

UPCS in Pictures

The following pictures are not all inclusive nor does it cover every deficiency. The pictures, however are some of the most commonly cited deficiencies on REAC inspections.

Erosion

The pictures below show various types of erosion and rutting. Even the man made tire track is a deficiency.



Pavement

Pavement damage includes cracks, potholes and settling/heaving asphalt. Potholes, if more than 3/4" deep can also be considered a HS-Trip Hazard



Sidewalks

Sidewalks can have various deficiencies but the most common is cracks as shown below.



Drainage

Site ponding is relatively uncommon as shown in one of the pictures below, however in this case it is caused by a clogged drain. Clogged drains are most common in smaller drains by basement entry areas. Debris in and around site drains is not a deficiency according to the UPCS unless water is present.



Retaining Walls

Retaining walls are vaguely defined by the UPCS so it could technically be a landscape timber around a flower bed keeping mulch contained. Below are more obvious retaining wall deficiencies. The first picture is a Level 2 while the other two are clearly Level 3.



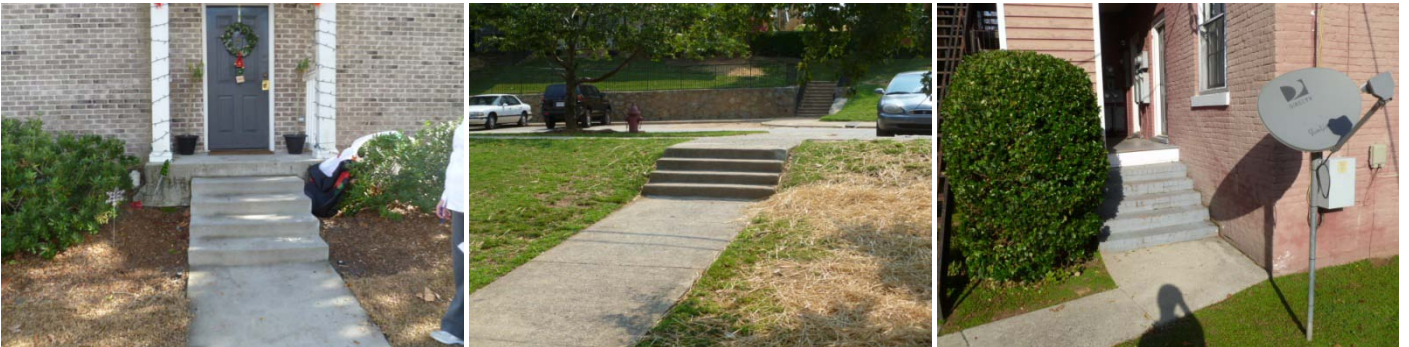
Overgrown Vegetation

Vegetation touching an unintended surface including tall grass is a deficiency. Vines or weeds growing on fences are often cited. Here are pictures of trees and branches touching buildings and in two of the cases damaging gutters, soffit and shingles.



Steps

On a continuous set of 4 or more steps/risers, a handrail is required by UPCS. I see missing handrails all the time and I often get the same answer from the property 'it's not missing, it was never there'.



Fences

Fences are divided up into interior, exterior and security. Deficiencies vary from minor fence deterioration to missing sections and holes. Missing and damaged gates are common deficiencies. If a property removes a gate, they must also remove the hinge hardware or the gate is considered missing





Playgrounds

Surfacing material deterioration deficiencies are based on a total percentage.



Playground deficiencies are based on the percentage of either missing or damaged equipment, however if as in the below examples, the equipment poses a safety hazard, it is an automatic Level 3



Mailboxes

Missing or damaged mailboxes are a deficiency. Below the doors are off several on the resident mailboxes.



Trash Enclosures

The most common deficiency in this section is that the designated area is not large enough to store the garbage until collection. The other is that the enclosure has collapsed or leaning and in danger of falling.



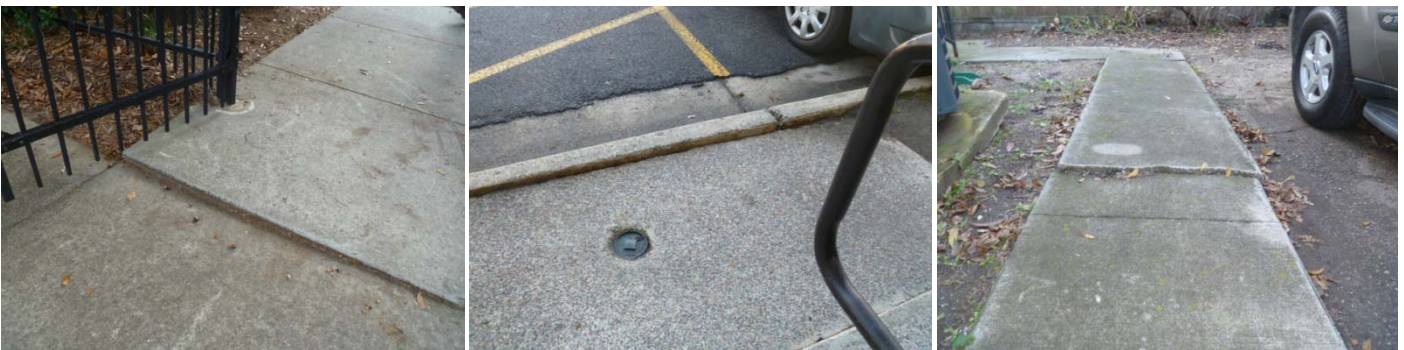
Lighting

Site lighting is damaged in the picture below. The UPCS will associate this deficiency with the building closest to the light fixture as there is no UPCS lighting deficiency.



