or close correctly (includes auto opener, if installed) | |
| | General | Does not include "Entry" or "Fire" doors | Hardware or surface damaged, inoperable or missing that impacts function | |
| Electrical | Enclosures boxes, etc | External disconnects, junction or timer | Service/break panel is blocked or difficult to access | Water intrusion, rust or foreign substance over components |
| | Outlets/Switches & GFCI (See GFCI requirements on spreadsheet) | | | Damaged Breakers foreign material (non-UL listed materials) used for repair GFCI/AFCI inoperable GFCI missing where Ungrounded or incorrect wiring noted Outlet not energized Outlet/switch broken- no longer safe |
| Electrical | Electrical Wires or Conductors Does not include low voltage Unshielded wires including damaged conduit and sheathing | | | Missing cover Missing knockout Open breaker port >1/2" gap noted Exposed wire nuts Unspliced wires noted (damaged covering) Chimney/flue or firebox damaged/unsafe |
| | Chimney Fireplace or wood-burning stove | | | Structural failure noted (leaning, etc.) Obscured from view (beets, plants, etc.) Not securely attached Missing where evidence of previous install No illumination (either internal or adjacent) Test button inop |
| Electrical | Exit Signs Test battery for 30 seconds (if applicable) Signs should remain lit for 90 minutes in case of power loss | | | |

Color Key for HUD Required Correction Timeframes

| | |
|--|---|
| | No defect found |
| | Passing defect, repair not required |
| | Failing Defect requiring repair in 30 days |
| | Denotes a "Life Threatening" issue requiring a 24 hour repair |

OUTSIDE DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair | |
|------------------|--|--|---|---|
| | | | | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
| Fire Safety | Fire Escapes | | Stairs, ladder, platform or handrails are damaged/missing | |
| | Fire Extinguisher | | Underover charged Missing with evidence of prior installation Rechargeable - Missing or expired tag Damage impacting Disposable; Extinguisher > 12 years old | |
| Fire Safety | Flammable & Combustible Items Gasoline, etc. near open flame or heat source, etc | | Flammable/combustible item within 3 feet of ignition source (furnace, heater, etc) | |
| | Sprinkler Assembly Foreign material citable if covering 75% of the assembly or bulb (includes heavy dust, paint, etc.) Corrosion issue does not include escutcheon | | Obstructions places within 18" of head Significant paint/foreign material noted on 75% of assembly Escutcheon/concealed cover plate missing Assembly damaged or corroded | |
| General Safety | Guardrails Required for elevated heights of 30 inches or more - rails must be at least 30 inches tall | | Guardrail is missing where required Incorrect height Missing or loose components impacting | |
| | Infestation Empty traps are not citable | Evidence of rats (droppings, burrows, chewed holes, etc.) | | |
| General Safety | Sharp Edges Only recordable if in normal path of travel | | Sharp edge noted (likely to require professional medical treatment) | |
| | Lead-based Paint Properties constructed pre-1978, all structures are assumed pre-1978 | <20 sf of deterioration (chipping, cracking, chalking, etc.) | >20 sf of deterioration (chipping, cracking, chalking, etc.) | |
| Roofing Area | Guttering etc Component=downspout, splashblock, | Debris limiting the drain or gutter Gutter component missing or not securely attached Gutter component damaged and impacting function 25 sf of ponding noted Damage/missing roofing exposing substrate | | |
| | Roofing Material | | | |

