

Building Exterior Inspectable Items

Items to inspect for “Building Exterior” are as follows:

Doors

Fire Escapes

Foundations

Lighting

Roofs

Walls

Windows

Broken/Missing Glazing/Glass (Doors)

The glass and/or compound/structure to support and hold glass or other materials within a frame are missing or broken.

Level Defined

- Level 1:** For one or more doors, glazing is inadequate to secure glass, but door is usable and presents no immediate security risk.
- Level 2:** N/A
- Level 3:** For at least one door, the operation, function, or security of the door is destroyed by the missing or broken glazing and/or glass. One door in this condition is sufficient to classify the door system as level 3.

COMBINED WITH “Damaged Surface (Holes/Paint/Rusting) (Doors)”

Damaged Frames/Threshold/Lintels/Trim (Doors)

The frame, header, jamb, threshold, lintels, or trim, is visibly warped, split, cracked, or broken in some manner.

Level Defined

- Level 1:** A single door's frame/threshold/lintel and/or trim is damaged but does not hinder door operation. The damaged door frame does not prevent door from being locked.
- Level 2:** More than one door has the level 1 damage defined above.
- Level 3:** At least one door is rendered inoperable and/or unlockable due to damage to the door's frame/threshold/lintel and/or trim.

Comments

- Level 3:** If condition is a health and safety concern, it must be recorded manually. (Includes but is not limited to "Hazards".)
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Damaged Frames/Threshold/Lintels/Trim (Doors)

The frame, header, jamb, threshold, lintels, or trim, is visibly warped, split, cracked, or broken in some manner.

Note: Damage to a door's hardware including locks, hinges, etc. should be recorded under "Doors-Damage Hardware/Locks."

Level Defined

- Level 1:** N/A
- Level 2:** At least one door is rendered inoperable and/or unlockable due to damage to the door's frame/threshold/lintel and/or trim.
- Level 3:** Level 2 damage as defined above affects an entry or fire/emergency door.

Comments

- Level 3:** If condition is a health and safety concern, it must be recorded manually. (Includes but is not limited to "Hazards".)

Damaged Hardware/Locks (Doors)

The attachments to a door to provide hinging, hanging, opening, closing, or security are damaged or missing. Includes locks, panic hardware, overhead door tracks, springs and pulleys, sliding door tracks and hangers, and door closures.

Level Defined

- Level 1:** A single door's hardware, as defined above, is damaged but does not hinder current door operation. The door functions, is lockable, and the door's panic hardware is operable.
- Level 2:** More than one door has level 1 damaged hardware as defined above.
- Level 3:** A single door is rendered inoperable and/or unlockable due to damage to the door's hardware.
- OR-
- A single door's panic hardware is not operable.

Comments

- Level 3:** If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to "Hazards".)

Damaged Hardware/Locks (Doors)

The attachments to a door to provide hinging, hanging, opening, closing, or security are damaged or missing. Includes locks, panic hardware, overhead door tracks, springs and pulleys, sliding door tracks and hangers, and door closures.

Note: For doors designed with locks, the locks should work. Doors designed without locks should not be recorded as defective for not having a lock.

Level Defined

- Level 1:** N/A
- Level 2:** A single door is rendered inoperable and/or unlockable due to damage to the door's hardware.
- Level 3:** A single door's panic hardware is not operable.
- OR-
- An entry or fire/emergency door has level 2 damage as defined above.

Damaged Surface (Holes/Paint/Rusting) (Doors)

Damage in the door surface that may affect either the surface protection or the strength of the door, or it may compromise building security. Includes holes, peeling/cracking/no paint, or significant rust.

Level Defined

Level 1: Any one door has either: small holes (less than ¼ inch in diameter); cracking/peeling paint; and/or the door or its components are rusting.

Level 2: If more than one door has level 1 surface damage as defined above.

-OR-

Any single door that has a hole or holes ranging in size from 1/4 inch up to 1 inch in diameter.

