

Oregon
STREAMLINING COMPLIANCE
(SUPPLEMENTAL INSPECTION STANDARDS OF PRACTICE)

THIS MANUAL LISTS ITEMS AND SYSTEMS TO BE EVALUATED IN ADDITION TO THOSE DEFECTS DEFINED BY THE UNIFORM PHYSICAL CONDITIONS STANDARDS (UPCS) AS PUBLISHED BY HUD.

Version 3.14 –03/27/18

SITE INSPECTIBLE ITEMS

FENCING AND GATES

- Any damage or deterioration including but not limited to: rust flaking, peeling paint or stain, fence out of plumb, sagging or out of level, bars or rails bent, missing or damaged components including clips, bolts, latches, post caps, etc.

GROUNDS

- Erosion less than covered by UPCS but effecting walkways, driveways, or any other common systems or buildings
- Ponding of water 1” or more in any area 25 square feet or more near buildings, foundations, planting areas or along obvious pedestrian routes.

MAIL BOXES

- The mail box needs to be protected from rust by re-painting.
- The mailbox needs to be secured to the supporting structure.

SITE SIGNS

- The sign is obviously out of plumb or not level.
- The sign needs paint, stain or masonry sealer to protect from excessive weathering.
- Masonry signs need brick replacement or mortar pointing
- Signs need Accessibility or Fair Housing icons (icons should be as large as the phone numbers on the sign).

PLAY AREAS AND EQUIPMENT

- Areas with missing surface fill, improper materials used as fill, or areas with inadequate fill in the play area.

REFUSE DISPOSAL SITES

- Any section of the Refuse disposal site enclosure with damage such as holes, missing parts, or damaged surfaces, not covered under UPCS protocol.

IRRIGATION

- Obvious damage to the irrigation systems, such as missing heads, broken lines, connections or controls, or exposed lines that could be a trip hazard.
- Any part of the irrigation system that is spraying buildings, walks or other areas that might cause staining, damage, hazards or other problems.

LANDSCAPING

- Fountains or other water features are not functioning as intended
- Planting beds need mulch or weeding
- Inadequate ground to siding clearance (there should be 6” between mulch and siding)
- Trees and shrubs are dead or dying, show evidence of infestation, or are improperly planted.

SITE LIGHTING

- Trees or other plantings that have grown to the point that they block the light from lighting areas it originally was supposed to illuminate.

BUILDING EXTERIOR

DOORS

- The key supplied by management doesn't unlock the door

FOUNDATIONS

- Negative grade or evidence of water ponding against the foundation, or any signs of water entering crawl space foundation vents or non-closable vents
- Evidence of drip lines or overflowing gutters near the foundation

WALLS (ENVELOPE)

- Earth contact between the site grade and the siding
- Any areas of negative grade towards the siding or any apparent deterioration of siding along the bottom course

ROOFS, SOFFITS AND OVERHANGS (ENVELOPE)

- Any missing shingles
- Any signs of distress or granular loss, broken, or cupped tabs

DECKS PORCHES AND PATIOS

- Any signs of damaged decking and framing
- Concrete patio obviously slants toward the building

BUILDING SYSTEMS

- **NOTE:** To prevent duplication, Systems listed in this section only include those not listed in Common Areas and Units.
- Any damage or deterioration including rust not covered under UPCS Protocol

COMMON AREAS

- **NOTE:** To prevent duplication, items in this section are the same as items listed in Units.

UNIT INSPECTIBLE ITEMS

SINKS/LAVATORY

- Low water flow
- Discoloration, cracks, or chips in any part of the sink not covered under UPCS protocol.

SHOWER/TUB

- Low water flow
- Discoloration, cracks, or chips in the tub surface not covered under UPCS protocol.

FLOORS

- Damage to any floor covering less than the 5% noted in UPCS,

KITCHENS

- Any cabinet damage not covered under UPCS protocol

RANGE HOOD

- The range hood fan is excessively noisy

RANGE/OVEN

- Control knobs missing or broken
- Oven rack missing
- The surface is damaged

REFRIGERATOR

- Shelves or drawers are damaged, inoperable or missing
- The handle is loose

KITCHEN SINK

- Discoloration, cracks, or chips in any part of the sink not covered under UPCS protocol.

C. O. DETECTOR

- If there are combustion fuel appliances in the unit (gas range, gas or oil furnace or water heater) is there a CO detector present.

WALLS/TRIM

- Any damaged, loose, missing, or decayed trim not covered under UPCS protocol
- Peeling, cracking or flaking paint, (other than small chips at doorways or walls caused by normal use, furniture scrapes, etc.) not covered under UPCS protocol
- Loose or broken ceramic tiles or areas that need re-grouting at the tub shower surround to prevent water from penetrating the tile surface.

LIGHTING

- Any lights not working properly, including flickering, missing light covers, or noisy ballasts