

## 25 COMMON UPCS DEFICIENCIES

1. **Missing Covers** - electrical panels that have missing interior covers (aside from the panel lid or door itself) to prevent exposure to wires and connections. May result in an exposed wires health and safety deficiency as well.
2. **Flammable Materials Improperly Stored** - Any gasoline container in a unit or flammables in an oven.
3. **Hazards, Tripping** – misaligned, heaving, sidewalks or wires across a doorway.
4. **Damaged Sinks/showers** - any hardware problems: diverters not working, drains missing stoppers, hot and cold water handles missing or not working.
5. **Doors Surface Damage** -holes, paint, rusting.
6. **Doors, Damaged Frames** -split, cracked. Also hardware, missing, damaged.
7. **Doors Damaged Seals** - seals on exterior doors, such as building or unit doors, are damaged.
8. **GFCI**- will not test
9. **Access to the Electrical Panel** - access to the electrical panels is blocked by furniture or other items not easily removed.
10. **Open Breaker/Fuse Ports** - open ports—no breaker or blanking plate installed. May be exposed wires also
11. **Water Heater** - the pressure relief valve discharge tube does not extend to within 18 inches of the floor or is not connected to other water drainage.
12. **Plumbing** - pipes and/or faucets leaking-kitchen and bath.
13. **Kitchen** - Refrigerator door gasket seals damaged allowing air leaks. Stove burners not working or missing.
14. **Clothes Dryers** - not properly vented to the outside from units or public laundry rooms.
15. **Outlet and Switch Plate Covers** – missing, cracked, or broken.
16. **Smoke Detectors** - missing/will not test.
17. **Blocked Egress** – Each room must have two means of egress. Furniture blocking access to the only window in a bedroom room is common. Correction must show verification the furniture was moved: notice to the tenant is not sufficient.
18. **Fences: Damaged/Falling/leaning** - fences have missing components, holes, or are leaning or otherwise damaged.
19. **Fire Extinguishers (Fire Protection)** - A portable fire extinguisher is not where it should be, is damaged, discharged, or the extinguisher certification has expired.
20. **Roofs**- Damaged Soffits/Fascia
21. **Roofs**- Missing/Damaged Components from Downspout/Gutter: Splashblocks are missing or damaged, guttering is damaged or missing
22. **Walls**- exterior stained/peeling/need paint, including exterior trim. Also walls: cracks, gaps, damage, missing pieces.
23. **Auxiliary Lighting** - back up lighting fails when tested.
24. **Overgrown Vegetation** - bushes and trees touching buildings or blocking walks or fences.
25. **Sanitary Sewer Damaged Covers** – clean out caps damaged or missing.

**Reminder** - generally, if an item is installed or present, it must work and have all parts as designed—Screen doors are not required by program rule, but, if installed, they must be complete, with full screens, and if a closer is used, it must work.