

NOTE: All projects requiring rehabilitation must meet the following requirements:

1. Plans and specifications prepared by an accredited Architect;
2. A Capital Needs Assessment prepared by a third party (Architect, engineer, etc.) documenting the remaining useful life of all major systems and components outlined below.
If the remaining life of a component is less than the affordability period, the component must be repaired or replaced; an adequate replacement reserve must be established and underwriting must include regular payments to the reserve account.
3. DHCD Construction staff must review prepared Plans and specifications against the Capital Needs Assessment along with a site inspection of the property to confirm all required rehabilitation work conforms with required mitigation outlined below.

Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation – Requirements for Site

Inspectable Item	Observable Deficiency	Degree of Deficiency	Required Mitigation
Fencing and Gates	Damaged/Falling/Leaning	Level 1	Must be repaired or replaced
	Holes	Level 1	Must be repaired or replaced
	Missing Sections	Level 1	Must be repaired or replaced
Grounds	Erosion/Rutting Areas	Level 1	Must be repaired or replaced
	Overgrown/Penetrating Vegetation	Level 1	Must be repaired or replaced
	Ponding/Site Drainage	Level 1	Must be repaired or replaced
Health & Safety	Air Quality - Sewer Odor Detected	Level 1	Must be repaired or replaced
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Level 1	Must be repaired or replaced
	Electrical Hazards - Exposed Wires/Open Panels	Level 1	Must be repaired or replaced
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Level 1	Must be repaired or replaced
	Flammable Materials - Improperly Stored	Level 1	Must be repaired or replaced
	Garbage and Debris - Outdoors	Level 1	Must be repaired or replaced

	Hazards - Other	Level 1	Must be repaired or replaced
	Hazards - Sharp Edges	Level 1	Must be repaired or replaced
	Hazards - Tripping	Level 1	Must be repaired or replaced
	Infestation - Insects	Level 1	Must be repaired or replaced
	Infestation - Rats/Mice/Vermin	Level 1	Must be repaired or replaced
Mailboxes/Project Signs	Mailbox Missing/Damaged	Level 1	Must be repaired or replaced
	Signs Damaged	Level 1	Must be repaired or replaced
Parking Lots/Driveways/Roads	Cracks	Level 1	Must be repaired or replaced
	Ponding	Level 1	Must be repaired or replaced
	Potholes/Loose Material	Level 1	Must be repaired or replaced
	Settlement/Heaving	Level 1	Must be repaired or replaced
Play Areas and Equipment	Damaged/Broken Equipment	Level 1	Must be repaired or replaced
	Deteriorated Play Area Surface	Level 1	Must be repaired or replaced
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	Level 1	Must be repaired or replaced
Retaining Walls	Damaged/Falling/Leaning	Level 1	Must be repaired or replaced
Storm Drainage	Damaged/Obstructed	Level 1	Must be repaired or replaced
Walkways/Steps	Broken/Missing Hand Railing	Level 1	Must be repaired or replaced
	Cracks/Settlement/Heaving	Level 1	Must be repaired or replaced
	Spalling/Exposed rebar	Level 1	Must be repaired or replaced

November 7, 2017

Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation – Requirements for Building Exterior

