

Appendix A

Scope of Inspection for Material Building Systems and Components¹

Purpose and Use. Appendix A shall be used as a guide for the existing conditions to be observed during the physical inspection as applicable to the Subject Property. Appendix A is not an exhaustive list, and the CNA Consultant should supplement the list as necessary based on actual conditions of the Subject Property. The Consultant shall include appropriate descriptions, assessments and evaluations of each applicable item listed below in the Capital Needs Assessment Report, including age of building components and equipment, recommended replacement specifications, repairs, maintenance, and scope of work for any recommended repairs or replacements.

Refer to Appendices B (accessibility), C (required features), D (material and design issues) and E (EUL tables) for more detailed information.

The intent of the physical inspection is to visually investigate the Subject Property to obtain information on material building Systems and Components and identify Physical Deficiencies. With the exception of accessibility features indicated in Appendix B, testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of the inspection.

Unless specified otherwise, the Consultant is not expected to observe every recurring Component or System during the physical inspection, only Representative Observations of such areas are to be provided unless scope of work or conditions warrant otherwise. Representative Observations extend to all conditions, areas, equipment, Components, Systems, buildings, etc., to the extent that they are similar and representative of one another.

I. Development Information

1. Total Number of Buildings
2. Number of Floors per Building
3. Number of Dwelling Units per Building
4. Total Number of Dwelling Units
5. Unit Counts
 - 5.1 Number of Bedrooms per Unit
 - 5.2 Number of Baths per Unit
 - 5.3 Number of Units per Bedroom Type
6. Number of Down or Vacant Units
7. Number of Dwelling Units inspected (% of Total)

¹ Refer to Appendix C for complete list of features and amenities, alongside RFA Section 8. Construction Features or the Non-Competitive Application Package Section 11. Features and Amenities, as applicable.

II. Evaluation of FHFC Required Construction Features

The requirements below are applicable to those Applications funded through an RFA and are representative of requirements in place at the time Appendix A was generated. The CNA Provider should consult the applicable RFA for current requirements. The CNA Provider should also refer to the Application to determine the applicable demographic commitment(s), development type(s), and additional Green Building Feature selections.

1. Existing qualifying General Features currently in place:

- Broadband infrastructure which includes cables, fiber optics, wiring, or other infrastructure, as long as the installation results in at least 100 Mbps download and 20 Mbps upload accessibility in each unit;
- Termite prevention;
- Pest control;
- Window covering for each window and glass door inside each unit;
- Wireless, cable or satellite TV hook-up in each unit;
- Washer and dryer hook ups in each of the Development's units or an on-site laundry facility open 7 days a week for resident use. If the proposed Development will have an on-site laundry facility, the following requirements must be met:
 - There must be a minimum of one Energy Star certified washer and one Energy Star certified or commercial grade dryer per every 15 units. To determine the required number of washers and dryers for the on-site laundry facility; divide the total number of the Development's units by 15, and then round the equation's total up to the nearest whole number;
 - At least one washing machine and one dryer shall be front loading that meets the accessibility standards of Section 504; and
 - If the proposed Development consists of Scattered Sites, the laundry facility shall be located on each of the Scattered Sites, or no more than 1/16 mile from the Scattered Site with the most units, or a combination of both;
- At least two full bathrooms in all 3 bedroom or larger new construction units (not applicable to rehabilitation units);
- Bathtub with shower in at least one bathroom in at least 90 percent of the new construction non-Elderly units (not applicable to rehabilitation units);
- Elderly Developments must have a minimum of one elevator per residential building provided for all Elderly Set-Aside Units that are located on a floor higher than the first floor; and
- Full size range and oven in all units:
 - All Family Demographic Developments must provide a full-size range and oven in all units.
 - Elderly Demographic Developments
 - For new construction units, a full-size range and oven must be incorporated in all units (see below bullet for requirements for rehabilitation units);
 - All rehabilitation units are expected to have a full-size range and oven unless found to be not physically feasible within the scope of the rehabilitation work utilizing a capital needs assessment as further explained in the RFA.

