



AMERICAN PROPERTY CONSULTANTS PRESENTS: 2-Day NSPIRE TRAINING SEMINAR STAY REAC READY FOR HUD'S NEW CHANGES

**In-Person: Tuesday, April 9, 2024 & Wednesday, April 10, 2024 w/optional
virtual exam Thursday, April 11, 2024**

NSPIRE is HERE - ARE YOU NSPIRE'd? –NSPIRE IS HERE! HUD implemented NSPIRE as of July 1, 2023 for PH and October 1, 2023 for Multifamily and HCV. The NSPIRE Inspection changes will ensure that the property's UNITS are in a continuous state of full readiness and compliance. NSPIRE has 81 life threatening (LT) issues that must be corrected or mitigated in 24 hours and 45 are directly related to the HCV program. There are 63 inspection standards that total over 500 pages of inspection information.

APC is the leader when it comes to these **NEW CHANGES**. We have been tracking them since they were first proposed. Get your training from the best and most experienced NSPIRE training company. We wrote the *original* book (Inspector Field Guide) on the REAC UPCS deficiency definitions.

ATTENDING TODAY CAN IMPROVE YOUR PROPERTIES & SCORES FOR TOMORROW

REAC UPCS Inspection 2 Day Training

APC started performing REAC/UPCS inspections in the REAC UPCS pilot program in 1998. APC has performed 100's of thousands of inspections from Maine to Puerto Rico to California. APC started UPCS training in the year 2000. In the last 28 years APC has conducted over 425 INSPECTION training sessions for over 9,000 housing personnel.



OUR SEMINARS ARE RECOMMENDED FOR...

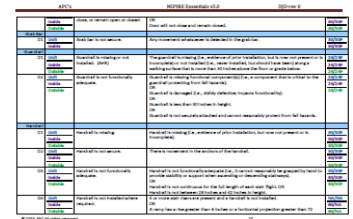
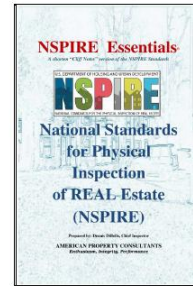
- ◆ Executive Directors ◆ Commissioners ◆ Property Managers
- ◆ Maintenance Personnel ◆ PHA Staff ◆ Maintenance Managers
- ◆ Housing Inspectors ◆ Managing Agents ◆ Contract Administrators ◆ HUD Insured & Assisted Facility Staff
- ◆ Inspection Staff ◆ Capital Assessment Staff

IMMEDIATE BENEFITS...

- ◆ Inspection Qualification ◆ Staff NSPIRE Familiarity ◆ Higher Scores
- ◆ Team Building ◆ Understand Protocol ◆ Plan & Budget Proactively
- ◆ Prioritize Repairs ◆ Learn Tricks of the Trade ◆ Conduct Annuals

Severity Level	Outside	Inside	Unit
Life-Threatening	0	0	0
Severe ("Severe Non-Li")	0	0	0
Moderate	0	0	0
Low ("Advisory")	0	0	0

We take the guess work out of NSPIRE Scoring so you understand the point loss for defects!



Our NSPIRE Essentials and Pocket Guides prove to be a powerful reference tool for both beginner and seasoned inspectors!

Values and Goals

- People (Residents):**
 - ✓ Ensure families are living in safe and tenable homes
 - ✓ Year-long maintenance with a unit-focused approach
 - ✓ Prioritize residents over properties
 - ✓ Introducing resident surveys for better quality service
- Properties (Health & Safety):**
 - ✓ Better identification of substandard housing through clear, defined inspection protocols
 - ✓ Increased inspection consistency
 - ✓ Modernization of health and safety standards
 - ✓ Ensure homes are safe and suitable for residential use
- Programs (Modernize HUD's Inspection Process):**
 - ✓ Modernization of HUD's Physical Inspection Process
 - ✓ Improve service delivery for our residents and housing principles
 - ✓ Alignment of multiple inspection standards into a clear, defined inspection protocol
 - ✓ Safe and habitable homes

National Standards for the Physical Inspection of Real Estate
NSPIRE Model – The Concept:

Let APC show you how the NEW Scoring works!

**SIGN UP TODAY FOR
THE 2-DAY SEMINAR !!**

1-800-272-7134

PHONE: 800-272-7134

www.hudpass.com

AMERICAN PROPERTY
CONSULTANTS, INC.

