

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

NOTE: Deficiencies in shaded cells are life-threatening and must be addressed immediately, if the housing is occupied.

## Uniform Physical Standards for Multifamily Housing Rehabilitation Requirements for Site

| Inspectable Item             | Observable Deficiency   | Type & Degree of Deficiency that Must be Addressed   |
|------------------------------|---|--|
| Fencing and Gates            | Damaged/Falling/Leaning                                       | Fence or gate is missing or damaged to the point it does not function as it should   |
|                              | Holes   | Hole in fence or gate is larger than 6 inches by 6 inches  |
|                              | Missing Sections  | An exterior fence, security fence or gate is missing a section which could threaten safety or security   |
| Grounds                      | Erosion/Rutting Areas   | Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable                   |
|                              | Overgrown/Penetrating Vegetation                              | Vegetation has visibly damaged a component, area or system of the property or has made them unusable or impassable   |
|                              | Ponding/Site Drainage   | There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for it's intended purpose due to poor drainage or ponding                              |
| Health & Safety              | Air Quality - Sewer Odor Detected                             | Sewer odors that could pose a health risk if inhaled for prolonged periods   |
|                              | Air Quality - Propane/Natural Gas/Methane Gas Detected        | Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled  |
|                              | Electrical Hazards - Exposed Wires/Open Panels                | Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)  |
|                              | Electrical Hazards - Water Leaks on/near Electrical Equipment | Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion  |
|                              | Flammable Materials - Improperly Stored                       | Flammable materials are improperly stored, causing the potential risk of fire or explosion   |
|                              | Garbage and Debris - Outdoors                                 | Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris   |
|                              | Hazards - Other   | Any general defects or hazards that pose risk of bodily injury   |
|                              | Hazards - Sharp Edges   | Any physical defect that could cause cutting or breaking of human skin or other bodily harm  |
|                              | Hazards - Tripping  | Any physical defect in walkways or other travelled area that poses a tripping risk   |
|                              | Infestation - Insects   | Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk |
|                              | Infestation - Rats/Mice/Vermin                                | Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk   |
|                              | Mailboxes/Project Signs                                       | Mailbox Missing/Damaged  |
| Signs Damaged                |   | The project sign is not legible or readable because of deterioration or damage   |
| Parking Lots/Driveways/Roads | Cracks  | Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lots/driveways/roads or pose a safety hazard  |
|                              | Ponding   | 3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe   |
|                              | Potholes/Loose Material                                       | Potholes or loose material that have made a parking lot/driveway unusable/impassable for vehicles and/or pedestrians or could cause tripping or falling  |
|                              | Settlement/Heaving  | Settlement/heaving has made a parking lot/driveway unusable/impassable or creates unsafe conditions for pedestrians and vehicles   |
| Play Areas and Equipment     | Damaged/Broken Equipment                                      | More than 20% of the equipment is broken or does not operate as it should or any item that poses a safety risk   |
|                              | Deteriorated Play Area Surface                                | More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk   |
| Refuse Disposal              | Broken/Damaged Enclosure-Inadequate Outside Storage Space     | A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal        |
| Retaining Walls              | Damaged/Falling/Leaning                                       | A retaining wall is damaged and does not function as it should or is a safety risk   |
| Storm Drainage               | Damaged/Obstructed  | The system is partially or fully blocked by a large quantity of debris , causing backup into adjacent areas or runoffs into areas where runoff is not intended   |
| Walkways/Steps               | Broken/Missing Hand Railing                                   | The hand rail is missing, damaged, loose or otherwise unusable   |
|                              | Cracks/Settlement/Heaving                                     | Cracks, hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard                         |
|                              | Spalling/Exposed rebar  | More than 5% of walkways have large areas of spalling--larger than 4 inches by 4 inches--that affects traffic ability  |

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## Uniform Physical Standards for Multifamily Housing Rehabilitation Requirements for Building Exterior

| Inspectable Item  | Observable Deficiency   | Type & Degree of Deficiency that Must be Addressed   |
|-------------------|---|--|
| Doors             | Damaged Frames/Threshold/Lintels/Trim                         | Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim   |
|                   | Damaged Hardware/Locks  | Any door that does not function as it should or cannot be locked because of damage to the door's hardware  |
|                   | Damaged Surface (Holes/Paint/Rusting/Glass)                   | Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass   |
|                   | Damaged/Missing Screen/Storm/Security Door                    | Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing   |
|                   | Deteriorated/Missing Caulking/Seals                           | The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should   |
|                   | Missing Door  | Any exterior door that is missing  |
| Fire Escapes      | Blocked Egress/Ladders  | Stored items or other barriers restrict or block people from exiting   |
|                   | Visibly Missing Components                                    | Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing   |
| Foundations       | Cracks/Gaps   | Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart |
|                   | Spalling/Exposed Rebar  | Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other   |
| Health and Safety | Electrical Hazards - Exposed Wires/Open Panels                | Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)  |
|                   | Electrical Hazards - Water Leaks on/near Electrical Equipment | Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion  |
|                   | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable  | The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit   |
|                   | Emergency Fire Exits - Missing Exit Signs                     | Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign   |
|                   | Flammable/Combustible Materials - Improperly Stored           | Flammable materials are improperly stored, causing the potential risk of fire or explosion   |
|                   | Garbage and Debris - Outdoors                                 | Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris   |
|                   | Hazards - Other   | Any general defects or hazards that pose risk of bodily injury   |
|                   | Hazards - Sharp Edges   | Any physical defect that could cause cutting or breaking of human skin or other bodily harm  |
|                   | Hazards - Tripping  | Any physical defect in walkways or other travelled area that poses a tripping risk   |
|                   | Infestation - Insects   | Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk                                   |
|                   | Infestation - Rats/Mice/Vermin                                | Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk   |
| Lighting          | Broken Fixtures/Bulbs   | 10% or more of the lighting fixtures and bulbs surveyed are broken or missing  |
| Roofs             | Damaged Soffits/Fascia  | Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible  |
|                   | Damaged Vents   | Vents are missing or so visibly damaged that further roof damage is possible   |
|                   | Damaged/Clogged Drains  | The drain is damaged or partially clogged with debris or the drain no longer functions   |
|                   | Damaged/Torn Membrane/Missing Ballast                         | Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration  |
|                   | Missing/Damaged Components from Downspout/Gutter              | Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior  |
|                   | Missing/Damaged Shingles                                      | Roofing shingles are missing or damaged enough to create a risk of water penetration   |
|                   | Ponding   | Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials  |
| Walls             | Cracks/Gaps   | Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration  |
|                   | Damaged Chimneys  | Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard        |
|                   | Missing/Damaged Caulking/Mortar                               | Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage  |
|                   | Missing Pieces/Holes/Spalling                                 | Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage   |
|                   | Stained/Peeling/Needs Paint                                   | More than 20% of the exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration  |
| Windows           | Broken/Missing/Cracked Panes                                  | Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane   |

