

**MISSISSIPPI HOME CORPORATION (MHC) HOUSING  
HOME/HTF RENTAL PROGRAM**

**Affordability Period Compliance  
UPCS Physical Inspection**

Property Information	
Grant Number:	
Development Name:	
Address:	
Contact Person:	
Phone Number:	

INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	PRESENT	N/A	COMMENTS
<b>Site</b>				
Fencing and Gates	Damaged/Falling/Leaning			
	Holes			
	Missing Sections			
Grounds	Erosion/Rutting Areas			
	Overgrown/Penetrating Vegetation			
	Ponding/Site Drainage			
Health & Safety	Air Quality - Sewer Odor Detected			
	Air Quality - Propane/Natural Gas/Methane Gas Detected			
	Electrical Hazards - Exposed Wires/Open Panels			
	Electrical Hazards - Water Leaks on/near Electrical Equipment			
	Flammable Materials - Improperly Stored			
	Garbage and Debris - Outdoors			
	Hazards - Other			
	Hazards - Sharp Edges			
	Hazards - Tripping			
Mailboxes/Project Signs	Mailbox Missing/Damaged			
	Signs Damaged			
Parking Lots/Driveways/Roads	Cracks			
	Ponding			
	Potholes/Loose Material			
	Settlement/Heaving			
Play Areas & Equipment	Damaged/Broken Equipment			
	Deteriorated Play Area Surface			
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space			
Retaining Walls	Damaged/Falling/Leaning			
Storm Drainage	Damaged/Obstructed			
Walkways/Steps	Broken/Missing Hand Railing			
	Cracks/Settlement/Heaving			
	Spalling/Exposed rebar			
<b>TOTAL DEFICIENCIES</b>		<b>0</b>		

Inspection Date: \_\_\_\_\_

Notes:

Inspector's Name: \_\_\_\_\_

Inspector's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Affordability Period Compliance  
UPCS Physical Inspection**

Property Information			
Grant Number:			
Development Name:			
Address:			
Contact Person:			
Phone Number:		Building Number:	

INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	PRESENT	N/A	COMMENTS
<b>Building Exterior</b>				
Doors	Damaged Frames/Threshold/Lintels/Trim			
	Damaged Hardware/Locks			
	Damaged Surface (Holes/Paint/Rusting/Glass)			
	Damaged/Missing Screen/Storm/Security Door			
	Deteriorated/Missing Caulking/Seals			
	Missing Door			
Fire Escapes	Blocked Egress/Ladders			
	Visibly Missing Components			
Foundations	Cracks/Gaps			
	Spalling/Exposed Rebar			
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels			
	Electrical Hazards - Water Leaks on/near Electrical Equipment			
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable			
	Emergency Fire Exits - Missing Exit Signs			
	Flammable/Combustible Materials - Improperly Stored			
	Garbage and Debris - Outdoors			
	Hazards - Other			
	Hazards - Sharp Edges			
	Hazards - Tripping			
	Infestation - Insects			
Lighting	Broken Fixtures/Bulbs			
Roofs	Damaged Soffits/Fascia			
	Damaged Vents			
	Damaged/Clogged Drains			
	Damaged/Torn Membrane/Missing Ballast			
	Missing/Damaged Components from Downspout/Gutter			
	Missing/Damaged Shingles			
	Ponding			
Walls	Cracks/Gaps			
	Damaged Chimneys			
	Missing/Damaged Caulking/Mortar			
	Missing Pieces/Holes/Spalling			
	Stained/Peeling/Needs Paint			
Windows	Broken/Missing/Cracked Panes			
	Damaged Sills/Frames/Lintels/Trim			
	Damaged/Missing Screens			
	Missing/Deteriorated Caulking/Seals/Glazing Compound			
	Peeling/Needs Paint			
	Security Bars Prevent Egress			
<b>Building Systems</b>				
Domestic Water	Leaking Central Water Supply			
	Missing Pressure Relief Valve			
	Rust/Corrosion on Heater Chimney			
	Water Supply Inoperable			
Electrical System	Blocked Access/Improper Storage			
	Burnt Breakers			
	Evidence of Leaks/Corrosion			
	Frayed Wiring			
	Missing Breakers/Fuses			
	Missing Outlet Covers			
Elevators	Not Operable			
Emergency Power	Auxiliary Lighting Inoperable (if applicable)			
Fire Protection	Missing Sprinkler Head			
	Missing/Damaged/Expired Extinguishers			
Health & Safety	Air Quality - Mold and/or Mildew Observed			
	Air Quality - Propane/Natural Gas/Methane Gas Detected			
	Air Quality - Sewer Odor Detected			

