

BUILDING EXTERIOR

ITEM	Deficiency	L1	L2	L3
Doors Not including unit doors. Missing hardware is recorded as damaged surfaces)	Screen door is damaged, has missing glass or screen	★		
	Damage to frame, threshold, lintel or trim causing door not to function			
	Light around frame when door is closed and seals are good			
	Door seals are damaged or missing			
	Door hardware is damaged or missing			★
	Surface damage incl. holes ¼"+D, peeling, cracking, no paint or rust that affects the integrity of door surface and broken glass Security or entry door is missing			★
FHEO	Distance between face of door and opposite door stop is less than 32"			★
FHEO	No handicapped accessibility to unit or main floor of a building			★
Fire Escape	Blocked access to fire exits, ladders or egress windows Components on fire escapes are missing or damaged affecting its function			★
Foundations Includes walls and floors responsible for transferring the weight of the bldg to the footings and soil	Crack 1/8" wide by 1/8" deep and 6" or more long		★	
	Large pieces are separated or missing from the wall or floor			
	Spalling concrete on 10-50% of a foundation wall			
	Crack/gap greater than 3/8"W by 3/8" D and 6" L or any crack the full depth of a wall Section of wall or floor that is broken apart Spalling on more than 50% of a wall or exposed rebar or other reinforcing material			
Lighting	20-50% of light fixtures and bulbs are broken or missing		★	
	More than 50% of light fixtures and bulbs are broken or missing			★
Roofs Include soffit, fascia, vents, roof drains, gutter components, shingles or other surface material, and roof membrane on flat roofs.	Soffit, fascia or vents are damaged or missing	★		
	Splash blocks are damaged or missing			
	Shingles/surface material up to 100 sqft are damaged/missing			
	Roof drain is damaged or has debris around or in it but still functions as designed			
	Gutters components are damaged or missing		★	
	Shingles/surface material from 100-200 sqft are damaged or missing			
	Ballast has shifted and no longer functions as designed			
	Roof drain is damaged or clogged and no longer functions Vents are missing or damaged which could cause roof damage Soffit/fascia is damaged or missing causing possible water penetration Gutter components are damaged/missing causing damage to roof, wall or interior Roof membrane damaged resulting in possible water penetration 200+sf of shingles/surface material is damaged or missing Evidence of standing water on roof incl roof depression or effervescence water ring			★
Walls Abandoned holes in walls that once served a purpose such as for a hose bib is considered wall damage.	Mortar missing around a masonry unit or deteriorated caulk up to 12"	★		
	Deteriorated/peeling paint of less than 50% of a building wall			
	Mortar/caulk is missing on more than one contiguous masonry unit or 12"+ of caulk			
	50% or more of a wall has deteriorated/peeling paint Missing piece brick or siding, hole >1/2", or deterioration to area up to 8.5X 11"		★	
	Crack 1/8" wide by 1/8" deep and 6" long Chimney damage on more than 1 wall or surface has holes affecting an area >4X4"			
Crack or gap greater than 3/8"W X 3/8"D X 6" L or any crack the full depth of a wall Section of wall that is broken apart Deterioration exposing rebar or other reinforcing material Missing bricks or pieces of siding, hole >8.5 X 11 or any size penetrating the wall Chimney separated from wall, cracked/fallen pcs/sections or risk of falling pcs			★	
Windows	Window pane is cracked			
	Damage to sills, frames, lintels or trim	★		
	3 or more screens in a building are damaged or missing			
	Frame or trim has peeling/needs paint			
	Damage to sills, frames, lintels or trim exposing the inside of the wall Missing or deteriorated caulk or glazing		★	
Window pane is broken (May also be a Health and Safety for sharp edges) Damaged seals/caulk causing leaks to the inside or condensation between panes Security bars are fixed, locked or damaged and blocks only 2 nd means of egress			★	