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|--|--|--|
|  | Damaged Sills/Frames/Lintels/Trim                    | Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness  |
|  | Damaged/Missing Screens                              | Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length   |
|  | Missing/Deteriorated Caulking/Seals/Glazing Compound | There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure  |
|  | Peeling/Needs Paint                                  | More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration |
|  | Security Bars Prevent Egress                         | The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks  |

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## Uniform Physical Condition Standards for Multifamily Housing Rehabilitation Requirements for Building Systems

| Inspectable Item               | Observable Deficiency   | Type & Degree of Deficiency that Must be Addressed  |
|--------------------------------|---|---|
| Domestic Water                 | Leaking Central Water Supply                                  | Leaking water from water supply line is observed  |
|                                | Missing Pressure Relief Valve                                 | There is no pressure relief valve or pressure relief valve does not drain down to the floor   |
|                                | Rust/Corrosion on Heater Chimney                              | The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney                                       |
|                                | Water Supply Inoperable                                       | There is no running water in any area of the building where there should be   |
| Electrical System              | Blocked Access/Improper Storage                               | One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency  |
|                                | Burnt Breakers  | Carbon residue, melted breakers or arcing scars are evident   |
|                                | Evidence of Leaks/Corrosion                                   | Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware |
|                                | Frayed Wiring   | Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire  |
|                                | Missing Breakers/Fuses  | Any open and/or exposed breaker port  |
|                                | Missing Outlet Covers   | A cover is missing, which results in exposed visible electrical connections   |
| Elevators                      | Not Operable  | The elevator does not function at all or the elevator doors open when the cab is not there  |
| Emergency Power                | Auxiliary Lighting Inoperable (if applicable)                 | Auxiliary lighting does not function  |
| Fire Protection                | Missing Sprinkler Head  | Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped   |
|                                | Missing/Damaged/Expired Extinguishers                         | There is missing, damaged or expired fire extinguisher an any area of the building where a fire extinguisher is required  |
| Health & Safety                | Air Quality - Mold and/or Mildew Observed                     | Evidence of mold or mildew is observed that is substantial enough to pose a health risk   |
|                                | Air Quality - Propane/Natural Gas/Methane Gas Detected        | Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled   |
|                                | Air Quality - Sewer Odor Detected                             | Sewer odors that could pose a health risk if inhaled for prolonged periods  |
|                                | Electrical Hazards - Exposed Wires/Open Panels                | Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)   |
|                                | Electrical Hazards - Water Leaks on/near Electrical Equipment | Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion   |
|                                | Elevator - Tripping   | An elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard  |
|                                | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable  | The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit                          |
|                                | Emergency Fire Exits - Missing Exit Signs                     | Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign  |
|                                | Flammable Materials - Improperly Stored                       | Flammable materials are improperly stored, causing the potential risk of fire or explosion  |
|                                | Garbage and Debris - Indoors                                  | Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris   |
|                                | Hazards - Other   | Any general defects or hazards that pose risk of bodily injury  |
|                                | Hazards - Sharp Edges   | Any physical defect that could cause cutting or breaking of human skin or other bodily harm   |
|                                | Hazards - Tripping Hazards                                    | Any physical defect in walkways or other travelled area that poses a tripping risk  |
|                                | Infestation - Insects   | Infestation - Insects   |
| Infestation - Rats/Mice/Vermin |   | Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk  |
| HVAC                           | Boiler/Pump Leaks   | Evidence of water or steam leaking in piping or pump packing  |
|                                | Fuel Supply Leaks   | Evidence of any amount of fuel leaking from the supply tank or piping   |
|                                | General Rust/Corrosion  | Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice   |
|                                | Misaligned Chimney/Ventilation System                         | A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases                                     |
| Roof Exhaust System            | Roof Exhaust Fan(s) Inoperable                                | The roof exhaust fan unit does not function   |
| Sanitary System                | Broken/Leaking/Clogged Pipes or Drains                        | Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding--a sign of leaks or clogged drains  |
|                                | Missing Drain/Cleanout/Manhole Covers                         | A protective cover is missing   |