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INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	PRESENT	N/A	COMMENTS
	Electrical Hazards - Exposed Wires/Open Panels			
	Electrical Hazards - Water Leaks on/near Electrical Equipment			
	Elevator - Tripping			
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable			
	Emergency Fire Exits - Missing Exit Signs			
	Flammable Materials - Improperly Stored			
	Garbage and Debris - Indoors			
	Hazards - Other			
	Hazards - Sharp Edges			
	Hazards - Tripping Hazards			
	Infestation - Insects			
	Infestation - Rats/Mice/Vermin			
HVAC	Boiler/Pump Leaks			
	Fuel Supply Leaks			
	General Rust/Corrosion			
	Misaligned Chimney/Ventilation System			
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable			
Sanitary System	Broken/Leaking/Clogged Pipes or Drains			
	Missing Drain/Cleanout/Manhole Covers			
<b>Common Areas</b>				
Basement/Garage/Carport	Baluster/Side Railings - Damaged			
Closet/Utility/Mechanical	Cabinets - Missing/Damaged			
Community Room	Call for Aid - Inoperable			
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks			
Kitchen	Ceiling - Peeling/Needs Paint			
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew			
Lobby	Countertops - Missing/Damaged			
Office	Dishwasher/Garbage Disposal - Inoperable			
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim			
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks			
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)			
Storage	Doors - Damaged/Missing Screen/Storm/Security Door			
	Doors - Deteriorated/Missing Seals (Entry Only)			
	Doors - Missing Door			
	Dryer Vent -Missing/Damaged/Inoperable			
	Electrical - Blocked Access to Electrical Panel			
	Electrical - Burnt Breakers			
	Electrical - Evidence of Leaks/Corrosion			
	Electrical - Frayed Wiring			
	Electrical - Missing Breakers			
	Electrical - Missing Covers			
	Floors - Bulging/Buckling			
	Floors - Floor Covering Damaged			
	Floors - Missing Floor/Tiles			
	Floors - Peeling/Needs Paint			
	Floors - Rot/Deteriorated Subfloor			
	Floors - Water Stains/Water Damage/Mold/Mildew			
	GFI - Inoperable			
	Graffiti			
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged			
	HVAC - General Rust/Corrosion			
	HVAC - Inoperable			
	HVAC - Misaligned Chimney/Ventilation System			
	HVAC - Noisy/Vibrating/Leaking			
	Lavatory Sink - Damaged/Missing			
	Lighting - Missing/Damaged/Inoperable Fixture			
	Mailbox - Missing/Damaged			
	Outlets/Switches/Cover Plates - Missing/Broken			
	Pedestrian/Wheelchair Ramp			
	Plumbing - Clogged Drains			
	Plumbing - Leaking Faucet/Pipes			
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable			
	Range/Stove - Missing/Damaged/Inoperable			
	Refrigerator - Damaged/Inoperable			
	Restroom Cabinet - Damaged/Missing			
	Shower/Tub - Damaged/Missing			

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INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	PRESENT	N/A	COMMENTS
	Sink - Missing/Damaged			
	Smoke Detector - Missing/Inoperable			
	Stairs - Broken/Damaged/Missing Steps			
	Stairs - Broken/Missing Hand Railing			
	Ventilation/Exhaust System - Inoperable			
	Walls - Bulging/Buckling			
	Walls - Damaged			
	Walls - Damaged/Deteriorated Trim			
	Walls - Peeling/Needs Paint			
	Walls - Water Stains/Water Damage/Mold/Mildew			
	Water Closet/Toilet - Damaged/Clogged/Missing			
	Windows - Cracked/Broken/Missing Panes			
	Windows - Damaged Window Sill			
	Windows - Inoperable/Not Lockable			
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound			
	Windows - Peeling/Needs Paint			
	Windows - Security Bars Prevent Egress			
Health & Safety	Air Quality - Mold and/or Mildew Observed			
	Air Quality - Propane/Natural Gas/Methane Gas Detected			
	Air Quality - Sewer Odor Detected			
	Electrical Hazards - Exposed Wires/Open Panels			
	Electrical Hazards - Water Leaks on/near Electrical Equipment			
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable			
	Emergency Fire Exits - Missing Exit Signs			
	Flammable/Combustible Materials - Improperly Stored			
	Garbage and Debris - Indoors			
	Garbage and Debris - Outdoors			
	Hazards - Other			
	Hazards - Sharp Edges			
	Hazards - Tripping			
	Infestation - Insects			
	Infestation - Rats/Mice/Vermin			
Pools & Related Structures	Fencing - Damaged/Not Intact			
Trash Collection Areas	Chutes - Damaged/Missing Components			
<b>TOTAL DEFICIENCIES</b>		<b>0</b>		

