



Jepson (e-19)

Total Deficiency Report

2013-Version 4.0-UPCS Services, (877) 335-UPCS

January 20, 2014

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Inspected Area----- **BldgExt**

Building Address **101 Jepson Dr**

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	<u>SEVERITY</u>	POINT DEDUCT	COMMENTS
BldgExt	101 Jepson Dr	N/A	Walls	Missing Pieces/Holes/Spalling	Front of building 103	<u>2-NHS</u>	.1	Holes and loose siding

Building Address **111 Jepson Dr**

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	<u>SEVERITY</u>	POINT DEDUCT	COMMENTS
BldgExt	111 Jepson Dr	N/A	Walls	Missing Pieces/Holes/Spalling	Front of building 111-2	<u>2-NHS</u>	.1	Missing or loose piece of siding

Building Address **75 West Town St**

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	<u>SEVERITY</u>	POINT DEDUCT	COMMENTS
BldgExt	75 West Town St	N/A	Hazards	Other	Bldg 75	<u>3-NLT</u>	.2	Alarm light is falling down
BldgExt	75 West Town St	N/A	Foundations	Spalling/Exposed Rebar	Right side of building	<u>2-NHS</u>	.2	Exposed rebar noted
BldgExt	75 West Town St	N/A	Walls	Missing Pieces/Holes/Spalling	Front of building 75-2	<u>2-NHS</u>	.1	Hole in siding

.....Areas.....	Severity Codes.....	Severity Levels.....	
BldExt-Building Ext.	CA-Common Areas	HS-Health and Safety	NHS-Not Health and Safety	1-Minor	
BldSys-Building Sys.	Unit-Dwelling Units	LT-Life Threatening	NLT-Not Life Threatening	2-Major 3- Server	



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Building Address 107 Jepson Dr

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	107 Jepson Dr	1	Doors	Damaged/Missing Screen/Storm/Security Door	Rear entry	1-NHS	< 0.05	Door does not latch properly
DU	107 Jepson Dr	2	Electrical System	Frayed Wiring	main panel box	3-NHS	.8	Gap between breakers and cover (Needs Fill)
DU	107 Jepson Dr	3	Smoke Detector	Missing/Inoperable	Living room	3-SD	< 0.05	Smoke detector battery backup is missing
DU	107 Jepson Dr	3	Kitchen	Range Hoods/Exhaust Fans- Excessive Grease/Inoperable	Kitchen	3-NHS	.3	Range hood fan is inoperable
DU	107 Jepson Dr	4	Kitchen	Range/Stove-Missing/Damaged/Inoperable	Kitchen	2-NHS	.3	Oven door/handle is damaged

Building Address 109 Jepson Dr

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	109 Jepson Dr	1	Housekeeping Neglected	Housekeeping Neglected	Entire unit	3-NHS	< 0.05	Health risk to the residents and fire hazard
DU	109 Jepson Dr	3	Kitchen	Range Hoods/Exhaust Fans- Excessive Grease/Inoperable	Kitchen	3-NHS	.3	Range hood fan is inoperable

.....Areas.....	Severity Codes.....	Severity Levels.....	
BldExt-Building Ext.	CA-Common Areas	HS-Health and Safety	NHS-Not Health and Safety	1-Minor	
BldSys-Building Sys.	Unit-Dwelling Units	LT-Life Threatening	NLT-Not Life Threatening	2-Major 3- Server	



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DU	111 Jepson Dr	4	Flammable Materials	Improperly Stored	Kitchen	3-NLT	.5	Foil on a stove is no longer allowed by HUD
DU	111 Jepson Dr	4	Outlets/Switches	Missing/Broken Cover Plates	Bathroom	3-LT	.1	Switch is broken/Inop.
DU	111 Jepson Dr	4	Floors	Floor Covering Damage	Bathroom	1-NHS	< 0.05	Flooring is coming loose
DU	111 Jepson Dr	4	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	.1	Frig rusted
DU	111 Jepson Dr	5	Air Quality	Mold and/or Mildew Observed	Kitchen	3-NLT	.5	Mold on refrigerator gasket
DU	111 Jepson Dr	5	Housekeeping Neglected	Housekeeping Neglected	Kitchen	1-NHS	< 0.05	Frig gasket needs cleaned

.....Areas.....	Severity Codes.....	Severity Levels.....
BldExt-Building Ext.	CA-Common Areas	HS-Health and Safety	NHS-Not Health and Safety	1-Minor
BldSys-Building Sys.	Unit-Dwelling Units	LT-Life Threatening	NLT-Not Life Threatening	2-Major 3- Server



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Building Address **75 West Town St**

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	75 West Town St	1	Smoke Detector	Missing/Inoperable	Living room	3-SD	< 0.05	Smoke detector mount is loose
DU	75 West Town St	1	Doors	Deteriorated/Missing Seals (Entry Only)	Rear entry	3-NHS	.2	Damaged threshold seal
DU	75 West Town St	1	Doors	Damaged/Missing Screen/Storm/Security Door	Rear entry	1-NHS	< 0.05	Missing panel or glass
DU	75 West Town St	1	Doors	Damaged/Missing Screen/Storm/Security Door	Front entry	1-NHS	< 0.05	Door does not latch properly
DU	75 West Town St	2	Doors	Damaged Hardware/Locks	Hall closet	1-NHS	< 0.05	Door does not latch properly
DU	75 West Town St	3	Stairs	Broken/Missing Hand Railing	bathroom	3-NHS	.1	Loose handrail noted

Inspected Area----- **Site**

Building Address **N/A**

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
Site	N/A	N/A	Walkways/Steps	Cracks/Settlement/Heaving	Front of building #111 -5 Jepson Dr	2-NHS	2.5	Heaving section in sidewalk

.....Areas.....	Severity Codes.....	Severity Levels.....	
BldExt-Building Ext.	CA-Common Areas	HS-Health and Safety	NHS-Not Health and Safety	1-Minor	
BldSys-Building Sys.	Unit-Dwelling Units	LT-Life Threatening	NLT-Not Life Threatening	2-Major	3- Server