

# UPCS Plus

## TABLE OF CONTENTS

### **I. SITE INSPECTABLE ITEMS**

Fencing and Gates .....	1
Grounds .....	2
Mailboxes/Project Signs .....	5
Market Appeal .....	6
Parking Lots/Driveways/Roads .....	7
Play Areas & Equipment .....	11
Refuse Disposal .....	12
Retaining Walls .....	13
Storm Drainage .....	13
Walkways/Steps .....	14
<b><i>MSHDA Irrigation</i></b> .....	17
<b><i>MSHDA Landscaping</i></b> .....	17
<b><i>MSHDA Site Lighting</i></b> .....	19

### **II. BUILDING EXTERIOR INSPECTABLE ITEMS**

Doors .....	21
FHEO .....	24
Fire Escapes .....	25
Foundations .....	26
Lighting .....	28
Roofs .....	29
Walls .....	34
Windows .....	37

### **III. BUILDING SYSTEMS INSPECTABLE ITEMS**

Domestic Water .....	43
Electrical System .....	46
Elevators .....	49
Emergency Power .....	50
Exhaust System .....	51
Fire Protection .....	52
HVAC .....	54
Sanitary System .....	56

### **IV. COMMON AREAS INSPECTABLE ITEMS**

<b>Inspectable Spaces:</b>	
Basement/Garage/Carport .....	59
Closet/Utility/Mechanical .....	59
Community Room .....	60
Day Care .....	60
Halls/Corridors/Stairs .....	60
Kitchen .....	61

**UPCS Plus Training  
Table of Contents  
Page Two**

**IV. Common Areas Inspectable Items. . . . continued**

Laundry Room.....	61
Lobby .....	62
Office.....	62
Other Community Spaces .....	62
Patio/Porch/Balcony.....	63
Pools and Related Structures .....	63
Restrooms/Pool Structures .....	63
Storage.....	64
Trash Collection Areas.....	64
 <b>Inspectable Items:</b>	
Baluster/Side Railings .....	65
Cabinets .....	65
Call-for-Aid .....	66
Ceiling .....	66
Chutes.....	69
Countertops.....	70
Dishwasher/Garbage Disposal.....	70
Doors.....	71
Dryer Vent.....	75
Electrical.....	76
Fencing .....	79
FHEO .....	79
Floors .....	80
GFI .....	84
Graffiti.....	84
HVAC .....	85
Lavatory/Sink .....	87
Lighting.....	88
Mailboxes .....	88
Outlets/Switches/Cover Plates.....	89
Pedestrian/Wheelchair Ramp .....	90
Plumbing .....	90
Pool.....	91
Range Hood/Exhaust Fans .....	92
Range/Stove .....	93
Refrigerator .....	93
Restroom Cabinet .....	94
Shower/Tub.....	95
Sink .....	96
Smoke Detector .....	97
Stairs/Hand Railings.....	98
Ventilation/Exhaust System .....	99
Walls .....	100

**UPCS Plus Training  
Table of Contents  
Page Three**

**IV. Common Areas Inspectable Items. . . . continued**

Water Closet/Toilet..... 103  
Windows..... 104

**V. UNIT INSPECTABLE ITEMS**

Bathroom..... 109  
Call-for-Aid ..... 114  
Ceiling ..... 115  
Doors..... 117  
Electrical System..... 122  
Floors ..... 126  
Hot Water Heater ..... 129  
HVAC System ..... 132  
Kitchen ..... 135  
Laundry Area (Room)..... 140  
Lighting..... 141  
Outlets/Switches ..... 142  
Patio/Porch/Balcony..... 143  
Smoke Detector ..... 143  
Stairs ..... 144  
Walls ..... 146  
Windows..... 150

**VI. HEALTH AND SAFETY INSPECTABLE ITEMS**

Air Quality..... 155  
Electrical Hazards ..... 156  
Elevator ..... 158  
Emergency/Fire Exits ..... 158  
Flammable Materials..... 159  
Garbage and Debris..... 159  
Hazards..... 160  
Infestation..... 161  
**MSHDA: Lead Paint Certification..... 162**  
**MSHDA: Site and Neighborhood Conditions..... 162**