Level 3: Any single door has a hole or holes larger than 1 inch in diameter, or significant peeling/cracking/no paint or rust that affects the integrity of the door surface.

Damaged Surface (Holes/Paint/Rusting/Glass) (Doors)

Damage in the door surface that may affect either the surface protection or the strength of the door, or it may compromise building security. Includes holes, peeling/cracking/no paint, broken glass, or significant rust.

Level Defined

Level 1: N/A

Level 2: Any single interior door that has a hole or holes ranging in size from 1/4 inch up to 1 inch in diameter.

Level 3: Any single door has a hole or holes larger than 1 inch in diameter, significant peeling/cracking/no paint, rust that affects the integrity of the door surface, or broken/missing glass in door

-OR-

An entry or fire/emergency door has level 2 damage defined above.

Damaged/Missing Screen/Storm/Security Door (Doors)

Visible damage to surfaces including screens, glass, frames, hardware, and door surface.

Level Defined

- Level 1:** One or more screen/storm doors has damage or is missing screens/glass.
 - Level 2:** One or more security doors has damage, but is still operational and the security door still serves its design purpose.
 - Level 3:** A single security door is inoperable or missing. (Missing only applies to those situations where a security door is supposed to be present but is observed not to be there.)
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Damaged/Missing Screen/Storm/Security Door (Doors)

Visible damage to surfaces including screens, glass, frames, hardware, and door surface.

Level Defined

- Level 1:** One or more screen/storm doors has damage or door is missing screens/glass as evidenced by empty frame.
- Level 2:** N/A
- Level 3:** A single security door is inoperable or missing. (Missing only applies to those situations where a security door is supposed to be present but is observed not to be there.)

Deteriorated/Missing Caulking/Seals (Doors)

Sealant and stripping designed to provide weather resistance or caulking is missing or deteriorated.

Level Defined

Level 1: For a single door, missing or deteriorated caulk is confined to small areas with no evidence of damage to the door and/or surrounding structure.

Level 2: For a single door, missing or deteriorated caulk is consistently evident for the majority of the door with no evidence of damage to the door and/or surrounding structure.

-OR-

Two or more of the doors surveyed have level 1 deficiencies.

Level 3: For at least one door, missing or deteriorated caulking is evident along with evidence of leaks or damage to the door or surrounding structure; or more than half the total door surveyed have level 1 caulking deficiencies.

-OR-

The seal is missing.

Deteriorated/Missing Caulking/Seals (Doors)

Sealant and stripping designed to provide weather resistance or caulking is missing or deteriorated.

Note: This defect applies to entry doors that were designed with seals. Doors which show evidence that a seal was never incorporated into its design should not be recorded as being defective.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: For a single entry door, the seals are missing. Seals are damaged to the point that they no longer serve their intended purpose.

Blocked Egress/Ladders (Fire Escapes)

Any part of the fire escape, including ladders, is visibly blocked in a way that limits or restricts clear egress.

Note: This may include actual fire escapes themselves, fire towers, windows on the ground floor level that would be used in case of an emergency, etc.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Items are stored or barriers are present such that clear egress is restricted or blocked.

Cracks/Gaps (Foundations)

Visible split in the exterior of the lowest structural wall.

Note: Cracks that show evidence of water penetration should be evaluated here.

Level Defined

Level 1: Visible hairline cracks that do not appear to provide opportunity for water penetration.-OR-

Level 1 broken pieces from settlement (e.g., a single brick).

Level 2: Cracks that exceed 1/8" in width or depth. May also provide opportunities for water penetration.-OR-

Large pieces, such as numerous bricks, that are separated from the wall/floor.

Level 3: Large cracks or gaps visibly estimated to exceed 3/8" in width or depth possibly indicating a serious structural problem.-OR-

Cracks that are the full depth of the wall and/or provide opportunity for water penetration.-OR-

Wall/floor sections that are broken apart.

Comments

Level 3: Request an inspection by a structural engineer if doubt about severity exists.

