

Attachment 1: 2022 UPCS Report

Corrected timely and not eligible for an administrative penalty = Grey

Not corrected timely and therefore eligible for an administrative penalty:

- Corrected 11/1/2023 = Yellow
- Corrected before 11/1/2023 = White

Area	Bldg	Unit	Inspectable Item	Deficiency	Level	Note	Corrected date
Site			Retaining Walls	Damaged/Falling/Leaning	L3	near boiler #1 bldg 2105	11/1/2023
Common Areas	Bldg 2101a	Doors	Laundry Room	Damaged Hardware/Locks	L3	laundry room doors locked-vandalized	11/1/2023
Building Exterior	Bldg 2107		Roofs	Missing/Damaged Components from Downspout/Gutter	L3	downspout not connected	11/1/2023
Common Areas	Bldg 2113	Walls	Closet/Utility/Mechanical	Damaged	L2	siding cut	11/1/2023
Site			Grounds	Erosion/Rutting Areas	L3	near building foundations: 2103, 2101 near sidewalk 1016	photo submitted
Site			Grounds	Overgrown/Penetrating Vegetation	L2	vegetation growing in gutters:, bldg 2101, 2113	photo submitted
Site			Health & Safety	Hazards - Tripping	L3	near 1016, btwn bldgs 707 and 709, near #1030	photo submitted
Site			Mailbox/Signs	Mailbox Missing/Damaged	L3	mailboxes damaged	photo submitted
Site			Market Appeal	Graffiti	L1	breezeway at 2071	10/17/2022

Site			Parking/Drives	Cracks/Settlement/Heaving/Loose Materials/Potholes	L2	near Bldgs 2117& 2115	10/21/2022 Invoice
Building Systems	Bldg 2100		Sanitary System	Broken/Leaking/Clogged Pipes or Drains	L3	sewage backing up into tub of 1034	10/24/2022 Invoice
Unit	Bldg 2100	Unit 1034	Bathroom	Plumbing - Clogged Drains	L3	tub backing up with sewage	10/24/2022
Unit	Bldg 2100	Unit 1034	Doors	Deteriorated/Missing Seals (Entry Only)	L3	daylight visible at top of entry when closed	10/13/2022
Unit	Bldg 2100	Unit 1034	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	L3	dresser blocks window	10/13/2022
Unit	Bldg 2100	Unit 1034	Walls	Mold/Mildew/Water Stains/Water Damage	L1	visible at baseboards/evidence of water intrusion	10/13/2022
Building Exterior	Bldg 2101		Roofs	Missing/Damaged Components from Downspout/Gutter	L2	downspout broken & gutter clogged	10/13/2022 (work order)
Building Systems	Bldg 2101		Electrical System	Missing Covers	L3	1131 a/c disconnect interior cover missing, exposed wires.	10/22/2022
Common Areas	Bldg 2101	Health & Safety	Health & Safety	Garbage and Debris - Outdoors	L3	patio with 5 bags of trash outside (2130?)	10/22/2022
Unit	Bldg 2101	Unit 1131	Doors	Damaged Hardware/Locks	L3	glass sliding door-does not lock (handle does not lock)	10/17/2022
Unit	Bldg 2101	Unit 1131	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	L3	Blocked by desk	10/22/2022
Building Systems	Bldg 2101a		Fire Protection	Missing/Damaged/Expired Extinguishers	L3	laundry room missing extinguisher	10/12/2022