2. Existing Accessibility Features, regardless of the age of the development (refer also to Appendix B for a complete list)
 - Was a formal Accessibility Survey provided?
 - Number of Existing Accessible Units
 - Existing Mobility Impaired units:
 - Existing Sensory Impaired units:

Federal and state law and building code regulations requires that programs, activities, and facilities be readily accessible to and usable by persons with disabilities. The Corporation requires that the design, construction, or alteration of its financed Developments be in compliance with federal and state accessibility requirements. When more than one law and accessibility standard applies, the Applicant shall comply with the standard (2010 ADA Standards, Section 504, Fair Housing Act, or Florida Building Code, Accessibility) whichever affords the greater level of accessibility for the residents and visitors. Areas required to be made accessible to mobility-impaired residents and their visitors, including those in wheelchairs, shall include, but not be limited to, accessible routes and entrances, paths of travel, primary function areas, parking, trash bins, mail and package receiving areas for residents, pool and other amenities, including paths of travel to amenities and laundry rooms, including washers and dryers.

- A. Existing Accessibility Features in all units:
 - Primary entrance doors on an accessible route shall have a threshold with no more than a ½-inch rise;
 - All door handles on primary entrance door and interior doors must have lever handles;
 - Lever handles on all bathroom faucets and kitchen sink faucets;
 - Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level; and
 - Cabinet drawer handles and cabinet door handles in bathroom and kitchen shall be lever or D-pull type that operate easily using a single closed fist.
- B. In addition to the 5 percent mobility requirement outlined above, all Family Demographic Developments must provide reinforced walls for future installation of horizontal grab bars in place around each tub/shower and toilet, or a Corporation-approved alternative approach for grab bar installation. The installation of the grab bars must meet or exceed the 2010 ADA Standards for Accessible Design.

At the request of and at no charge to a resident household, the Development shall purchase and install grab bars around each tub/shower unit and toilet in the dwelling unit. The product specifications and installation must meet or exceed 2010 ADA Standards for Accessible Design. The Development shall inform a prospective resident that the Development, upon a resident household's request and at no charge to the household, will install grab bars around a dwelling unit's tub/shower unit and toilet, pursuant to the 2010 ADA Standards. At a minimum, the Development shall inform each prospective lessee by including language in the Development's written materials listing and describing the unit's features, as well as including the language in each household's lease.

C. Accessibility Features in all Developments with the Elderly (ALF or Non-ALF) Demographic must also provide the following features:

- 20 percent of the new construction units must have roll-in showers (not applicable to rehabilitation units);
- Horizontal grab bars in place around each tub and/or shower, or a Corporation-approved alternative approach for grab bar installation. The installation of the grab bars must meet or exceed the 2010 ADA Standards for Accessible Design, Section 609. In addition, the following standards for grab bars are required:
 - If a bathtub/shower combination with a permanent seat is provided, grab bars shall be installed to meet or exceed the 2010 ADA Standards for Accessible Design, Section 607.4.1.
 - If a bathtub/shower combination without a permanent seat is provided, grab bars shall be installed to meet or exceed the 2010 ADA Standards for Accessible Design, Section 607.4.2.
 - If a roll-in shower is provided, grab bars shall be installed to meet or exceed the 2010 ADA Standards for Accessible Design, Section 608.3.2;
- Reinforced walls for future installation of horizontal grab bars in place around each toilet, or a Corporation-approved alternative approach for grab bar installation. The installation of the grab bars must meet or exceed the 2010 ADA Standards for Accessible Design;
- All bathrooms in all new construction units must have vanity cabinets with at least one roll-out shelf or drawer in bottom of cabinet (not applicable to rehabilitation units).;
- Adjustable shelving in master bedroom closets (must be adjustable by resident); and
- In one of the kitchen's base cabinets, there shall be a large bottom drawer that opens beyond full extension, also referred to as an "over-travel feature." Drawers with the over-travel feature allow drawers to extend completely past the cabinet front so all the contents can be accessed. The drawer shall be deep and wide enough to store pots and pans and the drawer slides shall have a weight load rating of a minimum of 100 pounds. The drawers shall be mounted on a pair of metal side rails that are ball-bearing.