Cracks/Gaps (Foundations)

Visible split in the exterior of the lowest structural wall.

Note: Cracks that show evidence of water penetration should be evaluated here.

Level Defined

Level 1: N/A

Level 2: Cracks that exceed 1/8" width by 1/8" depth by 6" length. -OR-

Large pieces, such as numerous bricks that are separated or missing from the wall/floor.

Level 3: Large cracks or gaps visibly estimated to exceed 3/8" width by 3/8" depth by 6" length possibly indicating a serious structural problem.-OR-

Cracks that are the full depth of the wall and/or provide opportunity for water penetration.-OR-

Wall/floor sections that are broken apart.

Comments

Level 3: Request an inspection by a structural engineer if doubt about severity exists.

Spalling/Exposed Rebar (Foundations)

The concrete or masonry wall that is flaking, chipping, or crumbling possibly exposing underlying reinforcing material (rebar).

Level Defined

Level 1: Spalling is confined to areas affecting less than 10% of the foundation wall area inspected.

Level 2: Obvious large spalled area(s) affecting 10% to 50% of any individual foundation wall.

Level 3: Obvious significant spalled area(s) affecting 50% or more of any individual foundation wall.

-OR-

Spalling which causes any reinforcing material (rebar or other) to be exposed.

Comments

Level 3: Request an inspection by a structural engineer if doubt about severity exists.

Spalling/Exposed Rebar (Foundations)

The concrete or masonry wall that is flaking, chipping, or crumbling possibly exposing underlying reinforcing material (rebar).

Level Defined

Level 1: N/A

Level 2: Obvious large spalled area(s) affecting 10% to 50% of any individual foundation wall.

Level 3: Obvious significant spalled area(s) affecting 50% or more of any individual foundation wall.

-OR-

Spalling which causes any reinforcing material (rebar or other) to be exposed.

Comments

Level 3: Request an inspection by a structural engineer if doubt about severity exists.

Broken Fixtures (Lighting)

All or a portion of the lighting that is associated with the building itself. This does not include lighting attached to the building utilized for purposes such as lighting the site.

Note: If a damaged fixture or fixtures presents a safety hazard, rate it as level 3, and record manually as a health and safety concern. This includes, but is not limited to, broken fixtures that have the potential to fall on pedestrians, or fixtures that could lead to electrocution.

Level Defined

Level 1: N/A

Level 2: Between 10% and 50% of the lighting fixtures surveyed are visibly broken. The broken portion of the system does not constitute an obvious safety hazard.

Level 3: Over 50% of the lighting fixtures surveyed are visibly broken; or the broken portion of the system constitutes an obvious safety hazard.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to "Electrical Hazards" or "Hazards".)

Broken Fixtures/Bulbs (Lighting)

All or a portion of the lighting that is associated with the building itself. This includes lighting attached to the building utilized for purposes such as lighting the site. Lighting not directly attached to a specific building should be assigned to the nearest building.

Note: If a damaged fixture(s) or bulb(s) presents a safety hazard, rate it as level 3, and record manually as a health and safety concern. This includes, but is not limited to, broken fixtures and/or bulbs that have the potential to fall on pedestrians, or fixtures that could lead to electrocution.

Level Defined

Level 1: N/A

Level 2: Between 20% and 50% of the lighting fixtures and/or bulbs surveyed are visibly broken or missing. The broken portion of the system does not constitute an obvious safety hazard.

Level 3: Over 50% of the lighting fixtures and/or bulbs surveyed are visibly broken or missing; or the broken portion of the system constitutes an obvious safety hazard.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to "Electrical Hazards" or "Hazards".)

Missing/Broken Bulbs (Lighting)

Lamps are missing or broken from fixtures. May include incandescent, fluorescent, mercury vapor, or others.

Note: This does not include SITE Lighting. Site Lighting is covered under Site – Lighting.

Level Defined

Level 1: N/A

Level 2: Between 10% and 50% of the fixtures surveyed have at least a single bulb visibly missing or broken.

