

UPCSINSPECTOR INC

Property UPCS Inspection Service



ABC Apartments

Property Inspection Report

Inspector Information

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Date of Inspection: 00/00/0000
Time: 9:00am

Attendance: General Manager -
Maintenance Team * Training

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DISCLOSURES

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

•SCOPE OF INSPECTION

The purpose of the inspection is to report physical deficiencies within the: SITE, BUILDING EXTERIORS, BUILDING SYSTEMS, COMMON AREAS, RESIDENTIAL UNITS AND HEALTH & SAFETY and to identify and disclose major defects consistent with HUD Uniform Physical Condition Standards (UPCS). This report will document deficiencies of the inspected systems and components which existed at the time of the inspection and which are evident to the inspector upon ordinary visual observation. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor and cosmetic defects.

Custom Report Features

The contents of this report are recorded observations of the inspector at the time of inspection. The subject property inspection includes (20) residential buildings, (1) Office / Recreation building, (1) Unoccupied Office Building and the property site. Building Identifiers; Alphabetically A- T and Other Common Areas. Each of the individual building units has been enumerated in the order in which they were inspected. Captions provided should be considered fractionalized and inclusive. Caption data files are hyperlinked in the TOC and a link is provided at the bottom of this page.

All UPCS deficiencies observed within the units have been documented and assigned severity levels defined in accordance with the HUD 2.3 Dictionary of Definitions.

A Matrix listing Severity Levels and Deficiencies for all buildings is displayed after each building inspection detail. A final matrix for all buildings is displayed at the end of this report.

Links: Captions

1. <http://upcs.upcsinspector.com/abc/abccaptions-a-f.zip>
2. <http://upcs.upcsinspector.com/abc/abccaptions-g-l.zip>
3. <http://upcs.upcsinspector.com/abc/abccaptions-m-t.zip>
4. <http://upcs.upcsinspector.com/abc/FederalRegister66FR59084.pdf>

BUILDING #A**Unit: A01**

KITCHEN: Evidence of infestation, roaches visible throughout the unit (HS); 1 Burner is not working properly (L2).

MAIN ROOM: Screen door does not function as it should because of damage to the door's hardware (L1).

BEDROOM#1: NOD

BEDROOM#2: Passive door missing latch, does not close and latch as designed (L1).

BATHROOM: A sink stopper is missing (L1).

STORAGE UNIT: Significant peeling and cracking that affects the integrity of the door surface (L3).

WATER HEATER CLOSET: Evidence of a leak on the wall (L1). Paint is missing on walls (L1).

Unit: A02

KITCHEN: Evidence of infestation, roaches visible throughout the unit (HS). A steady leak or drip that is contained by the basin however, the faucet or pipe can be used (L1).

MAIN ROOM: Screen door does not function as it should because of damage to the door's hardware (L1).

BEDROOM#1: NOD

BEDROOM#2: NOD

BATHROOM: NOD

STORAGE UNIT: Significant peeling and cracking that affects the integrity of the door surface (L3).

Unit: A03

VACANT UNIT

Unit: A04**KITCHEN:** NOD**MAIN ROOM:** Screen door does not function as it should because of damage to the door's hardware (L1).**BEDROOM#1:** NOD**BEDROOM#2:** Passive door missing latch, does not close and latch as designed (L1).**BATHROOM:** A water stopper for the shower or tub is missing (L1). Outlet cover plates are broken (does not cause wires to be exposed) (L1).**STORAGE UNIT:** NOD**Unit: A05****KITCHEN:** Outlet cover plates are broken (does not cause wires to be exposed) (L1).

The exhaust fan does not function (L3). Evidence of infestation, roaches visible throughout the unit (HS).

MAIN ROOM: NOD**BEDROOM#1:** NOD**BEDROOM#2:** A cover plate is missing, which causes wires to be exposed (LS).**BATHROOM:** NOD**STORAGE UNIT:** NOD**WATER HEATER CLOSET:** Paint is peeling on ceiling (L1). Evidence of water infiltration in ceiling (L1). The water heater chimney shows evidence of discoloration, rust and corrosion that may create holes that could allow toxic gases to leak from the chimney (L3) (PHOTO #05).

Unit: A06

KITCHEN: A steady leak or drip that is contained by the basin however, the faucet or pipe can be used (L1).

MAIN ROOM: Screen door does not function as it should because of damage to the door's hardware (L1).