OUTSIDE DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fall - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|--|---|--|---|
| Soffit/Fascia Missing vents are 'penetrating holes' | | Penetrating holes noted in soffit, fascia, or roof deck | |
| Address & Signage | | Damage causing instability Address signage near entrance is broken, blocked, or illegible Building ID signs are blocked, broken, or illegible | |
| Dryer Vent | Missing or damaged cover noted | | Vents blocked/clogged (lint, nest, etc.) |
| Erosion Under Structures walks, retaining, walls, etc | Erosion causing footer or support exposure or erosion >2ft away and depth of erosion > than distance to structure | | |
| Fences Security utilities etc Provides protection from heights, pools, Section=area between 2 consecutive posts | | Hole(s) effecting 20% of single section Gate latch/lock inoperable Failing post(s) allowing for lean or instability | |
| Foundation | | Damaged/missing vent Crack > 1/4" x 12" Exposed rebar noted Spalling/flaking noted - 12" x 12" x 3/4" deep Rot/damage noted to post, girder, etc | Possible structural concern noted |
| Retaining Walls include planters Minimum of 24" tall and doesn't | | Leaning from fill side or portion collapsed | |
| Structural Defects beams, etc Walls, rods, columns, foundations, | | | Any structural member appearing in danger of collapse/failure |
| Wall Coverings Structural failure evident by out of plumb doors, large cracks, etc. | | > 1 sq ft material missing Any size hole penetrating to interior Covering is not 'functionally adequate' Structural failure | |
| Leaks and Wastewater | Leak noted at hose bib, irrigation or fire suppression system | 10 sq ft of peeling paint on single wall (post-1978) Sewer cleanout cover missing or damaged (includes riser) | Evidence of gas, propane, oil leak Sewage backed up |

Structures

OUTSIDE DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 24 Hour Repair | |
|-------------------|---------------------|---|---|--|
| Utilities | Lighting | | Missing with evidence of previous installation Damaged and impacts function Not securely attached or pole is unstable Provided grate/cover no longer secure or missing | |
| | Site Drainage | Evidence of clogged drains (culvert, swale, ditch, etc.) | | |
| Walks and Parking | Water Heater | | | |
| | Handrails | Two rails required for ramps | Handrail loose Missing with evidence of previous installation Incorrect installation | |
| | Parking Lot | Only includes owned lots | At least 1 pothole 4" deep and 1sf diameter >3" of ponding covering > or equal to 5% of parking | |
| | Roads/Drive | Only includes owned road | At least 1 pothole 4" deep and 1sf diameter | |
| | Walks and Ramps | Watch for vegetation "blocking" walks | Blockage creating a lack of clear travel Not functional (severely damaged) | |
| | Stairs and Steps | | Missing tread Loose/unlevel tread Nosing damage > 1" deep or 4" wide Stringer damaged (rot, severe cracks, etc.) | |
| | Trip Hazard | Abrupt change in normal path of travel - do not consider engineered designs defective | 3/4 inch vertical deviation 2-inch horizontal separation | Access to property is blocked/impassable |

INSIDE DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|---|--|---|---|
| Bath Ventilation <small>Passive</small> Either mechanical or | | Inop or missing and no window present Missing or damaged vent cover Obstruction noted | |
| Cabinets | | 50% of cabinets or components missing/damaged/inop | |
| Countertops Kitchen only | | No food prep area > or equal to 10% of top has exposed substrate | |
| Dryer Vent Includes both gas and electric dryers Properly fitted "trap box" allowed on electrical dryers | | | NOT RE-INSPECTED VENT MISSING, REPAIR NEEDED OR DAMAGED IMPROPER VENT LINES (GIBB, SINK, STAIRS, ETC.) KINK RESISTS 4/24 |
| Grab Bars Bathroom only | | Slightly loose | |
| Refrigerator | | Not cooling adequately Seal sagging, torn with exposed magnet or detached impacting function Component damaged or missing (handle, drawers, etc.) impacting function Missing | Missing-24 hr |
| Kitchen Ventilation Does not include self-circulating fans | | Filter missing or damaged Vent is inoperable or part or fully blocked Exhaust duct not securely attached or missing 1 burner or more (or oven) not producing heat | Missing-24 hr |
| Range/Oven POA can reignite pilot if microwave is primary cook source and damaged or inop this is a severe defect | Component missing (knob, grate, oven seat, etc.) | | |
| Shower/Tub & Hardware If unit has multiple tubs or showers, "Severe" H&S defects change or "Moderate" | Component (stopper, curtain, etc.) damaged or missing and does NOT impact function <50% discoloration | Component (diverter, head, handle, door, etc.) damaged and impacts function > or equal to 50% discoloration Shower or tub can't be used in private | Tub/shower is inoperable Drain fully clogged |
| Sink "by design" Stopper not required if | Missing or inoperable stopper Leak outside of basin (around handles) | Missing or inoperable handles Won't hold water (sink damaged) Drain Clogged Pulled away from wall | |