Level 3: Over 50% of the fixtures surveyed have at least a single bulb visibly missing or broken.

Comments

Level 2: If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to “Electrical Hazards”.)

COMBINED WITH “Broken Fixtures (Lighting)”

Damaged/Clogged Drains (Roofs)

The drainage system does not effectively remove water.

Note: Generally, this deficiency applies to flat roofs. This does not include gutters and downspouts. Refer to Building Exterior - Roofs - Missing Components from Downspouts/Gutters.

Level Defined

Level 1: N/A

Level 2: Debris around or in a drain is observed with no evidence of ponding observed.

-OR-

Drain is damaged but still functions.

Level 3: Debris around or in a drain is observed with evidence of ponding observed.

-OR-

Damage is such that drain no longer functions.

Comments

Level 3: Inspection by roofing specialist is recommended if doubt of the severity of the condition exists.

Damaged/Clogged Drains (Roofs)

The drainage system does not effectively remove water.

Note: Generally, this deficiency applies to flat roofs. This does not include gutters and downspouts. Refer to Building Exterior - Roofs - Missing Components from Downspouts/Gutters.

If a measurable precipitation event has occurred within the previous 48 hours, consideration should be given to the impact on the extent of the ponding. Only determine ponding has occurred when there is clear evidence it is a persistent or long standing problem.

Level Defined

Level 1: N/A

Level 2: Debris around or in a drain is observed with no evidence of ponding observed.

-OR-

Drain is damaged or partially clogged with debris but the drain system still functions.

No evidence of ponding is observed.

Level 3: Drain is damaged or clogged from debris such that the drain no longer functions (as evidenced by ponding).

Comments

Level 3: Inspection by roofing specialist is recommended if doubt of the severity of the condition exists.

Damaged Soffits/Fascia (Roofs)

Soffit fascia and/or associated components are damaged. May provide visible opportunity for water penetration or other damage from natural elements.

Level Defined

- Level 1:** Damage to soffit/fascia is visible but no obvious opportunities for water penetration are observed.
- Level 2:** N/A
- Level 3:** Soffits/Fascia are missing (from where required) or damaged so that water penetration is visibly possible.

Comments

- Level 3:** Inspection by roofing specialist is recommended if doubt of the severity of the condition exists.
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Damaged Soffits/Fascia (Roofs)

Soffit fascia, soffit vents and/or associated components are damaged. May provide visible opportunity for water penetration or other damage from natural elements.

Level Defined

- Level 1:** Damage to soffit/fascia is visible but no obvious opportunities for water penetration are observed.
- Level 2:** N/A
- Level 3:** Soffits/Fascia are missing (from where required) or damaged so that water penetration is visibly possible.

Comments

- Level 3:** Inspection by roofing specialist is recommended if the level of the condition warrants further inspection.

Damaged Vents (Roofs)

Damaged vents on or extending through the roof surface or components are damaged and/or missing. Vents may include, but is not limited to, ridge vents, soffit vents, gable vents, plumbing vents, or gas vent.

Note: This does not include exhaust fans located on the roof. Exhaust fans are covered under Building Systems - Exhaust.

Level Defined

- Level 1:** The vents are visibly damaged but do not present an obvious risk to promote subsequent roof damage.
 - Level 2:** N/A
 - Level 3:** Vents are missing or visibly damaged to the extent that subsequent roof damage is possible.
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Damaged Vents (Roofs)

Damaged vents on or extending through the roof surface or components are damaged and/or missing. Vents may include, but is not limited to, ridge vents, gable vents, plumbing vents, or gas vent.

Note: This does not include exhaust fans located on the roof or soffit vents. Exhaust fans are covered under Building Systems - Exhaust. Soffit vents are covered under Roofs-Damaged Soffits/Fascia.

Level Defined

- Level 1:** The vents are visibly damaged but do not present an obvious risk to promote subsequent roof damage.
- Level 2:** N/A
- Level 3:** Vents are missing or visibly damaged to the extent that subsequent roof damage is possible.