3. Existing Emergency Operations for all Elderly Developments

The following Emergency Operations Features must be provided in all Elderly Developments funded in all general occupancy RFAs:

- There must be a community building/dedicated space within the Development; and
- There must be a minimum of one permanent, standby generator in good working order, to operate at least one elevator per residential building serving Elderly/Permanent Supportive Housing residents that are located on a floor higher than the first floor in addition to the lights, HVAC and other electrical appliances in the community room/dedicated space, throughout the duration of a power outage. The generators must be maintained in good working order and the Applicant must maintain an executed written contract with a vendor certified to service and test the installed generator and system; the generator and system shall be serviced and tested at least annually.

4. Existing Green Building Features

A. As applicable, all common areas must have the features listed below and all rehabilitation units are expected to have all of the following required Green Building features unless found to be not appropriate or feasible within the scope of the rehabilitation work utilizing a Capital Needs Assessment as further explained in the RFA:

- Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat; 150 grams per liter or less for non-flat paint);
- Low-flow water fixtures in bathrooms—WaterSense labeled products or the following specifications:
 - Toilets: 1.28 gallons/flush or less,
 - Urinals: 0.5 gallons/flush,
 - Lavatory Faucets: 1.5 gallons/minute or less at 60 psi flow rate,
 - Showerheads: 2.0 gallons/minute or less at 80 psi flow rate;
- Energy Star certified refrigerator;
- Energy Star certified dishwasher;
- Energy Star certified ventilation fan in all bathrooms;
- Water heater minimum efficiency specifications:
 - Residential Electric:
 - Up to 55 gallons = 0.95 EF or 0.92 UEF; or
 - More than 55 gallons = Energy Star certified; or
 - Tankless = 0.97 EF and Max GPM of ≥ 2.5 over a 77° rise or 0.87 UEF and GPM of ≥ 2.9 over a 67° rise;
 - Residential Gas (storage or tankless/instantaneous): Energy Star certified,
 - Commercial Gas Water Heater: Energy Star certified;
- Energy Star certified ceiling fans with lighting fixtures in bedrooms and living rooms; and
- Air Conditioning (in-unit or commercial):
 - Air-Source Heat Pumps – Energy Star certified:
 - ≥ 7.8 HSPF2/ ≥ 15.2 SEER2/ ≥ 11.7 EER2 for split systems
 - ≥ 7.2 HSPF2 ≥ 15.2 SEER2/ ≥ 10.6 EER2 for single package equipment including gas/electric package units
 - Central Air Conditioners – Energy Star certified:
 - ≥ 15.2 SEER2/ ≥ 12.0 EER2 for split systems
 - ≥ 15.2 SEER2/ ≥ 11.5 EER2* for single package equipment including gas/electric package units.

NOTE: Window air conditioners and portable air conditioners are not allowed. Package Terminal Air Conditioners (PTACs) / Package Terminal Heat Pumps (PTHPs) are allowed in studio and one-bedroom units.

B. In addition to the required Green Building features outlined in 4.A. above, proposed Developments with a Development Category of Rehabilitation, with or without Acquisition, must select enough additional Green Building features in Exhibit A so that the total point value of the features selected equals at least 10 points. Failure to select at least 10 points worth of the features will result in the Application failing to meet this requirement. See Application for Green Building features selections.

- Programmable thermostat in each unit;
- Humidistat in each unit;
- Water Sense certified dual flush toilets in all bathrooms;
- Light colored concrete pavement instead of or on top of asphalt to reduce the heat-island effect;