Color Key for HUD Required Correction Timeframe

| | |
|--|---|
| | No defect found |
| | Passing defect, repair not required |
| | Falling Defect requiring repair in 30 days |
| | Denotes a "Life Threatening" issue requiring a 24 hour repair |

INSIDE DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair | |
|------------------|---|---|--|--|
| Doors | Toilet If multiple toilets installed, "Severe" H&S defects change to "Moderate" | Tank lid or other component damaged or missing that do not impact function | Base is not secure Seat or flush handle is broken, loose, or missing - impacts function Toilet can't be used in private Penetrating hole Doors won't open, stay open, close, etc. Passage door won't open | |
| | Garage | | | |
| | General "Fire" and "Entry" Includes all doors except fire rated tag Includes hardware/surface | Inoperable/missing or damage compromises privacy | | |
| | Fire Rated Includes only doors with fire rated tag Repairs to fire doors must include manufacturer's documentation | | | Hardware inop/missing or door won't latch or open Self-closure inop Any size hole noted Assembly damaged (glass, frame, etc.) Door propped open Seal damaged/missing Missing fire door |
| Electrical | Entry Includes non-fire rated entry doors Entry door repairs must be made with "equivalent" material If seal is defective on door from unit to other interior space (like high rise unit doors), the defect is "Low" | Secondary latch/lock or other non-impacting issues (deadbolt, strike plate, etc.) Door glass damaged (cracked, fogged, etc.) | > or equal to 1/4" crack or hole penetrating through door or frame Self-closing hardware or lock missing/inop Delamination >2" Seal miss/damaged with > or equal to 1/4" gap or evidence of moisture penetration Frame/trim damaged impacting function | |
| | Enclosures "Foreign material" is material that isn't UL Listed | | Water intrusion, rust, or foreign substance over breakers/fuse Damaged breakers Foreign material used in repair | |
| | Outlets/Switches & GFCI/AFCI See addition info page for outlet/GFCI requirement An ungrounded 3-prong outlet that is GFCI protected is not a defect | | GFCI/AFCI inop GFCI missing Ungrounded/incorrectly wired outlet Outlet not energized Outlet switch is broken/wired improper Missing cover Missing breaker post > 1/2" gap noted Exposed wire nuts Unshielded wires (niles damaged covering) Water in contact with conductors | |

Color Key for HUD Required Correction Timeframe

INSIDE DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|--|---------------------------|--|---|
| Floor Drain | | Standing water in contact with existing drain | |
| HVAC Heat source must be self-vented designed for interior use and be permanently installed | Cooling system inoperable | Between April 1 and Sept 30, heat inoperable | Between Oct 1 & March 31, heat inoperable Heat working but can't maintain 68 degrees Flue is missing or restricted/holes Combustion chamber cover missing Gas shut off valve damaged/missing Unvented fuel burning heater Evidence of gas, propane/ oil leak at man, appliance, etc. |
| Leaks and Wastewater Infrared cameras and moisture meters can be utilized | | Plumbing leaks noted into unintended areas (includes sprinklers) Environmental water intrusion Cleanout cover damaged or missing | Sewage leak Sewage backed up |
| Light Fixtures POA with change bulbs if needed | | Fixture inoperable Permanent fixture not present in bath and kitchen Fixture not securely mounted | |
| Water Heater Discharges piped through walls are not subject to the 2-ft from floor/pan requirement Drip pans are not required See additional info tab for listing of approved TPR piping | | TPR discharge pipe is less than 2" or more than 6" from floor or top of waste receptor/floor | TPR valve leaking TPR discharge pipe is incorrect material TPR valve blocked- cannot fully actuate TPR discharge pipe has upward slope or is damage or capped No hot water noted Flue restriction/blockage Gas shut off valve damaged/missing Missing detector Detector obstructed (paint, tape, etc.) Detector inoperable Missing or installed inoperable Detector obstructed (paint, tape, etc.) Chimney/flue in box, no longer safe Obscured from view (decor, plants, etc.) N/A. Securely attached Missing where evidence of previous install No illumination (either internal or external) Test button w/ app |
| Carbon Monoxide Detector See additional info tab on required locations | | | |
| Smoke Detector See additional info tab on proper locations | | | |
| Chimney | | | |
| Exit Signs Test battery for 30 seconds (if applicable) Signs should remain lit for 90 minutes in case of power loss | | | |

