

# American Property Consultants' Assessment on the Conversion from HQS to UPCS-V

Comparison between  
HQS, UPCS, & UPCS-V

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**AMERICAN PROPERTY CONSULTANTS**

*Enthusiasm, Integrity, Performance*



# Introduction

The U.S. Department of Housing and Urban Development (HUD) developed the Uniform Physical Condition Standards for Vouchers (UPCS-V) Protocol to provide Public Housing Agency (PHA) staff, inspectors, owners, and tenants with an improved method for the inspection of Housing Choice Voucher (HCV) program Units. Additionally, HUD intended for the UPCS-V Protocol to provide HUD, owners, and tenants a deeper insight to the condition of HCV Units.

The UPCS-V Protocol establishes a set of standards and procedures for the inspector to follow when conducting an inspection of an HCV Unit utilizing the UPCS-V Protocol. These standards reduce subjectivity and create an objective approach for thorough and effective inspections. Additionally, the application of an electronic inspection platform with data sharing capabilities increases HUD's ability to adequately assess the physical condition of HCV Units.

UPCS-V combines the consistency and objectivity of UPCS inspections, with the focus on the condition of individual HCV Units of HQS inspections. UPCS-V is based on UPCS protocol (with the "V" signifying "Voucher") with additions from HQS. Like UPCS, UPSC-V provides an objectively measured condition of the HCV Unit on standardized criteria, by looking at the Site, Building Exterior, Building System, Common Area, and Unit inspectable areas. Like HQS, UPSC-V results in a pass/fail decision.

UPCS-V will use a defect driven protocol, rather than going through a static checklist. Recordable defects are categorized into three levels of severity: Level 1 - Minor Defect, Level 2 - Major Defect, and Level 3 -Significant Defect. Based on the inspectable item and severity, defects are classified in two ways:

1. **Observations**: Defects that are noted but do not result in a fail status.
2. **Deficiencies**: Defects that are noted and result in a fail status.

All defects, whether an Observation or a Deficiency, must be identified as the responsibility of either the owner or the tenant. Defects are generally assignable to the tenant when there is evidence that the tenant or tenant guest caused the damage, and it is above the normal wear and tear of living in an HCV Unit. Defects that are structural in nature, or that regard building system components, are usually assignable to the owner.

It is important to note that only Deficiencies, and not Observations, must be repaired or addressed. Unless a Deficiency is classified as Life Threatening or Emergency (LTE), it must be corrected within **30 days**. LTE Deficiencies must be corrected within **24 hours**.

Deficiencies that are identified as posing a threat to the health and safety of the tenant, but may not be directly associated with a particular inspectable item, are categorized separately as Health and Safety Deficiencies, which can apply across all five inspectable areas.

## Key

✓ = Items included in UPCS

\*BE = Items moved from Building Exterior

\*BS = Items moved from Building Systems

\*CA = Items moved from Common Areas

\*H&S = Items moved from Health & Safety

L1 = Level 1

L2 = Level 2

L3 = Level 3

☐ = New Items to UPCS-V, previously uninspected

Areas/Items under UPCS

✓ = Items included in UPCS-V

\*HQS = Items added to UPCS-V, from HQS

\*new = Items added to UPCS-V, due to advances in home inspections or changes to standards of health and safety threats

\*under review = under review while public comments are being evaluated, this section will be updated and released once updates are completed

\*SITE = Items moved to Site

\*BS = Items moved to Building Systems

P = Pass

F = Fail

LT = Life Threatening

E = Emergency

☐ = Items NOT included in UPCS-V, because they do not directly and negatively affect the tenant

# Version 2.5

HQS Inspection Checklist	HQS/UPCS/UPCS-V Area - Item - Deficiency	UPCS-V	UPCS
Item No.			
<b>1. Living Room</b>			
1.1 Living Room Present			
1.2 Electricity	<b>UNIT - Lighting</b>	✓	✓
	Missing/Damaged/Inoperable Fixture	L2-P, L3-F	L1, L2, L3
	Fixture Globe Missing/Damaged	L1-P, L3-F	*new
	Light Bulb Missing/Broken	L3-F, L3-F-LT	*new
	<b>UNIT - Receptacles (Outlets)/Switches</b>	✓	✓
	Missing	L3-F-LT	L1, L3-LT
	Inoperable	L3-F	*new
	Not properly wired	L3-F	*new
1.3 Electrical Hazards	<b>UNIT - Electrical Distribution</b>	✓	✓
	Blocked Access to Electrical Panel	L3-F	L3
	Burnt Breakers	L3-F	L3
	Evidence of Leaks/Corrosion	L3-F	L3
	Frayed Wiring	L3-F-LT	L3
	GFCI Circuit Breaker Inoperable	L3-F	L3
	AFCI Circuit Breaker Inoperable	L3-F	*new
	Breakers/Fuses	L3-F-LT	L3-LT
	Missing Covers	L3-F-LT	L3-LT
	<b>UNIT - Lighting</b>	✓	✓
	Loose/Hanging Light Fixture	L3-F, L3-F-LT	*new
	<b>UNIT - Receptacles (Outlets)/Switches</b>	✓	✓
	Broken	L3-F-LT	L1, L3-LT
	GFCI Inoperable	L3-F	L3

	Missing/Broken Cover Plates	L1-P, L3-F-LT	L1, L3-LT
	<b>HEALTH &amp; SAFETY - Electrical Hazards</b>	✓	✓
	Wires Not Enclosed in a Secured Electrical Box	L3-F	*new
	Exposed Bare Wires	L3-F-LT	L3-LT
	Openings in Electric Panels	L3-F-LT	L3-LT
	Water Leaks On or Near Electrical Equipment	L3-F-LT	L3-LT
	Other Hazardous Electrical Condition	L3-F, L3-F-LT	*new
1.4 Security	<b>UNIT - Doors</b>	✓	✓
	Damaged Frames/Threshold/Lintels/Trim	L2-P, L3-P, L3-F	L2, L3
	Damaged Hardware/Locks	L2-P, L3-P, L3-F	L1, L2, L3
	Damaged/Missing Screen/Storm/Security Door	L1-P	L1, L3
	Damaged Surface - Holes/Paint/Rust/Glass	L1-P, L3-P, L3-F	L2, L3
	Deteriorated/Missing Seals (Entry Only)	L3-P, L3-F	L3
	Missing Door	L2-P, L3-P, L3-F, L3-F-E	L1, L2, L3
1.5 Window Condition	<b>UNIT - Windows</b>	✓	✓
	Cracked/Broken/Missing Panes	L1-P, L3-F	L1, L3
	Damaged/Missing Screens	L1-P	L1
	Damaged Sills/Frames/Sash/Lintels/Trim	L1-P, L2-F	L1, L2
	Inoperable/Not Lockable	L1-P, L2-F, L3-F	L1, L3
	Missing/Deteriorated Caulking/Seals/Glazing Compound	L1-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P	L1