Common Areas	Bldg 2101a	Ceiling	Patio/Porch/Balcony	Holes/Missing Tiles/Panels/Cracks	L3	at balcony ceiling over 2010	6/14/2023
Unit	Bldg 2101a	Unit 1011	Health & Safety	Air Quality - Mold and/or Mildew Observed	L3	under kitchen sink	10/12/22 work order
Unit	Bldg 2101a	Unit 1012	Ceiling	Peeling/Needs Paint	L2	large patch in bathroom needs texture and paint	10/20/2022
Unit	Bldg 2101a	Unit 2012	Kitchen	Dishwasher/Garbage Disposal - Inoperable	L2	disposal inoperable	10/22/2022
Building Systems	Bldg 2103		Sanitary System	Broken/Leaking/Clogged Pipes or Drains	L3	sewer leak	10/22/2022
Common Areas	Bldg 2103	Ceiling	Halls/Corridors/Stairs	Holes/Missing Tiles/Panels/Cracks	L1	sag at breezeway ceiling near 2120	10/11/2022
Common Areas	Bldg 2103	Health & Safety	Health & Safety	Electrical Hazards - Exposed Wires/Open Panels	L3	breezeway exterior light at 1121-wires exposed	10/22/2022
Unit	Bldg 2103	Unit 1123-vacant used as storage	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3	missing	10/28/2022
Unit	Bldg 2103	Unit 1123-vacant used as storage	Kitchen	Refrigerator-Missing/Damaged/Inoperable	L3	missing	10/28/2022
Unit	Bldg 2103	Unit 2117	Bathroom	Plumbing - Leaking Faucet/Pipes	L1	tub leaks will not turn off	10/22/2022
Unit	Bldg 2103	Unit 2117	Kitchen	Dishwasher/Garbage Disposal - Inoperable	L2	leak at disposal	10/22/2022
Unit	Bldg 2103	Unit 2117	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L2	1 burner missing	10/22/2022

Building Exterior	Bldg 2104		Walls	Missing Pieces/Holes/Spalling	L2	hole @ exterior near 1039	10/11/2022
Building Systems	Bldg 2104		Electrical System	Missing Covers	L3	a/c disconnect missing interior cover-exposed wires	10/20/2022
Unit	Bldg 2104	Unit 1044	Bathroom	Shower/Tub - Damaged/Missing	L2	tub overflow missing	10/22/2022
Unit	Bldg 2104	Unit 1044	Ceiling	Holes/Missing Tiles/Panels	L3	a/c cover missing/ceiling burned at kitchen	10/22/2022
Unit	Bldg 2104	Unit 1044	HVAC System	Not Operable	L3	burned a/c	10/20/2022
Unit	Bldg 2104	Unit 1044	Walls	Mold/Mildew/Water Stains/Water Damage	L1	water intrusion at bedroom baseboard/crack at sheetrock	10/21/2022-Work order
Building Exterior	Bldg 2105		Foundations	Spalling/Exposed Rebar	L3	exposed post-tension cable	10/11/2022
Building Exterior	Bldg 2105		Walls	Missing Pieces/Holes/Spalling	L3	hole at exterior wall near 1111	10/11/2022
Common Areas	Bldg 2105	Walls	Closet/Utility/Mechanical	Damaged	L2	large hole near boiler room floor	photo submitted
Common Areas	Bldg 2105	Ceiling	Halls/Corridors/Stairs	Bulging/Buckling	L3	breezeway support beam/lintel cracking near 2112	10/11/2022
Common Areas	Bldg 2105		Health & Safety	Electrical Hazards - Exposed Wires/Open Panels	L3	boiler room breaker panel missing interior cover	10/3/2022
Common Areas	Bldg 2105		Health & Safety	Garbage and Debris - Outdoors	L3	3 bags of trash stored at 1109	10/12/2022
Unit	Bldg 2105	Unit 1110	Doors	Deteriorated/Missing Seals (Entry Only)	L3	daylight visible when door is closed	10/12/2022

Unit	Bldg 2105	Unit 1110	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L2	1 burner inoperable	10/12/2022
Unit	Bldg 2105	Unit 2110	Bathroom	Plumbing - Leaking Faucet/Pipes	L3	into lav cabinet-repaired during inspection	6/22/2022
Unit	Bldg 2105	Unit 2110	Ceiling	Bulging/Buckling	L3	balcony ceiling bowed	10/5/2022 RCC Invoice
Unit	Bldg 2105	Unit 2110	Health & Safety	Hazards - Sharp Edges	L3	glass on balcony	10/13/2022
Building Exterior	Bldg 2107		Roofs	Damaged Soffits/Fascia/Soffit Vents	L3	fascia damage	10/11/2022
Building Exterior	Bldg 2107		Roofs	Missing/Damaged Shingles	L1	10x10 square	10/13/2022-Invoice
Unit	Bldg 2107	Unit 2105	Outlets/Switches	Missing	L3	outlet and switch covers missing	10/13/2022
Unit	Bldg 2107	Unit 2105	Smoke Detector	Missing/Inoperable	L3	repaired during inspection	6/22/2022
Building Systems	Bldg 2108		Electrical System	Missing Covers	L3	2045 a/c disconnect missing interior panel, exposed wires	10/12/2022 (work order?)
Unit	Bldg 2108	Unit 2045	Doors	Damaged Surface (Holes/Paint/Rusting)	L1	bedroom door separation	10/12/2022
Unit	Bldg 2108	Unit 2045	Outlets/Switches	Missing	L3	removed by painters	10/12/2022
Unit	Bldg 2108	Unit 2045	Smoke Detector	Missing/Inoperable	L3	all SD inoperable-rdi	6/22/2022
Building Exterior	Bldg 2109		Roofs	Damaged Soffits/Fascia/Soffit Vents	L3	fascia damage	10/11/2022