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## Uniform Physical Condition Standards for Multifamily Rehabilitation Requirements for Common Areas

| Inspectable Item             | Observable Deficiency   | Type & Degree of Deficiency that Must be Addressed   |
|------------------------------|---|--|
| Basement/Garage/<br>Carpport | Baluster/Side Railings - Damaged                                | Any damaged or missing balusters or side rails that limit the safe use of an area  |
| Closet/Utility/ Mechanical   | Cabinets - Missing/Damaged                                      | 10% or more of cabinet, doors, or shelves are missing or the laminate is separating  |
| Community Room               | Call for Aid - Inoperable                                       | The system does not function as it should  |
| Halls/Corridors/Stairs       | Ceiling - Holes/Missing<br>Tiles/Panels/Cracks                  | Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long  |
| Kitchen                      | Ceiling - Peeling/Needs Paint                                   | More than 10% of ceiling has peeling paint or is missing paint   |
| Laundry Room                 | Ceiling - Water Stains/Water<br>Damage/Mold/Mildew              | Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square  |
| Lobby                        | Countertops - Missing/Damaged                                   | 10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate ---not a sanitary surface to prepare food  |
| Office                       | Dishwasher/Garbage Disposal -<br>Inoperable                     | The dishwasher or garbage disposal does not operate as it should   |
| Other Community Spaces       | Doors - Damaged<br>Frames/Threshold/Lintels/Trim                | Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim   |
| Patio/Porch/Balcony          | Doors - Damaged Hardware/Locks                                  | Any door that does not function as it should or cannot be locked because of damage to the door's hardware  |
| Restrooms                    | Doors - Damaged Surface<br>(Holes/Paint/Rust/Glass)             | Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass                 |
| Storage                      | Doors - Damaged/Missing<br>Screen/Storm/Security Door           | Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing                               |
|                              | Doors - Deteriorated/Missing Seals<br>(Entry Only)              | The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should   |
|                              | Doors - Missing Door  | Any door that is missing that is required for the functional use of the space  |
|                              | Dryer Vent -<br>Missing/Damaged/Inoperable                      | The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside   |
|                              | Electrical - Blocked Access to Electrical<br>Panel              | One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency   |
|                              | Electrical - Burnt Breakers                                     | Carbon residue, melted breakers or arcing scars are evident  |
|                              | Electrical - Evidence of Leaks/Corrosion                        | Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware |
|                              | Electrical - Frayed Wiring                                      | Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire   |
|                              | Electrical - Missing Breakers                                   | Any open and/or exposed breaker port   |
|                              | Electrical - Missing Covers                                     | A cover is missing, which results in exposed visible electrical connections  |
|                              | Floors - Bulging/Buckling                                       | Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types   |
|                              | Floors - Floor Covering Damaged                                 | More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.   |
|                              | Floors - Missing Floor/Tiles                                    | More than 5% of the flooring or tile flooring is missing   |
|                              | Floors - Peeling/Needs Paint                                    | Any painted flooring that has peeling or missing paint on more than 10% of the surface   |
|                              | Floors - Rot/Deteriorated Subfloor                              | Any rotted or deteriorated subflooring greater than 6 inches by 6 inches   |
|                              | Floors - Water Stains/Water<br>Damage/Mold/Mildew               | Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square   |
|                              | GFI - Inoperable  | The GFI does not function  |
|                              | Graffiti  | Any graffiti on any exposed surface greater than 6 inches by 6 inches  |
|                              | HVAC - Convection/Radiant Heat System<br>Covers Missing/Damaged | Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans   |
|                              | HVAC - General Rust/Corrosion                                   | Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice   |
|                              | HVAC - Inoperable   | HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged   |
|                              | HVAC - Misaligned Chimney/Ventilation<br>System                 | Any misalignment that may cause improper or dangerous venting of gases   |
|                              | HVAC - Noisy/Vibrating/Leaking                                  | HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged   |
|                              | Lavatory Sink - Damaged/Missing                                 | Sink has extensive discoloration or cracks in over 50% of the basin or the sink or associated hardware have failed or are missing and the sink can't be used   |
|                              | Lighting - Missing/Damaged/Inoperable<br>Fixture                | More than 10% of the permanent lighting fixtures are missing or damaged so they do not function  |
|                              | Mailbox - Missing/Damaged                                       | The U.S Postal Service mailbox cannot be locked or is missing  |
|                              | Outlets/Switches/Cover Plates -<br>Missing/Broken               | Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring   |

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|  | Pedestrian/Wheelchair Ramp                             | A walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers  |
|  | Plumbing - Clogged Drains                              | Drain is substantially or completely clogged or has suffered extensive deterioration  |
|  | Plumbing - Leaking Faucet/Pipes                        | A steady leak that is adversely affecting the surrounding area  |
|  | Range Hood /Exhaust Fans - Excessive Grease/Inoperable | A substantial accumulation of dirt or grease that threatens the free passage of air   |
|  | Range/Stove - Missing/Damaged/Inoperable               | One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning   |
|  | Refrigerator - Damaged/Inoperable                      | The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance |
|  | Restroom Cabinet - Damaged/Missing                     | Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose                                   |