- Roof Coating / Materials must be constructed of the following:
 - Low-Slope Roof Products
 - Initial Solar Reflectance: ≥ 82
 - Aged Solar Reflectance: ≥ 64
 - Steep-Slope Roof Products
 - Initial Solar Reflectance: ≥ 39
 - Aged Solar Reflectance: ≥ 32
- Eco-friendly cabinets – formaldehyde free and material must be certified by the Forest Stewardship Council, the Environmental Stewardship Program, or a certification program endorsed by the Program for the Endorsement of Forest Certification;
- Eco-friendly flooring – Carpet and Rug Institute Green Label certified carpet and pad, FloorScore certified flooring, bamboo, cork, 80% recycled content tile, and/or natural linoleum;
- High Efficiency HVAC with SEER of at least 16;
- Energy efficient windows in each unit as provided below
 - For Development Types except Mid-Rise and High-Rise: Energy Star rating for all windows in each unit;
 - For Development Type of Mid-Rise and High-Rise:
 - U-Factor of 0.50 or less and a SHHGC of 0.25 or less where the fenestration is fixed; and
 - U-Factor of 0.65 or less and a SHHGC of 0.25 or less where the fenestration is operable (i.e., the window opens);
- FL Yards and Neighborhoods certification on all landscaping; and
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings.

5. Does the project meet the Enhanced Structural Systems Construction qualifications (ESS) as described in the RFA?

The requirements below are applicable to those Applications funded utilizing the Non-Competitive Application Package and are representative of requirements in place at the time Appendix A was generated. The CNA Provider should consult the applicable version of the Non-Competitive Application Package for current requirements. The CNA Provider should also refer to the Application to determine the applicable demographic commitment(s), development type(s), and feature selections.

1. Existing qualifying Optional Features and Amenities currently in place (Applicant must select enough Optional Features and Amenities to achieve required point value):
 - 30 Year expected life roofing on all buildings;
 - Emergency call service in all units;
 - Exercise room with appropriate equipment. The exercise room must have secured entry.;
 - Community center or clubhouse;
 - Swimming pool;
 - Playground/tot lot, accessible to children with disabilities (must be sized in proportion to Development's size and expected resident population with age-appropriate equipment);
 - Car care area (for car cleaning/washing/vacuuming);

- Two or more parking spaces per total number of units;
- Picnic area with hard cover permanent roof of a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill;
- Computer lab on-site with minimum one computer per 20 units, with internet access, basic word processing, spreadsheets and assorted educational and entertainment software programs and at least one printer);
- Each unit wired for high speed internet;
- One outside recreation facility consisting of shuffleboard court and appropriate equipment, bocce ball court or lawn bowling court and appropriate equipment, tennis court, full basketball court or volleyball court. (Specific facility will be committed to during Credit Underwriting);
- Two outside recreation facilities. (Applicant must provide two separate facilities which must be approved by Corporation staff and servicers during Credit Underwriting);
- Laundry hook-ups and space for full-size washer and dryer inside each unit;
- Dryer and Energy Star qualified washer in a dedicated space with hook-ups within each unit, provided at no charge to the resident during the term of any lease;
- Laundry facilities with full-size dryers and Energy Star qualified washers available in at least one (1) common area on site – minimum 1 washer and 1 dryer for every 12 units;
- Laundry facilities with full-size dryers and Energy Star qualified washers available in at least one (1) common area on every floor in each building of the Development if Development consists of more than one (1) building and/or more than one (1) story – minimum 1 washer and 1 dryer for every 12 units;
- Garage for each unit which consists of a permanent, fully enclosable structure designed to accommodate one or more automobiles, either attached to the unit or detached but located on the same property, provided at no charge to the resident (applicable for Development Type of Duplexes or Quadraplexes);
- Carport for each unit which consists of a permanent covered and paved area, attached to the unit and designed to accommodate one or more automobiles, provided at no charge to the resident (applicable for Development Type of Duplexes or Quadraplexes);
- Fenced back yard for each unit which consists of a portion of the property behind each unit that is enclosed by a wood, privacy or chain link fence of a minimum height of 48". Direct access to the fenced back yard for each unit must be afforded solely by a door from that unit and no other unit (applicable for Development Type of Duplexes or Quadraplexes);
- Ceramic tile bathroom floors in all units;
- Microwave oven in each unit;
- Marble windowsills in all units;
- Steel exterior door frames for all exterior doors for all units;
- At least 1½ bathrooms (one full bath and one with at least a toilet and sink) in all 2-bedroom new construction units; Note: In order to be eligible to select this feature, the Development must have at least one 2-bedroom new construction unit. (not applicable to rehabilitation units);
- Double compartment kitchen sink in all units;
- Pantry in kitchen area in all new construction units - must be no less than 20 cubic feet of storage space. Pantry cannot be just an under- or over-the-counter cabinet. (not applicable to rehabilitation units);
- Garbage disposal in all units;
- New kitchen cabinets and countertop(s) in all rehabilitation units;

- New bathroom cabinet(s), excluding medicine cabinet, in all rehabilitation units; and
- New plumbing fixtures in kitchen and bathroom(s) in all rehabilitation units [minimum of new sink and new faucets in kitchen and minimum of new tub, new toilet, new sink and new faucets in bathroom(s)].

