

# COMMON UPCS FINDINGS

## Auxiliary Lock: double key deadbolt



UPCS Inspectable Area: Health & Safety:  
Emergency/Fire Exits: An additional lock requiring a separate key is required for egress. **Level 3**

Solution: Remove the non-essential keyed deadbolt. Replace with a non-keyed deadbolt if desired (not required).

Auxiliary Lock: above 48” from finished floor



UPCS Inspectable Area: Health & Safety:  
Emergency/Fire Exits: An auxiliary lock has been installed above 48” from the finished floor. **Level 3**

Solution: Remove the auxiliary lock or relocate the lock to below 48” from the finished floor.

## Blocked Egress: bedroom window



UPCS Inspectable Area: Health & Safety:  
Emergency/Fire Exits: The bedroom egress window has been blocked by furniture. **Level 3**

Solution: Remove the furniture away from the egress window.



## Blocked Egress: basement stairs



UPCS Inspectable Area: Health & Safety:  
Emergency/Fire Exits: The egress stairwell from  
the basement is blocked by various items. **Level 3**

Solution: Remove all items from the stairwell.

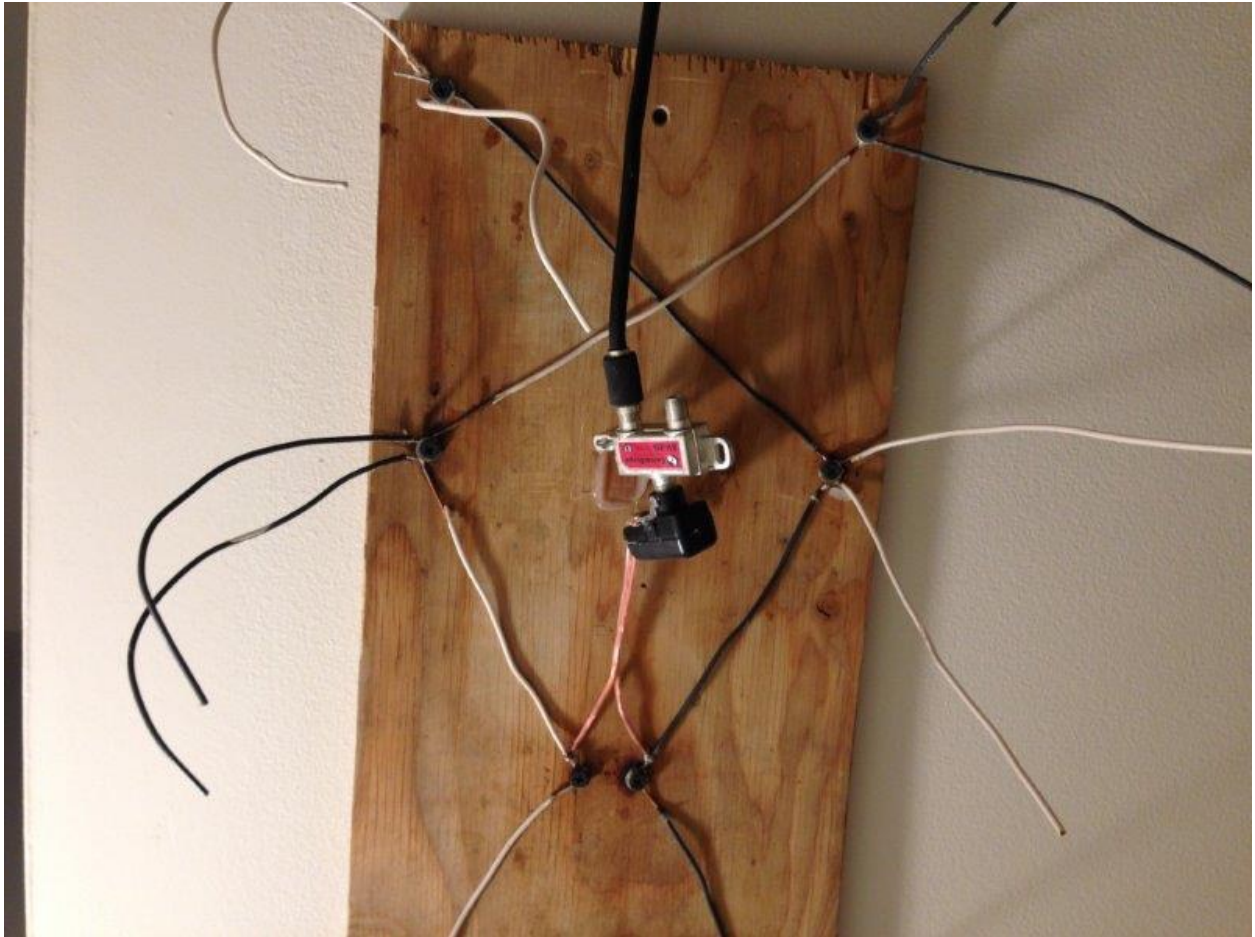
## Flammable Materials: stored improperly