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| Inspectable Item       | Observable Deficiency  | Type & Degree of Deficiency that Must be Addressed   |
|------------------------|--|--|
| Storage                | Sink - Missing/Damaged   | Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing   |
|                        | Smoke Detector - Missing/Inoperable                            | Smoke detector is missing or does not function as it should  |
|                        | Stairs - Broken/Damaged/Missing Steps                          | A step is missing or broken  |
|                        | Stairs - Broken/Missing Hand Railing                           | The hand rail is missing, damaged, loose or otherwise unusable   |
|                        | Ventilation/Exhaust System - Inoperable                        | Exhaust fan is not functioning or window designed for ventilation does not open  |
|                        | Walls - Bulging/Buckling                                       | Bulging, buckling or sagging walls or a lack of horizontal alignment   |
|                        | Walls - Damaged  | Any hole in wall greater than 2 inches by 2 inches   |
|                        | Walls - Damaged/Deteriorated Trim                              | 10% or more of the wall trim is damaged  |
|                        | Walls - Peeling/Needs Paint                                    | 10% or more of interior wall paint is peeling or missing   |
|                        | Walls - Water Stains/Water Damage/Mold/Mildew                  | Evidence of a leak, mold or mildew--such as a common area--covering a wall area greater than 1 foot square   |
|                        | Water Closet/Toilet - Damaged/Clogged/Missing                  | Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed   |
|                        | Windows - Cracked/Broken/Missing Panes                         | Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane                               |
|                        | Windows - Damaged Window Sill                                  | Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane                               |
|                        | Windows - Inoperable/Not Lockable                              | Any window that is not functioning or cannot be secured because lock is broken   |
|                        | Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound | There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure  |
|                        | Windows - Peeling/Needs Paint                                  | More than 10% of interior window paint is peeling or missing   |
|                        | Windows - Security Bars Prevent Egress                         | The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks   |
| Health & Safety        | Air Quality - Mold and/or Mildew Observed                      | The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks   |
|                        | Air Quality - Propane/Natural Gas/Methane Gas Detected         | Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled  |
|                        | Air Quality - Sewer Odor Detected                              | Sewer odors that could pose a health risk if inhaled for prolonged periods   |
|                        | Electrical Hazards - Exposed Wires/Open Panels                 | Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)  |
|                        | Electrical Hazards - Water Leaks on/near Electrical Equipment  | Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion  |
|                        | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable   | The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit                             |
|                        | Emergency Fire Exits - Missing Exit Signs                      | Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign   |
|                        | Flammable/Combustible Materials - Improperly Stored            | Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion  |
|                        | Garbage and Debris - Indoors                                   | Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris   |
|                        | Garbage and Debris - Outdoors                                  | Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris   |
|                        | Hazards - Other  | Any general defects or hazards that pose risk of bodily injury   |
|                        | Hazards - Sharp Edges  | Any physical defect that could cause cutting or breaking of human skin or other bodily harm  |
|                        | Hazards - Tripping   | Any physical defect in walkways or other travelled area that poses a tripping risk   |
|                        | Infestation - Insects  | Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk |
|                        | Infestation - Rats/Mice/Vermin                                 | Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk   |
| Trash Collection Areas | Chutes - Damaged/Missing Components                            | Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed                                   |

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

NOTE: Deficiencies in shaded cells are life-threatening and must be addressed immediately, if the housing is occupied.

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## Uniform Physical Condition Standards for Multifamily Housing Rehabilitation Requirements for Unit

| Inspectable Item             | Observable Deficiency   | Type & Degree of Deficiency that Must be Addressed   |
|------------------------------|---|--|
| Bathroom                     | Bathroom Cabinets - Damaged/Missing                           | Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose   |
|                              | Lavatory Sink - Damaged/Missing                               | Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing   |
|                              | Plumbing - Clogged Drains, Faucets                            | Drain or faucet is substantially or completely clogged or has suffered extensive deterioration   |
|                              | Plumbing - Leaking Faucet/Pipes                               | A steady leak that is adversely affecting the surrounding area   |
|                              | Shower/Tub - Damaged/Missing                                  | Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing  |
|                              | Ventilation/Exhaust System – Absent/Inoperable                | Exhaust fan is not functioning or window designed for ventilation does not open  |
|                              | Water Closet/Toilet - Damaged/Clogged/Missing                 | Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed   |
| Call-for-Aid (if applicable) | Inoperable  | The system does not function as it should  |
| Ceiling                      | Bulging/Buckling/Leaking                                      | Bulging, buckling or sagging ceiling or problem with alignment   |
|                              | Holes/Missing Tiles/Panels/Cracks                             | Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long   |
|                              | Peeling/Needs Paint   | More than 10% of ceiling has peeling paint or is missing paint   |
|                              | Water Stains/Water Damage/Mold/Mildew                         | Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square  |
| Doors                        | Damaged Frames/Threshold/Lintels/Trim                         | Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim   |
|                              | Damaged Hardware/Locks  | Any door that does not function as it should or cannot be locked because of damage to the door's hardware  |
|                              | Damaged/Missing Screen/Storm/Security Door                    | Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing                               |
|                              | Damaged Surface - Holes/Paint/Rusting/Glass/Rotting           | Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass                 |
|                              | Deteriorated/Missing Seals (Entry Only)                       | The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should   |
|                              | Missing Door  | Any door that is required for security (entry) or privacy (Bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality                                |
| Electrical System            | Blocked Access to Electrical Panel                            | One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency   |
|                              | Burnt Breakers  | Carbon residue, melted breakers or arcing scars are evident  |
|                              | Evidence of Leaks/Corrosion                                   | Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware |
|                              | Frayed Wiring   | Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire   |
|                              | GFI - Inoperable  | The GFI does not function  |
|                              | Missing Breakers/Fuses  | Any open and/or exposed breaker port   |
|                              | Missing Covers  | A cover is missing, which results in exposed visible electrical connections  |
| Floors                       | Bulging/Buckling  | Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types   |
|                              | Floor Covering Damage   | More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.   |
|                              | Missing Flooring Tiles  | Any flooring or tile flooring that is missing  |
|                              | Peeling/Needs Paint   | Any painted flooring that has peeling or missing paint on more than 10% of the surface   |
|                              | Rot/Deteriorated Subfloor                                     | Any rotted or deteriorated subflooring greater than 6 inches by 6 inches   |
|                              | Water Stains/Water Damage/Mold/Mildew                         | Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square   |
| Health & Safety              | Air Quality - Mold and/or Mildew Observed                     | Evidence of mold or mildew is observed that is substantial enough to pose a health risk  |
|                              | Air Quality - Sewer Odor Detected                             | Sewer odors that could pose a health risk if inhaled for prolonged periods   |
|                              | Air Quality - Propane/Natural Gas/Methane Gas Detected        | Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled  |
|                              | Electrical Hazards - Exposed Wires/Open Panels                | Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)  |
|                              | Electrical Hazards - Water Leaks on/near Electrical Equipment | Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion  |
|                              | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable  | The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit                         |

