

**Compilation Bulletin Summary RAPID 4.0 Version 1**  
Summary provided by [U.S. Inspection Group](#)

**Inactive Equipment**

All components that exist on a property that are in place for active service must function as designed or they are evaluated as deficient under the UPCS protocol. The following protocol applies for items that the POA has taken offline or out of service and evidence of the previous item still exists:

If there is any doubt that the building component is still in service or might be brought back on-line anytime in the future, the inspector must evaluate the component as inoperable. Components that have not been taken out of service must be evaluated for deficiencies under the UPCS protocol. An example of an item that would be noted as deficient are trash chutes that the POA reports as abandoned, however one or more of the chute doors have not been permanently sealed shut.

Building components that have been replaced and have not been removed because they are too large and/or expensive to remove from a building will not be evaluated as inoperable provided that the POA has clearly endeavored to take the item permanently off-line. Examples would be trash chutes where all doors have been welded shut, large boilers in a building's basement, and old service elevators that have been obviously disabled and are no longer in use

**Off-Site Notification and Monitoring**

If the property can provide current (within one year) documentation supporting the testing of a system designed for off-site notification/monitoring (call-for-aid, smoke detector, etc.) the inspector does not need to inspect the individual components and all should be marked "NOD".

If the property cannot provide the proper documentation and cannot put the equipment into a "test mode" for inspection purposes, all relevant items should be marked "OD".

**Door Locks**

A lock is not required on any door. If a lock was installed it must be inspected to ensure that it functions as designed with the exception that common area interior doors (not unit entry) may have missing locks. Inspectors must distinguish between locks that are intended to prevent others from entering a room and hardware that allows a door to latch (e.g. knob set or passageway set). Door hardware that is designed to latch and hold the door in place is not a lock and must function as designed.

**Junction Box/Wire Splices**

Exposed bare wires are defined as: Non-insulated, high voltage (110V/220V or higher) conductors, connectors, and terminals. Fully insulated and capped conductors in an open junction box are not a defect. If exposed bare wire, un-insulated connectors, or open terminal connections are visible in an open junction box the inspector will cite an Electrical Hazard. (Reading between the lines, we can assume a wire splice OUTSIDE a junction box WOULD be cited as a defect as well)

### **Damaged Outlets and Switches (not the covers)**

This applies to outlets and switches that are so damaged that electrical connections are exposed. If the switch is inoperable or damaged with no exposed connections, evaluate this under lighting. (Again, reading between the lines, a damaged outlet that doesn't expose connectors or wiring would NOT be recorded as a defect...this, of course, doesn't apply to the covers but the outlet itself).

### **Call-for-Aid**

Call-for-Aid Systems will not be evaluated for deficiencies if all pull stations have been removed from the resident's apartments and all that remains is the light fixture over the unit's door and/or the old enunciator panel is still mounted on a wall in the lobby. If any part of the old system remains inside the unit, then the inspector must evaluate this situation as an inoperable Call-for-Aid system.

### **Carpet Stains**

Stains on carpeting affecting 5% to 100% of the total similar soft floor material in the unit should be recorded as a Level 1 defect only. Non-water stains on soft flooring are only applicable to Level 1; not to Level 2 or Level 3.

### **HVAC**

Inspectors are required to inspect either the heat or the air conditioning system, but not both. Inspect whichever is in season at the time of the inspection and verify that the system is functioning as intended.

### **Range Hood**

An exhaust fan in a kitchen that has been intentionally blocked is a deficiency, unless there is an operable window in the kitchen.