Trip Hazard

Trip hazards are common on sidewalks. Any place with an unintended abrupt change in elevation of $\frac{3}{4}$ " or more is a trip hazard. One area often overlooked is the junction where the sidewalk meets the curb. Sidewalks often sink over time and this causes the most common trip hazard.



Hazards

The first picture shows a leaking gas tank outside the boiler room, the other a broken window pane that can be reached from outside the building and an overflowing sewage cleanout.



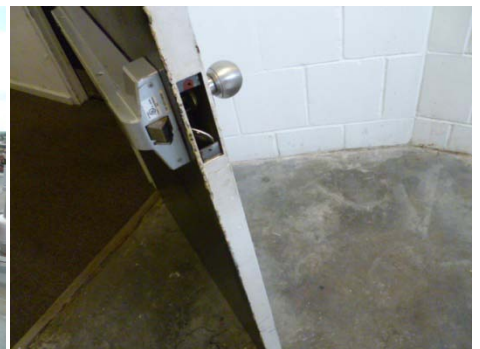
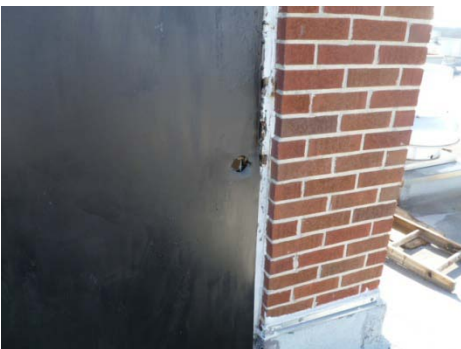
Graffiti

Graffiti is in all sizes and shapes. The deficiency is determined by how many places on a site graffiti exists.



Doors

Doors can have many deficiencies. The below pictures show some common surface damage issues, the biggest being removed hardware leaving behind a hole.



Flat Roofing

Flat roofs have some common issues. Roof drains are either clogged or has debris around them and large flat roofs have ponding.



Roofing Material

Missing or damaged shingles are common while flat roofs often have small gaps in the material causing potential water penetration.



Gutters

Damaged or missing gutter components are pretty common but not as much as the missing splash blocks. The other picture shows some missing soffit material which is just a Level 1.



Walls-Siding

Siding can have peeling paint, missing pieces or damage from the weed whacker. Bricks have spalling or pieces missing such as small chips or holes especially from abandoned pipes or hose bibs.



Walls – Cracks/Gaps

Missing mortar or sealant in wall expansion joints and cracks/gaps are often seen on brick buildings.



Foundations

Foundations often have cracks or gaps. The picture shows a large gap. The one item not to avoid here is the cracked basement floors as that deficiency is recorded under foundations.



Fire Protection

The deficiency that is easy to understand is the missing or discharged fire extinguishers. More common is fire extinguisher with expired inspection tags. Then there is the painted sprinkler heads...painted over is one thing because they probably will not function as they should, but paint anywhere on the sprinkler head is a Level 3 deficiency that can cost a single building property nearly 17 points if found in just one location.



Domestic Water/Hot Water Heaters

Pressure relief valve pipes are required on hot water heaters and the UPCS protocol states that the pipe must not be more than 18" from the floor.



Hot water heater exhaust pipes that are improperly vented are shown below as well as significant rust on the piping associated with the HVAC system.



Sanitary System

The below pictures show a leaking waste line, missing floor drain cover and a missing cleanout cover. These are all Level 3.



Electric Hazards

The pictures show some unusual situations. The first is an unsecured meter pan cover which is a health and safety *other* as UPCS considers it to be utility owned. The other is an outlet hanging out of the box showing exposed connections...this one will really hurt your REAC score.