Inspectable Item	Observable Deficiency	Degree of Deficiency	Required Mitigation
Doors	Damaged Frames/Threshold/Lintels/Trim	Level 1	Must be repaired or replaced
	Damaged Hardware/Locks	Level 1	Must be repaired or replaced
	Damaged Surface (Holes/Paint/Rusting/Glass)	Level 1	Must be repaired or replaced
	Damaged/Missing Screen/Storm/Security Door	Level 1	Must be repaired or replaced
	Deteriorated/Missing Caulking/Seals	Level 1	Must be repaired or replaced
	Missing Door	Level 1	Must be repaired or replaced
Fire Escapes	Blocked Egress/Ladders	Level 1	Must be repaired or replaced
	Visibly Missing Components	Level 1	Must be repaired or replaced
Foundations	Cracks/Gaps	Level 1	Must be repaired or replaced
	Spalling/Exposed Rebar	Level 1	Must be repaired or replaced
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels	Level 1	Must be repaired or replaced
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Level 1	Must be repaired or replaced
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	Level 1	Must be repaired or replaced
	Emergency Fire Exits - Missing Exit Signs	Level 1	Must be repaired or replaced
	Flammable/Combustible Materials - Improperly Stored	Level 1	Must be repaired or replaced
	Garbage and Debris - Outdoors	Level 1	Must be repaired or replaced
	Hazards - Other	Level 1	Must be repaired or replaced
	Hazards - Sharp Edges	Level 1	Must be repaired or replaced
	Hazards - Tripping	Level 1	Must be repaired or replaced
	Infestation - Insects	Level 1	Must be repaired or replaced

	Infestation - Rats/Mice/Vermin	Level 1	Must be repaired or replaced
Lighting	Broken Fixtures/Bulbs	Level 1	Must be repaired or replaced
Roofs	Damaged Soffits/Fascia	Level 1	Must be repaired or replaced
	Damaged Vents	Level 1	Must be repaired or replaced
	Damaged/Clogged Drains	Level 1	Must be repaired or replaced
	Damaged/Torn Membrane/Missing Ballast	Level 1	Must be repaired or replaced
	Missing/Damaged Components from Downspout/Gutter	Level 1	Must be repaired or replaced
	Missing/Damaged Shingles	Level 1	Must be repaired or replaced
	Ponding	Level 1	Must be repaired or replaced
Walls	Cracks/Gaps	Level 1	Must be repaired or replaced
	Damaged Chimneys	Level 1	Must be repaired or replaced
	Missing/Damaged Caulking/Mortar	Level 1	Must be repaired or replaced
	Missing Pieces/Holes/Spalling	Level 1	Must be repaired or replaced
	Stained/Peeling/Needs Paint	Level 1	Must be repaired or replaced
Windows	Broken/Missing/Cracked Panes	Level 1	Must be repaired or replaced
	Damaged Sills/Frames/Lintels/Trim	Level 1	Must be repaired or replaced
	Damaged/Missing Screens	Level 1	Must be repaired or replaced
	Missing/Deteriorated Caulking/Seals/Glazing Compound	Level 1	Must be repaired or replaced
	Peeling/Needs Paint	Level 1	Must be repaired or replaced
	Security Bars Prevent Egress	Level 1	Must be repaired or replaced

November 7, 2017

Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation – Requirements for Building Systems

Inspectable Item	Observable Deficiency	Degree of Deficiency	Required Mitigation
Domestic Water	Leaking Central Water Supply	Level 1	Must be repaired or replaced
	Missing Pressure Relief Valve	Level 1	Must be repaired or replaced
	Rust/Corrosion on Heater Chimney	Level 1	Must be repaired or replaced
	Water Supply Inoperable	Level 1	Must be repaired or replaced
Electrical System	Blocked Access/Improper Storage	Level 1	Must be repaired or replaced
	Burnt Breakers	Level 1	Must be repaired or replaced
	Evidence of Leaks/Corrosion	Level 1	Must be repaired or replaced
	Frayed Wiring	Level 1	Must be repaired or replaced
	Missing Breakers/Fuses	Level 1	Must be repaired or replaced
	Missing Outlet Covers	Level 1	Must be repaired or replaced
	Elevators	Not Operable	Level 1
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Level 1	Must be repaired or replaced
Fire Protection	Missing Sprinkler Head	Level 1	Must be repaired or replaced
	Missing/Damaged/Expired Extinguishers	Level 1	Must be repaired or replaced
Health & Safety	Air Quality - Mold and/or Mildew Observed	Level 1	Must be repaired or replaced
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Level 1	Must be repaired or replaced
	Air Quality - Sewer Odor Detected	Level 1	Must be repaired or replaced
	Electrical Hazards - Exposed Wires/Open Panels	Level 1	Must be repaired or replaced
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Level 1	Must be repaired or replaced
	Elevator - Tripping	Level 1	Must be repaired or replaced

