



Department of
Community Affairs

UPCS Windshield Inspection Site Checklist
aka LIHTC Post 15-year Monitoring Checklist

Property Name	GA ID No.
Property Address	City
	State
Consultant	Date of Inspection

Inspectable Items	Y	N	Not	COMMENTS
			Applicable	

Management must provide the following certifications to verify inspection by outside professionals				
Sprinkler systems				
Fire alarm systems				
Boilers for hot water and hot water heater, if applicable				
Elevators certification must be posted in the elevator cab				
Fire extinguishers in units, cabinets and in hallways tagged w/ current date				
Swimming pool (if applicable)				

Management must certify				
Lead Base Paint Disclosure forms are provided				
tenants on unit built before 1978 (if applicable)				
All amenities listed in the Application or LURC are in place and operational				

Building Exteriors				
Are the buildings in good condition (free of rot and not boarded up)				
Any deterioration notice on siding, trim, soffit, fascia boards				
Are stairs/breezeways clean and free of trash and debris				
Are there any broken or cracked windows				
Doors have holes, cracking, peeling paint, significant rust or broken glass.				
Lead Based Paint observed properties built before 1978				
Are the gutters and downspouts securely attached (none missing or broken)				
Do gutters need to be cleaned out				
Roof shingles are intact and not missing tabs				





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Inspectable Items	Y	N	Not Applicable	COMMENTS
Site				
Apartment sign is visible, clean and well maintained				
Entrance gates and fencing throughout the property is not damaged				
Are there potholes/cracks /asphalt paving damage in parking lot				
Property is generally free of trash and abandoned cars				
Is there graffiti painted on property buildings or site amenities				
Landscaping in good condition				
Do stairs with four or more risers have handrails.				
Any noticeable drainage, erosion or standing water issues				
Are walkways free of cracks causing change in height				
Does overgrown vegetation block routes to units or parking areas				
Is playground and other recreational areas properly maintained and safe				
Swimming Pool appears nonoperational -in season damaged/ unsafe				
Are the dumpster(s) overflowing with trash				
Exterior light fixtures are missing/broken or have no globes				
Retaining walls show signs of deterioration and propose H&S risk				
Health and Safety				
Hazard: tripping, sharp edges or other hazards that pose bodily injury				
Electrical: open panel boxes; exposed wires; water leaks near equipment				
General Comments:				
The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless to race, color, national origin, religion, age, sex, familial status, marital status or disability.				

Nathan Deal
Governor



Gretchen Corbin
Commissioner

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