NOTE: All selected features and amenities must be located on the Development site. In addition, if the proposed Development will consist of Scattered Sites, the Applicant must locate each selected feature and amenity that is not unit-specific on each of the Scattered Sites, or no more than 1/16 mile from the site with the most units, or a combination of both.

2. Existing Accessibility Features, regardless of the age of the development (refer also to Appendix B for a complete list)
 - Was a formal Accessibility Survey provided?
 - Number of Existing Accessible Units
 - Existing Mobility Impaired units:
 - Existing Sensory Impaired units:

Federal and state law and building code regulations requires that programs, activities, and facilities be readily accessible to and usable by persons with disabilities. The Corporation requires that the design, construction, or alteration of its financed Developments be in compliance with federal and state accessibility requirements. When more than one law and accessibility standard applies, the Applicant shall comply with the standard (2010 ADA Standards, Section 504, Fair Housing Act, or Florida Building Code, Accessibility) whichever affords the greater level of accessibility for the residents and visitors. Areas required to be made accessible to mobility-impaired residents and their visitors, including those in wheelchairs, shall include, but not be limited to, accessible routes and entrances, paths of travel, primary function areas, parking, trash bins, mail and package receiving areas for residents, pool and other amenities, including paths of travel to amenities and laundry rooms, including washers and dryers.

- A. Existing Accessibility Features in all units
 - Primary entrance doors on an accessible route shall have a threshold with no more than a ½-inch rise;
 - All door handles on primary entrance door and interior doors must have lever handles;
 - Lever handles on all bathroom faucets and kitchen sink faucets;
 - Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level; and
 - Cabinet drawer handles and cabinet door handles in bathroom and kitchen shall be lever or D-pull type that operate easily using a single closed fist.
- B. In addition to the 5 percent mobility requirement outlined above, all Family Demographic Developments must provide reinforced walls for future installation of horizontal grab bars in place around each tub/shower and toilet, or a Corporation-approved alternative approach for grab bar installation. The installation of the grab bars must meet or exceed the 2010 ADA Standards for Accessible Design.

At the request of and at no charge to a resident household, the Development shall purchase and install grab bars around each tub/shower unit and toilet in the dwelling unit. The product specifications and installation must meet or exceed 2010 ADA Standards for Accessible Design.

The Development shall inform a prospective resident that the Development, upon a resident household's request and at no charge to the household, will install grab bars around a dwelling unit's tub/shower unit and toilet, pursuant to the 2010 ADA Standards. At a minimum, the Development shall inform each prospective lessee by including language in the Development's written materials listing and describing the unit's features, as well as including the language in each household's lease.