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
1.6 Ceiling Condition	<b>UNIT - Ceiling</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Cracks	L1-P	L1, L3
	Holes	L1-P, L3-P, L3-F	L1, L2, L3
	Missing/Damaged Panels/Tiles	L1-P, L3-P	L1, L2
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
1.7 Wall Condition	<b>UNIT - Walls</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Damaged	L1-P, L2-F, L3-F	L1, L2, L3
	Damaged/Deteriorated Trim	L1-P, L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
1.8 Floor Condition	<b>UNIT - Floors</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Hard Floor Covering Missing/Damaged	L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L2, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
	Rot/Deteriorated Subfloor	L2-F, L3-F	L2, L3
	Carpet Missing/Damaged	L2-P, L3-P	L1, L2, L3

1.9 Lead-Based Paint	<b>HEALTH &amp; SAFETY - Lead Based Paint</b>	L2-F, L3-F	*HQS
<b>2. Kitchen</b>			
2.1 Kitchen Area Present			
2.2 Electricity	<b>UNIT - Lighting</b>	✓	✓
	Missing/Damaged/Inoperable Fixture	L2-P, L3-F	L1, L2, L3
	Fixture Globe Missing/Damaged	L1-P, L3-F	*new
	Light Bulb Missing/Broken	L3-F, L3-F-LT	*new
	<b>UNIT - Receptacles (Outlets)/Switches</b>	✓	✓
	Missing	L3-F-LT	L1, L3-LT
	Inoperable	L3-F	*new
	Not properly wired	L3-F	*new
2.3 Electrical Hazards	<b>UNIT - Electrical Distribution</b>	✓	✓
	Blocked Access to Electrical Panel	L3-F	L3
	Burnt Breakers	L3-F	L3
	Evidence of Leaks/Corrosion	L3-F	L3
	Frayed Wiring	L3-F-LT	L3
	GFCI Circuit Breaker Inoperable	L3-F	L3
	AFCI Circuit Breaker Inoperable	L3-F	*new
	Breakers/Fuses	L3-F-LT	L3-LT
	Missing Covers	L3-F-LT	L3-LT
	<b>UNIT - Lighting</b>	✓	✓
	Loose/Hanging Light Fixture	L3-F, L3-F-LT	*new
	<b>UNIT - Receptacles (Outlets)/Switches</b>	✓	✓
	Broken	L3-F-LT	L1, L3-LT
	GFCI Inoperable	L3-F	L3
	Missing/Broken Cover Plates	L1-P, L3-F-LT	L1, L3-LT
	Unprotected Receptacles (Outlets)	L3-F	*new

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
2.3 Electrical Hazards (cont.)	<b>HEALTH &amp; SAFETY - Electrical Hazards</b>	✓	✓
	<b>Wires Not Enclosed in a Secured Electrical Box</b>	L3-F	*new
	Exposed Bare Wires	L3-F-LT	L3-LT
	Openings in Electric Panels	L3-F-LT	L3-LT
	Water Leaks On or Near Electrical Equipment	L3-F-LT	L3-LT
	<b>Other Hazardous Electrical Condition</b>	L3-F, L3-F-LT	*new
2.4 Security	<b>UNIT - Doors</b>	✓	✓
	Damaged Frames/Threshold/Lintels/Trim	L2-P, L3-P, L3-F	L2, L3
	Damaged Hardware/Locks	L2-P, L3-P, L3-F	L1, L2, L3
	Damaged/Missing Screen/Storm/Security Door	L1-P	L1, L3
	Damaged Surface - Holes/Paint/Rust/Glass	L1-P, L3-P, L3-F	L2, L3
	Deteriorated/Missing Seals (Entry Only)	L3-P, L3-F	L3
	Missing Door	L2-P, L3-P, L3-F, L3-F-E	L1, L2, L3
2.5 Window Condition	<b>UNIT - Windows</b>	✓	✓
	Cracked/Broken/Missing Panes	L1-P, L3-F	L1, L3
	Damaged/Missing Screens	L1-P	L1
	Damaged Sills/Frames/Sash/Lintels/Trim	L1-P, L2-F	L1, L2
	Inoperable/Not Lockable	L1-P, L2-F, L3-F	L1, L3
	Missing/Deteriorated Caulking/Seals/Glazing Compound	L1-P, L3-F	L1, L3



	Peeling/Needs Paint	L1-P	L1
2.6 Ceiling Condition	<b>UNIT - Ceiling</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Cracks	L1-P	L1, L3
	Holes	L1-P, L3-P, L3-F	L1, L2, L3
	Missing/Damaged Panels/Tiles	L1-P, L3-P	L1, L2
	Mold/Mildew/Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
2.7 Wall Condition	<b>UNIT - Walls</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Damaged	L1-P, L2-F, L3-F	L1, L2, L3
	Damaged/Deteriorated Trim	L1-P, L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
2.8 Floor Condition	<b>UNIT - Floors</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Hard Floor Covering Missing/Damaged	L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L2, L3
2.8 Floor Condition	Peeling/Needs Paint	L1-P, L2-P	L1, L2
	Rot/Deteriorated Subfloor	L2-F, L3-F	L2, L3
	Carpet Missing/Damaged	L2-P, L3-P	L1, L2, L3
2.9 Lead-Based Paint	<b>HEALTH &amp; SAFETY - Lead Based Paint</b>	L2-F, L3-F	*HQS

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
2.10 Stove or Range with Oven	<b>UNIT - Kitchen</b>	✓	✓
	Range Hoods/Exhaust Fans - Excessive Grease/Inoperable	L1-P, L2-P, L3-P	L1, L3
	Range/Oven - Missing/Damaged/Inoperable	L1-P, L1-F, L3-F	L1, L2, L3
	Microwave - Missing/Inoperable	L3-F-E	*HQS
2.11 Refrigerator	<b>UNIT - Kitchen</b>	✓	✓
	Refrigerator - Missing/Damaged/Inoperable	L1-P, L3-F, L3-F-E	L1, L3
2.12 Sink	<b>UNIT - Kitchen</b>	✓	✓
	Dishwasher/Garbage Disposal - Inoperable	L2-P, L3-F	L2
	Sink - Missing/Damaged	L1-P, L3-F	L1, L3
	Sink - Waste Pipes/Trap	L1-P, L3-F	L1, L3
	Sink - Leaking Faucet/Associated Hardware/Supply Lines	L1-P, L3-F, L3-F-E	L1, L3
2.13 Space for Storage, Preparation, and Serving of Food	<b>UNIT - Kitchen</b>	✓	✓
	Cabinets - Missing/Damaged	L2-P, L2-F, L3-P, L3-F	L2, L3
	Countertops - Missing/Damaged	L2-P, L2-F, L3-P, L3-F	L2
<b>3. Bathroom</b>			
3.1 Bathroom Present			
3.2 Electricity	<b>UNIT - Lighting</b>	✓	✓