Building Systems	Bldg 2109		Electrical System	Missing Covers	L3	missing interior cover at a/c disconnect.	10/22/2022
Building Systems	Bldg 2109		Fire Protection	Missing/Damaged/Expired Extinguishers	L3	missing extinguisher at office	10/22/2022
Common Areas	Bldg 2109	Walls	Halls/Corridors/Stairs	Damaged	L3	breezeway wall damaged	10/11/2022
Unit	Bldg 2109	Unit 1098	Bathroom	Plumbing - Leaking Faucet/Pipes	L3	leak under bathroom sink	10/13/2022
Unit	Bldg 2109	Unit 1098	Ceiling	Mold/Mildew/Water Stains/Water Damage	L1	paint at ceiling bubbling near kitchen (possible a/c leak)	10/12/2022
Unit	Bldg 2109	Unit 1098	Doors	Damaged Hardware/Locks	L2	bedroom door broken	photo
Unit	Bldg 2109	Unit 1098	Doors	Damaged Surface (Holes/Paint/Rusting)	L3	hole in bathroom door surface (taped)	photo
Unit	Bldg 2109	Unit 1098	Electrical	Missing Breakers/Fuses	L3	missing breaker-repaired during inspection	6/22/2022
Unit	Bldg 2109	Unit 1098	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	L3	headboard blocks secondary window egress	10/12/2022
Unit	Bldg 2109	Unit 1098	Health & Safety	Hazards - Sharp Edges	L3	broken window	9/30/2022
Unit	Bldg 2109	Unit 1098	Kitchen	Dishwasher/Garbage Disposal - Inoperable	L2	disposal-repaired during inspection	6/22/2022
Unit	Bldg 2109	Unit 1098	Smoke Detector	Missing/Inoperable	L3	repaired during inspection	6/22/2022
Unit	Bldg 2109	Unit 1098	Walls	Damaged	L3	at bedroom near door entry/hole at kitchen	10/13/2022

						wall	
Unit	Bldg 2109	Unit 1098	Windows	Cracked/Broken/Missing Panes	L3	window glass broken from interior	9/30/2022
Building Exterior	Bldg 2111		Health & Safety	Hazards - Sharp Edges	L3	nails protrude from foundation near 1093	10/11/2022
Building Systems	Bldg 2111		Domestic Water	Leaking Central Water Supply	L3	hose bib leaks-will not turn off	10/13/2022
Common Areas	Bldg 2111		Health & Safety	Garbage and Debris - Outdoors	L3	2 bags of trash at 2096	10/11/2022
Unit	Bldg 2111	Unit 2095	Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	L3	X2 inoperable	10/11/2022
Unit	Bldg 2111	Unit 2095	Doors	Missing Door	L3	bathroom door missing	10/11/2022
Unit	Bldg 2111	Unit 2095	Health & Safety	Infestation - Insects	L3	Roaches	9/7/2022
Unit	Bldg 2112	Unit 1053	Bathroom	Lavatory Sink - Damaged/Missing	L1	x2 tub stop missing	10/11/2022
Building Exterior	Bldg 2113		Roofs	Missing/Damaged Components from Downspout/Gutter	L2	gutter down	10/13/2022_ work order
Building Exterior	Bldg 2113		Roofs	Missing/Damaged Shingles	L1	10X10 square missing/damaged	10/13/2022
Building Exterior	Bldg 2113		Walls	Damaged Chimneys	L3	stucco deteriorated near 1060	10/11/2022-Nman Invoice
Building Systems	Bldg 2113		Sanitary System	Missing Drain/Cleanout/Manhole Covers	L3	missing sewer caps	10/13/2022
Common Areas	Bldg 2113	Doors	Closet/Utility/Mechanical	Damaged Frames/Threshold/Lintels/Trim	L3	door frame at boiler #2-frame/trim damaged	10/11/2022

