

APC's UPCS Health and Safety Deficiencies

(Reference: American Property Consultants (APC) - Physical Inspector's Pocket Guide)

FYI:

- The APC website is <http://www.hudpass.com/index.html>
- I received free, sample copies of the APC Pocket Guide and the APC Field Guide by filling out the online inquiry form regarding training: http://www.hudpass.com/upcs_training.html
- This list is complete, exactly as written in the APC Pocket Guide. Some items may be questionable Health and Safety deficiencies...

NLT = Non-life threatening Health & Safety deficiency as shown in Yellow

LT = Life-threatening exigent/fire safety deficiency, are shown in Red

Inspectable Area			
Inspectable Item	Deficiency/Severity	NLT	LT
SITE			
Fencing and Gates	<ul style="list-style-type: none"> • Damaged/Falling/Leaning: Level 3 - Damaged, missing, non-functioning exterior fence • Holes: Level 3 - Holes > 6" x 6" • Missing Sections: Level 3 - Missing section of exterior fence 	X X X	
Grounds	Erosion/Rutting Areas: Level 3 - Rut > 8" D & 5" W, Erosion causing damage	X	
Play Areas and Equipment	Damaged/Broken Equipment: Level 3 - Equipment poses a threat to safety or injury	X	
Retaining Walls	Damaged/Falling/Leaning: Level 3 - Does not function or is a safety risk	X	
Walkway/Steps	Broken/Missing Handrail: Level 3 - >4 steps missing, damaged, loose, inoperable rail	X	
BUILDING EXTERIOR			
Doors	<ul style="list-style-type: none"> • Damaged Frames/Threshold/Lintels/Trim: At least one entry door or fire/emergency can't function or lock because of damage • Damaged/Missing Screen/Storm/Security Door: Security door not functioning or missing • Missing Door: Exterior door is missing 	X X X	
Fire Escapes	<ul style="list-style-type: none"> • Blocked Egress/Ladders: Stored items or barriers prevent egress • Components that effect function are missing 		X X
Walls	<ul style="list-style-type: none"> • Damaged Chimneys: Part/all separated from adjacent wall or cracked/fallen pieces create hazard 	X	

Windows	<ul style="list-style-type: none"> Broken/Missing/Cracked Panes: Glass pane missing/broken Security Bars Prevent Egress: Security bars do not function preventing egress 	X	X
BUILDING SYSTEMS			
Domestic Water	<ul style="list-style-type: none"> Misaligned Chimney/Ventilation System: Misalignment which may cause improper or dangerous venting of exhaust gases Missing Pressure Relief Valve: No relief valve Rust/Corrosion on Heater Chimney: Evidence of flaking, discoloration, pitting, crevices Water Supply Inoperable: No running water in any area of building 	X X X	X
Electrical System	<ul style="list-style-type: none"> Blocked Access/Improper Storage: One or more items impede access to panel Burnt Breakers: Carbon residue, melted breakers, or arcing scars Evidence of Leaks/Corrosion: Corrosion, stains or rust, evidence of water leak Missing Breakers/Fuses: Open breaker port Missing Covers: Missing cover exposing electrical connections 	X X X	X X
Elevators	<ul style="list-style-type: none"> Not operable: Not operational or doors open when cab is not there 	X	
Emergency Power	<ul style="list-style-type: none"> Auxiliary Lighting Inoperable: Lighting not operational 	X	
Fire Protection	<ul style="list-style-type: none"> Missing Sprinkler Head: Missing/inoperable sprinkler head Missing/Damaged/Expired Extinguishers: > 10% missing/damaged/expired 	X	X
HVAC	<ul style="list-style-type: none"> Fuel Supply Leaks: Leaking from supply tank or piping Misaligned Chimney/Ventilation System: Misalignment of exhaust on gas/oil fired system causing dangerous venting of gases 	X	X
Sanitary System	<ul style="list-style-type: none"> Broken/Leaking/Clogged Pipes or Drains: Active leaks or standing water, puddles, ponding, evidence of leaks 	X	

COMMON AREAS			
Halls/Corridors/Stairs	<ul style="list-style-type: none"> Mailbox Missing/Damaged: Missing or cannot be locked 	X	