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

NOTE: Deficiencies in shaded cells are life-threatening and must be addressed immediately, if the housing is occupied.

|  |   |   |
|--|---|---|
|  | Emergency Fire Exits - Missing Exit Signs | Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign  |
|  | Flammable Materials - Improperly Stored   | Flammable materials are improperly stored, causing the potential risk of fire or explosion  |
|  | Garbage and Debris - Indoors              | Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris |
|  | Garbage and Debris - Outdoors             | Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris |
|  | Hazards - Other                           | Any general defects or hazards that pose risk of bodily injury  |
|  | Hazards - Sharp Edges                     | Any physical defect that could cause cutting or breaking of human skin or other bodily harm   |

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

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## Uniform Physical Condition Standards for Multifamily Housing Rehabilitation Requirements for Unit

| Inspectable Item    | Observable Deficiency                                 | Type & Degree of Deficiency that Must be Addressed   |
|---------------------|---|--|
| Health & Safety     | Hazards - Tripping                                    | Any physical defect in walkways or other travelled area that poses a tripping risk   |
|                     | Infestation - Insects                                 | Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk |
|                     | Infestation - Rats/Mice/Vermin                        | Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk   |
| Hot Water Heater    | Misaligned Chimney/Ventilation System                 | Any misalignment that may cause improper or dangerous venting of gases   |
|                     | Inoperable Unit/Components                            | Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly   |
|                     | Leaking Valves/Tanks/Pipes                            | There is evidence of active water leaks from hot water heater or related components  |
|                     | Pressure Relief Valve Missing                         | There is no pressure relief valve or pressure relief valve does not drain down to the floor  |
|                     | Rust/Corrosion  | Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice   |
| HVAC System         | Convection/Radiant Heat System Covers Missing/Damaged | Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans   |
|                     | Inoperable  | HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged   |
|                     | Misaligned Chimney/Ventilation System                 | Any misalignment that may cause improper or dangerous venting of gases   |
|                     | Noisy/Vibrating/Leaking                               | The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged   |
|                     | Rust/Corrosion  | Deterioration from rust or corrosion on the HVAC system in the dwelling unit   |
| Kitchen             | Cabinets - Missing/Damaged                            | 10% or more of cabinet, doors, or shelves are missing or the laminate is separating  |
|                     | Countertops - Missing/Damaged                         | 10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food  |
|                     | Dishwasher/Garbage Disposal - Inoperable              | The dishwasher or garbage disposal does not operate as it should   |
|                     | Plumbing - Clogged Drains                             | Drain is substantially or completely clogged or has suffered extensive deterioration   |
|                     | Plumbing - Leaking Faucet/Pipes                       | A steady leak that is adversely affecting the surrounding area   |
|                     | Range Hood/Exhaust Fans - Excessive Grease/Inoperable | A substantial accumulation of dirt or grease that threatens the free passage of air  |
|                     | Range/Stove - Missing/Damaged/Inoperable              | One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning                                    |
|                     | Refrigerator - Missing/Damaged/Inoperable             | The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance                                  |
|                     | Sink - Damaged/Missing                                | Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing   |
| Laundry Area (Room) | Dryer Vent - Missing/Damaged/Inoperable               | The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside   |
| Lighting            | Missing/Inoperable Fixture                            | A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room   |
| Outlets/Switches    | Missing   | An outlet or switch is missing   |
|                     | Missing/Broken Cover Plates                           | An outlet or switch has a broken cover plate over a junction box or the cover plate is missing   |
| Patio/Porch/Balcony | Baluster/Side Railings Damaged                        | Any damaged or missing balusters or side rails that limit the safe use of an area  |
| Smoke Detector      | Missing/Inoperable                                    | Smoke detector is missing or does not function as it should  |
| Stairs              | Broken/Damaged/Missing Steps                          | A step is missing or broken  |
|                     | Broken/Missing Hand Railing                           | The hand rail is missing, damaged, loose or otherwise unusable   |
| Walls               | Bulging/Buckling                                      | Bulging, buckling or sagging walls or a lack of horizontal alignment   |
|                     | Damaged   | Any hole in wall greater than 2 inches by 2 inches   |
|                     | Damaged/Deteriorated Trim                             | 10% or more of the wall trim is damaged  |
|                     | Peeling/Needs Paint                                   | 10% or more of interior wall paint is peeling or missing   |
|                     | Water Stains/Water Damage/Mold/Mildew                 | Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square   |
| Windows             | Cracked/Broken/Missing Panes                          | Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane                             |
|                     | Damaged Window Sill                                   | The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness  |
|                     | Missing/Deteriorated Caulking/Seals/Glazing Compound  | There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure  |