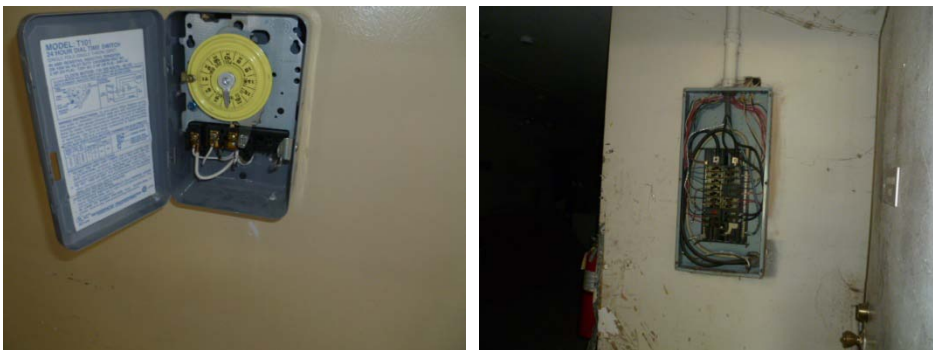
The below electrical hazards are all too common. The space between the breakers and the cover, or the space between the panel's interior cover and external ones causes a health and safety deficiency when the gap is more than ¼".



The below pictures are of unsecured disconnects. These are so common. Secure all disconnects as well as any other electrical device box. Zip ties suffice.



The timer and panel boxes below are missing their internal covers. Always secure the timer boxes with zip ties even if the factory plastic cover is in place as they can easily fall out. As for a missing cover on a panel box...find it and put it back on.



Doors

The picture below shows a missing entry door to a common hall. Keep in mind that any time you remove a door intentionally, all signs that it was ever there must also be removed or it is considered a missing door deficiency according to the UPCS.



Porches

The main issue with porches and railing is damaged or missing balusters. In fact, the only deficiency on a unit porch is the railing.



Hazards – Other

It is always a surprise to a property representative when resident items are cited. The below pictures show a broken mirror placed on top of a speaker, the other is a missing cover off a floor fan. The hazards-other contains unit trip hazards, sharp edges and other. The sharp edges penalizes the property's REAC score while the others are non-scoring items



Emergency Exits

There are many variations of a blocked egress in a unit but the below pictures are the most common. They are as follows: double keyed lock on a unit entry or bedroom door; bedroom or bathroom door lock is reversed; latch or padlock on the outside of bedroom doors; furniture blocking only windows in a bedroom.



Electrical

These situations can happen in units or elsewhere. The first is a missing breaker in a panel box, these must have a proper black installed, the second is blocked access to the panel box, in this case they had a shelf installed right in front of the box and the third is a missing knockout in a panel or other electrical box.



Outlets

Broken or missing outlet or switch covers is always an issue, especially in the units. Missing and broken plates exposing electrical connections is a Level 3.



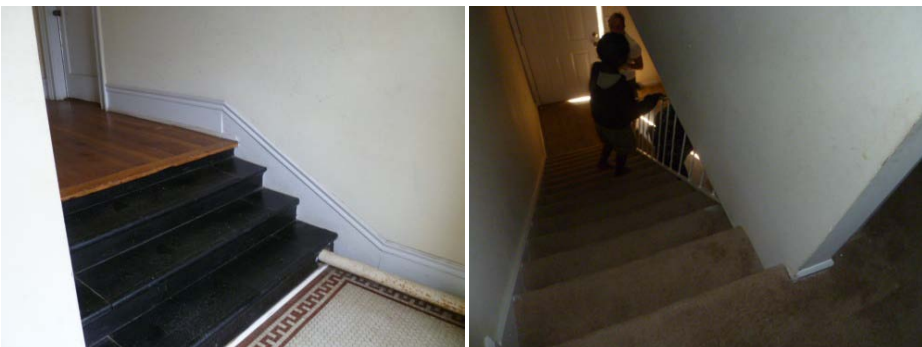
Bathroom

Missing sink or tub stoppers are pretty common. The pictures below show a shower diverter that has missing pieces and does not function, the other has a missing sink.



Stairs

Handrails are missing on 4 or more steps in a unit and a common hall. Handrails are required by the UPCS.



Doors

Door surface damage is pretty obvious in the first and third picture. The middle picture shows a door with missing hardware which is always recorded as surface damage.



Ceilings

The below ceiling have peeling paint and water damage.



Ceiling and Walls

Ceiling and wall damage is normally seen to this extent but any damage affecting an area larger than 1" is a deficiency.



Windows

Window usually only have a few deficiencies. They are a cracked or broken pane shown below and condensation between the panes caused by damaged seals. Broken window panes are often also a health and safety deficiency for sharp edges.



Smoke Detectors

Smoke detectors are one of the few things required by UPCS. They must be installed on each level of a unit including the basement. Missing and inoperable smoke detectors are considered exigent health and safety deficiencies. This deficiency is non-scoring on a REAC inspection.



Air Quality

Here are a few examples of mold commonly found in bathrooms.



Infestation

Roaches dead or alive are considered infestation as well as any signs that they exist. Mouse/rat dropping is too.



Flammable Material

Flammable materials cannot be stored in units or residential buildings unless it is in the garage. The picture shows a pressure washer with gasoline in the tank stored next to the boiler in a unit.



Emergency Exits

Exit signs are not required by UPCS however if they are there they must be illuminated day and night. The picture shows an exit sign that is designed to be internally illuminated and it's not. If these exit signs have a test button, they must function as they should which is that they remain illuminated by battery power.