Common Areas	Bldg 2113	Ceiling	Patio/Porch/Balcony	Bulging/Buckling	L3	patio ceiling bowed	10/11/2022
Unit	Bldg 2115	Unit 1090	Doors	Deteriorated/Missing Seals (Entry Only)	L3	daylight visible when entry door is closed	10/11/2022
Unit	Bldg 2115	Unit 1090	Laundry Area	Dryer Vent Missing/Damaged/Inoperable	L3	Repaired during inspection	6/22/2022
Unit	Bldg 2115	Unit 1090	Smoke Detector	Missing/Inoperable	L3	Repaired during inspection	6/22/2022
Unit	Bldg 2115	Unit 2090	Doors	Damaged Surface (Holes/Paint/Rusting)	L3	bathroom door & bedroom door damage	10/12/2022
Unit	Bldg 2115	Unit 2090	Doors	Deteriorated/Missing Seals (Entry Only)	L3	daylight visible when entry door is closed	10/6/2022
Unit	Bldg 2115	Unit 2090	Smoke Detector	Missing/Inoperable	L3	removed	10/12/2022
Unit	Bldg 2115	Unit 2090	Walls	Damaged	L2	behind bedroom door & laundry room	10/12/2022
Unit	Bldg 2115	Unit 2090	Windows	Cracked/Broken/Missing Panes	L3	broken window at entry	10/25/2022
Building Exterior	Bldg 2117		Roofs	Missing/Damaged Components from Downspout/Gutter	L2	downspout missing	10/15/2022
Unit	Bldg 2117	Unit 1085	Doors	Deteriorated/Missing Seals (Entry Only)	L3	daylight visible when entry door is closed	10/12/2022
Unit	Bldg 2117	Unit 1085	Kitchen	Dishwasher/Garbage Disposal - Inoperable	L2	disposal inoperable	10/12/2022
Unit	Bldg 2117	Unit 1085	Laundry Area	Dryer Vent Missing/Damaged/Inoperable	L3	not connected	10/12/2022

Unit	Bldg 2117	Unit 1085	Smoke Detector	Missing/Inoperable	L3	repaired during inspection	6/22/2022
Unit	Bldg 2119	Unit 1061	Bathroom	Plumbing - Clogged Drains	L3	toilet inoperable	10/17/2022
Unit	Bldg 2119	Unit 1061	Ceiling	Mold/Mildew/Water Stains/Water Damage	L3	laundry room ceiling, bathroom wall (down stairs) , lav cabinet	10/17/2022
Unit	Bldg 2119	Unit 1061	Doors	Damaged Surface (Holes/Paint/Rusting)	L1	hole in bedroom door	10/22/2022
Unit	Bldg 2119	Unit 1061	Doors	Missing Door	L2	closet door broken off hinges & bathroom closet door	10/17/2022
Unit	Bldg 2119	Unit 1061	Health & Safety	Air Quality - Mold and/or Mildew Observed	L3	laundry room ceiling	10/17/2022
Building Exterior	Bldg 700		Health & Safety	Flammable/Combustible Materials - Improperly Stored	L3	gas can stored on BBQ grill near 1080	10/17/2022
Building Exterior	Bldg 700		Windows	Cracked/Broken/Missing/Cracked Panes	L3	window boarded- broken pane	10/17/2022
Common Areas	Bldg 700		Health & Safety	Flammable/Combustible Materials - Improperly Stored	L3	oil stored on top of BBQ grill	10/17/2022
Unit	Bldg 700	Unit 1073	Outlets/Switches	Missing/Broken Cover Plates	L3	missing under Kitchen sink for disposal	10/12/2022
Unit	Bldg 700	Unit 1073	Smoke Detector	Missing/Inoperable	L3	smoke detector missing	10/12/2022
Unit	Bldg 700	Unit 1073	Stairs	Broken/Missing Hand Railing	L3	interior stair rail missing	10/22/2022
Building Exterior	Bldg 701		Roofs	Damaged Soffits/Fascia/Soffit Vents	L2	soffit separation near	photo submitted