BEDROOM#1: NOD

BEDROOM#2: NOD

BATHROOM: NOD

STORAGE UNIT: NOD

Unit: A07

KITCHEN: The refrigerator's seals around the doors are deteriorated (L1). Evidence of infestation, roaches visible throughout the unit (HS). A steady leak or drip that is contained by the basin however, the faucet or pipe can be used (L1).

MAIN ROOM: Screen door does not function as it should because of damage to the door's hardware (L1).

BEDROOM#1: NOD

BEDROOM#2: The fire exit cannot be used because the only window is blocked with heavy furniture (LS).

BATHROOM: A water stopper for the shower or tub is missing (L1). Evidence of mold and mildew on the wall under the sink (HS) (PHOTO #04).

STORAGE UNIT: Significant peeling and cracking that affects the integrity of the door surface (L3). The door is missing paint, defect that may compromise the surface protection and the strength of the door (L3) (PHOTO #03). Flammable materials (can of fuel, paint, oil) are improperly stored, causing the potential risk of fire or explosion (HS) (PHOTO #01).

Unit: A08

KITCHEN: Evidence of infestation, roaches visible throughout the unit (HS).

MAIN ROOM: NOD

BEDROOM#1: A cover plate is missing, which causes wires to be exposed (LS).

BEDROOM#2: NOD

BATHROOM: NOD

STORAGE UNIT: Significant peeling and cracking that affects the integrity of the door surface (L3).

Building #A Inspectable Item – Matrix

<u>Severity</u>	<u>Count</u>
1. Health & Safety (NLT & LT)	10
2. Level 3	06
3. Level 2	01
4. Level 1	13

Item	Units
Infestation	5
Doors	5
Refrigerator Seals	1
Faucets	3
Outlet Cover Plates	2
Walls (Peeling Paint)	4
Electrical Hazards (service panels)	2
Oven Seals	0
Burners	1
Stoppers	3
Fire Exits	1
Water Intrusion	1
Flammable Materials Stored	1
Floor Covering	0
SUB Total Building A	29

EXTERIOR: Splashblocks are missing (L1) The cover is missing from electrical junction box by the South West corner of the building for unit # A01 (PHOTO #11); Deterioration of a wood beam that could cause a serious structural problem, in front of unit #04 (PHOTO #02).

MAIN ELECTRICAL PANEL: The cover is missing from electrical junction box, with exposed electrical connections (LS) (PHOTO #06). Receptacle missing Knockout plug exposing electrical connections (LS) (PHOTO #09). Rust and corrosion that affects the condition of the components that carry current (L3) (PHOTO #07 & #08). Paint is peeling on walls (L1). Significant peeling and cracking that affects the integrity of the door surface (L3) (PHOTO #10).

COMMON AREAS: NOD

BUILDING #B**Unit: B01**

KITCHEN: Evidence of infestation, roaches visible throughout the unit (HS).

MAIN ROOM: Screen door does not function as it should because of damage to the door's hardware (L1).

BEDROOM#1: NOD

BEDROOM#2: Damage to the door surface that may affect the protection and the strength of the door, hole in door larger than 1 inch (L3).

BEDROOM#3: NOD

BATHROOM: NOD

STORAGE UNIT: NOD

Unit: B02

KITCHEN: Evidence of infestation, roaches visible throughout the unit (HS).

MAIN ROOM: NOD

BEDROOM#1: Significant peeling and cracking that affects the integrity of the door surface (L3).

BEDROOM#2: Passive door does not close and latch as designed (L1).

BEDROOM#3: The fire exit cannot be used because the only window is blocked with heavy furniture (LS).

BATHROOM: Entry door does not function as it should because of damage to the door's hardware (L3).

STORAGE UNIT: Significant peeling and cracking that affects the integrity of the door surface (L3). Damage to the door surface that may affect the protection and the strength of the door, hole in door larger than 1 inch (L3).

Unit: B03

KITCHEN: The refrigerator's seals around the doors are deteriorated (L1).

MAIN ROOM: NOD

BEDROOM#1: NOD

BEDROOM#2: NOD

BATHROOM: NOD

STORAGE UNIT: Passive door does not function as it should because of damage to the door's hardware, the attachments to the door that provide hinging and opening are damaged (L2).

Unit: B04

KITCHEN: Water leaking and puddling under the sink (L3).1 Burner is not working properly (L2).