Utilities

INSIDE DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair | |
|--|--|--|--|--|
| Fire Safety | Egress Not allowed: double cylinder deadbolts on exit doors | | Egress path from room or building is limited or blocked | |
| | Fire Extinguisher Not required, but if present and owned by property will be inspected | | Undercharged Missing with evidence of prior installation Rechargeable (Missing or expired tag) Damage impacting function Disposable: Extinguishers > 12 years old | |
| | Flammable & Combustible Items Heat source: = wall heaters, fuel-burning water heaters, etc | | Flammable/combustible items within 3 feet of heat Petroleum product (gas, propane, etc.) | |
| | Sprinkler Assembly "Foreign material" damage if covering 75% of the assembly or bulb (includes heavy dust, paint, etc.) Corrosion Issue does not include esutcheon | | Obstructions placed within 18" of head Significant parallel foreign material noted on 75% of assembly Escutcheon concealed cover plate missing Assembly damaged or corroded | |
| General Safety | Auxiliary Lights Call-For-Aid Wireless systems not inspected | | Missing or inoperable Sound/light inoperable or indicates wrong room Pull cord missing or > 6" from user System(s) blocked Equivalent is missing where required Equivalent too short Missing/corose impacting function | |
| | Guardrails Required for elevated heights of 30 inches or more | | | |
| | Handrails Two rails required See additional info page for more | Handrail is missing where needed <i>without</i> evidence of previous installation | Handrail loose Missing <i>with</i> evidence of previous install Incorrect installation | |
| | Infestation Evidence droppings, eggs, etc. but empty traps are not citable | Evidence of roaches Evidence of bedbugs Evidence of mice/rats Evidence of other pests (ants, bees, etc.) | Extensive infestation (1 live rat seen within building) | |
| Lead-based Paint Properties constructed pre-1978, all structures are assumed pre-1978 Large Surfaces are walls, doors, ceilings Small Surfaces are trim, etc. | Large surfaces: < or equal to 2 sqft of paint deteriorating - per room Small surfaces: < or equal to 10% deterioration - per room | Large surfaces: > or equal to 2 sqft of paint deteriorating - per room Small surfaces: > or equal to 10% deterioration - per room | | |

INSIDE DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|--|--|--|--|
| | | | |
| Mold-like Substances | Elevated moisture levels noted >4 sq inches noted | > 1 sq foot noted | >8 sq feet of "mold" |
| Sharp Edges | | | Sharp edge noted (likely require professional medical treatment) |
| Trip Hazard <small>Abrupt change in normal path of travel- do not consider engineered designs defective</small> | | 3/4 inch vertical deviation 2-inch horizontal separation | |
| Ceilings <small>Includes ceiling tiles</small> | | Unstable surface noted (deflection, etc.) Hole noted (> or equal to 2" diameter) | |
| Walls | | > 2" hole or cumulative holes in one wall >6"x8" Any size hole penetrating into adjoining space Detached covering | |
| Floor Covering & Finish | | > or equal to 10% of flooring missing - exposing substrate > or equal to 10% of flooring not attached to subfloor Floor structure sloped, rotted (not functionally adequate) | |
| Foundation (Basement) | | Evidence of water penetration Crack > or equal to 1/4" x 12" Exposed rebar noted Spalling/flaking noted- 12" x 12" x 3/4" deep Rot/damage noted to post, girder, etc. | Possible structural concern noted |
| Stairs and steps | | Missing tread Loose or unlevel tread Nosing damage >1" deep or 4" wide Stringer damaged (rot, severe cracks, etc.) | |
| Elevator <small>If multiple elevators are present, ALL must operate</small> | | Inoperable Door does not fully open on each floor > 3/4" height difference between cab and floor Safety reverse inoperable Emergency call systems (if equipped) inoperable Certificate expired or unavailable | |
| Litter | 10 small items (food wrapper, paper, etc.) noted within 100sf area Any large item discarded incorrectly (furniture, etc.) | | |