UPCS Inspectable Area: Health & Safety:  
Flammable Materials: Flammable items are being  
stored near the range. **Level 3**

Solution: Remove all flammable items away from  
the range.

Hazards: safety hazard



UPCS Inspectable Area: Health & Safety: Hazards:  
A make-shift antenna is projecting into the stairwell.  
**Level 3**

Solution: Remove the antenna from the stairwell.



Hazards: trip hazard



UPCS Inspectable Area: Health & Safety: Hazards:  
Items are being stored on the stairs presenting a trip  
hazard. **Level 3**

Solution: Remove the items from the stairwell.

Hazards: trip hazard



UPCS Inspectable Area: Health & Safety: Hazards:  
A loose cable is draping over the stairs. **Level 3**

Solution: Remove the cable from the stairwell or  
secure the cable above the stairwell to eliminate any  
potential tripping hazard.

## Hazards: trip hazard



UPCS Inspectable Area: Health & Safety: Hazards:  
A loose cable is crossing an egress pathway. **Level 3**

Solution: Remove the cable from the egress pathway. The cable may be secured overhead to eliminate any possible trip hazard.



## Electrical Hazards: exposed wires



UPCS Inspectable Area: Units: Electrical: Covers:  
The cover is missing from a receptacle. **Level 3**

Solution: Provide a cover or fixture for the receptacle.



## Electrical Hazards: damaged receptacles



UPCS Inspectable Area: Units: Electrical: Covers:  
The receptacle is damaged. **Level 3**

Solution: Repair/replace the receptacle as necessary.

## Electrical Hazards: broken/cracked receptacle covers



UPCS Inspectable Area: Units: Electrical: Covers:  
The receptacle cover is damaged. **Level 3**

Solution: Replace the receptacle cover as necessary.



## Electrical Hazards: exposed wires



UPCS Inspectable Area: Health & Safety: Electrical Hazards: A panel is open and wires are exposed.  
**Level 3**

Solution: Provide a UL listed cover for the open panel.