	Missing/Damaged/Inoperable Fixture	L2-P, L3-F	L1, L2, L3
	Fixture Globe Missing/Damaged	L1-P, L3-F	*new
	Light Bulb Missing/Broken	L3-F, L3-F-LT	*new
	<b>UNIT - Receptacles (Outlets)/Switches</b>	✓	✓
	Missing	L3-F-LT	L1, L3-LT
	Inoperable	L3-F	*new
	Not properly wired	L3-F	*new
3.3 Electrical Hazards	<b>UNIT - Electrical Distribution</b>	✓	✓
	Blocked Access to Electrical Panel	L3-F	L3
	Burnt Breakers	L3-F	L3
	Evidence of Leaks/Corrosion	L3-F	L3
	Frayed Wiring	L3-F-LT	L3
	GFCI Circuit Breaker Inoperable	L3-F	L3
	AFCI Circuit Breaker Inoperable	L3-F	L3
	Breakers/Fuses	L3-F-LT	L3-LT
	Missing Covers	L3-F-LT	L3-LT
	<b>UNIT - Lighting</b>	✓	✓
	Loose/Hanging Light Fixture	L3-F, L3-F-LT	*new
	<b>UNIT - Receptacles (Outlets)/Switches</b>	✓	✓
	Broken	L3-F-LT	L1, L3-LT
	GFCI Inoperable	L3-F	L3
	Missing/Broken Cover Plates	L1-P, L3-F-LT	L1, L3-LT
	Unprotected Receptacles (Outlets)	L3-F	*new
	<b>HEALTH &amp; SAFETY - Electrical Hazards</b>	✓	✓
	Wires Not Enclosed in a Secured Electrical Box	L3-F	*new
	Exposed Bare Wires	L3-F-LT	L3-LT
	Openings in Electric Panels	L3-F-LT	L3-LT
	Water Leaks On or Near Electrical Equipment	L3-F-LT	L3-LT

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
3.3 Electrical Hazards (cont)	<b>HEALTH &amp; SAFETY - Electrical Hazards (cont.)</b>	✓	✓
	Other Hazardous Electrical Condition	L3-F, L3-F-LT	*new
3.4 Security	<b>UNIT - Doors</b>	✓	✓
	Damaged Frames/Threshold/Lintels/Trim	L2-P, L3-P, L3-F	L2, L3
	Damaged Hardware/Locks	L2-P, L3-P, L3-F	L1, L2, L3
	Damaged/Missing Screen/Storm/Security Door	L1-P	L1, L3
	Damaged Surface - Holes/Paint/Rust/Glass	L1-P, L3-P, L3-F	L2, L3
	Deteriorated/Missing Seals (Entry Only)	L3-P, L3-F	L3
	Missing Door	L2-P, L3-P, L3-F, L3-F-E	L1, L2, L3
3.5 Window Condition	<b>UNIT - Windows</b>	✓	✓
	Cracked/Broken/Missing Panes	L1-P, L3-F	L1, L3
	Damaged/Missing Screens	L1-P	L1
	Damaged Sills/Frames/Lintels/Trim	L1-P, L2-F	L1, L2
	Inoperable/Not Lockable	L1-P, L2-F, L3-F	L1, L3
	Missing/Deteriorated Caulking/Seals/Glazing Compound	L1-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P	L1
3.6 Ceiling Condition	<b>UNIT - Ceiling</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Cracks	L1-P	L1, L3

	Holes	L1-P, L3-P, L3-F	L1, L2, L3
	Missing/Damaged Panels/Tiles	L1-P, L3-P	L1, L2
	Mold/Mildew/Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
3.7 Wall Condition	<b>UNIT - Walls</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Damaged	L1-P, L2-F, L3-F	L1, L2, L3
	Damaged/Deteriorated Trim	L1-P, L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
3.8 Floor Condition	<b>UNIT - Floors</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Hard Floor Covering Missing/Damaged	L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L2, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
	Rot/Deteriorated Subfloor	L2-F, L3-F	L2, L3
	Carpet Missing/Damaged	L2-P, L3-P	L1, L2, L3
3.9 Lead-Based Paint	<b>HEALTH &amp; SAFETY - Lead Based Paint</b>	L2-F, L3-F	*HQS
3.10 Flush Toilet in Enclosed Room in Unit	<b>UNIT - Bathroom</b>	✓	✓
	Water Closet/Toilet - Damaged/Missing	L2-P, L3-P, L3-F, L3-F-E	L2, L3

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
3.10 Flush Toilet in Enclosed Room in Unit (cont.)	<b>UNIT - Bathroom (cont.)</b>	✓	✓
	Water Closet/Toilet - Waste Pipes/Trap	L3-F, L3-F-E	L2, L3
3.11 Fixed Wash Basin or Lavatory in Unit	<b>UNIT - Bathroom</b>	✓	✓
	Cabinets - Damaged/Missing	L1-P	L1
	<b>UNIT - Bathroom</b>	✓	✓
	Sink - Damaged/Missing	L1-P, L3-P, L3-F, L3-F-E	L1, L3
	Sink - Waste Pipes/Trap	L1-P, L3-F, L3-F-E	L1, L3
	Sink/Shower or Tub - Leaking Faucet/Associated Hardware	L1-P, L3-F, L3-F-E	L1, L3
3.12 Tub or Shower in Unit	<b>UNIT - Bathroom</b>	✓	✓
	Shower/Tub - Damaged/Missing	L1-P, L3-F, L3-F-E	L1, L2, L3
	Shower/Tub - Waste Pipes/Trap	L1-P, L3-F	L1, L3
	Sink/Shower or Tub - Leaking Faucet/Associated Hardware	L1-P, L3-F, L3-F-E	L1, L3
3.13 Ventilation	<b>UNIT - Bathroom</b>	✓	✓
	Ventilation/Exhaust System - Inoperable	L1-P, L2-F, L3-F	L2
<b>4. Other Rooms Used For Living and Halls</b>			

4.1 Room Code			
4.2 Electricity	<b>UNIT - Lighting</b>	✓	✓
	Missing/Damaged/Inoperable Fixture	L2-P, L3-F	L1, L2, L3
	Fixture Globe Missing/Damaged	L1-P, L3-F	*new
	Light Bulb Missing/Broken	L3-F, L3-F-LT	*new
	Missing	L3-F-LT	L1, L3-LT
	Inoperable	L3-F	*new
	Not properly wired	L3-F	*new
4.3 Electrical Hazards	<b>UNIT - Electrical Distribution</b>	✓	✓
	Blocked Access to Electrical Panel	L3-F	L3
	Burnt Breakers	L3-F	L3
	Evidence of Leaks/Corrosion	L3-F	L3
	Frayed Wiring	L3-F-LT	L3
	GFCI Circuit Breaker Inoperable	L3-F	L3
	AFCI Circuit Breaker Inoperable	L3-F	*new
	Breakers/Fuses	L3-F-LT	L3-LT
	Missing Covers	L3-F-LT	L3-LT
	<b>UNIT - Lighting</b>	✓	✓
	Loose/Hanging Light Fixture	L3-F, L3-F-LT	*new
	<b>UNIT - Receptacles (Outlets)/Switches</b>	✓	✓
	Broken	L3-F-LT	L1, L3-LT
	GFCI Inoperable	L3-F	L3
	Missing/Broken Cover Plates	L1-P, L3-F-LT	L1, L3-LT
	Unprotected Receptacles (Outlets)	L3-F	*new
	<b>HEALTH &amp; SAFETY - Electrical Hazards</b>	✓	✓
	Wires Not Enclosed in a Secured Electrical Box	L3-F	*new
	Exposed Bare Wires	L3-F-LT	L3-LT
	Openings in Electric Panels	L3-F-LT	L3-LT