Color Key for HUD Required Correction Timeframe

INSIDE DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|--|------------------------|---|---|
| Structural Defects ceilings, beams, columns, etc. | | | Any structural member appearing in danger of collapse failure |
| Trash Chute | | Self-closure or latch inoperable | |
| Window Must be operable lock prior to defect are allowed (if attached to window/frame) - sticks are not suitable primary locks | | Trash in chute Screen with 1" or larger damage or missing Pane/sash is missing or damaged (cracks, weatherstrip, etc.) Lock inoperable Will not open or stay open No window within sleeping area | Window will not close |

UNIT DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|---|--|---|--|
| | | | |
| Bath Ventilation Either mechanical or passive | | Inop or missing and no window present Missing or damaged vent cover Obstruction noted | |
| Cabinets | | 50% of cabinets or components missing/damaged/inop No food prep area > or equal to 10% of top has exposed substrate | |
| Countertops Kitchen only | | | |
| Dryer Vent Includes both gas and electric dryers Properly fitted "trap box" allowed on electrical dryers | | | Non-metal duct utilized Vent missing, repaired, or damaged Improvised vent filler (cloth, sock, stocking, etc.) Kink restricts flow |
| Grab Bars Bathroom only | | Slightly loose | |
| Refrigerator | | Not cooling adequately Seal sagging, torn with exposed magnet or detached impacting function Component damaged or missing (handle, drawers, etc.) impacting function Missing | |
| Kitchen Ventilation Does not include self-circulating fans | | Filter missing or damaged Vent is inoperable or part or/fully blocked Exhaust duct not securely attached or missing | |
| Range/Oven POA can re-light pilot If microwave is primary cook source and damaged or inop, this is a severe defect | Component missing (knob, grate, oven seal, etc.) | 1 burner or more not producing heat | 100% of burners/oven not producing heat Appliance missing |
| Shower/Tub & Hardware If unit has multiple tubs or showers, "Severe" H & S defects change to "Moderate" | Component (stopper, curtain, etc.) damaged or missing and does NOT impact function <50% discoloration | Component (diverter, head, handle, door, etc.) damaged and impacts function > or equal to 50% discoloration Shower or tub can't be used in private | Tub/shower is inoperable Drain fully clogged |

Bathroom | Kitchen | Laundry

| | |
|--|-------------------------------------|
| Color Key for HUD Required Correction Timeframes | |
| No defect found | |
| No color/White | Passing defect, repair not required |
| Failing Defect | requiring repair in 30 days |
| Denotes a "Life Threatening" issue | requiring a 24 hour repair |

