

**Kansas Housing Resources Corporation (KHRC) - First Time Homebuyer (FTHB) Program
Uniform Physical Condition Standards (UPCS) Inspectable Items & Results Report**

Homebuyer(s):	
Property Address:	

Location, Violation and Remedy Summary (if applicable):	Complete Upon Reinspection (if applicable)

Introduction

Existing housing that is acquired for down payment and closing cost assistance must be decent, safe, sanitary, and in good repair. At minimum, the standards must provide that the housing meets all applicable State and local housing quality standards and code requirements and the housing does not contain the specific deficiencies proscribed by HUD based on the applicable inspectable items and inspected areas in HUD-prescribed physical inspection procedures (Uniform Physical Condition Standards) issued pursuant to 24 CFR 5.705. The participating jurisdiction must inspect the housing and document this compliance based upon an inspection that is conducted no earlier than 90 days before the commitment of HOME assistance. If the housing does not meet these standards, the housing must be rehabilitated to meet the standards of this paragraph (c)(3) or it cannot be acquired with HOME funds.

Disclaimer

The State of Kansas HOME First Time Homebuyer Program conducts a UPCS inspection on subject properties. FTHB's inspection is not intended to be a substitute for mechanical, electrical, plumbing and structural inspections by qualified inspectors in those fields.

Visual Paint Assessment

The HUD regulation defines deteriorated paint as: "Any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate. Substrate means the material directly beneath the painted surface out of which the components are constructed, including wood, drywall, plaster, concrete, brick or metal. HUD has identified size thresholds for how the repairs must be made, these thresholds are known as de minimis levels. It is important to note that de minimis levels control how a repair must be made, not whether the repair is made. As always, if deteriorated paint is identified, it must be repaired. If more than ten percent (10%) of the total surface area of an interior or exterior type of component with a small surface area is deteriorated, the de minimis level has been exceeded. Examples would be window sills, baseboards, and trim. The de minimis level is 20 square feet for exterior surfaces. This means a total of 20 square feet on all the exterior surfaces, this includes outbuildings, fences, and play equipment attached to the land and belonging to the owner, twenty square feet is a square about 4 feet 6 inches on each side. The de minimis level is two square feet in any one interior room. This means a total of 2 square feet of deteriorated paint on the floors, walls, and ceiling in the room, two square feet is a square about 17 inches on each side. If all of the deteriorated paint on all of the building components is larger than the square, safe work practices and clearance must be performed. Lead Paint Visualization Training available at <https://apps.hud.gov/offices/lead/training/visualassessment/h00101.htm>.

<i>Visual Paint Assessment</i>	Complete	Comments
Passed Visual Paint Assessment - No deteriorated paint found		
Failed Visual Paint Assessment, deteriorated paint found, but below the De Minimus level. Work can be completed by the home owner using safe work practices.		
Failed Visual Paint Assessment, deteriorated paint found, above the De Minimus level. Work must be completed by a trained and certified lead paint professional. Since the First Time Homebuyer Program is an acquisition program, Subpart X of 24 CFR 35, 1000 lead paint regulations apply. Whole unit clearance is required.		