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
4.3 Electrical Hazards (cont.)	<b>HEALTH &amp; SAFETY - Electrical Hazards (cont.)</b>	✓	✓
	Water Leaks On or Near Electrical Equipment	L3-F-LT	L3-LT
	Other Hazardous Electrical Condition	L3-F, L3-F-LT	*new
4.4 Security	<b>UNIT - Doors</b>	✓	✓
	Damaged Frames/Threshold/Lintels/Trim	L2-P, L3-P, L3-F	L2, L3
	Damaged Hardware/Locks	L2-P, L3-P, L3-F	L1, L2, L3
	Damaged/Missing Screen/Storm/Security Door	L1-P	L1, L3
	Damaged Surface - Holes/Paint/Rust/Glass	L1-P, L3-P, L3-F	L2, L3
	Deteriorated/Missing Seals (Entry Only)	L3-P, L3-F	L3
	Missing Door	L2-P, L3-P, L3-F, L3-F-E	L1, L2, L3
4.5 Window Condition	<b>UNIT - Windows</b>	✓	✓
	Cracked/Broken/Missing Panes	L1-P, L3-F	L1, L3
	Damaged/Missing Screens	L1-P	L1
	Damaged Sills/Frames/Sash/Lintels/Trim	L1-P, L2-F	L1, L2
	Inoperable/Not Lockable	L1-P, L2-F, L3-F	L1, L3
	Missing/Deteriorated Caulking/Seals/Glazing Compound	L1-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P	L1
4.6 Ceiling Condition	<b>UNIT - Ceiling</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3



	Cracks	L1-P	L1, L3
	Holes	L1-P, L3-P, L3-F	L1, L2, L3
	Missing/Damaged Panels/Tiles	L1-P, L3-P	L1, L2
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
4.7 Wall Condition	<b>UNIT - Walls</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Damaged	L1-P, L2-F, L3-F	L1, L2, L3
	Damaged/Deteriorated Trim	L1-P, L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
4.8 Floor Condition	<b>UNIT - Floors</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Hard Floor Covering Missing/Damaged	L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L1-F, L3-P, L3-F	L2, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
	Rot/Deteriorated Subfloor	L2-F, L3-F	L2, L3
	Carpet Missing/Damaged	L2-P, L3-P	L1, L2, L3
4.9 Lead-Based Paint	<b>HEALTH &amp; SAFETY - Lead Based Paint</b>	L2-F, L3-F	*HQS
4.10 Smoke Detectors	<b>UNIT - Life Safety Equipment</b>	✓	✓
	Smoke Detector - Missing/Inoperable	L3-F-LT	L3-LT

HQS Inspection Checklist	HQS/UPCS/UPCS-V Area - Item - Deficiency	UPCS-V	UPCS
<b>5. All Secondary Rooms (Rooms not used for living)</b>			
5.1 None Go to Part 6			
5.2 Security	<b>UNIT - Doors</b>	✓	✓
	Damaged Frames/Threshold/Lintels/Trim	L2-P, L3-P, L3-F	L2, L3
	Damaged Hardware/Locks	L2-P, L3-P, L3-F	L1, L2, L3
	Damaged/Missing Screen/Storm/Security Door	L1-P	L1, L3
	Damaged Surface - Holes/Paint/Rust/Glass	L1-P, L3-P, L3-F	L2, L3
	Deteriorated/Missing Seals (Entry Only)	L3-P, L3-F	L3
	Missing Door	L2-P, L3-P, L3-F, L3-F-E	L1, L2, L3
5.3 Electrical Hazards	<b>UNIT - Electrical Distribution</b>	✓	✓
	Blocked Access to Electrical Panel	L3-F	L3
	Burnt Breakers	L3-F	L3
	Evidence of Leaks/Corrosion	L3-F	L3
	Frayed Wiring	L3-F-LT	L3
	GFCI Circuit Breaker Inoperable	L3-F	L3
	AFCI Circuit Breaker Inoperable	L3-F	*new
	Breakers/Fuses	L3-F-LT	L3-LT
	Missing Covers	L3-F-LT	L3-LT
	<b>UNIT - Lighting</b>	✓	✓
	Loose/Hanging Light Fixture	L3-F, L3-F-LT	*new

	<b>UNIT - Receptacles (Outlets)/Switches</b>	✓	✓
	Broken	L3-F-LT	L1, L3-LT
	GFCI Inoperable	L3-F	L3
	Missing/Broken Cover Plates	L1-P, L3-F-LT	L1, L3-LT
	<b>Unprotected Receptacles (Outlets)</b>	L3-F	*new
	<b>HEALTH &amp; SAFETY - Electrical Hazards</b>	✓	✓
	<b>Wires Not Enclosed in a Secured Electrical Box</b>	L3-F	*new
	Exposed Bare Wires	L3-F-LT	L3-LT
	Openings in Electric Panels	L3-F-LT	L3
	Water Leaks On or Near Electrical Equipment	L3-F-LT	L3-LT
	<b>Other Hazardous Electrical Condition</b>	L3-F, L3-F-LT	*new
5.4 Other Potentially Hazardous Features in these Rooms	<b>HEALTH &amp; SAFETY - Other Hazards</b>	L3-F, L3-F-LT	L3-LT
Room Code * and Room Location			
<b>6. Building Exterior</b>		✓	✓
6.1 Condition of Foundation	<b>BUILDING EXTERIOR - Foundations/Slabs</b>	✓	✓
	Cracks/Gaps	L2-P, L3-F	L2, L3
	Spalling/Exposed Rebar	L2-P, L3-P	L2, L3
6.2 Condition of Stairs, Rails, and Porches	<b>UNIT - Stairs/Patio/Porch/Balcony</b>	✓	✓
	Broken/Missing Guardrails	L3-F	L3
	Broken/Missing Hand Railing	L3-F	L3
	Broken/Damaged/Missing Steps or Other Components	L3-F	L3
6.3 Condition of Roof/Gutters	<b>BUILDING EXTERIOR - Roofs</b>	✓	✓