- C. Accessibility Features in all Developments with the Elderly (ALF or Non-ALF) Demographic must also provide the following features:
- 20 percent of the new construction units must have roll-in showers (not applicable to rehabilitation units);
 - Horizontal grab bars in place around each tub and/or shower, or a Corporation-approved alternative approach for grab bar installation. The installation of the grab bars must meet or exceed the 2010 ADA Standards for Accessible Design, Section 609. In addition, the following standards for grab bars are required:
 - If a bathtub/shower combination with a permanent seat is provided, grab bars shall be installed to meet or exceed the 2010 ADA Standards for Accessible Design, Section 607.4.1.
 - If a bathtub/shower combination without a permanent seat is provided, grab bars shall be installed to meet or exceed the 2010 ADA Standards for Accessible Design, Section 607.4.2.
 - If a roll-in shower is provided, grab bars shall be installed to meet or exceed the 2010 ADA Standards for Accessible Design, Section 608.3.2;
 - Reinforced walls for future installation of horizontal grab bars in place around each toilet, or a Corporation-approved alternative approach for grab bar installation. The installation of the grab bars must meet or exceed the 2010 ADA Standards for Accessible Design;
 - All bathrooms in all new construction units must have vanity cabinets with at least one roll-out shelf or drawer in bottom of cabinet (not applicable to rehabilitation units).;
 - Adjustable shelving in master bedroom closets (must be adjustable by resident); and
 - In one of the kitchen's base cabinets, there shall be a large bottom drawer that opens beyond full extension, also referred to as an "over-travel feature." Drawers with the over-travel feature allow drawers to extend completely past the cabinet front so all the contents can be accessed. The drawer shall be deep and wide enough to store pots and pans and the drawer slides shall have a weight load rating of a minimum of 100 pounds. The drawers shall be mounted on a pair of metal side rails that are ball-bearing.
3. Existing Green Building Features (Applicant must select enough Green Building Features to achieve required point value)
- Programmable thermostat in each unit;
 - Energy Star qualified ceiling fans with lighting fixtures in all bedrooms and living areas;
 - Roof Coating / Materials must be constructed of the following:
 - Low-Slope Roof Products
 - Initial Solar Reflectance: ≥ 82
 - Aged Solar Reflectance: ≥ 64
 - Steep-Slope Roof Products
 - Initial Solar Reflectance: ≥ 39
 - Aged Solar Reflectance: ≥ 32
 - Energy Star qualified ventilation fans in all bathrooms;

- Energy efficient windows in each unit, as follows:
 - For all Development Types except Mid-Rise and High-Rise: Energy Star rating for all windows in each unit;
 - For Development Type of Mid-Rise and High-Rise:
 - U-Factor of 0.50 or less and a SHHGC of 0.25 or less where the fenestration is fixed; and
 - U-Factor of 0.65 or less and a SHHGC of 0.25 or less where the fenestration is operable (i.e., the window opens);
- Water heaters installed with the following minimum efficiency specifications:
 - Residential Electric:
 - Up to 55 gallons = 0.95 EF or 0.92 UEF; or
 - More than 55 gallons = Energy Star certified; or
 - Tankless = 0.97 EF and Max GPM of ≥ 2.5 over a 77° rise or 0.87 UEF and GPM of ≥ 2.9 over a 67° rise;
 - Residential Gas (storage or tankless/instantaneous): Energy Star certified,
 - Commercial Gas Water Heater: Energy Star certified;
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings;
- FL Yards and Neighborhoods certification on all landscaping;
- Eco-friendly flooring -- Carpet and Rug Institute Green Label certified carpet and pad, FloorScore certified flooring, bamboo, cork, 80% recycled content tile, and/or natural linoleum;
- Eco-friendly cabinets – formaldehyde free and material must be certified by the Forest Stewardship Council, the Environmental Stewardship Program, or a certification program endorsed by the Programme for the Endorsement of Forest Certification;
- Low-flow water fixtures in bathrooms - WaterSense labeled products or the following specifications:
 - Toilets: 1.28 gallons/flush or less,
 - Urinals: 0.5 gallons/flush,
 - Lavatory faucets: 1.5 gallons/minute or less at 60 psi flow rate, and
 - Showerheads: 2.0 gallons/minute or less at 80 psi flow rate;
- Low-VOC paint for all interior walls (50 grams per liter or less for flat paint; 150 grams per liter or less for non-flat paint);
- Energy Star qualified refrigerators, dishwashers and washing machines that are provided by the Applicant; and
- Air Conditioning (in-unit or commercial):
 - Air-Source Heat Pumps – Energy Star certified:
 - ≥ 7.8 HSPF/ ≥ 15.2 SEER2/ ≥ 11.7 EER for split systems
 - ≥ 7.2 HSPF ≥ 15.2 SEER2/ ≥ 10.6 EER for single package equipment including gas/electric package units
 - Central Air Conditioners – Energy Star certified:
 - ≥ 15.2 SEER/ ≥ 12.0 EER2 for split systems
 - ≥ 15.2 SEER/ ≥ 11.5 EER2* for single package equipment including gas/electric package units.