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

NOTE: Deficiencies in shaded cells are life-threatening and must be addressed immediately, if the housing is occupied.

|  |                              |  |
|--|------------------------------|--|
|  | Inoperable/Not Lockable      | Any window that is not functioning or cannot be secured because lock is broken   |
|  | Peeling/Needs Paint          | More than 10% of interior window paint is peeling or missing   |
|  | Security Bars Prevent Egress | The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks |

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

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## Uniform Physical Condition Standards for Single Family Housing Rehabilitation

### Requirements for Site

| Inspectable Item        | Observable Deficiency   | Type & Degree of Deficiency that Must be Addressed   |
|-------------------------|---|--|
| Fencing and Gates       | Damaged/Falling/Leaning                                       | Fence or gate is missing or damaged to the point it does not function as it should   |
|                         | Holes   | Hole in fence or gate is larger than 6 inches by 6 inches  |
|                         | Missing Sections  | An exterior fence, security fence or gate is missing a section which could threaten safety or security   |
| Grounds                 | Erosion/Rutting Areas   | Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable                   |
|                         | Overgrown/Penetrating Vegetation                              | Vegetation has visibly damaged a component, area or system of the property or has made them unusable or impassable   |
|                         | Ponding/Site Drainage (affecting unit)                        | There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for it's intended purpose due to poor drainage or ponding                              |
| Health & Safety         | Air Quality - Sewer Odor Detected                             | Sewer odors that could pose a health risk if inhaled for prolonged periods   |
|                         | Air Quality - Propane/Natural Gas/Methane Gas Detected        | Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled  |
|                         | Electrical Hazards - Exposed Wires/Open Panels                | Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)  |
|                         | Electrical Hazards - Water Leaks on/near Electrical Equipment | Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion  |
|                         | Flammable Materials - Improperly Stored                       | Flammable materials are improperly stored, causing the potential risk of fire or explosion   |
|                         | Garbage and Debris - Outdoors                                 | Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris   |
|                         | Play Equipment – Broken or Damaged                            | Any general defects or hazards that pose risk of bodily injury   |
|                         | Hazards – Other (e.g., outbuildings)                          | Any general defects or hazards that pose risk of bodily injury   |
|                         | Hazards - Sharp Edges   | Any physical defect that could cause cutting or breaking of human skin or other bodily harm  |
|                         | Hazards - Tripping  | Any physical defect in walkways or other travelled area that poses a tripping risk   |
| Infestation - Insects   |   | Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk |
|                         | Infestation - Rats/Mice/Vermin                                | Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk   |
| Mailboxes/Project Signs | Mailbox Missing/Damaged                                       | Mailbox cannot be locked or is missing   |
|                         | Signs Damaged   | The project sign is not legible or readable because of deterioration or damage   |
| Driveways               | Cracks  | Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lots/driveways/roads or pose a safety hazard  |
|                         | Potholes/Loose Material                                       | Potholes or loose material that have made a parking lot/driveway unusable/impassable for vehicles and/or pedestrians or could cause tripping or falling  |
|                         | Settlement/Heaving  | Settlement/heaving has made a parking lot/driveway unusable/impassable or creates unsafe conditions for pedestrians and vehicles   |
| Retaining Walls         | Damaged/Falling/Leaning                                       | A retaining wall is damaged and does not function as it should or is a safety risk   |
| Storm Drainage          | Damaged/Obstructed  | The system is partially or fully blocked by a large quantity of debris , causing backup into adjacent areas or runoffs into areas where runoff is not intended   |
| Walkways/Steps          | Broken/Missing Hand Railing                                   | The hand rail is missing, damaged, loose or otherwise unusable   |
|                         | Cracks/Settlement/Heaving                                     | Cracks, hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard                         |
|                         | Spalling  | More than 5% of walkways have large areas of spalling--larger than 4 inches by 4 inches--that affects traffic ability  |

# Uniform Physical Conditions Standards - PA Housing Trust Fund

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## Uniform Physical Condition Standards for Single Family Housing Rehabilitation