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
6.3 Condition of Roof/Gutters (cont.)	<b>BUILDING EXTERIOR - Roofs (cont.)</b>	✓	✓
	Damaged/Clogged Drains	L2-P, L3-P	L2, L3
	Damaged Soffits/Fascia/Soffit Vents	L1-P, L3-P, L3-F	L1, L3
	Damaged Vents	L1-P, L3-P, L3-F	L1, L3
	Damaged/Torn Membrane/Missing Ballast	L2-P, L3-P, L3-F	L2, L3
	Missing/Damaged Components from Downspout/Gutter	L1-P, L3-P, L3-F	L1, L2, L3
	Missing/Damaged Roofing	L1-P, L1-F, L2-P, L2-F, L3-P, L3-F	L1, L2, L3
	Ponding		L3
6.4 Condition of Exterior Surfaces	<b>BUILDING EXTERIOR - Walls</b>	✓	✓
	Cracks/Gaps	L2-P, L3-F	L2, L3
	Missing/Damaged Caulking/Mortar	L1-P, L2-P	L1, L2
	Missing/Damaged/Loose Pieces/Holes/Spalling	L1-P, L2-P, L3-P, L3-F	L2, L3
	Stained/Peeling/Needs Paint	L1-P, L2-P	L1, L2
6.5 Condition of Chimney	<b>BUILDING EXTERIOR - Walls</b>	✓	✓
	Damaged Chimneys	L1-P, L2-P, L3-F	L1, L2, L3

6.6 Lead Paint	<b>HEALTH &amp; SAFETY - Lead Based Paint</b>	L2-F, L3-F	*HQS
6.7 Manufactured Home: Tie Downs		8.1.6	
<b>7. Heating and Plumbing</b>		✓	✓
7.1 Adequacy of Heating Equipment	<b>COMMON AREA - HVAC System</b>	✓	✓
	Boiler System Leaking	L1-P, L3-F	*BS (L1, L3)
	<b>UNIT - HVAC System</b>	✓	✓
	General Rust/Corrosion		L1
	Inoperable	L3-F, L3-F-E	L3
	Noisy/Vibrating/Leaking	L1-P, L3-F-E	L1
7.2 Safety of Heating Equipment	<b>UNIT - HVAC System</b>	✓	✓
	Convection/Radiant Heat System Covers Missing/Damaged	L3-F	L3
	Fuel Supply Leaking	L3-F-LT	*new
	Fuel Fired Space Heater	L3-F, L3-F-LT	*new
	Misaligned Chimney/Ventilation System	L3-F, L3-F-LT	L3-LT
7.3 Ventilation/Cooling	<b>UNIT - HVAC System</b>	✓	✓
	General Rust/Corrosion		L1
	Inoperable	L3-F, L3-F-E	L3
	Noisy/Vibrating/Leaking	L1-P, L3-F-E	L1
	Unit Ventilation	L3-F	*new
7.4 Water Heater	<b>UNIT - Water Heater</b>	✓	✓
	General Rust/Corrosion	L1-P, L2-P, L3-F-E	L1, L2, L3

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
7.4 Water Heater (cont.)	<b>UNIT - Water Heater (cont.)</b>	✓	✓
	Inoperable Unit/Components	L3-F-E	L3
	Leaking Valves/Tanks/Pipes	L3-F	L3
	Misaligned Chimney/Ventilation System	L3-F-LT	L3
	Missing Safety Divider	L3-F	*new
	Missing Combustion Chamber Cover or Door	L3-F	*new
	Temperature and Pressure Relief Valve/Discharge Line	L3-F	L3-LT
7.5 Approvable Water Supply	<b>BUILDING SYSTEM - Domestic Water</b>	✓	✓
	Private Water Supply Inoperable/Contaminated	L3-F	L3
7.6 Plumbing	<b>BUILDING SYSTEM - Sanitary System</b>	✓	✓
	Broken/Leaking/Clogged Pipes or Drains	L3-F	L3
	<b>BUILDING SYSTEM - Domestic Water</b>	✓	✓
	Leaking Central Water Supply	L3-P, L3-F	L3
	Misaligned Chimney/Ventilation System	L3-F-LT	L3-LT
	Temperature and Pressure Relief Valve/Discharge Line	L3-F	L3
	<b>UNIT - Laundry Area/Room</b>	✓	✓
	Washer Hookup Leaking	L3-F	*new
7.7 Sewer Connection	<b>BUILDING SYSTEM - Sanitary System</b>	✓	✓
	Missing Drain/Cleanout/Manhole Covers	L3-P, L3-F	L3
	Septic System	L3-F	*HQS
<b>8. General Health and Safety</b>			
8.1 Access to Unit	<b>SITE - Walkways/Steps</b>	✓	✓
	Cracks/Settlement/Heaving	L2-P	L2

	Broken/Missing Handrail	L3-F	L3
	Broken/Missing Guardrail	L3-F	*HQS
	Broken/Damaged/Missing Steps	L3-F	*HQS
8.2 Fire Exits	<b>HEALTH &amp; SAFETY - Egress</b>	✓	✓
	Blocked Egress/Unusable Fire Exit	L3-F-LT	L3-LT
	Missing/Damaged Exit Signs	*BS (L3-F)	L3
8.3 Evidence of Infestation	<b>HEALTH &amp; SAFETY - Infestation</b>	✓	✓
	Evidence of Insects	L3-F	L3
	Evidence of Roaches	L3-F	*new
	Evidence of Rats/Mice/Vermin	L3-F	L3
8.4 Garbage and Debris	<b>HEALTH &amp; SAFETY - Garbage and Debris</b>	✓	✓
	Indoors	L3-F	L3
	Outdoors	L3-F	L3
8.5 Refuse Disposal	<b>SITE - Refuse Disposal</b>	✓	✓
	Broken/Damaged Enclosure - Inadequate Outside Storage Space	L2-P, L2-F	L2
8.6 Interior Stairs and Common Halls	<b>COMMON AREA - Stairs/Patio/Porch/Balcony</b>	✓	✓
	Broken/Missing Hand Railing	L3-F	L3
	Broken/Missing Guardrails	L3-F	L3
	Broken/Damaged/Missing Steps or Other Components	L3-F	L3
	<b>COMMON AREA</b>	✓	✓
	Pedestrian/Wheelchair Ramp Damaged/Deteriorated	L2-P, L3-F	L2, L3
	<b>COMMON AREA - Ceiling</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Cracks	L1-P	L1, L3
	Holes	L1-P, L3-P	L1, L2, L3