Damaged/Torn Membrane/Missing Ballast (Roofs)

Visible rip or wear in the membrane. Includes punctures, holes, cracks, blistering, and separated seams.

Note: Includes flashing.

Level Defined

Level 1: N/A

Level 2: Ballast has shifted and no longer performs function.

Level 3: Visible damage to the membrane with visible signs of current damage and/or leaks.

Comments

Level 3: Inspection by roofing specialist is recommended if doubt of severity of the condition exists.

Damaged/Torn Membrane/Missing Ballast (Roofs)

Visible rip or tear in the membrane or flashing. Includes punctures, holes, cracks, blistering, and separated seams. PVC, rubber, bitumen and similar materials are all subject to tear/puncture.

Note: Includes flashing.

Level Defined

Level 1: N/A

Level 2: Ballast has shifted and no longer performs function.

Level 3: Visible signs of damage to the membrane that may result in water penetration.

Comments

Level 3: Inspection by roofing specialist is recommended if the level of the condition warrants further inspection.

Missing/Damaged Components from Downspout/Gutter (Roofs)

Components of the drainage system are visibly missing or damaged. The system includes gutters, leaders, downspouts, splashblocks and drain openings.

Note: This does not include clogged drains. Refer to Building Exterior - Roofs - Clogged Drains.

Level Defined

Level 1: Splashblocks are missing or damaged.

Level 2: N/A

Level 3: Drainage system components are visibly missing or damaged providing opportunities for damage to the roof, structure, exterior wall surface, interior, or surrounding grounds.

Missing/Damaged Components from Downspout/Gutter (Roofs)

Components of the drainage system are visibly missing or damaged. The system includes gutters, leaders, downspouts, splashblocks and drain openings.

Note: This does not include clogged drains. Refer to Building Exterior - Roofs - Clogged Drains.

Level Defined

Level 1: Splashblocks are missing or damaged.

Level 2: Drainage system components are visibly missing or damaged with no visible damage to the roof, structure, exterior wall surface or interior.

Level 3: Drainage system components are visibly missing or damaged and causing visible damage to the roof, structure, exterior wall surface or interior.

Missing/Damaged/Shingles (Roofs)

The shingles are missing or damaged which includes, but is not limited to, cracking, warping, cupping or deteriorated.

Note: A square is defined as 100 square feet.

Level Defined

Level 1: N/A

Level 2: Up to 2 squares of surface material or shingles are missing.

Level 3: More than 2 squares of shingles are observed to be missing from surveyed roofing areas.

Missing/Damaged/Shingles (Roofs)

The shingles are missing or damaged which includes, but is not limited to, cracking, warping, cupping or deteriorated.

Note: A square is defined as 100 square feet.

Level Defined

Level 1: Up to 1 square of surface material or shingles are missing.

Level 2: One to 2 squares of surface material or shingles are missing.

Level 3: More than 2 squares of shingles are observed to be missing from surveyed roofing areas.

Comments

Level 3: Inspection by roofing specialist is recommended if the level of the condition warrants further inspection.

Ponding (Roofs)

Evidence of areas of standing water exists.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Evidence of standing water on roof causing potential or visible damage to roof surface or underlying materials.

Comments

Level 3: Inspection by roofing specialist is recommended if doubt of the severity of the condition exists.

Ponding (Roofs)

Evidence of areas of standing water exists (e.g. roof depression, mold ring, or effervescence water ring)

Note:

1. If a measurable precipitation event has occurred within the previous 48 hours, consideration should be given to the impact on the extent of the ponding. Only determine ponding has occurred when there is clear evidence it is a persistent or long standing problem.
2. Measurable is 1/10" or greater.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Evidence of standing water on roof causing potential or visible damage to roof surface or underlying materials.

Comments

Level 3: Inspection by roofing specialist is recommended if the level of the condition warrants further inspection..