### Requirements for Building Exterior

| Inspectable Item  | Observable Deficiency   | Type & Degree of Deficiency that Must be Addressed   |
|-------------------|---|--|
| Doors             | Damaged Frames/Threshold/Lintels/Trim                         | Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim   |
|                   | Damaged Hardware/Locks  | Any door that does not function as it should or cannot be locked because of damage to the door's hardware  |
|                   | Damaged Surface (Holes/Paint/Rusting/Glass)                   | Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass   |
|                   | Damaged/Missing Screen/Storm/Security Door                    | Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing   |
|                   | Deteriorated/Missing Caulking/Seals                           | The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should   |
|                   | Missing Door  | Any exterior door that is missing  |
| Foundations       | Cracks/Gaps   | Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart |
|                   | Spalling/Exposed Rebar  | Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other   |
| Health and Safety | Electrical Hazards - Exposed Wires/Open Panels                | Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)  |
|                   | Electrical Hazards - Water Leaks on/near Electrical Equipment | Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion  |
|                   | Flammable/Combustible Materials - Improperly Stored           | The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit   |
|                   | Garbage and Debris - Outdoors                                 | Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris   |
|                   | Hazards - Other   | Any general defects or hazards that pose risk of bodily injury   |
|                   | Hazards - Sharp Edges   | Any physical defect that could cause cutting or breaking of human skin or other bodily harm  |
|                   | Hazards - Tripping  | Any physical defect in walkways or other travelled area that poses a tripping risk   |
|                   | Infestation - Insects   | Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk                                   |
|                   | Infestation - Rats/Mice/Vermin                                | Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk   |
| Lighting          | Broken Fixtures/Bulbs   | 10% or more of the lighting fixtures and bulbs surveyed are broken or missing  |
| Roofs             | Damaged Soffits/Fascia  | Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible  |
|                   | Damaged Vents   | Vents are missing or so visibly damaged that further roof damage is possible   |
|                   | Damaged/Clogged Drains  | The drain is damaged or partially clogged with debris or the drain no longer functions   |
|                   | Damaged/Torn Membrane/Missing Ballast                         | Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration  |
|                   | Missing/Damaged Components from Downspout/Gutter              | Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior  |
|                   | Missing/Damaged Shingles                                      | Roofing shingles are missing or damaged enough to create a risk of water penetration   |
|                   | Ponding   | Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials  |
| Walls             | Cracks/Gaps   | Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration  |
|                   | Damaged Chimneys  | Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard        |
|                   | Missing/Damaged Caulking/Mortar                               | Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage  |
|                   | Missing Pieces/Holes/Spalling                                 | Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage   |
|                   | Stained/Peeling/Needs Paint                                   | More than 20% of the exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration  |
| Windows           | Broken/Missing/Cracked Panes                                  | Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane   |
|                   | Damaged Sills/Frames/Lintels/Trim                             | Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness  |
|                   | Damaged/Missing Screens                                       | Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length   |
|                   | Missing/Deteriorated Caulking/Seals/Glazing Compound          | There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure  |
|                   | Peeling/Needs Paint   | More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration   |

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

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|  |                              |   |
|--|------------------------------|---|
|  | Security Bars Prevent Egress | The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks |
|--|------------------------------|---|

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

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## Uniform Physical Condition Standards for Single Family Housing Rehabilitation Requirements for Unit

| Inspectable Item  | Observable Deficiency   | Type & Degree of Deficiency that Must be Addressed   |
|-------------------|---|--|
| Bathroom          | Bathroom Cabinets - Damaged/Missing                           | Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose   |
|                   | Lavatory Sink - Damaged/Missing                               | Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing   |
|                   | Plumbing - Clogged Drains                                     | Drain or faucet is substantially or completely clogged or has suffered extensive deterioration   |
|                   | Plumbing - Leaking Faucet/Pipes                               | A steady leak that is adversely affecting the surrounding area   |
|                   | Shower/Tub - Damaged/Missing                                  | Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing  |
|                   | Ventilation/Exhaust System – Inoperable (if applicable)       | Exhaust fan is not functioning or window designed for ventilation does not open  |
|                   | Water Closet/Toilet - Damaged/Clogged/Missing                 | Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed   |
| Ceiling           | Bulging/Buckling  | Bulging, buckling or sagging ceiling or problem with alignment   |
|                   | Holes/Missing Tiles/Panels/Cracks                             | Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long   |
|                   | Peeling/Needs Paint   | More than 10% of ceiling has peeling paint or is missing paint   |
|                   | Water Stains/Water Damage/Mold/Mildew                         | Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square  |
| Doors             | Damaged Frames/Threshold/Lintels/Trim                         | Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim   |
|                   | Damaged Hardware/Locks  | Any door that does not function as it should or cannot be locked because of damage to the door's hardware  |
|                   | Damaged/Missing Screen/Storm/Security Door                    | Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing                               |
|                   | Damaged Surface - Holes/Paint/Rusting/Glass                   | Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass                 |
|                   | Deteriorated/Missing Seals (Entry Only)                       | The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should   |
|                   | Missing Door  | Any door that is required for security (entry) or privacy (Bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality                                |
| Electrical System | Blocked Access to Electrical Panel                            | One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency   |
|                   | Burnt Breakers  | Carbon residue, melted breakers or arcing scars are evident  |
|                   | Evidence of Leaks/Corrosion                                   | Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware |
|                   | Frayed Wiring   | Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire   |
|                   | GFI - Inoperable  | The GFI does not function  |
|                   | Missing Breakers/Fuses  | Any open and/or exposed breaker port   |
|                   | Missing Covers  | A cover is missing, which results in exposed visible electrical connection   |
| Floors            | Bulging/Buckling  | Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types   |
|                   | Floor Covering Damage   | More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams  |
|                   | Missing Flooring Tiles  | Any flooring or tile flooring that is missing  |
|                   | Peeling/Needs Paint   | Any painted flooring that has peeling or missing paint on more than 10% of the surface   |
|                   | Rot/Deteriorated Subfloor                                     | Any rotted or deteriorated subflooring greater than 6 inches by 6 inches   |
|                   | Water Stains/Water Damage/Mold/Mildew                         | Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square   |
| Health & Safety   | Air Quality - Mold and/or Mildew Observed                     | Evidence of mold or mildew is observed that is substantial enough to pose a health risk  |
|                   | Air Quality - Sewer Odor Detected                             | Sewer odors that could pose a health risk if inhaled for prolonged periods   |
|                   | Air Quality - Propane/Natural Gas/Methane Gas Detected        | Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled  |
|                   | Electrical Hazards - Exposed Wires/Open Panels                | Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)  |
|                   | Electrical Hazards - Water Leaks on/near Electrical Equipment | Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion  |
|                   | Flammable Materials - Improperly Stored                       | The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit                         |
|                   | Garbage and Debris - Indoors                                  | Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris  |