<i>Inspectable Item</i>	<i>Area of Inspection</i>	<i>Observed Deficiency</i>	<i>Inspection Criteria</i>	Pass	Fail	Comments
Health, Safety and Life Threatening Conditions - All Areas						
Air Quality	Sewer odors	Sewer odors, any	DWV must intact, free of obstructions, and must drain and vent properly.			
	Mold and/or mildew	Evidence of mold or mildew	Interior surfaces must be free of mold, mildew, or moist conditions which are conducive to the growth of such.			
	Air Quality - Fire Hazard - Propane/Natural Gas/Methane Gas	Propane, natural gas or methane leaks or odors detected that could pose a risk of explosion/ fire and/or health risk from inhalation	Gas lines and appliances must be inspected for leaks or potential leaks, and corrected by a licensed professional			
Electrical	Electrical Hazards - Exposed Wires/Open Panels	Exposed bare wires or openings in electrical panels	Electrical hazards must be identified for correction			
	Missing/Broken Cover Plates	An outlet, switch or box has a broken cover plate , or the cover plate is missing or not fitting correctly	Outlets, switches and boxes must have intact covers that are appropriate to each fixture.			
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus	Electrical system shall be inspected for proximity to water sources, including leaking pipes or infiltration			
Fire Safety and Flammables	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	An exit which is not accessible or easily usable because a door or window is nailed shut, lock or hardware is inoperable, or other obstructions exist	Fire exits including egress windows shall be determined to be clear, usable, and accessible			
	Smoke Detector - Missing/Inoperable	Operable smoke detectors required in each bedroom or sleeping area, outside of sleeping rooms, and on each level of the common living area.	Smoke detectors must be present and operable in aforementioned areas, and in other locations as required by applicable state or local requirements.			
	Misaligned Chimney/Ventilation System	Misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper venting of gases	Ventilation of exhaust gases from combustion appliances must be in conformance with local codes and manufacturer specifications, and must provide positive ventilation of such gases from the building.			
Other Hazards	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm	Site and buildings shall be free of hazards involving sharp edges, such as exposed rebar or other metal, broken glass, etc.			
Other Hazards	Hazards - Tripping	Any significant physical defect in walkways or other travelled area that poses a tripping risk	Primary route to house shall be safe and free of unnecessary obstructions or trip hazards			
Pool or other areas	Fencing - Damaged/Not Intact	Any damage that could compromise the integrity of the fence	If present, pool areas must be securely fenced and lockable			
Pests	Infestation - Insects	Evidence of infestation of insects-including roaches and ants	The property shall be free of infestations or conditions which might create or harbor infestations			

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Pests	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings	Property shall be free of indications of infestation or visible conditions which might allow access by pests			
Other Hazards	Hazards - Other	Any general defects or hazards that pose risk of bodily injury	Inspect for and note any potential hazards not otherwise identified in this document			
Site Requirements						
Mailboxes	Mailbox Missing/Damaged	Mailbox is missing or not functional	Mailboxes shall be present and compliant with USPS requirements.			
Grounds	Erosion and drainage	Site does not drain positively away from buildings. Runoff is displacing or may displace soils or eroding surfaces around structures	Site must drain positively away from buildings with minimal to no erosion.			
Grounds	Overgrown/Penetrating Vegetation	Overgrowth of vegetation risks damaging a component, area or system of the property	Inspect for overgrown or penetrating vegetation that could cause damage to the building(s)			
Parking Lots/Driveways/Roads	Cracks, ponding, potholes, loose material, settlement/heaving	Paving, where present, is to be structurally sound with smooth surfaces free of significant defects (cracks, potholes, settling, trip hazards)	Paving materials shall be structurally sound and free of significant defects. Spalling, moderate cracking or minor deflection of surfaces is not a deficiency.			
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk	Retaining walls, where present and necessary for grade management, must be in good repair and structurally sound.			
Storm Drainage	Damaged/Obstructed	The system is partially or fully blocked by debris, or design is such that it is vulnerable to blockage from runoff	Stormwater system shall be adequately sized and free flowing to divert runoff away from buildings and areas of use.			
Walkways/Steps	Broken/Missing or non-compliant Hand Railing	A hand rail is missing, damaged, loose or otherwise defective	Handrails shall be intact, structurally sound, free of significant defects			
Walkways/Steps	Cracks/Settlement/Heaving/Spalling/Other deterioration	Any defects other than minor ones with only cosmetic impact	Walkways and steps must be safe, sound, and free from trip hazards or other hazards.			
Building Exterior						
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim; or that has visible damage to any of those components	Doors and door structure must be intact, in good condition, and operate smoothly as designed			
Doors	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked easily and securely because of damage to the door's hardware	Door hardware must function smoothly and easily, and must latch and lock securely			
Doors	Damaged surfaces	Any door that has a hole or holes, warped or deteriorated surfaces, peeling/cracking/other damage that affects the integrity or appearance	Door surfaces, panels and glass shall be intact, in good repair, and free from significant damage or defects			