UNIT DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 24 Hour Repair |
|--|---|--|--|
| Sink Stopper not re-tightened if "by design" | Missing or inoperable stopper | Missing or inoperable Won't hold water (sink damaged) | |
| | Leak outside of basin (around handles) | Drain clogged Pulled away from wall | |
| Toilet If multiple toilets installed, "Severe" defects change to "Moderate" | Tank lid or other component damaged or missing that does not impact function | Base is not secure Seat or flush handle is broken, loose, or missing - impacts function | TOILET MISSING Doesn't flush, fill, or continues to run |
| | | Toilet can't be used in private | |
| Garage | | Penetrating hole Door won't open, stay open, close, etc. | |
| General Includes all doors except "Fire" and "Entry" includes: | Inoperable/missing or damage compromises privacy | Passage door won't open | |
| Fire Rated Includes only doors with fire rated tag Repairs to fire doors must include manufacturer's documentation | | | Hardware inop/missing or door won't latch Self-closure inop Any size hole noted Assembly damaged (glass, frame, etc.) Door propped open Seal damaged/miss |
| Entry Includes non-fire rated entry doors Entry door repairs must be made with "equivalent" material If seal is defective on door from unit to either interior space (like high rise unit doors), the defect is "Low" | Secondary latch/lock or other non-impacting issues (deadbolt, strike plate, etc.) | > or equal to 1/4" crack or hole penetrating through door or frame Self-closing hardware missing/inoperable Delamination >2" | Missing fire door Inoperable locking (unable to secure) |
| | Door glass damaged (cracked, fogged, etc.) | Seal miss/damaged with > or equal to 1/4" gap or evidence of moisture penetration Frame/trim damaged impacting function | Door missing Door won't close (hits frame) |
| Enclosures "Foreign material" is material that isn't UL Listed | | Service/breaker panel is blocked or difficult to access | Water intrusion, rust, or foreign substance over breakers/fuse DANGER BREAKERS Foreign material used in repair |
| Outlets/Switches & GFCI/AFCI See additional tab for outlet/GFCI requirement An ungrounded 3-prong outlet that is GFCI protected is not a defect | | | GFCI/AFCI inop GFCI missing |
| | | | Ungrounded/incorrectly wired outlet Outlet not energized Outlet switch is broken - no safety safe |

Doors

Electrical

Color Key for HUD Required Correction Timeframes
No defect found

UNIT DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|--|---------------------|--|--|
| Wires & Conductors Does not include low voltage Unspliced wires including damaged conduit and sheathing or missing smoke detectors | | | Missing cover Missing knockout Open breaker port 1/2" gap noted Exposed wire pulls (dangle/bulge covering) Water in contact with conductors |
| Floor Drain | | Standing water in contact with existing drain | |
| HVAC Heat source must be self-fueled designed for interior use and be permanently installed | | Between April 1 & Sept 30, heat inop | BETWEEN Oct 1 and Mar 31, heat inop Heat working but can't maintain 65 degrees Flue is misaligned or restricted/boles Combustion chamber cover missing Gas shut off valve damaged/missing Unvented fuel burning |
| Leaks and Wastewater Infrared cameras and moisture meters can be utilized | | Cooling system inoperable | Flue is misaligned or restricted/boles Combustion chamber cover missing Gas shut off valve damaged/missing Unvented fuel burning |
| Light Fixtures POA can change bulbs if needed | | Plumbing leaks noted into unintended areas (includes sprinklers) Environmental water Cleanout cover damaged or missing | Evidence of gas, propane leak at trim, appliance, etc |
| Minimum Electrical and Lighting Does not include hallways, closets, full, laundry, etc | | Fixture inoperable Permanent fixture not present in bath and kitchen Fixture not securely mounted | Sewage leak 24 hr Sewage backed up 24 hr |
| Water Heater Discharges piped through wall are not subject to the 2-6" from floor/pan requirement Drip pans are not required See additional information tab for listing of approved TPR piping | | Each inhabitable room (living, bed, kitchen) must have 2 outlets or 1 outlet and 1 light TPR discharge pipe is less than 2" or more than 6" from floor or top of waste receptor/floor | TPR valve leaking TPR discharge pipe is incorrect material TPR valve blocked - cannot fully actuate TPR discharge pipe has upward slope or is damaged or capped No hot water noted |
| Carbon Monoxide Detector | | | Flue missing/tested Gas shut off valve damaged/missing Missing detector Detector obstructed (paint, tape, etc.) Detector inoperable |

