Physical Inspection Report

Part A: Basic Data

1. Project Name
2. Owner's Name
3. Agent's Name
4. Resident Manager's Name
5. FHA Number
6. Mortgagor No.
7. No. of Units
8. Name and Title of Owner Representative Accompanying You on Inspection
9. Last Quarter Averages
   - Monthly Turnover
   - Days Vacant/Unit
   - Unit Ready Time

Part B: Physical Condition. Indicate the physical condition of each item. If maintenance is needed, describe the problem/need in Part E of this report. Mortgagor need not supply cost estimates. HUD staff need to give cost estimates only when such estimates are required by other instructions (e.g., work order or flexible subsidy instructions).

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<tbody>
<tr>
<td>1. Exterior Walls and Foundations</td>
<td>23. Painters, carpenters, tiles</td>
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<tr>
<td>2. Roofs, flashing, vents</td>
<td>24. Slaters, walkways, community spaces</td>
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<td>3. Gutters, downspouts, splashblocks</td>
<td>25. Cabinet doors, closets, hardware</td>
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<td>4. Drives, parking lots, paving, curbs</td>
<td>26. Painting</td>
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<td>5. Walks, steps, guardrails</td>
<td>27. Curtains and shades</td>
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<td>6. Fences, walls, gates</td>
<td>28. Refrigerators and ranges</td>
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<td>7. Porches, balconies, fire escapes</td>
<td>29. Garbage disposal and exhaust fans</td>
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<td>8. Doors, windows, screens</td>
<td>30. Compactors and incinerators</td>
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<td>9. Garage and carports</td>
<td>31. Electrical fixtures and systems</td>
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<td>10. Lawns and plantings</td>
<td>32. Plumbing fixtures and systems</td>
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<td>11. Sprinkler and drainage system</td>
<td>33. Heating and air conditioning</td>
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<td>12. Exterior lighting</td>
<td>34. Hot water system, boiler room</td>
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<td>14. Underground gas, water, sewage</td>
<td>Miscellaneous Items Inspected</td>
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<td>15. Security systems</td>
<td>36. Benches, play area and equipment</td>
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<td>16.</td>
<td>37. Laundry rooms</td>
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<td>Energy Efficiency Items Inspected</td>
<td>38. Storage, utility buildings</td>
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<td>17. Insulation</td>
<td>39. Elevators</td>
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<td>18. Caulking and weatherstripping</td>
<td>40. Project signs and office</td>
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<td>19. Storm doors and windows</td>
<td>41. Swimming pools</td>
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<td>20. Water saver devices</td>
<td>42. Exterminating</td>
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<td>21.</td>
<td>43. Fire extinguishers</td>
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Part C: Miscellaneous Observations. Answer each question. In Part E, describe any problem areas, corrective actions needed, or elaborate on these answers.

1a. Surrounding neighborhood is:
   - Depressed  □
   - Average    □
   - Prosperous □
   b. This condition is expected to:
      - Improve □
      - Stay Same □
      - Decline □

2. Are project signs and access adequate?
   - Yes □  No □  N/A □

3a. Is preventive maintenance adequate and timely?
   - Yes □  No □  N/A □

b. Are there any changes in maintenance procedures needed?
   - Yes □  No □  N/A □

4a. If insurance loss drafts or replacement reserve funds were released for repairs, have those repairs been completed?
   - Yes □  No □  N/A □

b. If no, is repair work progressing on schedule?
   - Yes □  No □  N/A □

5a. Have all repairs required by HUD or the mortgagor been completed?
   - Yes □  No □  N/A □

b. If no, is repair work progressing on schedule?
   - Yes □  No □  N/A □

6a. Have any major physical improvements been made during the last year?
   - Yes □  No □  N/A □

b. Are any major physical improvements planned?
   - Yes □  No □  N/A □

7. Is the project experiencing any significant occupancy problems?
   - Yes □  No □  N/A □

*If "yes", describe them in Part E: Comments.
### Part D: Evaluation

1. Overall Physical Condition
   - [ ] Superior
   - [ ] Satisfactory
   - [ ] Below Average
   - [ ] Unsatisfactory

   - [ ] Superior
   - [ ] Satisfactory
   - [ ] Below Average
   - [ ] Unsatisfactory

**Important:** In Part E, explain the basis for any below average or unsatisfactory rating.

### Part E: Comments
Cross reference each comment to a line item in Part B, C or D of this report. Attach additional sheets, if needed.

<table>
<thead>
<tr>
<th>Part, Line Reference</th>
<th>Date Closed</th>
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### Part F: Signatures

1. Inspection made by:
   - **Title:**
   - **Date:**

2. Inspection approved by:
   - **Title:**
   - **Date:**

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