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
8.6 Interior Stairs and Common Halls (cont.)	<b>COMMON AREA - Ceiling (cont.)</b>	✓	✓
	Missing/Damaged Panels/Tiles	L1-P, L3-P	L1, L2
	Water Stains/Water Damage	L1-P, L3-P	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
	<b>COMMON AREA - Doors</b>	✓	✓
	Damaged Frames/Threshold/Lintels/Trim	L2-P, L3-P, L3-F	L2, L3
	Damaged Hardware/Locks	L2-P, L3-P, L3-F	L1, L2, L3
	Damaged/Missing Screen/Storm/Security Door	L1-P	L1, L3
	Damaged Surface - Holes/Paint/Rust/Glass	L1-P, L3-P, L3-F	L2, L3
	Deteriorated/Missing Seals (Entry Only)	L3-P	L3
	Missing Door	L2-P, L3-P, L3-F	L1, L2, L3
	<b>COMMON AREA - Floors</b>	✓	✓
	Bulging/Buckling	L3-P, L3-F	L3
	Hard Floor Covering Missing/Damaged	L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L3-P	L2, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
	Rot/Deteriorated Subfloor	L2-F, L3-F	L2, L3
	Carpet Missing/Damaged	L2-P, L3-P	L1, L2, L3
	<b>COMMON AREA - Lighting</b>	✓	✓
	Missing/Inoperable	L2-P, L3-F	L2, L3
	<b>COMMON AREA - Walls</b>	✓	✓



	Bulging/Buckling	L3-P	L3
	Damaged	L1-P, L2-P, L3-P	L1, L2, L3
	Water Stains/Water Damage	L1-P, L3-P	L1, L3
	Peeling/Needs Paint	L1-P, L2-P	L1, L2
8.7 Other Interior Hazards	<b>HEALTH &amp; SAFETY - Hazards</b>	✓	✓
	Other	L3-F, L3-F-LT	L3
	<b>Structural Hazards</b>	L3-F-E	*new
	Sharp Edges	L3-F	L3
	Tripping	L3-F	L3
	<b>HEALTH &amp; SAFETY - Electrical Hazards</b>	✓	✓
	Wires Not Enclosed in a Secured Electrical Box	L3-F	L3
	Exposed Bare Wires	L3-F-LT	L3-LT
	Openings in Electric Panels	L3-F-LT	L3
	Water Leaks On or Near Electrical Equipment	L3-F-LT	L3-LT
	<b>Other Hazardous Electrical Condition</b>	L3-F, L3-F-LT	*new
	<b>HEALTH &amp; SAFETY - Flammable/Combustible Materials</b>	✓	✓
	Improperly Stored	L3-F	L3
	<b>Un-Capped Gas/Fuel Supply Lines</b>	L3-F	*new
8.8 Elevators	<b>BUILDING SYSTEM - Elevators</b>	✓	✓
	Inoperable	L1-P, L3-F, L3-F-E	L3
	Tripping	L3-F	*H&S (L3)
8.9 Interior Air Quality	<b>HEALTH &amp; SAFETY - Air Quality</b>	✓	✓
	Mold or Mildew Observed	L3-F	L3

<b>HQS Inspection Checklist</b>	<b>HQS/UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
8.9 Interior Air Quality (cont.)	<b>HEALTH &amp; SAFETY - Air Quality (cont.)</b>	✓	✓
	Propane/Natural Gas/Methane Gas Detected	L3-F-LT	L3-LT
	Sewer Odor Detected	L3-F	L3
	Other Harmful Pollutants	L3-F	*new
	<b>UNIT - Laundry Room</b>	✓	✓
	Dryer Vent Missing/Damaged/Inoperable	L3-P, L3-F, L3-F-LT	L3
	<b>SITE - Fencing and Gates</b>	✓	✓
8.10 Site and Neighborhood Conditions	Non-Security/Non-Safety Fence or Gate Damaged/Missing	L1-P	L2
	Security/Safety Fence or Gate Damaged/Missing	L3-F	L1, L2, L3
	<b>SITE - Grounds</b>	✓	✓
	Erosion/Rutting Areas	L3-P, L3-F	L2, L3
	Overgrown/Penetrating Vegetation	L3-P, L3-F	L2, L3
	Ponding/Site Drainage	L2-P, L3-P	L2, L3
	<b>SITE - Lighting</b>	✓	✓
	Exterior Lighting Fixtures or Bulbs Broken/Missing	L1-P, L3-F-LT	*BE (L2, L3)
	<b>SITE - Mailbox</b>	✓	✓
	Mailbox Missing/Damaged	L3-P	L3
	<b>SITE - Neighborhood Conditions</b>		
	Neighborhood Conditions	*under review	*HQS
	<b>SITE - Parking Lots/Driveways/Roads</b>	✓	✓
	Cracks/Settlement/Heaving/Loose Materials/Potholes	L3-P, L3-F	L2, L3

	Ponding	L3-P, L3-F	L2, L3
	<b>SITE - Play Areas and Equipment</b>	✓	✓
	Damaged/Broken Equipment	L3-P	L1, L2, L3
	Deteriorated Play Area Surface	L3-P	L2, L3
	<b>SITE - Refuse Disposal</b>	✓	✓
	Broken/Damaged Enclosure - Inadequate Outside Storage Space	L2-P, L2-F	L2
	<b>SITE - Retaining Walls</b>		
	Damaged/Falling/Leaning	L1-P, L3-P	L1, L3
	<b>SITE - Storm Drainage</b>	✓	✓
	Damaged/Obstructed	L3-P	L2, L3
	<b>SITE - Walkways/Steps</b>	✓	✓
	Cracks/Settlement/Heaving	L2-P	L2
	Broken/Missing Handrail	L3-F	L3
	Broken/Missing Guardrail	L3-F	*HQS
	Broken/Damaged/Missing Steps	L3-F	*HQS
8.11 Lead-Based Paint	<b>HEALTH &amp; SAFETY - Lead Based Paint</b>	L2-F, L3-F	*HQS
	<b>UNIT - Electrical System</b>	✓	✓
*Disconnected Utilities are Documented under HQS in the Area/ Appliance affected	Disconnected Utilities	L3-F, L3-F-E	*HQS

Version 2.5

## New Items to HQS/Previously Uninspected Areas/Items

UPCS/UPCS-V Area - Item - Deficiency	UPCS-V	UPCS
<b>SITE - Mailbox/Project Signs</b>	✓	✓
Signs Damaged		L1
<b>SITE - Market Appeal</b>	✓	✓
Graffiti	L1-P, L2-P, L3-P	L1, L2, L3
Litter	L2-P	L2
<b>SITE - Outdoor Pools and Pool Fencing</b>	✓	*CA
Damaged/Not Intact Fencing/Gate(s)	L3- F	*CA (L3)
Inoperable	L2-P, L3-P	*CA (L3)
<b>SITE - Walkways/Steps</b>	✓	✓
Spalling		L1, L2
<b>BUILDING EXTERIOR - Doors</b>		✓
Damaged Frames/Threshold/Lintels/Trim		L2, L3
Damaged Hardware/Locks		L2, L3
Damaged Surface Holes/Paint/Rust/Glass		L2, L3
Damaged/Missing Screen/Storm/Security Door		L1, L3
Deteriorated/Missing Caulking/Seals		L3
Missing Door		L3
<b>BUILDING EXTERIOR - FHEO/UFAS</b>		✓
Main Entrance Less Than 32" Wide		L3
Obstructed or Missing Accessibility Route		L3
<b>BUILDING EXTERIOR - Fire Escapes</b>	✓	✓
Blocked Egress/Ladders	L3-F-LT	L3-LT
Visibly Missing/Damaged Components	L3-F-LT	L3-LT
<b>BUILDING EXTERIOR - Lighting</b>	*SITE	✓
Broken Fixtures/Bulbs	*SITE (L1-P, L3-F-LT)	L2, L3
*In HQS - This item is usually assigned to the nearest local room		