Building Exterior	Bldg 701		Roofs	Missing/Damaged Components from Downspout/Gutter	L3	gutter torn from building roof (hanging)	10/13/2022
Building Exterior	Bldg 701		Walls	Missing Pieces/Holes/Spalling	L2	small hole at stucco near 1008 a/c disconnect	10/4/2022
Building Systems	Bldg 701		Electrical System	Missing Covers	L3	a/c disconnect missing interior cover-exposed wires @ 1008	10/22/2022
Building Systems	Bldg 701		Sanitary System	Broken/Leaking/Clogged Pipes or Drains	L3	sewer leak near 1002	10/22/2022
Building Systems	Bldg 701		Sanitary System	Missing Drain/Cleanout/Manhole Covers	L3		10/17/2022
Unit	Bldg 701	Unit 2004	Windows	Damaged/Missing Screens	L1	window screens missing	10/12/2022
Building Exterior	Bldg 705		Roofs	Damaged Soffits/Fascia/Soffit Vents	L3	northeast side of building-deteriorated	10/11/2022
Building Exterior	Bldg 705		Walls	Cracks/Gaps	L2	separation of wall and deterioration of stucco near 2014, exterior siding loose	10/11/2022
Building Exterior	Bldg 705		Walls	Missing Pieces/Holes/Spalling	L3	2 large holes near 1015 and 1013:	10/11/2022
Common Areas	Bldg 705	Stairs	Halls/Corridors/Stairs	Broken/Missing Hand Railing	L3	near 2018-balester loose	Photo submitted
Unit	Bldg 705	Unit 1016	Smoke Detector	Missing/Inoperable	L3	repaired during inspection	6/22/2022
Building Exterior	Bldg 707		Walls	Missing Pieces/Holes/Spalling	L3	holes cut into exterior wall for plumbing repairs	10/11/2022

Unit	Bldg 707	Unit 1023	Ceiling	Holes/Missing Tiles/Panels	L2	hole at laundry room ceiling-previous a/c leak	10/12/2022
Unit	Bldg 707	Unit 1023	Ceiling	Peeling/Needs Paint	L1	bathroom ceiling	10/12/2023
Building Exterior	Bldg 708		Health & Safety	Hazards - Tripping	L3	cord across sidewalk/walkway	10/22/2022
Building Exterior	Bldg 708		Roofs	Missing/Damaged Components from Downspout/Gutter	L2	gutter broken	Photo submitted
Common Areas	Bldg 708	Stairs	Halls/Corridors/Stairs	Broken/Damaged/Missing Steps	L3	stairwell loose/not secure	Photo submitted
Common Areas	Bldg 708	Walls	Halls/Corridors/Stairs	Damaged	L2	bowing near 2072	Photo submitted
Common Areas	Bldg 709	Ceiling	Patio/Porch/Balcony	Bulging/Buckling	L3	from balcony directly over entry of 1031	Photo submitted
Unit	Bldg 709	Unit 1031	Bathroom	Lavatory Sink - Damaged/Missing	L1	stop inoperable	10/14/2022
Unit	Bldg 709	Unit 1031	Ceiling	Mold/Mildew/Water Stains/Water Damage	L3	leak over tub	10/14/2022
Unit	Bldg 709	Unit 1031	Doors	Deteriorated/Missing Seals (Entry Only)	L3	daylight visible	10/14/2022
Unit	Bldg 709	Unit 1031	Health & Safety	Air Quality - Mold and/or Mildew Observed	L3	@ laundry room; under kitchen sink	10/14/2022
Unit	Bldg 709	Unit 1031	Outlets/Switches	Missing/Broken Cover Plates	L3	outlet covers missing	10/14/2022
Unit	Bldg 709	Unit 1031	Walls	Mold/Mildew/Water Stains/Water Damage	L3		10/14/2022