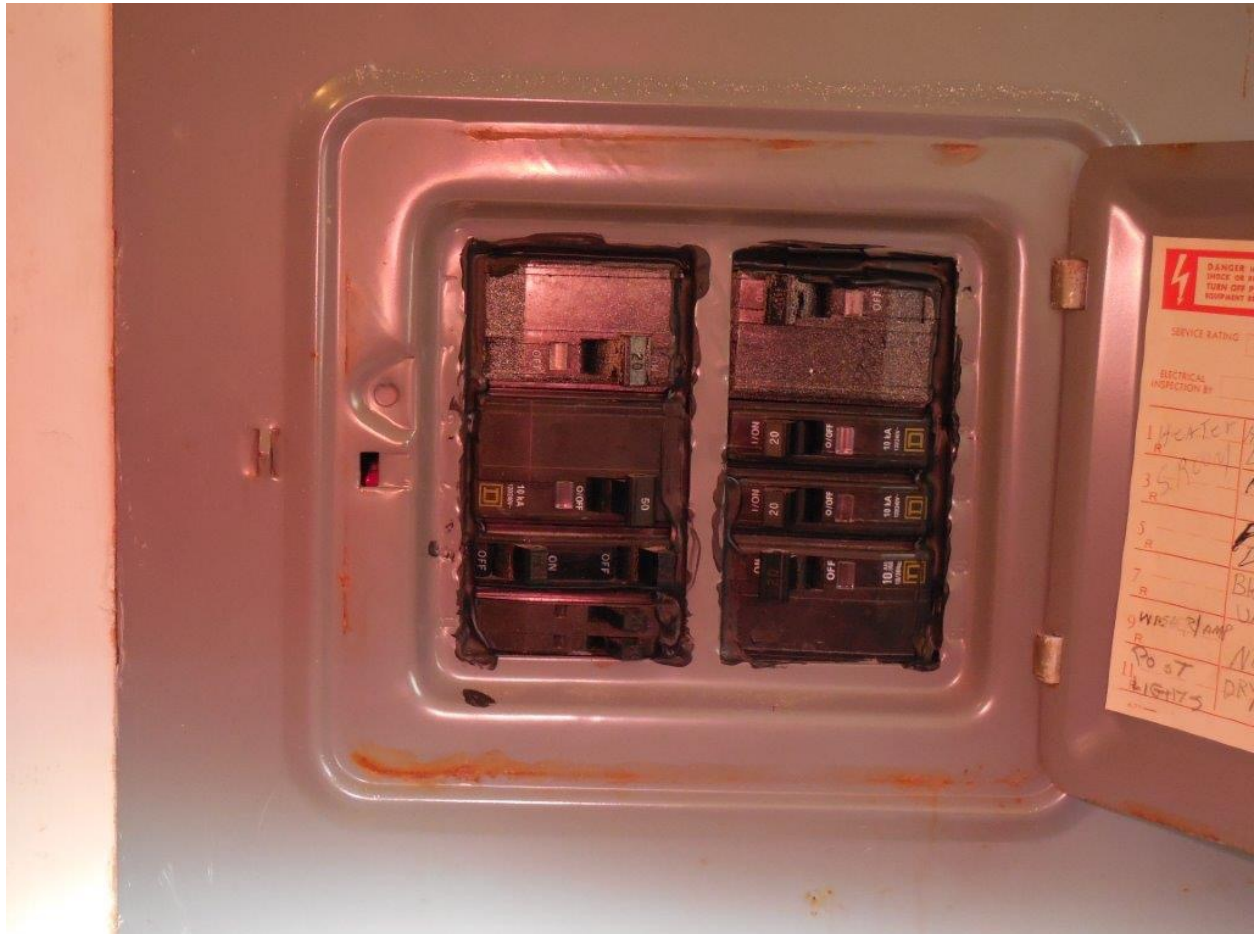
## Electrical Panel: blocked by heavy objects



UPCS Inspectable Area: Units: Electrical: Panel:  
The electrical panel is blocked by a shelf. **Level 3**

Solution: Move the shelf away from the electrical panel to allow 18" of clear area on all sides of the panel.

