Uniform Physical Condition Standards - Comprehensive Listing Inspectable Area: Site

Property ID / Name:	Inspection Date:

Page: of

				Level			
Inspectable Item	Observable Deficiency	NOD	1	2	3	NA	H&S
Fencing and Gates	Damaged/Falling/Leaning						NLT
	Holes						NLT
	Missing Sections						NLT
Grounds	Erosion/Rutting Areas						NLT
	Overgrown/Penetrating Vegetation						
	Ponding/Site Drainage						
Health & Safety	Air Quality - Sewer Odor Detected						NLT
·	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT
	Electrical Hazards - Exposed Wires/Open Panels						LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Flammable Materials - Improperly Stored						NLT
	Garbarge and Debris - Outdoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
	Infestation - Insects						NLT
	Infestation - Rats/Mice/Vermin						NLT
Mailboxes/Project Signs	Mailbox Missing/Damaged						
	Signs Damaged						
Market Appeal	Graffiti						
	Litter						
Parking Lots/Driveways/Roads	Cracks						
	Ponding						
	Potholes/Loose Material						
	Settlement/Heaving						
Play Areas and Equipment	Damaged/Broken Equipment						NLT
	Deteriorated Play Area Surface						
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space						
Retaining Walls	Damaged/Falling/Leaning						NLT
Storm Drainage	Damaged/Obstructed						
Walkways/Steps	Broken/Missing Hand Railing						NLT
	Cracks/Settlement/Heaving	1					
	Spalling	1					

⁻ In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB)

- Only level 3 is applied to independent Health & Safety deficiencies.
- In the H&S column, NLT is a "Non-Life Threatening" Health & Safety concern whereas LT is a "Life Threatening" concern which calls for immediate attention or remedy and will show up on the Exigent Health and Safety Report at the end of an inspection.

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Uniform Physical Condition Standards - Comprehensive Lis	sting Page:	of	
Inspectable Area: <u>Building Exterior</u>			
Property ID / Name:	Inspection Date:		
Building Number:			

				Level			
Inspectable Item	Observable Deficiency	NOD	1	2	3	NA	H&S
Doors	Damaged Frames/Threshold/Lintels/Trim						NLT
	Damaged Hardware/Locks						
	Damaged Surface (Holes/Paint/Rusting/Glass)						
	Damaged/Missing Screen/Storm/Security Door						NLT
	Deteriorated/Missing Caulking/Seals						
	Missing Door						
Fire Escapes	Blocked Egress/Ladders						LT
•	Visibly Missing Components						LT
Foundations	Cracks/Gaps						
	Spalling/Exposed Rebar						
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels						LT
· · · · · · · · · · · · · · · · · · ·	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT
	Emergency Fire Exits - Missing Exit Signs						NLT
	Flammable/Combustible Materials - Improperly Stored						NLT
	Garbage and Debris - Outdoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
	Infestation - Insects						NLT
	Infestation - Rats/Mice/Vermin						NLT
Lighting	Broken Fixtures/Bulbs						
Roofs	Damaged Soffits/Fascia						
	Damaged Vents						
	Damaged/Clogged Drains						
	Damaged/Torn Membrane/Missing Ballast						
	Missing/Damaged Components from Downspout/Gutter						
	Missing/Damaged Shingles						
	Ponding						
Walls	Cracks/Gaps						
	Damaged Chimneys						NLT
	Missing/Damaged Caulking/Mortar						
	Missing Pieces/Holes/Spalling						
	Stained/Peeling/Needs Paint						†
Windows	Broken/Missing/Cracked Panes						NLT
_	Damaged Sills/Frames/Lintels/Trim						
	Damaged/Missing Screens						
	Missing/Deteriorated Caulking/Seals/Glazing Compound						
	Peeling/Needs Paint						
	Security Bars Prevent Egress						LT

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Uniform Physical Condition Standards - Comprehensive Listing	Page: of	
Inspectable Area: <u>Building Systems</u>		
Property ID / Name:	Inspection Date:	