FAX: 410-586-1234

apctoni@comcast.net



NATIONAL STANDARDS FOR PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE)

2 DAY TRAINING SEMINAR

Hosted by: Housing Authority of Prince George's County

Including the 2023/2024 changes, Newly Updated NSPIRE Essentials, NSPIRE Pocket Guide, NSPIRE Inspection Tools, & References

2 - Day NSPIRE TRAINING:

A HISTORIC PROSPECTIVE

- ✓ PHAS INTRODUCTION
✓ REAC-UPCS - UPCS-V - HQS
✓ ALIGNMENT to NSPIRE

NSPIRE PROTOCOL

- ✓ NEW INSPECTION MODEL
✓ NSPIRE STANDARDS (ESSENTIALS)
✓ CLASSIFYING A DEFECT
✓ NSPIRE HEALTH & SAFETY
✓ NSPIRE vs. UPCS & HQS PROTOCOL
✓ ALTERNATE INSPECTIONS - RVI

INSPECTION DAY

- ✓ DURING THE INSPECTION
✓ INSPECTOR EDICTS
✓ DAILY REAC READY
✓ HUD CASE MANAGEMENT SYSTEM

OBSERVING & DOCUMENTING DEFICIENCY

- ✓ OUTSIDE: SITE, BLDG EXT, BLDG SYS
✓ INSIDE: COM AREAS, BLDG SYS
✓ DWELLING UNITS

HUD REAC NSPIRE SCORING

- ✓ INSPECTION RESULTS
✓ APPEALS

INSPECTION PREPARATION TOOLS

INSPECTION DATA ANALYSIS

PRACTICAL EXERCISES

CONFIRMATION PROFICIENCY EXAM

AMERICAN PROPERTY CONSULTANTS PRESENTS OUR

NSPIRE TRAINING SEMINAR:

On: Tuesday, April 9, 2024 & Wednesday, April 10, 2024

w/optional exam Thursday, April 11, 2024

Location: Housing Authority of Prince George's County



9200 Basil Court, Room Number: 410
Largo, Maryland 20774

Time Frame: 8:30 am - 4:30 pm Eastern Standard Time

To register fill out the form below and email, fax, or visit: www.hudpass.com or call (800)272-7134.

PLEASE REGISTER BY MARCH 29, 2024 TO GUARANTEE YOUR SEAT!

Cancellation Policy: If you are unable to attend this seminar, you must notify APC via email 5 days prior to the seminar to receive a full refund. If you cancel less than 5 days prior to the seminar or do not show up a cancellation fee of \$75.00 will be assessed.

HEAR WHAT PEOPLE ARE SAYING ABOUT OUR TRAINING

- Thanks also for your excellent training sessions on UPCS protocol. I am still getting positive feedback from the attendees.
• Your training, UPCS inspections, and shadowing all were a big part of our improved scores.
• I received unsolicited comments from the staff regarding the effectiveness of the "feet on the ground" training. That really seemed to pull it all together for the group.
• I am happy to tell you we are scoring in the 90's so far at 4 of our sites.
• All of us thank you for such a great class, 2 days well worth spending time and \$ for.
• The BEST seminar class I've ever been too!
• The instructor is very hands on and always an email away & I am very thankful for that.
Informative and Knowledgeable! Sharp, Concise & Easy to Understand!
Repeat This Training Yearly! Knowledgeable Instructor Holds Class' Attention!
Very Complete and Detailed! Field-Guide is an Excellent Working Tool!

PG CO 2 DAY SEMINAR FEE...\$329.00 per attendee
+ PROFICIENCY EXAM FEE...\$125.00 per attendee
NSPIRE POCKET GUIDE (included in training)...\$ 14.95 value
CONTACT _____
ATTENDEE (S) _____
AGENCY _____
ADDRESS _____
CITY _____
STATE _____ ZIP _____
PHONE _____ FAX _____
EMAIL _____
METHOD OF PAYMENT
[CREDIT CARD BY PHONE] [CHECK ENCLOSED] [PO ATTACHED]
(make checks payable to American Property Consultants)
FOUR EASY WAYS TO REGISTER!
BY EMAIL: apctoni@comcast.net
BY PHONE or FAX: (800) 272-7134 / (410) 586-1234
BY MAIL: P.O. Box 98, Saint Leonard, MD 20685
ONLINE: www.hudpass.com