Cracks/Gaps (Walls)

Visible split, separation, or gap in the exterior walls.

Level Defined

- Level 1:** Crack that is less than 1/8 inch in width or depth.
- Level 2:** Crack that exceeds 1/8 inch in width or depth. May also provide opportunities for water penetration.
-OR-
Pieces, such as numerous bricks, that are separated from the wall.
- Level 3:** Large crack or gap visibly estimated to exceed 3/8 inch in width or depth possibly indicating a serious structural problem.
-OR-
Crack that is the full depth of the wall and/or provides opportunity for water penetration.
-OR-
Wall sections that are broken apart.

Comments

- Level 3:** Request an inspection by a structural engineer if doubt about severity exists.

Cracks/Gaps (Walls)

Visible split, separation, or gap in the exterior walls.

Note: The cracks/gaps defect and the missing pieces/holes/spalling defect should not both be recorded. Only record one of these two defects if both conditions exist.

Level Defined

- Level 1:** N/A
- Level 2:** Crack that exceeds 1/8" width by 1/8" depth by 6" length.
-OR-
Pieces, such as numerous bricks, that are separated from the wall.
- Level 3:** Large crack or gap visibly estimated to exceed 3/8" in width or depth and 6" in length possibly indicating a serious structural problem.
-OR-
Crack that is the full depth of the wall and/or provides opportunity for water penetration.
-OR-
Wall sections that are broken apart.

Comments

- Level 3:** Request an inspection by a structural engineer if the level of the condition warrants further inspection.

Damaged Chimneys (Walls)

The chimney, including the portion extending above the roof line, has separated from the wall or has cracks, spalling, missing pieces, or broken sections.

Level Defined

Level 1: N/A

Level 2: Surface of chimney is cracking, spalling, or otherwise showing visible surface damage.

Level 3: Part or all of the chimney has visibly separated from the adjacent wall. Cracked or fallen pieces or sections may currently be present or there is a risk of falling pieces creating a safety hazard.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to "Hazards")

Damaged Chimneys (Walls)

The chimney, including the portion extending above the roof line, has separated from the wall or has cracks, spalling, missing pieces, or broken sections.

Level Defined

Level 1: N/A

Level 2: Surface of chimney is showing visible surface damage with more than one piece of wall, such as a few bricks or a section of siding, or holes that affects an area larger than 4" by 4".

Level 3: Part or all of the chimney has visibly separated from the adjacent wall. Cracked or fallen pieces or sections may currently be present or there is a risk of falling pieces creating a safety hazard.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to "Hazards")

Missing Pieces/ Holes/Spalling (Walls)

Deterioration, such as missing pieces, holes or spalling in the exterior wall surface. May also be attributed to rotting materials; or, concrete, stucco, or masonry wall is flaking, chipping, or crumbling.

Level Defined

Level 1: N/A

Level 2: Any missing piece, such as, a single brick or section of siding, or hole.

-OR-

Deterioration that affects an area up to 8 1/2' x 11".

Level 3: Deterioration that causes any reinforcing material (re-bar) to be exposed.

-OR-

More than one missing piece, such as a few bricks, or section of siding or holes that affects an area larger than 8 1/2" x 11".

-OR-

Any size hole that completely penetrates the exterior wall.

Comments

Level 3: Request an inspection by a structural engineer if doubt about severity exists.

Missing Pieces/ Holes/Spalling (Walls)

Deterioration, such as missing pieces, holes or spalling in the exterior wall surface. May also be attributed to rotting materials; or, concrete, stucco, or masonry wall is flaking, chipping, or crumbling.

Level Defined

Level 1: N/A

Level 2: Any missing piece, such as, a single brick or section of siding, or hole larger than 1/2" in diameter.

-OR-

Deterioration that affects an area up to 8 1/2' x 11".

Level 3: Deterioration that causes any reinforcing material (re-bar) to be exposed.