Building Number:						_	
				Level			
Inspectable Item	Observable Deficiency	NOD	1	2	3	NA	H&S
Domestic Water	Leaking Central Water Supply						
	Misaligned Chimney/Ventilation System						LT
	Missing Pressure Relief Valve						NLT
	Rust/Corrosion on Heater Chimney						NLT
	Water Supply Inoperable						NLT
Electrical System	Blocked Access/Improper Storage						NLT
	Burnt Breakers						NLT
	Evidence of Leaks/Corrosion						NLT
	Frayed Wiring						
	Missing Breakers/Fuses						LT
	Missing Covers						LT
Elevators	Not Operable						NLT
Emergency Power	Auxiliary Lighting Inoperable						
,	Run-Up Records/Documentation Not Available						
Fire Protection	Missing Sprinkler Head						NLT
	Missing/Damaged/Expired Extinguishers						LT
Health & Safety	Air Quality - Mold and/or Mildew Observed						NLT
Í	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT
	Air Quality - Sewer Odor Detected						NLT
	Electrical Hazards - Exposed Wires/Open Panels						LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Elevator - Tripping						NLT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT
	Emergency Fire Exits - Missing Exit Signs						NLT
	Flammable Materials - Improperly Stored						NLT
	Garbage and Debris - Indoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
	Infestation - Insects						NLT
	Infestation - Rats/Mice/Vermin						NLT
HVAC	Boiler/Pump Leaks						
	Fuel Supply Leaks						NLT
	General Rust/Corrosion						NLT
	Misaligned Chimney/Ventilation System						LT
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable						
Sanitary System	Broken/Leaking/Clogged Pipes or Drains						NLT

- Only level 3 is applied to independent Health & Safety deficiencies.

Missing Drain/Cleanout/Manhole Covers

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Uniform Physical Condition Standards - Comprehensive Listing Inspectable Area: <u>Common Areas</u>

Property ID / Name:	Inspection Date:	
Building Number:		
	Laval	

Page: ____ of ____

· ·	·				Level				
X Inspectable Item Location	Observable Deficiency	NOD	1	2	3	NA	H&S		
Basement/Garage/Carport	Baluster/Side Railings - Damaged								
Closet/Utility/Mechanical	Cabinets - Missing/Damaged								
Community Room	Call for Aid - Inoperable						NLT		
Day Care	Ceiling - Bulging/Buckling								
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks								
Kitchen	Ceiling - Peeling/Needs Paint								
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew		1	1					
Lobby	Countertops - Missing/Damaged								
Office	Dishwasher/Garbage Disposal - Inoperable			_					
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim			_			NLT		
							INLI		
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks								
Restrooms/Pool Structures	Doors - Damaged Surface (Holes/Paint/Rust/Glass)						 -		
Storage	Doors - Damaged/Missing Screen/Storm/Security Door						NLT		
	Doors - Deteriorated/Missing Seals (Entry Only)								
	Doors - Missing Door								
	Dryer Vent -Missing/Damaged/Inoperable								
	Electrical - Blocked Access to Electrical Panel						NLT		
	Electrical - Burnt Breakers						NLT		
	Electrical - Evidence of Leaks/Corrosion						NLT		
	Electrical - Frayed Wiring								
	Electrical - Missing Breakers						LT		
	Electrical - Missing Covers						LT		
	Floors - Bulging/Buckling								
	Floors - Floor Covering Damaged								
	Floors - Missing Floor/Tiles								
	Floors - Peeling/Needs Paint								
	Floors - Rot/Deteriorated Subfloor								
	Floors - Water Stains/Water Damage/Mold/Mildew								
	GFI - Inoperable						NLT		
	Graffiti								
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged								
	HVAC - General Rust/Corrosion								
	HVAC - Inoperable								
	HVAC - Misaligned Chimney/Ventilation System						LT		
	HVAC - Noisy/Vibrating/Leaking								
	Lavatory Sink - Damaged/Missing						NLT		
	Lighting - Missing/Damaged/Inoperable Fixture								
	Mailbox - Missing/Damaged								
	Outlets/Switches/Cover Plates - Missing/Broken				1		LT		
	Pedestrian/Wheelchair Ramp				-				
	Plumbing - Clogged Drains						NLT		
	Plumbing - Leaking Faucet/Pipes	-			1				
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable	-					NLT		
		-			 				
	Range/Stove - Missing/Damaged/Inoperable	-							
	Refrigerator - Damaged/Inoperable								
	Restroom Cabinet - Damaged/Missing								
	Shower/Tub - Damaged/Missing								
	Sink - Missing/Damaged						NLT		
	Smoke Detector - Missing/Inoperable						L		
	Stairs - Broken/Damaged/Missing Steps						NLT		
	Stairs - Broken/Missing Hand Railing						NLT		
	Ventilation/Exhaust System - Inoperable								
	Walls - Bulging/Buckling								
	Walls - Damaged	1							
	Walls - Damaged/Deteriorated Trim	1		1					
	Walls - Peeling/Needs Paint	1		1					
	Walls - Water Stains/Water Damage/Mold/Mildew	+		1					
	Water Closet/Toilet - Damaged/Clogged/Missing	-		_	 				
					 		NII T		
	Windows - Cracked/Broken/Missing Panes	-					NLT		
	Windows - Damaged Window Sill	_					 –		
	Windows - Inoperable/Not Lockable				<u> </u>		NLT		