MAIN ROOM: NOD

BEDROOM#1: Outlet cover plates are broken (does not cause wires to be exposed) (L1).

BEDROOM#2:

BATHROOM: NOD

STORAGE UNIT: NOD

PATIO FOR UNIT: A cover plate is not properly attached to box, which causes wires to be exposed (LS) (PHOTO #12).

WATER HEATER ROOM: The water heater chimney shows evidence of discoloration, rust and corrosion that may create holes that could allow toxic gases to leak from the chimney (L3). Evidence of water infiltration in ceiling (L1).

Unit: B05

KITCHEN: Evidence of infestation, roaches visible throughout the unit (HS).

MAIN ROOM: Screen door does not function as it should because of damage to the door's hardware (L1).

BEDROOM#1: NOD

BEDROOM#2: NOD

BATHROOM: A water stopper for the shower or tub is missing (L1).

STORAGE UNIT: Damage to the door surface that may affect the protection and the strength of the door, hole in door larger than 1 inch (L3).

WATER HEATER ROOM: Evidence of water infiltration in ceiling (L1). Paint is peeling on ceiling (L1).

Unit: B06

KITCHEN: The refrigerator's seals around the doors are deteriorated (L1). Evidence of infestation, roaches visible throughout the unit (HS). The oven's seals around the doors are deteriorated (L1).

MAIN ROOM: NOD

BEDROOM#1: Damage to the door surface that may affect the protection and the strength of the door, hole in door larger than 1 inch (L3).

BEDROOM#2: NOD

BATHROOM: NOD

STORAGE UNIT: NOD

Unit: Bo7

KITCHEN: The refrigerator's seals around the doors are deteriorated (L1). Evidence of infestation, roaches visible throughout the unit (HS).

MAIN ROOM: Screen door does not function as it should because of damage to the door's hardware (L1).

BEDROOM#1: Outlet cover plates are broken (does not cause wires to be exposed) (L1).

BEDROOM#2: Double-sided keyed deadbolt is blocking egress to and from unit (L3) (PHOTO #13).

BEDROOM#3: The fire exit cannot be used because the only window is blocked with heavy furniture (LS) (PHOTO #14).

BATHROOM: A sink stopper is missing (L1). A water stopper for the shower or tub is missing (L1).

STORAGE UNIT: NOD

Unit: Bo8

KITCHEN: The refrigerator's seals around the doors are deteriorated (L1). Evidence of infestation, roaches visible throughout the unit (HS). A steady leak or drip that is contained by the basin however, the faucet or pipe can be used (L1). Burners not working properly (L3).

MAIN ROOM: Screen door does not function as it should because of damage to the door's hardware (L1).

BEDROOM#1: NOD

BEDROOM#2: NOD

BATHROOM: NOD

STORAGE UNIT: Significant peeling and cracking that affects the integrity of the door surface (L3).

Unit: B09

KITCHEN: The refrigerator's seals around the doors are deteriorated (L1). Evidence of infestation, roaches visible throughout the unit (HS). A steady leak or drip that is contained by the basin however, the faucet or pipe can be used (L1).

MAIN ROOM: Screen door does not function as it should because of damage to the door's hardware (L1). TV cable running on the floor, physical defect that poses a tripping risk (HS).

BEDROOM#1: The door is missing paint, defect that may compromise the surface protection and the strength of the door (L3).

BEDROOM#2: The fire exit cannot be used because the only window is blocked with heavy furniture (LS). TV cable running on the floor, physical defect that poses a tripping risk (HS).

BATHROOM: A water stopper for the shower or tub is missing (L1).

STORAGE UNIT: NOD

Building #B Inspectable Item – Matrix

<u>Severity</u>	<u>Count</u>
1. Health & Safety (NLT & LT)	13
2. Level 3	13
3. Level 2	02
4. Level 1	21

Item	Units
Infestation	7
Doors	7
Refrigerator Seals	5
Faucets	3
Outlet Cover Plates	2
Walls (Peeling Paint)	0
Electrical Hazards (service panels)	1
Oven Seals	1
Burners	2
Stoppers	3
Fire Exits	3
Water Intrusion	3
Flammable Materials Stored	0
Tripping Hazards	1
Total	37

EXTERIOR: Splashblocks are missing (L1) Receptacle missing Knockout plug exposing electrical connections outside unit #07, next to A/C unit (LS) (PHOTO #19).

