COMMON UPQS 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: Ceiling: 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.