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Doors	Doors - Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged, has defective hardware, or is missing screens or glass	Screen or storm doors, where present, must be in good repair and must operate smoothly			
Doors	Deteriorated/Missing Caulking/Seals	Seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should	Caulking, seals, and weatherstripping shall be intact, in good condition, and shall meet the intended purpose.			
Doors	Visibly Missing Components	Any component is not present, including hardware, handles, windows or screens, panels, trim, etc.	Doors must be complete, with all components as designed.			
Foundations	Cracks/gaps/movement	Large cracks in foundation or slab that present a possible sign of a structural problem, or opportunity for water penetration, or sections of wall or floor that are broken apart	Foundation walls must be intact, reasonably level and plumb, must support the structure as designed, and must effectively deter water penetration to the interior.			
Foundations	Spalling/Exposed Rebar	Significant spalled areas affecting foundation wall or any exposed reinforcing material--rebar or other	Concrete must have structural integrity and be free of significant deterioration and must not have exposed rebar.			
Lighting	Broken Fixtures/Bulbs	Broken lighting fixtures or bulbs, unprotected wiring	Exterior lighting, where present, must be intact, operable as designed, and in good condition.			
Roofs	General Roof Condition	Limited useful life.	Inspect for missing/loose shingles, exposed nails, evidence of leaking including interior water damage, damaged or missing flashing, worn areas, cracked/curled shingles, or other indicators of age and limited useful life			
Roofs	Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible	Identify all missing or damaged components			
Roofs	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible	Identify all missing or damaged components			
Roofs	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged	Roof drain and gutter system shall be in good repair and effective in directing water away from the building and foundation.			
Roofs	Missing/Damaged Shingles	Roofing shingles are missing or damaged enough to create a risk of water penetration	Shingle roofing shall be in good repair, with no missing or damaged shingles or components.			
Roofs	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials	Identify any areas of ponding, evidence of roof settling, visibly compromised structure, etc.			
Walls	Cracks/Gaps	Any crack or gap that presents a possible sign of structural problem or opportunity for water penetration	Inspect and identify.			
Walls	Damaged Chimneys	Part of the chimney has visibly separated from the adjacent wall or there is other visible evidence of chimney failure	Inspect and identify			

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Walls	Missing/Damaged Caulking/Mortar	Exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage	Caulking or mortar shall be intact with no cracking or other significant deterioration, and shall function as designed.			
Walls	Missing Pieces/Holes/Spalling	Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage	Wall surfaces shall be provide an unbroken barrier from external elements.			
Walls	Peeling/Needs Paint	Exterior paint is peeling or missing and siding surface is exposed, exposing siding to water penetration and deterioration	Exterior wall finish shall provide a barrier to exposure from water penetration.			
Windows	Broken/Missing/Cracked Panes	Any missing panes of glass or cracked panes of glass	Windows shall be intact and weathertight.			
Windows	Damaged Sills/Frames/Lintels/Trim	Sills, frames, lintels, or trim are missing or damaged	Window components shall be intact and undamaged.			
Windows	Damaged/Missing Screens	Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length	Operable windows designed to have removable screens or storm windows with screens shall have screens that are free of significant rust, holes or tears			
Windows	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure	Caulking, glazing and mechanical seals shall be intact and function as designed.			
Windows	Windows - Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken	Windows shall be secure, shall operate as designed without undue effort, and shall be lockable from the inside.			
Building Systems						
Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed	Identify any evidence of leaking between water main/meter and house entrance			
Domestic Water	Rust/Corrosion on Heater Chimney	The water heater chimney shows evidence of deterioration that may allow toxic gases to leak from the chimney	Gas water heaters must have intact functioning vent system to completely exhaust combustion gases to the exterior of the building			
Domestic Water	Plumbing - Leaking Faucet/Pipes	Any leaking pipes, faucets or fixtures	All plumbing shall be intact and functioning with no leaks or evidence of temporary or inadequate repairs			
Domestic Water	Water Supply Inoperable	There is no running water in any area of the building where there should be	Water supply must provide adequate water pressure to all fixtures			
DWV/Sanitary	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding	Inspect and identify			
DWV/Sanitary	Plumbing - Clogged Drains	Drain is completely or partially clogged or deteriorated	Inspect and identify			
DWV/Sanitary	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing	Cleanouts or other access points must have intact covers			