MAIN ELECTRICAL CLOSET: Rust and corrosion that affects the condition of the components that carry current (L3) (PHOTO #17).. An open circuit breaker position in breaker panel that is not appropriately blanked off (LS) (PHOTO #16). Damage to the wall; a hole on the wall, around 8 1/2 inches by 11 inches (L2) (PHOTO #15). Significant peeling and cracking that affects the integrity of the door surface (L3) (PHOTO #18). A gap between circuit breaker position and breaker panel that is not appropriately blanked off (LS).

COMMON AREAS: NOD

OFFICE BUILDING

EXTERIOR: Splashblocks are missing (L1)

MAIN ELECTRICAL PANEL: NOD

COMMON AREAS: South side of building ; Erosion has caused surface material to collect, leading to a degraded surface that would likely cause water to pool in a confined area next to structures (main electrical panel) (L2) (PHOTO #50).

LAUNDRY ROOM: A protective drain cover to the sewer is missing (L3) (PHOTO #51).

MAINTENANCE SHOP: Gaps between circuit breaker position and breaker panel that are not appropriately blanked off (LS) (PHOTO #52 & #53). The pressure relief valve on the central hot water heating system does not extend to the floor (L3) (PHOTO #54).

OFFICE AREA: NOD

LAUNDRY BUILDING ABC II

EXTERIOR: Splashblocks are missing (L1) (PHOTO #74)

MAIN ELECTRICAL PANEL: An open circuit breaker position in breaker panel that is not appropriately blanked off (LS) (PHOTO #75). Main panel for building is not properly secured which expose bare wires and opening in electrical panels. Electrical hazard behind the external cover (LS) (PHOTO #76).

COMMON AREAS: Electrical piping is not properly attached to box, which causes wires to be exposed in a commonly traveled area on the North side of the building (LS) (PHOTO #73). Receptacle missing Knockout plug exposing electrical connections on the North side of the building (LS) (PHOTO #72).

WATER HEATER CLOSET: Paint is peeling on ceiling (L1) (PHOTO #77). Paint is peeling on walls (L1) (PHOTO #78).

STORAGE ROOM: Punctures in the wall surface and paint needed (L1) (PHOTO #79). Receptacle missing Knockout plug exposing electrical connections (LS) (PHOTO #81). Smoke detector missing (LS) (PHOTO #80).

BUILDINGS A, B,& F SITE:

Concrete is lifted more than $\frac{3}{4}$ of an inch; Physical defect that poses a tripping risk in walkway South side of building #F by parking area(PHOTO #37); South side of building #E by parking area; (L3).

East side of building F; Erosion has caused surface material to collect, leading to a degraded surface that would likely cause water to pool in a confined area next to structures (sidewalks and parking area) (L2) (PHOTO #38, #39 & #40).

An exterior fence on the South side of the parking area shows some signs of deterioration, but it still functions as it should, and it is not a safety risk. (L2) (PHOTO #41).

CARPOR (by building E): The cover is missing from electrical wire molding, which causes electrical connections running to be exposed (LS) (PHOTO #44). 3 Receptacle missing Knockout plugs exposing electrical connections (LS) (PHOTO #42 & #43).

Deterioration of the concrete floor surface (for the electrical transformer), exposing reinforcing material and floor below. Physical defect that could cause bodily harm in commonly traveled area, limiting the safe use of the walkway behind the dumpster on South East side of parking lot (HS) (PHOTO #45 & #46).

There are opening on the fence, holes larger than 6 inches by the East side of property and by the North West side next to building D(L3) (PHOTO #47) (PHOTO #49).

The storm drains on the South side of buildings A & B, The system is partially blocked and could cause backup into the sanitary system (HS) (PHOTO #48).

ABC Apartments I & II Deficiency Matrix

Item	Units	%
Infestation	59	38
Doors	65	42
Refrigerator Seals	34	22
Faucets	17	11
Call For Emergency	4	.02
Outlet Cover Plates	38	25
Electrical Hazards (service panels)	69	45
Oven Seals	2	.01
Burners	13	.08
Stoppers	29	19
Fire Exits	14	.09
Water Intrusion	53	34
Floor Covering	0	0
Trip Hazards	11	.07
Smoke Detectors	0	0
Walls (Peeling paint)	54	35
Mold & Mildew	1	0
Flammable Materials Stored	18	11
Vent Hood Exhaust Fans	3	.01
Total Deficiencies	484	