	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	Level 1	Must be repaired or replaced
	Emergency Fire Exits - Missing Exit Signs	Level 1	Must be repaired or replaced
	Flammable Materials - Improperly Stored	Level 1	Must be repaired or replaced
	Garbage and Debris - Indoors	Level 1	Must be repaired or replaced
	Hazards - Other	Level 1	Must be repaired or replaced
	Hazards - Sharp Edges	Level 1	Must be repaired or replaced
	Hazards – Tripping Hazards	Level 1	Must be repaired or replaced
	Infestation - Insects	Level 1	Must be repaired or replaced
	Infestation - Rats/Mice/Vermin	Level 1	Must be repaired or replaced
HVAC	Boiler/Pump Leaks	Level 1	Must be repaired or replaced
	Fuel Supply Leaks	Level 1	Must be repaired or replaced
	General Rust/Corrosion	Level 1	Must be repaired or replaced
	Misaligned Chimney/Ventilation System	Level 1	Must be repaired or replaced
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	Level 1	Must be repaired or replaced
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Level 1	Must be repaired or replaced
	Missing Drain/Cleanout/Manhole Covers	Level 1	Must be repaired or replaced

November 7, 2017

Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation – Requirements for Common Areas

Inspectable Item Location	Observable Deficiency	Degree of Deficiency	Required Mitigation
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Level 1	Must be repaired or replaced
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	Level 1	Must be repaired or replaced
Community Room	Call for Aid - Inoperable	Level 1	Must be repaired or replaced
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Level 1	Must be repaired or replaced
Kitchen	Ceiling - Peeling/Needs Paint	Level 1	Must be repaired or replaced
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew	Level 1	Must be repaired or replaced
Lobby	Countertops - Missing/Damaged	Level 1	Must be repaired or replaced
Office	Dishwasher/Garbage Disposal - Inoperable	Level 1	Must be repaired or replaced
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	Level 1	Must be repaired or replaced
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	Level 1	Must be repaired or replaced
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Level 1	Must be repaired or replaced
Storage	Doors - Damaged/Missing Screen/Storm/Security Door	Level 1	Must be repaired or replaced
	Doors - Deteriorated/Missing Seals (Entry Only)	Level 1	Must be repaired or replaced
	Doors - Missing Door	Level 1	Must be repaired or replaced
	Dryer Vent -Missing/Damaged/Inoperable	Level 1	Must be repaired or replaced
	Electrical - Blocked Access to Electrical Panel	Level 1	Must be repaired or replaced
	Electrical - Burnt Breakers	Level 1	Must be repaired or replaced
	Electrical - Evidence of Leaks/Corrosion	Level 1	Must be repaired or replaced
	Electrical - Frayed Wiring	Level 1	Must be repaired or replaced
	Electrical - Missing Breakers	Level 1	Must be repaired or replaced

