

COMMON AREA

ITEM	Deficiency	L1	L2	L3
Call for Aid	System does not function as designed such as no sound or light pull cord is not fully extended, taped to wall or wrapped around towel bar	★		
Ceiling	Hole less than 8.5 x 11" or no more than 3 tiles/panels are missing Peeling paint on 1-4 ceilings, Evidence of water infiltration damaging 1-4 sqft or less than 10% of ceiling	★		
	Hole larger than 8.5 x 11, >3 tiles/panels missing/damaged or crack >1/8" x 11" More than 4 ceilings have peeling paint Water damage to >4 sqft or 10-50% of ceiling.		★	
	Hole of any size penetrates area above Water damage to more than 50% of a ceiling Bulging, buckling, sagging or lack of horizontal alignment			★
Doors <small>*not incl. entry, fire rated or bathroom doors</small>	Missing door* Closet hardware damaged or not functioning as designed Damaged screen or storm door	★		
	Hole ¼" to 1" in diameter* 2 doors missing or up to 50%* Hardware does not function as designed* Damage to frame, threshold, lintel or trim affecting functioning of hardware		★	
	> 50% of doors are missing or entry, fire rated or bathroom door is missing Holes greater than 1" in diameter Missing/peeling paint, rust or deterioration that affects the integrity of door surface Entry, fire rated or bathroom door has; damaged hardware; hole >1/4" Entry door seals are damaged or missing; Entry has light around frame when door is closed with good seals, Damage to frame, threshold, lintels or trim Security door is inoperable or missing			★
Electrical	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			★
FHEO	Interior hallways are less than 36" wide (applies to bldgs with elevators)			★
FHEO	Routes to all outside common areas are NOT accessible to wheelchairs			★
Floors	5-10% of floor covering damaged/missing (stains, cuts, tears, holes or exposed seams) 1-4 sqft of deteriorated painted floor surface	★		
	10-50% of floor covering damaged/missing >4 sqft of deteriorated painted floor surface 1-4 sqft of subfloor is deteriorated/decayed 1-4 sqft or less than 10% of surface has water stains/damage		★	
	Bulging, buckling, sagging or alignment problems > 50% of surface damaged/missing exposing underlying material or is a safety concern More than 4 sqft of surface or subfloor has water damage/deterioration/decay			★

COMMON AREA (CONTINUED)

HVAC	Superficial rut/corrosion	★		
	Abnormal vibrations/noise or leaks but provides sufficient heat/cooling		★	
	Significant rut/corrosion/flaking or pit/crevice		★	
	Cover missing/damaged on convection/radiant heating system allowing contact with elements (sharp edges from exposed fins or burn hazard if system is on may exist) System does not function due to rust/corrosion or properly heat or cool when controls are engaged; Chimney is misaligned or improperly vented			★
Stairs/Hand Railings	Handrail, tread or stair surface is missing/damaged on 4 or more continuous steps			★
Walls	5-10% of wall trim is deteriorated Punctures/holes from 1" to 8.5" x 11" Peeling/needs paint from 1-4 sqft in 2 or more areas Water damage to area between 1-4 sqft	★		
	10-50% of wall area trim is deteriorated/missing/damaged Area larger than 8.5 x 11" has wall damage/hole/missing tile/panel Peeling/needs paint on any area larger than 4 sqft Water damage to area larger than 4 sqft		x	
	Bulging, buckling, sagging or is no longer aligned More than 50% of wall trim is deteriorated/damaged/missing Hole any size penetrating an adjoining room or two or more walls with L2 damage 50% or more of water damage on any wall			x
Windows	Cracked window pane Sill damage but intact and functioning Not functioning but can be locked, other operable window in immediate area Assembly or trim has peeling/needs paint	x		
	Sill is damaged or missing exposing inside of surrounding walls Window has missing/deteriorated caulk but no damage		x	
	Window pane is broken or missing Egress window is blocked by fixed, locked or damaged security bars Damaged caulk or seals evident by condensation between the panes, leaks or damage to the window or surrounding area Window is inoperable and no operable windows in immediate area or can't be secured			x
Lighting	50% of permanent lighting fixtures are missing/damaged or inoperable		★	
	More than 50% of lighting fixtures are inoperable			★
Outlets	Outlet/switch plate is cracked or broken but does not result in exposed wires	★		
	Outlet/switch plate is missing/broken resulting in exposed wires			★
	Outlet or switch is missing resulting in exposed wires			★
Smoke Detector	Smoke detector inoperable or missing.			★
Pedestrian/Wheelchair ramp	Deteriorated ramp in need of repair but still functions		★	
	Damaged ramp and cannot be used as designed			★
Mailboxes	Mailbox can't be locked, is damaged or missing			★
Graffiti	Graffiti in 1 place	★		
	Graffiti in 2-5 places		★	
	Graffiti in 6 or more places			★
Countertops	20% + of surface is missing/deteriorated/damaged below the laminated surface		★	
Cabinets	10-50% of cabinets/doors/shelves or drawers are missing/damaged/delaminated		★	
	More than 50% of cabinets or drawers are missing/damaged or delaminated			★

COMMON AREAS (CONTINUED)

Dishwasher/ Garbage Disposal	Inoperable garbage disposal or dishwasher		X	
Range hood/ Exhaust fan	Accumulation of grease/dirt threatens the free passage of air	X		
	Fan does not function or the flue is blocked			X
GFI	GFI outlet or ARC fault breaker is inoperable when tested			X
Fencing	Swimming pool fence is damaged and could compromise integrity or safety			X
Pool	Not operational or unsafe conditions in or around the pool			X
Lavatory Sink	More than 50% of basin has discoloration/cracks	X		
	Sink, faucet or accessories are damaged/missing and sink does not function as it should			X
Plumbing	Slow draining but usable	X		
	Drain completely clogged or has extensive deterioration and fixture can't be used		X	
Plumbing	Leak contained by basin and pipes and faucet can be used	X		
	Leak adversely affecting surrounding area or faucet/pipes cannot be used			X
Range/Stove	Operation of drawers/doors is impeded.	X		
	Gas burner flames are unevenly distributed or pilot is out			
	One burner is inoperable		X	
	Unit is missing, two or more burners or the oven are inoperable			X
Refrigerator	Damaged door gasket or excessive accumulation of ice	X		
	Unit missing or does not cool adequately			X
Dryer Vent	Dryer improperly vented to the outside or into proper containers filled with water			X
Porches Baluster/side	Baluster or side rails are loose/missing or damaged limiting safe use of area			X
Restroom Cabinet	Damaged/missing cabinets, shelves or doors (incl. vanity/top and medicine cabinet)	X		
Ventilation/ Exhaust System	Exhaust fan in inoperable or bathroom window can't be opened		X	
Shower/Tub <small>includes faucets, drains or associated hardware</small>	More than 50% of shower or tub surface has extensive discoloration or cracks		X	
	Shower, tub or hardware is damaged and unit can't be used			X
Water Closet	Seat, cover or flush handle are missing/damaged		X	
	Unit is missing or inoperable caused by any defect or hazardous condition(cracked bowl, obstruction)			X
Chutes (garbage)	Garbage backed up, damaged or missing compactor, chute, door or components			X