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Hot Water Heater	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases	Ventilation of exhaust gases must be in conformance with local codes and manufacturer specifications, and must provide positive ventilation from the building.			
Hot Water Heater	Inoperable Unit/Components	Water temperature does not reach approximately 120 degrees at the taps	Activate the water heater, if in standby mode, and check for adequate temp after it has had time to heat			
Hot Water Heater	Leaking Valves/Tanks/Pipes	Evidence of active water leaks from hot water heater or related components	Inspect water heater for leaks.			
Hot Water Heater	Pressure Relief Valve Missing	There is no pressure relief valve or valve does not drain down to the floor	TPR valve must be present, and outlet shall terminate no more than 2" from the floor.			
Hot Water Heater	Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration-	Water heater must be in good condition, with no evidence of significant rust or corrosion.			
Electrical System	Blocked Access	One or more fixed items or items of sufficient size and weight impede emergency access to the electrical panel	Electrical panel must be clear of obstructions and accessible according to state or local code.			
Electrical	GFI - Inoperable	The GFI does not function, or GFI is not present at bathroom or kitchen counter receptacles as required by code	Inspect and test, including identification of outlets connected in series with a GFI but not having their own test button			
Electrical System	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident	Inspect panel and breakers and identify			
Electrical System	Evidence of Leaks/Corrosion	Corrosion that affects the condition of the components carrying current or stains, rust, or other evidence of water leaks in the enclosure or hardware	Inspect and identify			
Electrical System	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire	Wiring must be intact and fully insulated with no bare or exposed wires.			
Electrical System	Missing Breakers/Fuses	Any open and/or exposed breaker port	Breaker ports must contain functional breakers or be covered.			
Electrical System	Lighting fixture missing, damaged or inoperable	An outlet or switch is missing	Light fixtures or switched outlets must be present in living areas. Fixtures must be in safe, operable condition			
HVAC	HVAC - Inoperable	HVAC does not function as designed. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged	HVAC system shall be functional, and provide heating and cooling appropriate to the unit and climate zone. All controls shall operate as designed .			
HVAC	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping	Inspect and identify			
HVAC	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or other deterioration	Havoc equipment must be in good, functional condition and free of visible signs of significant deterioration			
HVAC	HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged	Inspect and identify			

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HVAC	Misaligned Chimney/Ventilation System	Misalignment of exhaust system on a combustion fuel-fired unit that causes improper or dangerous venting of gases	Exhaust system or chimney must properly vent combustion gases to the exterior of the building.			
Interior						
Laundry	Dryer vent	Dryer vent missing, blocked or disconnected	If dryer present, inspect for operable vent to outside			
Kitchen	Cabinets - Missing/Damaged	Any missing doors, hardware, shelves or other components	Cabinets are to be intact and functional as designed			
Kitchen	Plumbing - Clogged Drains	Drain is partially or completely clogged or has suffered extensive deterioration	Drains must operate as designed, with no visible evidence of temporary repair or imminent failure			
Kitchen	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should	Dishwasher and garbage disposal shall be free of visible corrosion or damage, and shall function as designed.			
Kitchen	Countertops - Missing/Damaged	Any portion of the countertop working surface is missing, deteriorated, or damaged below the laminate ---not a sanitary surface to prepare food	Inspect and identify			
Kitchen	Range Hood /Exhaust Fans -	Inoperable or noisy fan, missing or damaged screen, accumulation of grease or dirt	Range hoods or fans, if present, shall be in good condition, free of damage, rust or corrosion, and operate as designed.			
Kitchen	Plumbing - Leaking Faucet/Pipes	Any leaking pipes, faucets or fixtures, or significant corrosion, or temporary repairs	Pipes and fixtures shall be free of leaks or conditions indicating potential failure.			
Kitchen	Sink - Damaged/Missing	Any cracks in sink or extensive discoloration over any portion of the sink surface or sink is missing	Sink shall be present, and in good condition with no significant visible damage			
Bathroom	Restroom Cabinet - Damaged/Missing	Damaged or missing shelves, doors, vanity top, drawers, missing or peeling paint or veneer, evidence of water damage	Cabinets shall be sound and complete, with no visible damage or missing components, and shall function as intended			
Bathroom	Shower/Tub - Damaged/Missing	Cracks in tub or shower through which water can pass or extensive discoloration of tub or shower surface	At least one tub or shower shall be present and in good condition with no significant visible damage			
Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged, or toilet cannot be flushed	Toilet shall be present, in undamaged condition, and shall operate as designed.			
Bathroom	Lavatory Sink - Damaged/Missing	Extensive discoloration or cracks in the basin or the sink or associated hardware have failed or are missing	Sink shall be present, and in good condition with no significant visible damage, and shall function as intended.			
Bathroom	Ventilation/Exhaust System - Inoperable	exhaust fan is not functioning or window designed for ventilation does not open	Bathroom shall have either an operable window or an exhaust fan. Exhaust fans shall operate as intended with no visible rust or deterioration, or sounds indicating imminent failure			
Stairs/Ramps	Broken/Damaged/Missing Steps	A step is missing or broken	Steps must be in good repair, free of trip or other hazards			