NOTE: Window air conditioners and portable air conditioners are not allowed. Package Terminal Air Conditioners (PTACs) / Package Terminal Heat Pumps (PTHPs) are allowed in studio and one-bedroom units.

III. Site Conditions

1. Site Configuration and Size (indicate if a single parcel or scattered site)
2. Topography
3. Site Access (adjacent streets, service alleys and pedestrian connections)
4. Vehicular Paving and Curbing (indicate if light colored topping is present for heat reduction)
5. Parking (including parking counts and ADA compliant parking and access aisles)
6. Flatwork and Vertical Access
 - Sidewalks
 - Plazas, Decks and Patios
 - Ramps and Stairs
7. Utilities Service Providers and Service Equipment
 - Electrical Power
 - Domestic Water (including pipe materials If available)
 - Municipal System
 - On-site Well
 - Sanitary Sewer (including pipe materials if available)
 - Municipal System
 - Private Treatment Plant
 - On-site Septic System
 - Fuel Gas
 - Municipal System
 - On-site Storage
 - Data
 - Communications
8. Site Drainage
 - Grading and Swales
 - Curbs and Inlets
 - Storm Water Piping
 - On-Site Detention / Retention Facilities
9. Landscaping and Irrigation (indicate if Florida Yards and Neighborhoods certified)
10. Erosion Control
11. Guardrails
12. Site Lighting (including system controls and lighting sufficiency)
13. Site Security Features (fencing, gates, cameras)
14. Retaining Walls
15. Signage
16. Waste Containment
17. Common / Recreational Areas
18. Postal Equipment
19. Other Site Features (as applicable)

IV. Building Components - Residential Units, Common Use Areas, Employee Areas, Appurtenances and Accessory Structures

1. Structural

- Foundation (note basements or crawl spaces)
- Load Bearing Masonry or Concrete Walls
- Primary Framing Systems
 - Floor
 - Framed Walls
 - Stairs, Balconies and Covered Walkways
 - Roof

2. Building Envelope and Enclosure Elements

- Exterior Walls
 - Materials
 - Finishes
 - Trim
- Exterior Doors
 - Door Units
 - Door Finishes
 - Door Hardware
 - Weather-Stripping and Sealants
- Windows
 - Window Units
 - Window Finishes
 - Window Hardware
 - Weather-Stripping and Sealants
- Skylights
- Roofing System
 - Materials (Indicate any certification or endorsement that exists.)
 - Age and Condition
 - Positive Drainage Issues / Leaks
- Flashing
 - Wall
 - Roof
 - Penetrations
 - Roof Mounted Equipment
- Roof Drainage Components
 - Gutters
 - Downspouts
 - Splash Blocks / Subsoil Drains
 - Diverters
 - Roof Drains
- Roof Vents
 - Soffit Vents

- Ridge Vents
 - Turbine Ventilators
 - Fans or other ventilation equipment
 - Building Insulation
 - Floor
 - Wall
 - Roof
 - Insect Screening and Rodent Control
 - Windows
 - Vents
 - Access Components
 - Crawl Space Access
 - Attic Access
 - Roof Access
3. Interior Features and Finishes
- Floors (indicate if certified eco-friendly)
 - Walls
 - Millwork
 - Baseboards
 - Door and Window Trim
 - Misc. Trim
 - Interior Doors
 - Door Units
 - Door Finishes
 - Door Hardware
 - Ceilings
 - Sound Transmission Control (both airborne and structure-borne sound)
4. Building Systems
- Mechanical
 - Heating / Air Conditioning Equipment (include age, EER / SEER 2/ Energy Star rating labels and maintenance level)
 - Equipment Piping
 - Ductwork
 - Terminal Devices
 - Controls (indicate if thermostat is programmable and humidistat exists)
 - Ventilation Fans (indicate if Energy Star rated)
 - Ceiling Fans with light fixtures in all bedrooms and living rooms; (indicate if Energy Star rated)
 - Appliance and Equipment Exhaust
 - Equipment, Duct and Piping Insulation
 - Plumbing
 - Domestic Water Service
 - Metering (indicate if central or separate at each unit)
 - Sanitary Sewer Service