<b>BUILDING EXTERIOR - Windows</b>		✓
Cracked/Broken/Missing Panes		L1, L3
Damaged/Missing Screens		L1
Damaged Sills/Frames/Lintels/Trim		L1, L2
Missing/Deteriorated Caulking/Seals/Glazing Compound		L1, L3
Peeling/Needs Paint		L1
<b>BUILDING SYSTEM - Domestic Water</b>	✓	✓
General Rust/Corrosion on Heater Chimney		L3
Water Heater - General Rust/Corrosion	L1-P, L2-P, L3-F	*new
Water Heater - Inoperable Unit/Components	L3-F	*new
Water Heater - Leaking Valves/Tanks/Pipes	L3-F	*new
Water Heater - Misaligned Chimney/Ventilation System	L3-F-LT	*new
Water Heater - Missing Combustion Chamber Cover or Door	L3-F	*new
Water Heater - Temperature and Pressure Relief Valve/Discharge Piping	L3-F	*new
<b>BUILDING SYSTEM - Electrical System</b>		✓
Blocked Access/Improper Storage		L3
Burnt Breakers		L3
Evidence of Leaks/Corrosion		L3
Frayed Wiring		L3
Missing Breakers/Fuses		L3-LT
Missing Covers		L3-LT
<b>BUILDING SYSTEM - Emergency Power</b>	✓	✓
Auxiliary Lighting Inoperable	L3-F	L3
Missing Exit Signs	L3-F	*H&S(L3)
Run-Up Records/Documentation Not Available	L3-F	L2, L3
<b>BUILDING SYSTEM - Fire Protection</b>	✓	✓
Missing/Damaged Sprinkler Head	L3-F	L3
Missing/Damaged/Expired Extinguishers	L3-F-LT	L1, L2, L3-LT

<b>UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
<b>BUILDING SYSTEM - HVAC</b>		✓
Boiler/Pump/Cooling System Leaks		L1, L3
Fuel Supply Leaks		L3
General Rust/Corrosion		L2, L3
Misaligned Chimney/Ventilation System		L3-LT
<b>BUILDING SYSTEM - Roof Exhaust System</b>		✓
Roof Exhaust Fan(s) Inoperable		L3

**\*Common Area items would be inspected in HQS in a Group Residence**

\*Some Items in Interior Stairs and Common Area Halls (HQS) in Common Area (UPCS-V) are inspected there but currently not in other Common Areas unless it is a Group Residence

<b>COMMON AREA</b>	✓	✓
Call For Aid - Inoperable		L3
<b>COMMON AREA - Kitchen</b>	✓	✓
Cabinets - Missing/Damaged	L2-P, L3-P	L2, L3
Countertops - Missing/Damaged	L2-P, L3-P	L2
Dishwasher/Garbage Disposal - Inoperable	L2-P	L2
Range Hood/Exhaust Fans - Excessive Grease/Inoperable	L1-P, L2-P, L3-P	L1, L3
Range/Oven - Missing/Damaged/Inoperable	L1-P, L3-P	L1, L2, L3
Refrigerator - Missing/Damaged/Inoperable	L1-P, L3-P	L1, L3
Sink - Missing/Damaged	L1-P, L3-P	L1, L3
Sink - Waste Pipes/Trap	L1-P, L3-P	L1, L3
Sink - Leaking Faucet/Associated Hardware/Supply Lines	L1-P, L3-P	L1, L3
<b>COMMON AREA - Laundry Area/Room</b>	✓	✓
Washer Hookup Leaking	L3-P	
<b>COMMON AREA - Restroom</b>	✓	✓
Cabinet - Damaged/Missing	L1-P	L1
Sink - Damaged/Missing	L1-P, L3-P	L1, L3

Sink - Waste Pipes/Trap	L1-P, L3-P	L1, L3
Sink/Shower or Tub - Leaking Faucet/Associated Hardware	L1-P, L3-P	L1, L3
Shower/Tub - Damaged/Missing	L1-P, L3-P	L2, L3
Shower/Tub - Waste Pipes/Trap	L3-P	L1, L3
Water Closet/Toilet - Damaged/Missing	L2-P, L3-P	L2, L3
Water Closet/Toilet - Waste Pipes/Trap	L3-P	L2, L3
<b>COMMON AREA - Walls</b>	✓	✓
Damaged/Deteriorated Trim		L1, L2, L3
<b>COMMON AREA - Windows</b>	✓	✓
Cracked/Broken/Missing Panes	L1-P, L3-P	L1, L3
Damaged/Missing Screens		L1
Damaged Sills/Frames/Sash/Lintels/Trim	L1-P, L2-P	L1, L2
Inoperable/Not Lockable	L1-P, L2-P, L3-P	L1, L3
Missing/Deteriorated Caulking/Seals/Glazing Compound		L1, L3
Peeling/Needs Paint	L1-P	L1
Security Bars Prevent Egress	*H&S (L3-F-LT)	L3-LT
<b>COMMON AREA - Trash Collection Areas</b>	✓	✓
Chutes Damaged/Missing Components	L2-F, L3-F	L2
<b>COMMON AREA - Lighting</b>	✓	✓
Loose/Hanging Light Fixture	L3-F, L3-F-LT	*new
Fixture Globe Missing/Damaged	L1-P, L3-F	*new
Light Bulb Missing/Broken	L3-F, L3-F-LT	*new
<b>COMMON AREA - Receptacles (Outlets)/Switches</b>	✓	✓
Missing	L3-F, L3-F-LT	L1, L3-LT
Broken	L3-F-LT	L1, L3-LT
Inoperable	L3-F	*new
Not Properly Wired	L3-F	*new
Missing/Broken Cover Plates	L1-P, L3-F-LT	L1, L3-LT

