

**UNIFORM PHYSICAL CONDITIONS (UPCS)
Most Frequently Cited Deficiencies**

UPCS Area Name	UPCS Item Name	UPCS Deficiency Name	Number of Times Cited
DU	Doors	Damaged Hardware/Locks**	33,259
DU	Walls	Peeling/Needs Paint**	18,063
DU	Doors	Damaged Surface - Holes/Paint/Rusting/Glass**	17,207
DU	Walls	Damaged**	16,683
Bldg Ext	Roofs	Missing/Damaged Components from Downspout/Gutter**	14,759
Bldg Ext	Walls	Missing Pieces/Holes/Spalling**	13,293
Bldg Ext	Walls	Stained/Peeling/Needs Paint	12,529
DU	Outlets/Switches	Missing/Broken Cover Plates	12,359
Bldg Ext	Windows	Damaged/Missing Screens**	12,044
DU	Electrical System	GFI - Inoperable	10,631
DU	Ceiling	Peeling/Needs Paint**	10,569
DU	Doors	Damaged/Missing Screen/Storm/Security Door**	9,470
HS	Infestation	Insects	8,734
DU	Windows	Inoperable/Not Lockable**	8,489
HS	Emergency/Fire Exits	Emergency/Fire Exits Blocked/Unusable	8,186
DU	Bathroom	Plumbing - Leaking Faucet/Pipes	8,160
DU	Windows	Missing/Deteriorated Caulking/Seals/Glazing Compound**	7,965
DU	Call-for-Aid	Inoperable	7,711
Bldg Ext	Roofs	Damaged Soffits/Fascia	7,441
DU	Doors	Deteriorated/Missing Seals (Entry Only)**	7,071

Following are examples of maintenance items that, if repaired prior to inspection, could make a significant difference in your physical inspection score.

1. HVAC – the hot water heater Pressure Relief Valve discharge tube must extend to *within* 18 inches of the floor;
2. Misaligned Chimney – the vent stack on gas operated hot water heaters or furnaces must be properly aligned;
3. Missing HVAC Covers – there must be covers on all baseboard heaters;
4. Access to the Electrical Panel – access to electrical panels must not be blocked by furniture or other items;

5. Open Fuse Ports – Open fuse ports must be covered. Replacement covers can be obtained from a local hardware store;
6. Doors Damaged Seals – the factory-installed seals on Exterior Doors, such as building or unit doors, must be in place and undamaged;
7. Doors Damaged Hardware – Exterior door hardware locks or latches properly and Fire Doors function as designed;
8. Security Doors – security doors *must not* have dual-side key locks;
9. Kitchen – Damaged Stoves/Ovens – stove burners must be working;
10. Plumbing – be sure pipes and faucets are not leaking, and areas around any leaks are cleaned up and repaired;
11. Damaged Sinks/showers – be sure that any hardware problems are repaired, diverters are working, drains have stoppers, hot or cold-water handles are in place and working. Make sure the water valves located under the sinks are turned on prior to the inspection;
12. Clothes Dryers – must be properly vented to the outside from units or laundry rooms;
13. Storm Water Sewers – be sure they are not clogged with trash or leaves;
14. Sanitary Sewer Damaged Covers – caps located in the grass on the exterior of the building that have been damaged by a lawn mower should be cleaned out. Replace and mark the areas to prevent for damage;
15. Trash Chutes – be sure hardware is in place and the chute door closes properly;
16. Trash Receptacles – must not be overflowing and are adequate in size for the property;
17. Auxiliary Lighting – the back up lighting must work even when the test light does not work;
18. Leaking Domestic Water – there are no leaks in the domestic water supply, including the hose bibs located on the building exterior;
19. Switchplate Covers – replace cracked or broken covers.
20. Call-for-Aid – cords and switches must serve their intended function (i.e., cords must be fully extended).
21. Site – remove Tripping Hazards on sidewalks or parking lots;
22. Site – maintain Fences and Gates in good condition;
23. Site – correct Erosion and ruts in the ground;
24. Fire Extinguishers – maintain current certificates and be sure that tags/stickers are attached to the extinguisher – not located on a fixture or box, or on a wall. When fire extinguishers are removed, be sure that all associated hardware is also be removed and any damage is repaired -- you may be cited if it appears to the inspector that an extinguisher is missing;
25. Windows Damaged – repair broken, cracked or fogged windows and that they open, close and lock as intended;
26. Roof – be sure that mechanical exhaust vents are working and that drains are free of debris;
27. Damaged Roof – maintain to ensure that there are no missing shingles and that the rubber membrane is not torn or damaged;
28. GFI outlet – make sure that test buttons do not trip or reset when manually tested;
29. Damaged Walls – both exterior and interior walls must be free of damage and the paint on painted walls must be in good condition;
30. Emergency Egress/Blocked Access – items such as Non Breakaway Security Bars or A/C units in windows must be properly installed or removed. If cited as a deficiency during

an inspection, and you can subsequently provide a letter from the local authority (Fire Marshall) certifying that the condition meets local code, you *may* have the deducted points returned by submitting a request for a database adjustment.