- Potable Water Piping
- Waste Piping
- Waste Vents
- Fixtures (indicate if low-flow water saving features are included)
 - Toilets
 - Lavatories
 - Bathtubs / Showerheads
 - Sinks
 - Controls and Faucets
- Domestic Water Heaters (include age, capacity, indicate electric or gas operation, and EER/EUF/Energy Star rating labels)
- Plumbing Devices (water softeners, filtration, etc.)
- Piping Insulation
- Electrical Power
 - Metering (indicate if central or separate at each unit)
 - Supply and Service Devices (include service size)
 - Main Distribution Panels and Switchgear (indicate if fused panels are used)
 - Individual Unit Distribution Panels (confirm a 60-amp minimum service is present and no fused panels are used, only circuit breakers are allowable)
 - Wiring and Conduits (indicate if aluminum wire is used)
 - Outlets and Controls (include ground fault interrupter protection)
 - Lightning Protection Systems
 - Standby Generators (include fuel storage if applicable)
- Lighting
 - Interior Fixtures
 - Exterior Fixtures
 - Switches and Controls
- Fuel Gas
 - Metering (indicate if central or separate at each unit)
 - Supply and Service Devices
 - Piping and Connections
 - Controls
 - Equipment / Appliance Ventilation
 - Storage
- Data and Communications (include provider and speed) Refer to RFA/Non-Competitive Application Package requirements.
 - Supply and Service Devices
 - Wiring and Conduits
 - Outlets and Controls
- Security Systems
 - Detection
 - Alarms
 - Cameras
- 5. Life Safety
 - Adequate Egress Routes

- Fire and Smoke Protection
 - Handrails and Guardrails
 - Exit Lighting
 - Emergency Lighting
 - Alarms and Detection Devices
 - Fire
 - Smoke
 - Carbon Monoxide
 - Fire Suppression
 - Portable Extinguishers
 - Sprinkler Systems (indicate wet or dry)
 - Standpipes (indicate wet or dry)
 - Hydrants
 - Stairwell Smoke Protection (pressurization or evacuation system)
 - Observed Exigent Safety Conditions
6. Vertical Access
- Stairs
 - Ramps
 - Elevators and Lifts (identify operation type)
 - Car condition (include finishes)
 - Opinion of adequate number and capacity
 - Communications features
 - Equipment condition
 - Certifications and Maintenance Contracts

V. Fixtures, Casework and Equipment

1. Appliances (include age, Energy Star or other efficiency ratings, Refer to RFA/Non-Competitive Application Package requirements).
 - Clothes Washers
 - Clothes Dryers
 - Dishwashers
 - Range / Ovens
 - Stove Hoods
2. Casework (indicate age and if certified eco-friendly)
 - Kitchen Counters
 - Lavatories / Vanities
 - Work Surfaces
 - Shelving
3. Equipment (as applicable)

VI. Amenities and Program Features

1. Playgrounds
 - Playground Surfaces
 - Playground Equipment
 - Accessible Route
 - Accessible Equipment
2. Swimming Pools
 - Accessible Route
 - Accessible Entry Feature(s)
 - Equipment and Accessories
 - Structure and Finishes
 - Security Enclosure

VII. Hazardous Materials and Conditions

1. Flood Zone designation (provide FEMA flood map zone for the Subject Property)
2. Inclusion of Subject Property in a High Velocity Hurricane Zone or Windborne Debris Region (identify any existing mitigation measures observed such as impact resistant windows, storm shutters, continuous load path systems, etc.)
3. Observed or suspected geotechnical issues (expansive soils, karst features, etc.)
4. Observed or suspected hazardous building materials (lead-based paint, asbestos, etc.)
5. Observed or suspected environmental hazards (radon, chemicals, petroleum products, etc.)
6. Observed moisture intrusion, mold and biological growth (identify sources)
7. Observed presence of rodents, insects or wood destroying organisms
8. Observed or known problematic materials and design Issues (see Appendix D)
9. Observed excessive noise or odor Issues
10. Observed indoor air quality issues