

BUILDING SYSTEMS

ITEM	Deficiency	L1	L2	L3
Domestic Water	Water is leaking from system components (ie pipe, valves, tanks or hose bibs) Hot Water Heater Pressure Relief Valve is missing or >18" from the floor Hot Water Heater Chimney is misaligned or otherwise improperly vented Chimney has flaking, discoloration or pitting that may or has developed holes in pipes No running water in any area of a building			★
Electrical System	Blocked access to systems electrical panels impeding emergency access Breakers with carbon residue, melted breaker or arcing scars Corrosion that affects the condition of the component carrying current Stains, rust or evidence of water leaks in interior of electrical enclosures and hardware Missing breaker/open breaker ports in electrical panels Nicks, abrasions or fraying of the wire insulation that expose any conducting wire Missing covers from any electrical system device box that expose electrical connections			★
Elevators	Does not ascend or descend, doors will not open or close or opens but no cab present			★
Emergency Power	Auxiliary lighting does not function as designed when tested Current (last year) run-up documentation is not available on emergency power systems			★
Exhaust System	Ventilation exhaust fan unit(s) are inoperable (generally located on the roof)			★
Fire Protection	<5% of fire extinguishers in a building with only one fire control system are missing, damaged, discharged or expired		★	
	5-10% of fire extinguishers in a building are missing, damaged, discharged or expired		★	
	>10% of fire extinguishers in a building are missing, damaged, discharged or expired Sprinkler head is missing, blocked, capped, visible disabled or has any paint on it Sprinkler head escutcheon plate is missing			★
HVAC	Water or steam is leaking in the piping or pump packing associated with the system	★		
	Flaking, discoloration, rust or noticeable pit or crevices on equipment or associated piping or ducting		★	
	Water or steam is leaking in the piping/pump packing and system should be shut down Rust or corrosion causes equipment or piping not to function as designed Fuel supply is leaking from tank or piping Exhaust vent on gas or oil fired units is misaligned or otherwise improperly vented			★
Sanitary System	Clogged drain or leaking waste disposal component Cover is missing from drain, cleanout and manhole			★

