



*Jepson (e-19)*

# Deficiency Report by Item

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

January 20, 2014

Page 1 of 7

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

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
BldgExt	75 West Town St	N/A	Hazards	Other	Bldg 75	<u>3-NLT</u>	.2	Alarm light is falling down

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
BldgExt	75 West Town St	N/A	Foundations	Spalling/Exposed Rebar	Right side of building	<u>2-NHS</u>	.2	Exposed rebar noted

.....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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AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	75 West Town St	3	Stairs	Broken/Missing Hand Railing	bathroom	<u>3-NHS</u>	.1	Loose handrail noted

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	75 West Town St	2	Doors	Damaged Hardware/Locks	Hall closet	<u>1-NHS</u>	< 0.05	Door does not latch properly

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	<u>1-NHS</u>	< 0.05	Door does not latch properly
DU	75 West Town St	1	Doors	Damaged/Missing Screen/Storm/Security Door	Front entry	<u>1-NHS</u>	< 0.05	Door does not latch properly
DU	75 West Town St	1	Doors	Damaged/Missing Screen/Storm/Security Door	Rear entry	<u>1-NHS</u>	< 0.05	Missing panel or glass

.....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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AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	65 West Town St	4	Air Quality	Mold and/or Mildew Observed	Bathroom	3-NLT	.5	Small amount of mold noted
DU	111 Jepson Dr	5	Air Quality	Mold and/or Mildew Observed	Kitchen	3-NLT	.5	Mold on referigerator gasket

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	109 Jepson Dr	3	Kitchen	Range Hoods/Exhaust Fans- Excessive Grease/Inoperable	Kitchen	3-NHS	.3	Range hood fan is inoperable
DU	107 Jepson Dr	3	Kitchen	Range Hoods/Exhaust Fans- Excessive Grease/Inoperable	Kitchen	3-NHS	.3	Range hood fan is inoperable

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	107 Jepson Dr	4	Kitchen	Range/Stove-Missing/Damaged/Inoperable	Kitchen	2-NHS	.3	Oven door/handle is damaged
DU	111 Jepson Dr	3	Kitchen	Range/Stove-Missing/Damaged/Inoperable	Kitchen	1-NHS	.1	Oven door/handle is damaged

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	111 Jepson Dr	4	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Kitchen	1-NHS	.1	Frig rusted

.....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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AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	101 Jepson Dr	4	Bathroom	Shower/Tub-Damaged/Missing	Bathroom	2-NHS	.4	Shower or tub hardware is inoperable

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	111 Jepson Dr	3	Kitchen	Sink-Missing/Damaged	Kitchen	3-NHS	1.2	Sink faucet is inop on one side

AREA	BLDG NO.	UNIT NO.	ITEM	DEFECT TYPE	LOCATION	SEVERITY	POINT DEDUCT	COMMENTS
DU	111 Jepson Dr	2	Bathroom	Ventilation/Exhaust System-Inoperable	Bathroom	2-NHS	.4	Exhaust fan is loose or inoperable

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	