Utilities

Color Key for HUD Required Correction Timeframes
No defect found

UNIT DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 21 Hour Repair |
|--|--|---|--|
| | | | |
| Smoke Detector | | | Missing/not installed Inoperable Detector addressed (paint, tape, etc.) Chimney/Flue/box no longer safe 4th Floor & Above Unit does not have at least one unblocked egress First 3 Floors: Each residential class hallway at least one unblocked egress window - 1st door (stairroom or entry) blocked/wasnt open fully |
| Chimney | | | Underover-charged Missing with evidence of prior installation Rechargeable missing or expired tag Damage impacting function Disposable Extinguisher > 12 years old |
| Fire Extinguisher Not required but if present and owned by property will be inspected | | | Flammable & Combustible Items Heat source-wall heaters, fuel-burning water heaters, etc. |
| Flammable & Combustible Items | | | Flammable/combustible items within 3 feet of heat source Petroleum product (gas propane, etc.) Obscure items placed within 10' of head |
| Sprinkler Assembly "Furniture material" citable if covering 75% of the assembly or bulb includes heavy dust, paint, etc. Corrosion issue does not include cast/steel | | | Significant paint/foreign material noted on 75% of assembly Escutchees/not sealed Cover plate missing Assembly damaged or corroded |
| Call-For-Aid Wireless systems not inspected | | | Sound/light not audible or indicates wiring issue Pull cord missing or 6" from floor Syring/bold blocks |
| Guardrails Required for elevated heights of 30 inches or more | | | Guardrail is missing where required Guardrail too short Missing/loose impacting function |
| Handrails Two rails required for ramps | Handrail is missing where needed without evidence of previous installation | Handrail loose Missing with evidence of previous install Incorrect installation | |

Color Key for HUD Required Correction Timeframes
No defect found

Fire Safety

Color Key for HUD Required Correction Timeframes
 No defect found

UNIT DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|--|---------------------|---|---|
| General Safety | | | |
| Infestation Evidence = droppings, eggs, etc. but empty traps are not viable | | Evidence of roaches Evidence of bedbugs Evidence of mice/rat (ants, bees, etc.) Evidence of other pests (rat seen) | Extensive infestation (1 live roach, bedbug, or mouse seen in 2 rooms) Extensive infestation (1 live rat seen) |
| Lead-based Paint Properties constructed pre-1978, all structures are assumed pre-1978 Large surfaces are walls, doors, ceilings. Smaller surfaces are trim, etc. | | Large surfaces: < or equal to 2sf of paint deteriorating - per room Small surfaces: < or equal to 10% deterioration - per component | Large surfaces: > 2sf of paint deteriorating - per room Small surfaces: > 10% deterioration - per component |
| Mold-Like Substances | | >4 sq inches noted Elevated moisture levels noted | > 1 sq foot of "mold" > 9 sq feet of "mold" |
| Sharp Edges | | | Sharp edge noted (likely require treatment from medical professional) |
| Trip Hazard Abrupt change in normal path of travel, do not consider engineered mechanical ductwork | | 3/4 inch vertical deviation 2-inch horizontal separation | |
| Ceilings Includes ceiling tiles | | Unstable surface noted (deflection, sagging, etc.) Hole noted (> or equal to 2" diameter) >2" hole or cumulative holes of >6"x8" Any size hole penetrating into adjoining space Detached covering | |
| Walls | | | |
| Floor Covering & Finish -10% sq per room | | > or equal to 10% of flooring missing - exposing substrate > or equal to 10% of flooring not attached to subfloor Floor structure sloped, rotted (not functionally adequate) | |
| Foundation (Basement) | | Evidence of water Crack > or equal to 1/4" x 12" Exposed rebar noted Spalling/flaking noted - 12" x 12" x 3/4" deep Rot/damage noted to post, girder, etc. | Possible structural concern noted |
| Stairs and Steps | | Missing tread Loose or unlevel tread Nosing damage >1" deep or 4" wide Stringer damaged (rot, severe cracks, etc.) | |
| Structures and Finishes | | | |

UNIT DEFICIENCIES

| Inspectable Item | Low Pass w/ Comment | Moderate Fail - 30 Day Repair | Severe Fail - 30 Day Repair Fail - 24 Hour Repair |
|--|------------------------|---|---|
| Structural Defects Walls, floors, ceilings, beams, columns, etc. Window Each window needs at least 1 operable lock "Fogging" is not a defect Aftermarket locks are allowed (if attached to window/frame) sticks are not suitable primary locks | | Screen with 1" or larger damage or missing Pane/sash is missing or damaged (cracks, weatherstrip, etc.) Lock inoperable Will not open or stay open No window within sleeping area | Any structural members appearing in danger of collapse/failure Window will not close |

Color Key for HUD Required Correction Timeframes
 No defect found