	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound			
	Windows - Peeling/Needs Paint			
	Windows - Security Bars Prevent Egress			LT
Health & Safety	Air Quality - Mold and/or Mildew Observed			NLT
	Air Quality - Propane/Natural Gas/Methane Gas Detected			LT
	Air Quality - Sewer Odor Detected			NLT
	Electrical Hazards - Exposed Wires/Open Panels			LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment			LT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable			LT
	Emergency Fire Exits - Missing Exit Signs			NLT
	Flammable/Combustible Materials - Improperly Stored			NLT
	Garbage and Debris - Indoors			NLT
	Garbage and Debris - Outdoors			NLT
	Hazards - Other			NLT
	Hazards - Sharp Edges			NLT
	Hazards - Tripping			NLT
	Infestation - Insects			NLT
	Infestation - Rats/Mice/Vermin			NLT
Pools and Related Structures	Fencing - Damaged/Not Intact			
	Pool - Not Operational			
Trash Collection Areas	Chutes - Damaged/Missing Components			

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Jniform Physical Condition Standards - Comprehensive Listing	Page:	0
nspectable Area: Unit		

Property ID / Name:	Inspection Date:	
Building/Unit Nmbr:		

Bathroom Lavatory: Plumbing Plumbing Shower/T Ventilation Water Clo Call-for-Aid Inoperabl Ceiling Bulging/B Holes/Mis Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Damaged Damaged Damaged Floors Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing D Missing C Floors Bulging/B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Air Air Air Quality Air Quality Air Quality Air	Deficiency Cabinets - Damaged/Missing Sink - Damaged/Missing - Clogged Drains - Leaking Faucet/Pipes ub - Damaged/Missing	NOD	1	2	3	NA	H&S
Lavatory Selumbing Plumbing Plumbing Shower/T Ventilation Water Clot Call-for-Aid Inoperable Ceiling Bulging/B Holes/Mis Peeling/N Water Stat Doors Damaged Damaged Damaged Damaged Damaged Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Stat Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergenc	Sink - Damaged/Missing - Clogged Drains - Leaking Faucet/Pipes ub - Damaged/Missing						
Plumbing Plumbing Shower/T Ventilation Water Clo Call-for-Aid Inoperable Ceiling Bulging/B Holes/Mis Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Damaged Damaged Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Energence Emergence E	- Clogged Drains - Leaking Faucet/Pipes ub - Damaged/Missing						
Plumbing Shower/T Ventilation Water Clo Call-for-Aid Inoperable Ceiling Bulging/B Holes/Mis Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Damaged Damaged Damaged Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Energence Emergence Energence Emergence Em	- Leaking Faucet/Pipes ub - Damaged/Missing						NLT
Shower/T Ventilation Water Clo Call-for-Aid Inoperable Ceiling Bulging/B Holes/Mis Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Damaged Damaged Damaged Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Air Quality Air Quality Air	ub - Damaged/Missing						NLT
Ventilation Water Clo Call-for-Aid Inoperable Ceiling Bulging/B Holes/Mis Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Air Quality Electrical Electrical Energence Emergence Emergence Flammab Garbage S Garbage Garbage Hazards -							NLT
Water Clo Call-for-Aid Inoperable Ceiling Bulging/B Holes/Mis Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Energence Emergence Emergence Flammab Garbage s Garbage s Hazards -							NLT
Call-for-Aid Ceiling Bulging/B Holes/Mis Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazard	n/Exhaust System - Inoperable						
Ceiling Bulging/B Holes/Mis Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Garbage Hazards - Hazar	set/Toilet - Damaged/Clogged/Missing						NLT
Holes/Mis Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Air Quality Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Ha	9						NLT
Peeling/N Water Sta Doors Damaged Damaged Damaged Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage a Garbage a Garbage a Hazards - Hazards							
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Doors Damaged Damaged Damaged Damaged Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing D Missing C Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Energence Emergence Flammab Garbage Garbage Hazards - Hazards	eeds Paint						
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Damaged Damaged Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards	Hardware/Locks						
Damaged Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Electrical Emergence Emergence Flammab Garbage S Garbage Hazards - Hazards	/Missing Screen/Storm/Security Door						NLT
Deteriorat Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Energence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Hazards - Infestation	Surface - Holes/Paint/Rusting/Glass	+					
Missing D Electrical System Blocked A Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Energence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Hazards - Hazards - Infestation	ted/Missing Seals (Entry Only)						
Electrical System Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Hazards - Infestation							NLT
Burnt Bre Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Hazards - Infestation	Access to Electrical Panel						NLT
Evidence Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Infestation							NLT
Frayed W GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage S Garbage Hazards - Hazards - Hazards - Infestation	of Leaks/Corrosion						NLT
GFI - Inop Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Infestation		_					INLI
Missing B Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards Hazards Infestation							NII T
Missing C Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards Hazards Infestation							NLT
Floors Bulging/B Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Infestation							LT
Floor Cov Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Infestation							LT
Missing F Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage & Garbage & Hazards - Hazards - Infestation	<u> </u>						
Peeling/N Rot/Deter Water Sta Health & Safety Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards Hazards Infestation							
Rot/Deter Water Sta Health & Safety Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Infestation							
Water Sta Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards Hazards Infestation							
Health & Safety Air Quality Air Quality Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Infestation	iorated Subfloor						
Air Quality Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Infestation	ins/Water Damage/Mold/Mildew						
Air Quality Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Infestation	y - Mold and/or Mildew Observed						NLT
Electrical Electrical Emergence Emergence Flammab Garbage Garbage Hazards - Hazards - Hazards - Infestation	y - Sewer Odor Detected						NLT
Electrical Emergence Emergence Flammab Garbage e Garbage e Hazards - Hazards - Hazards - Infestation	y - Propane/Natural Gas/Methane Gas Detected						LT
Emergend Emergend Flammab Garbage Garbage Hazards - Hazards - Hazards - Infestation	Hazards - Exposed Wires/Open Panels						LT
Emergend Flammab Garbage Garbage Hazards - Hazards - Hazards - Infestation	Hazards - Water Leaks on/near Electrical Equipment						LT
Flammab Garbage Garbage Hazards - Hazards - Hazards - Infestation	cy Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT
Garbage : Garbage : Hazards - Hazards - Hazards - Infestation	cy Fire Exits - Missing Exit Signs						NLT
Garbage : Hazards - Hazards - Hazards - Infestation	le Materials - Improperly Stored						NLT
Hazards - Hazards - Hazards - Infestation	and Debris - Indoors						NLT
Hazards - Hazards - Infestation	and Debris - Outdoors						NLT
Hazards - Infestation	Other						NLT
Infestation	Sharp Edges						NLT
	Tripping						NLT
Infestation	n - Insects						NLT
	n - Rats/Mice/Vermin						NLT
Hot Water Heater Misaligne	d Chimney/Ventilation System						LT
	e Unit/Components						NLT
	/alves/Tanks/Pipes						141-1
	Relief Valve Missing						NLT
Rust/Corr							NLT
							INL
, , , , , , , , , , , , , , , , , , ,	on/Radiant Heat System Covers Missing/Damaged						
Inoperable	e d Chimney/Ventilation System						LT