Inspectable Item Location	Observable Deficiency	Degree of Deficiency	Required Mitigation
	Electrical - Missing Covers	Level 1	Must be repaired or replaced
	Floors - Bulging/Buckling	Level 1	Must be repaired or replaced
	Floors - Floor Covering Damaged	Level 1	Must be repaired or replaced
	Floors - Missing Floor/Tiles	Level 1	Must be repaired or replaced
	Floors - Peeling/Needs Paint	Level 1	Must be repaired or replaced
	Floors - Rot/Deteriorated Subfloor	Level 1	Must be repaired or replaced
	Floors - Water Stains/Water Damage/Mold/Mildew	Level 1	Must be repaired or replaced
	GFI - Inoperable	Level 1	Must be repaired or replaced
	Graffiti	Level 1	Must be repaired or replaced
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged	Level 1	Must be repaired or replaced
	HVAC - General Rust/Corrosion	Level 1	Must be repaired or replaced
	HVAC - Inoperable	Level 1	Must be repaired or replaced
	HVAC - Misaligned Chimney/Ventilation System	Level 1	Must be repaired or replaced
	HVAC - Noisy/Vibrating/Leaking	Level 1	Must be repaired or replaced
	Lavatory Sink - Damaged/Missing	Level 1	Must be repaired or replaced
	Lighting - Missing/Damaged/Inoperable Fixture	Level 1	Must be repaired or replaced
	Mailbox - Missing/Damaged	Level 1	Must be repaired or replaced
	Outlets/Switches/Cover Plates - Missing/Broken	Level 1	Must be repaired or replaced
	Pedestrian/Wheelchair Ramp	Level 1	Must be repaired or replaced
	Plumbing - Clogged Drains	Level 1	Must be repaired or replaced
	Plumbing - Leaking Faucet/Pipes	Level 1	Must be repaired or replaced

November 7, 2017

Inspectable Item Location	Observable Deficiency	Degree of Deficiency	Required Mitigation
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable	Level 1	Must be repaired or replaced
	Range/Stove - Missing/Damaged/Inoperable	Level 1	Must be repaired or replaced
	Refrigerator - Damaged/Inoperable	Level 1	Must be repaired or replaced
	Restroom Cabinet - Damaged/Missing	Level 1	Must be repaired or replaced
	Shower/Tub - Damaged/Missing	Level 1	Must be repaired or replaced
	Sink - Missing/Damaged	Level 1	Must be repaired or replaced
	Smoke Detector - Missing/Inoperable	Level 1	Must be repaired or replaced
	Stairs - Broken/Damaged/Missing Steps	Level 1	Must be repaired or replaced
	Stairs - Broken/Missing Hand Railing	Level 1	Must be repaired or replaced
	Ventilation/Exhaust System - Inoperable	Level 1	Must be repaired or replaced
	Walls - Bulging/Buckling	Level 1	Must be repaired or replaced
	Walls - Damaged	Level 1	Must be repaired or replaced
	Walls - Damaged/Deteriorated Trim	Level 1	Must be repaired or replaced
	Walls - Peeling/Needs Paint	Level 1	Must be repaired or replaced
	Walls - Water Stains/Water Damage/Mold/Mildew	Level 1	Must be repaired or replaced
	Water Closet/Toilet - Damaged/Clogged/Missing	Level 1	Must be repaired or replaced
	Windows - Cracked/Broken/Missing Panes	Level 1	Must be repaired or replaced
	Windows - Damaged Window Sill	Level 1	Must be repaired or replaced
	Windows - Inoperable/Not Lockable	Level 1	Must be repaired or replaced
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	Level 1	Must be repaired or replaced
	Windows - Peeling/Needs Paint	Level 1	Must be repaired or replaced

November 7, 2017

Inspectable Item Location	Observable Deficiency	Degree of Deficiency	Required Mitigation
	Windows - Security Bars Prevent Egress	Level 1	Must be repaired or replaced
Health & Safety	Air Quality - Mold and/or Mildew Observed	Level 1	Must be repaired or replaced
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Level 1	Must be repaired or replaced
	Air Quality - Sewer Odor Detected	Level 1	Must be repaired or replaced
	Electrical Hazards - Exposed Wires/Open Panels	Level 1	Must be repaired or replaced
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Level 1	Must be repaired or replaced
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	Level 1	Must be repaired or replaced
	Emergency Fire Exits - Missing Exit Signs	Level 1	Must be repaired or replaced
	Flammable/Combustible Materials - Improperly Stored	Level 1	Must be repaired or replaced
	Garbage and Debris - Indoors	Level 1	Must be repaired or replaced
	Garbage and Debris - Outdoors	Level 1	Must be repaired or replaced
	Hazards - Other	Level 1	Must be repaired or replaced
	Hazards - Sharp Edges	Level 1	Must be repaired or replaced
	Hazards - Tripping	Level 1	Must be repaired or replaced
	Infestation - Insects	Level 1	Must be repaired or replaced
	Infestation - Rats/Mice/Vermin	Level 1	Must be repaired or replaced
Pools and Related Structures	Fencing - Damaged/Not Intact	Level 1	Must be repaired or replaced
Trash Collection Areas	Chutes - Damaged/Missing Components	Level 1	Must be repaired or replaced