Inspection Date: \_\_\_\_\_

Notes:

Inspector's Name: \_\_\_\_\_

Inspector's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Affordability Period Compliance  
UPCS Physical Inspection**

Property Information	
Grant Number:	
Development Name:	
Address:	
Contact Person:	
Phone Number:	Unit Number:

INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	PRESENT	N/A	COMMENTS
<b>Unit</b>				
Bathroom	Bathroom Cabinets - Damaged/Missing			
	Lavatory Sink - Damaged/Missing			
	Plumbing - Clogged Drains, Faucets			
	Plumbing - Leaking Faucet/Pipes			
	Shower/Tub - Damaged/Missing			
	Ventilation/Exhaust System – Absent/Inoperable			
Call-for-Aid (if applicable)	Water Closet/Toilet - Damaged/Clogged/Missing			
	Inoperable			
Ceiling	Bulging/Buckling/Leaking			
	Holes/Missing Tiles/Panels/Cracks			
	Peeling/Needs Paint			
	Water Stains/Water Damage/Mold/Mildew			
Doors	Damaged Frames/Threshold/Lintels/Trim			
	Damaged Hardware/Locks			
	Damaged/Missing Screen/Storm/Security Door			
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting			
	Deteriorated/Missing Seals (Entry Only)			
Electrical System	Missing Door			
	Blocked Access to Electrical Panel			
	Burnt Breakers			
	Evidence of Leaks/Corrosion			
	Frayed Wiring			
	GFI - Inoperable			
Floors	Missing Breakers/Fuses			
	Missing Covers			
	Bulging/Buckling			
	Floor Covering Damage			
	Missing Flooring Tiles			
Health & Safety	Peeling/Needs Paint			
	Rot/Deteriorated Subfloor			
	Water Stains/Water Damage/Mold/Mildew			
	Air Quality - Mold and/or Mildew Observed			
	Air Quality - Sewer Odor Detected			
	Air Quality - Propane/Natural Gas/Methane Gas Detected			
	Electrical Hazards - Exposed Wires/Open Panels			
	Electrical Hazards - Water Leaks on/near Electrical Equipment			
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable			
	Emergency Fire Exits - Missing Exit Signs			
	Flammable Materials - Improperly Stored			
	Garbage and Debris - Indoors			
Hot Water Heater	Garbage and Debris - Outdoors			
	Hazards - Other			
	Hazards - Sharp Edges			
	Hazards - Tripping			
	Infestation - Insects			
	Infestation - Rats/Mice/Vermin			
HVAC System	Misaligned Chimney/Ventilation System			
	Inoperable Unit/Components			
	Leaking Valves/Tanks/Pipes			
	Pressure Relief Valve Missing			
	Rust/Corrosion			
Kitchen	Convection/Radiant Heat System Covers Missing/Damaged			
	Inoperable			
	Misaligned Chimney/Ventilation System			
	Noisy/Vibrating/Leaking			
Countertops - Missing/Damaged	Rust/Corrosion			
	Cabinets - Missing/Damaged			
Countertops - Missing/Damaged	Countertops - Missing/Damaged			

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INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	PRESENT	N/A	COMMENTS
	Dishwasher/Garbage Disposal - Inoperable			
	Plumbing - Clogged Drains			
	Plumbing - Leaking Faucet/Pipes			
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable			
	Range/Stove - Missing/Damaged/Inoperable			
	Refrigerator-Missing/Damaged/Inoperable			
	Sink - Damaged/Missing			
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable			
Lighting	Missing/Inoperable Fixture			
Outlets/Switches	Missing			
	Missing/Broken Cover Plates			
Patio/Porch/Balcony	Baluster/Side Railings Damaged			
Smoke Detector	Missing/Inoperable			
Stairs	Broken/Damaged/Missing Steps			
	Broken/Missing Hand Railing			
Walls	Bulging/Buckling			
	Damaged			
	Damaged/Deteriorated Trim			
	Peeling/Needs Paint			
	Water Stains/Water Damage/Mold/Mildew			
Windows	Cracked/Broken/Missing Panes			
	Damaged Window Sill			
	Missing/Deteriorated Caulking/Seals/Glazing Compound			
	Inoperable/Not Lockable			
	Peeling/Needs Paint			
	Security Bars Prevent Egress			
<b>TOTAL DEFICIENCIES</b>		<b>0</b>		

Inspection Date: \_\_\_\_\_

Notes:

Inspector's Name: \_\_\_\_\_

Inspector's Signature: \_\_\_\_\_ Date: \_\_\_\_\_