-OR-

More than one missing piece, such as a few bricks, or section of siding or holes that affects an area larger than 8 1/2" x 11".

-OR-

Any size hole that completely penetrates the exterior wall.

Comments

Level 3: Request an inspection by a structural engineer if the level of the condition warrants further inspection.

Damaged/Missing Screens (Windows)

Screen is punctured, torn, is otherwise damaged or is missing.

Level Defined

Level 1: Screen has significant punctures, tears, is otherwise damaged or is missing.

Level 2: N/A

Level 3: N/A

Damaged/Missing Screens (Windows)

Screen is punctured, torn, is otherwise damaged or is missing.

Level Defined

Level 1: Three or more screens per building have punctures/tears or are otherwise damaged or are missing.

Level 2: N/A

Level 3: N/A

Damaged Sills/Frames/Lintels/Trim (Windows)

Window sills, frames, sash lintels, or trim are damaged by decay, rust, rot, corrosion, or other deterioration.

Level Defined

Level 1: N/A

Level 2: Damage does not affect the window's intended operation.

Level 3: Damage affects the window's intended operation.

Damaged Sills/Frames/Lintels/Trim (Windows)

Window sills, frames, sash lintels, or trim are damaged by decay, rust, rot, corrosion, or other deterioration.

Note: Damage does not include scratches and cosmetic deficiencies.

Level Defined

Level 1: Sills/frames/lintels/trim is damaged but still present. The inside of the surrounding wall is not exposed. No impact to window operation/functionality or weather tightness is visually apparent.

Level 2: Sills/frames/lintels/trim is missing, or damaged enough to expose the inside of the surrounding walls and/or compromise its weather tightness.

Level 3: N/A

Missing/Deteriorated Caulking/Glazing Compound (Windows)

Caulking or glazing compound to provide weather resistance is missing or deteriorated.

Note: This also includes Thermopane or insulated windows that have failed.

Level Defined

Level 1: Missing or deteriorated caulk or glazing compound is confined to small areas with no evidence of damage to the window and/or surrounding structure.

Level 2: Missing or deteriorated caulk or glazing compound is consistently evident for the majority of the window with no evidence of damage to the window and/or surrounding structure.

-OR-

2 or more of the windows surveyed have level 1 deficiencies.

Level 3: Evidence of leaks or damage to the window or surrounding structure.

Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)

Caulking or glazing compound to provide weather resistance is missing or deteriorated.

Note: This also includes Thermopane or insulated windows that have failed.

Deteriorated caulk or seals is defined when two or more seals for any given window have lost their elasticity. Crumbling and flaking of the seals when touched would be an indication of inelasticity.

Level Defined

Level 1: N/A

Level 2: Missing or deteriorated caulk or glazing compound is consistently evident for the majority of the window with no evidence of damage to the window and/or surrounding structure.

Level 3: Missing or deteriorated caulk or seals are observed with evidence of leaks or damage to the window or surrounding structure.

Security Bars Prevent Egress (Windows)

Security bars are damaged, constructed or installed, such that egress is severely limited or impossible.

Note: This does not include windows not designed or intended for egress.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks.

NO CHANGE TO DEFINITION-DATABASE CORRECTION

Deteriorated/Missing Caulking/Seals (Windows)

Sealant and stripping designed to provide weather resistance or caulking is missing or deteriorated.

Level Defined

- Level 1:** For a single window, missing or deteriorated caulk is confined to small areas with no evidence of damage to the window and/or surrounding structure.
- Level 2:** For a single window, missing or deteriorated caulk is consistently evident for the majority of the window with no evidence of damage to the window and /or surrounding structure.
- OR-
- 2 or more of the windows surveyed have level 1 deficiencies.
- Level 3:** For at least one window, missing or deteriorated caulking is evident along with evidence of leaks or damage to the window surrounding structure; or more than half of the total windows surveyed have level 1 caulking deficiencies.
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COMBINED WITH “Missing/Deteriorated Caulking/Glazing Compound (Windows)”