

# UNITS

ITEM	Deficiency	L1	L2	L3
<b>Bathroom Cabinet</b>	Damaged/missing cabinets, shelves or doors incl. vanity/top and medicine cabinet	X		
<b>Lavatory sink</b>	More than 50% of basin has discoloration/cracks or stopper is missing	X		
	Sink, faucet or accessories are damaged/missing and sink does not function as it should			X
<b>Plumbing</b>	Slow draining but usable	X		
	Drain completely clogged or has extensive deterioration and fixture can't be used			X
<b>Plumbing</b>	Leak contained by sink/tub/shower/pipes and faucet is usable	X		
	Leak adversely affecting surrounding area or faucet/pipes cannot be used			X
<b>Shower/Tub</b> <small>Incl faucets, drains or associated hardware</small>	Missing stopper	X		
	More than 50% of shower or tub surface has extensive discoloration or cracks		X	
	Shower/tub/hardware damaged and can't be used			X
<b>Ventilation/ Exhaust Fan</b>	Exhaust fan inoperable or bathroom window can't be opened		X	
<b>Water Closet/ Toilet</b>	Damaged, missing seat or cover/flush handle		X	
	Missing, inoperable or hazardous condition (cracked bowl, obstruction)			X
<b>Call for Aid</b>	System does not function as designed, no sound, light or unlock door Pull cord is not fully extended, taped to wall or wrapped around towel bar			X
<b>Ceiling</b>	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	X		
	Hole larger than 8.5 x 11, >3 tiles/panels missing/damaged or crack >1/8" x 11" >4 ceilings have peeling paint Water damage to >4 sqft or 10-50% of ceiling.		X	
	Hole of any size penetrates area above Water damage to more than 50% of any ceiling Bulging, buckling, sagging or lack of horizontal alignment			X
<b>Doors</b> <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	X		
	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		X	
	> 50% of doors are missing <b>or</b> entry, fire rated or bathroom door is missing Holes greater than 1" diameter Missing/peeling paint, rust or deterioration that affects the integrity of door surface Entry, fire rated or bathroom door has damaged hardware Entry, fire rated or bathroom door has hole greater than 1/4" diameter 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/missing			X
<b>Electrical</b>	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 Inoperable GFI or ARC fault breaker			X

## UNITS (CONTINUED)

<b>Floors</b>	5-10% of floor covering damaged/missing ( stains, cuts, tears, holes or exposed seams) 1-4 sqft of deteriorated painted floor surface	X		
	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		X	
	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			X
<b>Hot Water Heater</b>	Superficial rust on equipment or piping	X		
	Significant rust, flaking, pitting or crevice on equipment or piping		X	
	Misaligned or improperly vented chimney Inoperable unit(hot water not available after running) Water leaking from system or components Pressure relief valve pipe missing or >18" from floor Rust/corrosion causes equipment not to function			X
<b>HVAC</b>	Superficial rut/corrosion Abnormal vibrations, noise or leaks but provides sufficient heat/cooling	x		
	Significant rut/corrosion/flaking or pit/crevice		x	
	Cover missing/damaged on convection/radiant heating system allowing contact with elements (sharp edges from exposed fins or burn hazard may exist if system is on) System does not function due to rust/corrosion or properly heat or cool when controls are engaged Chimney is misaligned or improperly vented			x
<b>Cabinets</b>	10-50% of cabinets/doors/shelves or drawers are missing/damaged/delaminated		x	
	more than 50% of cabinets or drawers are missing/damaged or delaminated			x
<b>Countertop</b>	20% + of surface is missing/deteriorated/damaged below the laminated surface		x	
<b>Dishwasher/gd</b>	Inoperable garbage disposal or dishwasher		x	
<b>Range Hood/ Exhaust Fan</b>	Accumulation of grease/dirt that prevent the free flow of air		x	
	Fan does not function or flue is blocked		x	
<b>Range/Stove</b>	Operation of drawers/doors is impeded Gas burner flames are unevenly distributed or pilot is out	x		
	One burner is inoperable		x	
	Unit is missing, 2 + burners or the oven are inop			x
<b>Refrigerator</b>	Damaged door gasket or excessive accumulation of ice	x		
	Unit is missing or does not cool adequately			x
<b>Dryer Vent</b>	Dryer improperly vented (Must be vented to the outside or into proper container)			x
<b>Lighting</b>	Light in 1 room is inoperable or missing	x		
	Lights in 2 rooms are inoperable or missing		x	
	Lights in more than 2 rooms are inoperable or missing			x
<b>Outlets/Switches</b>	Outlet or switch plate cracked but does not expose electrical connections	x		
	Outlet or switch plate is damaged/missing causing exposed electrical connections Outlet or switch is missing causing exposed electrical connections			x
<b>Stairs/Hand Railings</b>	Handrail, tread or stair surface is missing/damaged on 4 or more continuous steps			x
<b>Patio/Porch/ Balcony</b>	Baluster or side railing is loose, damaged or missing			x
<b>Smoke Detector</b>	Inoperable or missing smoke detector (unit must have one functioning smoke detector on each level)			x

## UNITS (CONTINUED)

<b>Walls</b>	5-10% of wall trim is deteriorated Punctures or holes from 1" to 8.5" x 11" Peeling/needs paint from 1-4 sqft Water damage to area between 1-4 sqft	x		
	10-50% of wall area trim is deteriorated, missing or 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
<b>Windows</b>	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/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