November 7, 2017

Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation – Requirements for Unit

Inspectable Item	Observable Deficiency	Degree of Deficiency	Required Mitigation
Bathroom	Bathroom Cabinets - Damaged/Missing	Level 1	Must be repaired or replaced
	Lavatory Sink - Damaged/Missing	Level 1	Must be repaired or replaced
	Plumbing - Clogged Drains, Faucets	Level 1	Must be repaired or replaced
	Plumbing - Leaking Faucet/Pipes	Level 1	Must be repaired or replaced
	Shower/Tub - Damaged/Missing	Level 1	Must be repaired or replaced
	Ventilation/Exhaust System – Absent/Inoperable	Level 1	Must be repaired or replaced
	Water Closet/Toilet - Damaged/Clogged/Missing	Level 1	Must be repaired or replaced
Call-for-Aid (if applicable)	Inoperable	Level 1	Must be repaired or replaced
Ceiling	Bulging/Buckling/Leaking	Level 1	Must be repaired or replaced
	Holes/Missing Tiles/Panels/Cracks	Level 1	Must be repaired or replaced
	Peeling/Needs Paint	Level 1	Must be repaired or replaced
	Water Stains/Water Damage/Mold/Mildew	Level 1	Must be repaired or replaced
Doors	Damaged Frames/Threshold/Lintels/Trim	Level 1	Must be repaired or replaced
	Damaged Hardware/Locks	Level 1	Must be repaired or replaced
	Damaged/Missing Screen/Storm/Security Door	Level 1	Must be repaired or replaced
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting	Level 1	Must be repaired or replaced
	Deteriorated/Missing Seals (Entry Only)	Level 1	Must be repaired or replaced
	Missing Door	Level 1	Must be repaired or replaced
Electrical System	Blocked Access to Electrical Panel	Level 1	Must be repaired or replaced
	Burnt Breakers	Level 1	Must be repaired or replaced

Inspectable Item	Observable Deficiency	Degree of Deficiency	Required Mitigation
	Evidence of Leaks/Corrosion	Level 1	Must be repaired or replaced
	Frayed Wiring	Level 1	Must be repaired or replaced
	GFI - Inoperable	Level 1	Must be repaired or replaced
	Missing Breakers/Fuses	Level 1	Must be repaired or replaced
	Missing Covers	Level 1	Must be repaired or replaced
Floors	Bulging/Buckling	Level 1	Must be repaired or replaced
	Floor Covering Damage	Level 1	Must be repaired or replaced
	Missing Flooring Tiles	Level 1	Must be repaired or replaced
	Peeling/Needs Paint	Level 1	Must be repaired or replaced
	Rot/Deteriorated Subfloor	Level 1	Must be repaired or replaced
	Water Stains/Water Damage/Mold/Mildew	Level 1	Must be repaired or replaced
Health & Safety	Air Quality - Mold and/or Mildew Observed	Level 1	Must be repaired or replaced
	Air Quality - Sewer Odor Detected	Level 1	Must be repaired or replaced
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Level 1	Must be repaired or replaced
	Electrical Hazards - Exposed Wires/Open Panels	Level 1	Must be repaired or replaced
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Level 1	Must be repaired or replaced
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	Level 1	Must be repaired or replaced
	Emergency Fire Exits - Missing Exit Signs	Level 1	Must be repaired or replaced
	Flammable Materials - Improperly Stored	Level 1	Must be repaired or replaced
	Garbage and Debris - Indoors	Level 1	Must be repaired or replaced
	Garbage and Debris - Outdoors	Level 1	Must be repaired or replaced
	Hazards - Other	Level 1	Must be repaired or replaced