<b>UPCS/UPCS-V Area - Item - Deficiency</b>	<b>UPCS-V</b>	<b>UPCS</b>
<b>COMMON AREA - Receptacles (Outlets)/Switches (cont.)</b>	✓	✓
<b>Unprotected Receptacles (Outlet)</b>	L3-F	*new
GFCI Inoperable	L3-F	L3
<b>AFCI Inoperable</b>	L3-F	*new
<b>COMMON AREA - Electrical Distribution</b>	✓	✓
Blocked Access to Electrical Panel	L3-P	L3
Burnt Breakers	L3-F	L3
Evidence of Leaks/Corrosion	L3-F	L3
Frayed Wiring	L3-F-LT	L3
GFCI <b>Circuit Breaker</b> Inoperable	L3-F	L3
<b>AFCI Circuit Breaker Inoperable</b>	L3-F	*new
Breakers/Fuses	L3-F-LT	L3-LT
Missing Covers	L3-F-LT	L3-LT
<b>COMMON AREA - Life Safety Equipment</b>	✓	✓
Smoke Detector - Missing/Inoperable	L3-F	L3-LT
<b>COMMON AREA - Restroom</b>	✓	✓
Ventilation/Exhaust System - Inoperable	L1-P, L2-P	L2
<b>COMMON AREA - Laundry Room</b>	✓	✓
Dryer Vent Missing/Damaged/Inoperable	L3-P, L3-F, L3-F-LT	L3
<b>COMMON AREA - HVAC System</b>	✓	✓
Convection/Radiant Heat System Covers Missing/Damaged	L3-P	L3
<b>Fuel Supply Leaking</b>	L3-F	*new
General Rust/Corrosion		L1, L2, L3
Inoperable	L3-F, L3-F-E	L3
<b>Fuel Fired Space Heater</b>	L3-F, L3-F-LT	*new
<b>No Access</b>	L3-F-E	*new



Misaligned Chimney/Ventilation System	L3-F, L3-F-LT	L3-LT
Noisy/Vibrating/Leaking	L1-P, L3-F-E	L1
<b>COMMON AREA - Other Items</b>	✓	✓
Graffiti	L1-P, L2-P, L3-P	L1, L2, L3
Mailbox Missing/Damaged	L3-P	L3
<b>COMMON AREA - Indoor Pools and Pool Fencing</b>	✓	✓
Damaged/Not Intact - Fencing/Gate(s)		L3
Inoperable	L2-P, L3-P	L3
<b>COMMON AREA - FHEO/UFAS</b>		✓
Multi-Story Buildings/Hallways/Common Areas Less Than 36" Wide		L3
Routes Obstructed or Inaccessible to Wheelchair		L3
<b>UNIT</b>	✓	✓
Call For Aid - Inoperable		L3
<b>UNIT - Other</b>	✓	
Sink - Missing/Damaged	L1-P, L3-P, L3-F	
Sink - Waste Pipes/Trap	L1-P, L3-F	
Sink - Leaking Faucet/Associated Hardware	L1-P, L3-F, L3-F-E	
<b>UNIT - Windows</b>	✓	✓
Security Bars Prevent Egress	*H&S (L3-F-LT)	L3-LT
<b>UNIT - Life Safety Equipment</b>	✓	✓
Carbon Monoxide Detector - Missing/Inoperable	L3-F-LT	*new
<b>UNIT - HVAC System</b>	✓	✓
No Access	L3-F-E	*new

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# Life Threatening/Emergency (LTE) List

## Common LTE Deficiencies

### Life Threatening

- Gas (natural or liquid petroleum) leak or fumes
- Electrical hazards which could result in shock or fire
- Inoperable or missing smoke detector
- Inoperable or missing carbon monoxide detector
- Gas/oil fired water heater/HVAC with missing or misaligned chimney
- Missing or expired fire extinguishers (where required)
- Lack of alternate means of exit in the event of fire or blocked egress

### Emergency

- Missing entry door
- HVAC system fails to meet established criteria for emergency heating or cooling with consideration for ambient temperature range and ventilation
- Absence of at least one functioning sink and toilet in unit
- No working refrigerator
- No working stove/oven or other method of heating/preparing food
- Major plumbing leaks or flooding
- Utilities not in service (e.g., electricity, gas (LP/natural), water, or oil)
- No running hot water
- Structural integrity condition where the building, or a component of the building, is in imminent danger of potential collapse

Version 2.5

<u>High-Level Similarities And Differences Between UPCS-V And HQS</u>	<u>HQS</u>	<u>UPCS-V</u>
Provides standardized list of deficiencies and measurable criteria		X
Defined standardized list of Life Threatening and Emergency items		X
Up-to-date health and safety standards		X
Designed as a unit-based inspection standard for federally assisted units	X	X
Inspection standard aligned with other federally assisted programs		X
Pass/Fail results for all deficiencies	X	X
PHA ability to adopt HUD-approved variances	X	X
Uniform inspector training and registration		X
Includes guidance through the use of decision trees that lead to more consistent observations		X
Captures level of severity for line item deficiencies		X
Unit and room acceptability criteria	X	X
Standardized criteria for PHA submission of electronic inspection data to HUD		X
Customized unit condition index to provide value added analytics of inspection data to PHAs and stakeholders		X
Photo requirements for fail deficiencies		X
Allow PHAs the use photo and document evidence to ensure all fail deficiencies have been mitigated		X

VER 2.5

# American Property Consultants



## Qualifications, Experience, and Capability

APC, a WBE, was founded in 1996 and provides technical consulting services to residential, commercial and industrial clients. APC's principals individually have more than 30 years of experience in engineering, inspections, testing and diagnosing of industrial, commercial and residential properties.

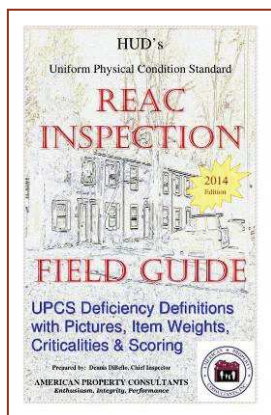
APC has 18 years of experience with the REAC program. APC participated in the HUD REAC pilot program with 3 of the original 25 inspectors. In the full program we had 5 full time REAC certified contract inspectors. APC has now completed over 175,000 UPCS physical unit inspections at HUD funded properties from Maine to California to Puerto Rico.

As one of the top property inspection consultants in the industry, it has been our job to stay current on events and changes in this market place. APC has been working closely with HUD to bring you the most up-to-date information about the upcoming transition from HQS to UPCS-V and its effects. Based on what APC has learned, HUD is eager to begin this transition to UPSC-V. To help you prepare for this upcoming transition, APC has incorporated these updated protocols and definitions into our training to keep you informed about HQS and the upcoming transition to UPCS-V.

Call us for:

- Conducting Your 100% Annual Inspections and Pre-REAC Inspections
- Conducting UPCS Training: In-House, Conferences, Joint Sessions
- Assessing REAC Physical Inspection Scores and Assist in Writing Appeals
- HQS (UPCS-V) Inspections, GPNAs, CNAs, RAD, and Technical Energy Audit

## **REAC INSPECTION FIELD GUIDE**



HUD REAC PHYSICAL INSPECTION SCORING - Combined Multiples

SEVERITY	Level 1 (Minor) (0.25)	Level 2 (Major) (0.50)	Level 3 (Severe) (1.0)
1 (Slight Contribution) (0.50)	0.125	0.25	0.50
2 (Contributory) (1.25)	0.3125	0.625	1.25
3 (Important) (2.25)	0.5625	1.125	2.25
4 (Very Important) (5.00)	0.75	1.5	3.0
5 (Critical) (5.00)	1.25	2.5	5.0

HUD's Uniform Physical Condition Standard 10/1/14  
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