# Electrical Panel: foreign substance

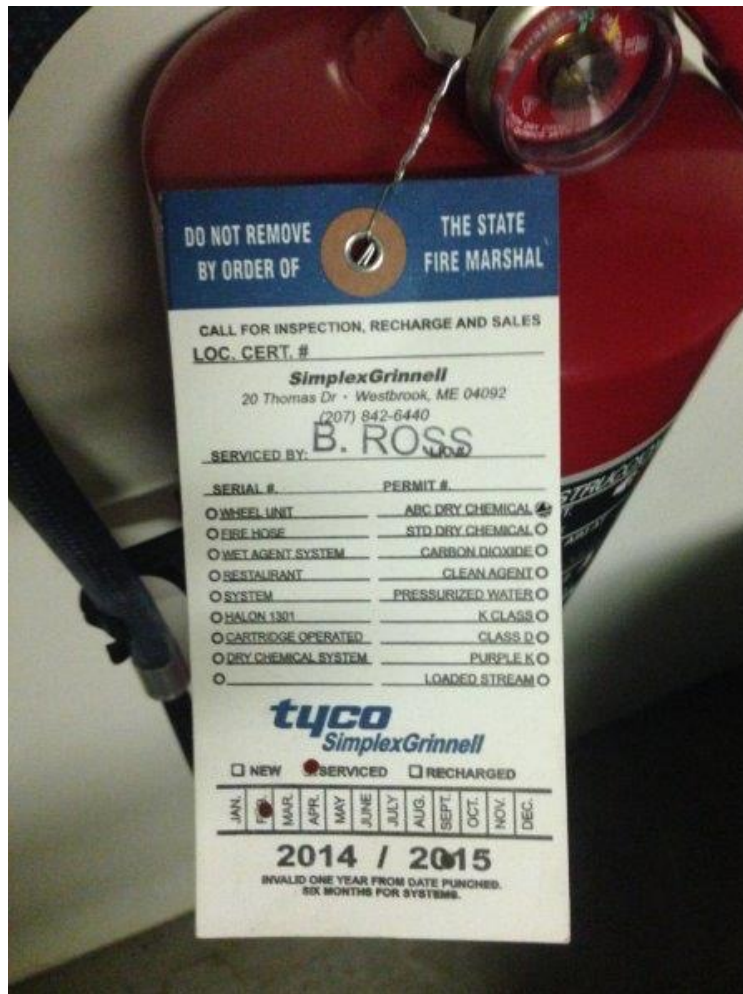


UPCS Inspectable Area: Units: Electrical: Panel: a foreign substance has been applied to the inside of the panel. **Level 3**

Solution: Remove the foreign substance from the panel. Ensure spaces no larger than 1/8" are present around any breakers. Fill any spaces with a combination of UL listed breakers and spacers.



# Fire Protection: missing/expired fire extinguisher



UPCS Inspectable Area: Building Systems: Fire Protection:  
A fire extinguisher is expired. **Level 1 (Level 3 if throughout the building)**

Solution: The fire extinguisher must be inspected and tagged.

Smoke detector: missing/does not operate



UPCS Inspectable Area: Units: Smoke Detector: The smoke detector in the basement is missing **Level 3**

Solution: Install a smoke detector.



## Boiler Deficiency: extension pipe not to floor



UPCS Inspectable Area: Building Systems: Domestic Water:  
The extension tube for the T&P valve does not extend  
within 18" of the floor. **Level 3**

Solution: Install an extension tube to within 18" of the  
floor.

## HVAC: rusted equipment



UPCS Inspectable Area: Units: HVAC: A radiator cover is rusted. **Level 1**

Solution: Remove rust from radiator cover or replace as necessary



Flooring: stained/worn carpet



UPCS Inspectable Area: Units: Floors: The carpet is torn and stained. **Level 1 (Level 2 or 3 for larger areas)**

Solution: Repair and clean or replace carpet as necessary.

## Flooring: broken/missing tiles



UPCS Inspectable Area: Units: Floors: Tiles are missing and/or broken. **Level 1 (Level 2 or 3 for larger areas)**

Solution: Repair or replace floor tiles as necessary.



## Ceiling: stained ceiling tiles



UPCS Inspectable Area: Units: Celing: Ceiling tiles are stained, bulging and sagging. **Level 3 (Level 1 or 2 for smaller stains that do not damage the ceiling)**

Solution: Replace ceiling tiles.

## Building Exterior: degraded roof



UPCS Inspectable Area: Building Exterior: Roofs: A portion of the roof is degraded. **Level 1 (Level 2 or 3 for larger areas or more severe damage)**

Solution: Replace roof shingles as necessary.



## Market Appeal: graffiti



UPCS Inspectable Area: Site: Market Appeal: Graffiti is in one place. **Level 1 (Level 2 or 3 for more widespread graffiti)**

Solution: Remove graffiti as necessary



## Site: Erosion



UPCS Inspectable Area: Site: Grounds: A large area of the site is eroded and has caused a degraded surface. **Level 2**

Solution: Reseed the site as necessary

# Pavement: Cracked/heaving



UPCS Inspectable Area: Site: Parking Lots/Driveways/  
Roads: A large area of pavement has large cracks, heaving,  
potholes and settling. **Level 2 (Level 3 for more  
widespread, Level 1 for less)**

Solution: Repave the parking lot as necessary.



## Walkway: trip hazard



UPCS Inspectable Area: Health & Safety: The walkway has shifted and presents a tripping hazard. **Level 3**

Solution: Regrade the walkway to eliminate the tripping hazard.

## Grounds: vegetation contacting building



UPCS Inspectable Area: Site: Grounds: A tree is contacting the roof of the building. **Level 2 (Level 3 for more extensive contact/damage).**

Solution: Trim the tree back from the building.