

UPCS Plus Inspection 12/20/06

Site Inspectable Items

List of Inspectable Items

- ❑ Fencing and Gates
- ❑ Grounds
- ❑ Mailboxes/Project Signs
- ❑ Market Appeal
- ❑ Parking Lots/Driveways/Roads
- ❑ Play Areas and Equipment
- ❑ Refuse Disposal
- ❑ Retaining Walls
- ❑ Storm Drainage
- ❑ Walkways/Steps
- ❑ *MSHDA Landscaping*
- ❑ *MSHDA Irrigation*
- ❑ *MSHDA Site Lighting*

❑ **Fencing and Gates (Site)**

This inspectable item can have the following deficiencies:

- Holes (Fencing and Gates)
- Holes/Missing Sections/Damaged/Falling/Leaning (Fencing and Gates)

● **Holes (Site – Fencing and Gates)**

Deficiency: There is an opening or penetration in any fence or gate designed to keep intruders out or children in. Look for holes that could allow animals to enter or could threaten the safety of children.

Note: If the fence or gate is not designed to keep intruders out or children in – such as a rail fence – do not evaluate it for holes.

Level of Deficiency:

Level 1: The hole is smaller than 6 inches by 6 inches.

Level 2: N/A

Level 3: The hole is larger than 6 inches by 6 inches.

MSHDA: Record any amount of damage or deterioration including but not limited to: Rust, flaking, peeling paint, flaking, peeling stain, fence out of plumb, fence sagging or out of level, bars or rails bent, and missing or damaged components, including decorative elements (clips, bolts, latches, post caps, etc).

- **Holes/Missing Sections/Damaged/Falling/Leaning (Site – Fencing and Gates)**

Deficiency: A fence or gate is rusted, deteriorated, or uprooted which may threaten security, health, or safety.

Note: Gates for swimming pool fences are covered in another section, “Common Areas – Pools and Related Structures.”

Level of Deficiency: Deficiencies in exterior fences, security fences, and gates are a higher level than interior fences and gates.

Level 1: N/A

Level 2: An interior fence or gate is so damaged that it does not function, as it should.

OR

An exterior fence, security fence, or gate shows signs of deterioration, but still functions as it should, and it presents no risk to security or safety.

Level 3: An exterior fence, security fence, or gate is no longer there.

OR

An exterior fence, security fence, or gate is damaged and does not function as it should or could threaten safety or security.

- **Grounds (Site)**

(This does not include land not owned or under the control of the housing provider.)

This inspectable item can have the following deficiencies:

- **Erosion/Rutting Areas (Grounds)**

- Overgrown/Penetrating Vegetation (Grounds)
- Ponding/Site Drainage (Grounds)

- **Erosion/Rutting Areas (Site - Grounds)**

Deficiency Description: Natural processes--weathering, erosion, or gravity—or man-made processes have caused either of these conditions:

Collection or removal of surface material.

OR

Sunken tracks, ruts, grooves, or depressions. (This does not include erosion/rutting from a defined storm drainage system or in a play area. These are covered in these sections: “Site - Storm Drainage” and “Site - Play Areas and Equipment”.)

Level of Deficiency:

Level 1: N/A

Level 2: Erosion has caused surface material to collect, leading to a degraded surface that would likely cause water to pool in a confined area--especially next to structures, paved areas, or walkways.

OR

A rut/groove is 6-8 inches wide and 3-5 inches deep.

Level 3: Runoff has extensively displaced soil, which has caused visible damage or the potential failure of adjoining structures or systems--pipes, pavements, foundations, building, etc.

OR

Advanced erosion threatens the safety of pedestrians or makes an area of the grounds unusable.

OR

There is a rut larger than 8 inches wide by 5 inches deep.

MSHDA: Note any erosion less than that required under UPCS in the areas covered by UPCS