November 7, 2017

Inspectable Item	Observable Deficiency	Degree of Deficiency	Required Mitigation
	Hazards - Sharp Edges	Level 1	Must be repaired or replaced
	Hazards - Tripping	Level 1	Must be repaired or replaced
	Infestation - Insects	Level 1	Must be repaired or replaced
	Infestation - Rats/Mice/Vermin	Level 1	Must be repaired or replaced
Hot Water Heater	Misaligned Chimney/Ventilation System	Level 1	Must be repaired or replaced
	Inoperable Unit/Components	Level 1	Must be repaired or replaced
	Leaking Valves/Tanks/Pipes	Level 1	Must be repaired or replaced
	Pressure Relief Valve Missing	Level 1	Must be repaired or replaced
	Rust/Corrosion	Level 1	Must be repaired or replaced
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged	Level 1	Must be repaired or replaced
	Inoperable	Level 1	Must be repaired or replaced
	Misaligned Chimney/Ventilation System	Level 1	Must be repaired or replaced
	Noisy/Vibrating/Leaking	Level 1	Must be repaired or replaced
	Rust/Corrosion	Level 1	Must be repaired or replaced
Kitchen	Cabinets - Missing/Damaged	Level 1	Must be repaired or replaced
	Countertops - Missing/Damaged	Level 1	Must be repaired or replaced
	Dishwasher/Garbage Disposal - Inoperable	Level 1	Must be repaired or replaced
	Plumbing - Clogged Drains	Level 1	Must be repaired or replaced
	Plumbing - Leaking Faucet/Pipes	Level 1	Must be repaired or replaced
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	Level 1	Must be repaired or replaced
	Range/Stove - Missing/Damaged/Inoperable	Level 1	Must be repaired or replaced
	Refrigerator-Missing/Damaged/Inoperable	Level 1	Must be repaired or replaced

November 7, 2017

Inspectable Item	Observable Deficiency	Degree of Deficiency	Required Mitigation
	Sink - Damaged/Missing	Level 1	Must be repaired or replaced
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	Level 1	Must be repaired or replaced
Lighting	Missing/Inoperable Fixture	Level 1	Must be repaired or replaced
Outlets/Switches	Missing	Level 1	Must be repaired or replaced
	Missing/Broken Cover Plates	Level 1	Must be repaired or replaced
Patio/Porch/Balcony	Baluster/Side Railings Damaged	Level 1	Must be repaired or replaced
Smoke Detector	Missing/Inoperable	Level 1	Must be repaired or replaced
Stairs	Broken/Damaged/Missing Steps	Level 1	Must be repaired or replaced
	Broken/Missing Hand Railing	Level 1	Must be repaired or replaced
Walls	Bulging/Buckling	Level 1	Must be repaired or replaced
	Damaged	Level 1	Must be repaired or replaced
	Damaged/Deteriorated Trim	Level 1	Must be repaired or replaced
	Peeling/Needs Paint	Level 1	Must be repaired or replaced
	Water Stains/Water Damage/Mold/Mildew	Level 1	Must be repaired or replaced
Windows	Cracked/Broken/Missing Panes	Level 1	Must be repaired or replaced
	Damaged Window Sill	Level 1	Must be repaired or replaced
	Missing/Deteriorated Caulking/Seals/Glazing Compound	Level 1	Must be repaired or replaced
	Inoperable/Not Lockable	Level 1	Must be repaired or replaced
	Peeling/Needs Paint	Level 1	Must be repaired or replaced
	Security Bars Prevent Egress	Level 1	Must be repaired or replaced