	Noisy/Vibrating/Leaking		
	Rust/Corrosion		
Kitchen	Cabinets - Missing/Damaged		NLT
	Countertops - Missing/Damaged		NLT
	Dishwasher/Garbage Disposal - Inoperable		
	Plumbing - Clogged Drains		NLT
	Plumbing - Leaking Faucet/Pipes		NLT
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable		
	Range/Stove - Missing/Damaged/Inoperable		
	Refrigerator-Missing/Damaged/Inoperable		NLT
	Sink - Damaged/Missing		NLT
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable		
Lighting	Missing/Inoperable Fixture		NLT
Outlets/Switches	Missing		LT
	Missing/Broken Cover Plates		LT
Patio/Porch/Balcony	Baluster/Side Railings Damaged		
Smoke Detector	Missing/Inoperable		LT
Stairs	Broken/Damaged/Missing Steps		NLT
	Broken/Missing Hand Railing		NLT
Walls	Bulging/Buckling		
	Damaged		
	Damaged/Deteriorated Trim		
	Peeling/Needs Paint		
	Water Stains/Water Damage/Mold/Mildew		
Windows	Cracked/Broken/Missing Panes		NLT
	Damaged Window Sill		
	Missing/Deteriorated Caulking/Seals/Glazing Compound		
	Inoperable/Not Lockable		NLT
	Peeling/Needs Paint		
	Security Bars Prevent Egress		LT

⁻ In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB)

- Only level 3 is applied to independent Health & Safety deficiencies.
- In the H&S column, NLT is a "Non-Life Threatening" Health & Safety concern whereas LT is a "Life Threatening" concern which calls for immediate attention or remedy and will show up on the Exigent Health and Safety Report at the end of an inspection.

⁻ Additional clarification to these definitions is contained in the REAC PASS Compilation Bulletin which can be found at "http://www.hud.gov/offices/reac/pdf/pass_bulletin.pdf" (24 Pages, 275 KB)