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

NOTE: Deficiencies in shaded cells are life-threatening and must be addressed immediately, if the housing is occupied.

|  |                                |  |
|--|--------------------------------|--|
|  | Garbage and Debris - Outdoors  | Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris  |
|  | Hazards - Other                | Any general defects or hazards that pose risk of bodily injury   |
|  | Hazards - Sharp Edges          | Any physical defect that could cause cutting or breaking of human skin or other bodily harm  |
|  | Hazards - Tripping             | Any physical defect in walkways or other travelled area that poses a tripping risk   |
|  | Infestation - Insects          | Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk |
|  | Infestation - Rats/Mice/Vermin | Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk   |

# Uniform Physical Conditions Standards - PA Housing Trust Fund

The checklists below will be used in the evaluation of occupied buildings.

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## Uniform Physical Condition Standards for Single Family Housing Rehabilitation Requirements for Unit

| Inspectable Item    | Observable Deficiency                                 | Type & Degree of Deficiency that Must be Addressed   |
|---------------------|---|--|
| Hot Water Heater    | Misaligned Chimney/ Ventilation System                | Any misalignment that may cause improper or dangerous venting of gases   |
|                     | Inoperable Unit/Components                            | Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly   |
|                     | Leaking Valves/Tanks/Pipes                            | There is evidence of active water leaks from hot water heater or related components  |
|                     | Pressure Relief Valve Missing                         | There is no pressure relief valve or pressure relief valve does not drain down to the floor  |
|                     | Rust/Corrosion  | Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice   |
| HVAC System         | Inoperable  | HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged                                       |
|                     | Misaligned Chimney/Ventilation System                 | Any misalignment that may cause improper or dangerous venting of gases   |
|                     | Noisy/Vibrating/Leaking                               | The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged   |
|                     | Rust/Corrosion  | Deterioration from rust or corrosion on the HVAC system in the dwelling unit   |
| Kitchen             | Cabinets - Missing/Damaged                            | 10% or more of cabinet, doors, or shelves are missing or the laminate is separating  |
|                     | Countertops - Missing/Damaged                         | 10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food                                |
|                     | Dishwasher/Garbage Disposal - Leaking/Inoperable      | The dishwasher or garbage disposal does not operate as it should   |
|                     | Plumbing - Clogged Drains                             | Drain is substantially or completely clogged or has suffered extensive deterioration   |
|                     | Plumbing - Leaking Faucet/Pipes                       | A steady leak that is adversely affecting the surrounding area   |
|                     | Range Hood/Exhaust Fans - Excessive Grease/Inoperable | A substantial accumulation of dirt or grease that threatens the free passage of air  |
|                     | Range/Stove - Missing/Damaged/Inoperable              | One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning        |
|                     | Refrigerator - Missing/Damaged/Inoperable             | The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance      |
|                     | Sink - Damaged/Missing                                | Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing   |
| Laundry Area (Room) | Dryer Vent - Missing/Damaged/Inoperable               | The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside   |
| Lighting            | Missing/Inoperable Fixture                            | A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room   |
| Outlets/Switches    | Missing   | An outlet or switch is missing   |
|                     | Missing/Broken Cover Plates                           | An outlet or switch has a broken cover plate over a junction box or the cover plate is missing   |
| Patio/Porch/Balcony | Baluster/Side Railings Damaged                        | Any damaged or missing balusters or side rails that limit the safe use of an area  |
| Smoke Detector      | Missing/Inoperable                                    | Smoke detector is missing or does not function as it should  |
| Stairs              | Broken/Damaged/Missing Steps                          | A step is missing or broken  |
|                     | Broken/Missing Hand Railing                           | The hand rail is missing, damaged, loose or otherwise unusable   |
| Walls               | Bulging/Buckling                                      | Bulging, buckling or sagging walls or a lack of horizontal alignment   |
|                     | Damaged   | Any hole in wall greater than 2 inches by 2 inches   |
|                     | Damaged/Deteriorated Trim                             | 10% or more of the wall trim is damaged  |
|                     | Peeling/Needs Paint                                   | 10% or more of interior wall paint is peeling or missing   |
|                     | Water Stains/Water Damage/Mold/Mildew                 | Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square   |
| Windows             | Cracked/Broken/Missing Panes                          | Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane |
|                     | Damaged/Rotting Window Sill                           | The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness  |
|                     | Missing/Deteriorated Caulking/Seals/Glazing Compound  | There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure  |
|                     | Inoperable/Not Lockable                               | Any window that is not functioning or cannot be secured because lock is broken   |
|                     | Peeling/Needs Paint                                   | More than 10% of interior window paint is peeling or missing   |
|                     | Security Bars Prevent Egress                          | The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks   |