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Stairs	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable	Hand rails must be present where required by code, and shall be intact, secure, free of damage or deterioration			
Stairs	Baluster/Side Railings Damaged	Any damaged, missing or incorrectly spaced balusters or side rails that limit the safe use of an area	Railings, where present, shall be intact, and securely fastened, with correctly spaced balusters			
Ceiling	Ceiling - Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or cracks	Ceiling shall be intact surface with minimal deterioration and good finish.			
Ceiling	Ceiling - Peeling/Needs Paint	Ceiling has peeling paint or is missing paint	Paint is intact with no significant peeling, cracking or missing portions.			
Ceiling	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square	Ceiling is free of any evidence of water or moisture damage.			
Interior Doors	Doors - Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim	Doors and frames must be complete and free of damage, and function as designed			
Doors	Doors - Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware	Door hardware must function as designed, open smoothly, and must be easy to close, latch and lock.			
Doors	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, or other damage that affects the integrity of the door surface	Door surfaces and panels must be intact and undamaged			
Doors	Doors - Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should	Exterior doors must be weathertight, and must operate smoothly and easily.			
Doors	Doors - Missing Door	Any door that is missing that is required for the functional use of the space	Doors must be present where required for functional use of space, including spaces where privacy or security are needed.			
Floors	Floors - Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types	Floors must be structurally sound, level, and free of trip hazards			
Floors	Floors - Floor Covering Damaged	Floor covering has stains, burns, cuts, holes, tears, loose areas or exposed seams.	Floor coverings are to be intact, in usable condition.			
Floors	Floors - Missing Floor/Tiles	Floor tile or other flooring components are missing	Permanent floor coverings including tile, laminates, carpet or similar shall cover the entire floor area			
Floors	Floors - Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches	Inspect and identify where visible, or where deterioration is detected by walking on it			
Floors	Floors - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square	Floors shall be free of mold, mildew and water damage			
General	Mailbox - Missing/Damaged	The U.S Postal Service mailbox is missing or damaged so as to be unusable for the intended purpose	Mailbox meeting USPS specs must be present			

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Walls	Walls - Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment	Walls shall be sound, plumb, and free of bulging or buckling.			
Walls	Walls - Damaged	Any hole in wall including multiple nail holes	Walls shall be generally free of holes.			
Walls	Walls - Damaged/Deteriorated Trim	Wall trim is damaged	Wall trim is to be intact, secured as designed, and free from significant damage			
Walls	Walls - Peeling/Needs Paint	Interior wall paint is damaged, peeling or missing	Paint is intact with no significant peeling, crazing, or missing portions.			
Walls	Walls - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a common area	Surfaces are to be free of significant staining or evidence of mold, mildew or moisture.			

2/6/2024