COMMON AREAS			
or UNIT			
Call for Aid	<ul style="list-style-type: none"> Inoperable: Does not function as it should 	X	
Electrical System	<ul style="list-style-type: none"> Blocked Access/Improper Storage: One or more items impede access to panel Burnt Breakers: Carbon residue, melted breakers, or arcing scars Evidence of Leaks/Corrosion: Corrosion, stains or rust, evidence of water leak Missing Breakers/Fuses: Open breaker port Missing Covers: Missing cover exposing electrical connections 	X X X	X X
Smoke Detector	<ul style="list-style-type: none"> Missing/Inoperable: A single smoke detector is missing or does not function 		X
Stairs/Hand Railings	<ul style="list-style-type: none"> Broken/Missing Hand Railing: > 4 steps missing, damaged, loose, inoperable rail Broken/Damaged/Missing Steps: A step is broken or missing 	X X	
Windows	<ul style="list-style-type: none"> Cracked/Broken/Missing Panes: Glass pane broken or missing from sash 	X	

	<ul style="list-style-type: none"> Inoperable/Not Lockable: Not functioning and cannot be secured, no other functioning windows in immediate area Security Bars Prevent Egress: Security bars do not function preventing egress 	X	X
GFI	<ul style="list-style-type: none"> Inoperable: GFI does not trip/reset 	X	
Plumbing	<ul style="list-style-type: none"> Clogged Drains: Drain completely clogged, fixture cannot be used Leaking Faucet/Pipes: Steady leak effecting surrounding area <i>or</i> faucet cannot be used 	X X	
Kitchen	<ul style="list-style-type: none"> Cabinets Missing/Damaged: > 50% cabinets/doors/shelves missing or laminate separated Countertops Missing/Damaged: >20% working surface missing deteriorated or damaged, not sanitary Range Hood/Exhaust Fans Excessive Grease/Inoperable: Fan does not function <i>or</i> serious electrical hazard <i>or</i> flue is completely blocked Sink Damaged/Missing: Sink or hardware either missing or does not function 	X X X X	
Patio/Porch/Balcony	<ul style="list-style-type: none"> Baluster/Side Railings Damaged: Baluster or side railings loose, damaged, or missing 	X	
Bathroom & Restrooms/Pool Structures	<ul style="list-style-type: none"> Lavatory Sink Damaged/Missing: Sink cannot be used; sink or hardware damaged/missing Water Closet Damaged/Clogged/Missing: Bowl cracked <i>or</i> hazardous condition <i>or</i> cannot be flushed 	X X	

Unit			
Doors	<ul style="list-style-type: none"> Damaged/Missing Screen/Storm/Security Door: Security door not functioning or missing 	X	
Hot Water Heater	<ul style="list-style-type: none"> Misaligned Chimney/Ventilation System: Misalignment of exhaust on gas/oil fired system causing dangerous venting of gases Inoperable Unit/Components: Water running from tap is not warmer than room temp Pressure Relief Valve Missing: No relief valve Rust/Corrosion: Because of this condition equipment cannot function 	X X X	X

HEALTH AND SAFETY			
Air Quality	<ul style="list-style-type: none"> Mold/Mildew Observed: Evidence of mold/mildew especially in baths or air outlets Propane/Natural Gas/Methane Detected: You detect strong propane, natural gas, or methane odors Sewer Odor Detected: Sewer odors that pose a health risk if inhaled are detected 	X X	X
Electrical Hazards	<ul style="list-style-type: none"> Exposed Wires/Open Panels: Exposed bare wires or openings in electrical panels Water Leaks On or Near Electrical Equipment: Water leaking, puddling, or 		X X

	ponding posing risk of fire or electrocution		
Elevator	<ul style="list-style-type: none"> • Tripping: Elevator misaligned with floor > 3/4" 	X	
Emergency/Fire Exits	<ul style="list-style-type: none"> • Blocked/Unusable: Egress prevented; door/window nailed shut, lock broken, debris, storage • Missing Exit Signs: Missing or not illuminated 		X X
Flammable Materials	<ul style="list-style-type: none"> • Improperly Stored: Flammable materials improperly stored causing fire hazard 	X	
Garbage and Debris	<ul style="list-style-type: none"> • Indoors: Too much garbage gathered beyond storage capacity • Outdoors: Too much garbage gathered beyond storage capacity 	X X	
Hazards	<ul style="list-style-type: none"> • Other: Defects that pose risk of bodily injury • Sharp Edges: Defect that could cause cutting or breaking of human skin • Tripping: Defect causing tripping risk 	X X X	
Infestation	<ul style="list-style-type: none"> • Insects: Infestation of insects • Rats/Mice/Vermin: Infestation of rats/mice/vermin 	X X	