



AMERICAN PROPERTY CONSULTANTS, INC.

A Full Service Inspection & Energy Rating Company



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Physical Inspector's Field Guide and Pocket Guide - ORDER FORM

Now with Convenient Tabs to Easily Locate Inspectable Areas
And Includes 10/2/17 Compilation Bulletin and Non Industry Standards References

American Property Consultants (APC) has captured their 20 years of experience inspecting over 165,000 units using the new updated Compilation Bulletin for the HUD REAC inspection protocol effective October 2, 2017 by **UPDATING** our 150-page inspector's field guide. The Physical Inspector's Field Guide details the new inspection definitions and illustrates the severity level by providing photos of actual defects. The new field guide has more pictures, more color enhancement, more on calculating scoring, and examples of the new scoring table under the new RAPID inspection software that the inspector will start using in 2013. The field guide contains over 300 color photos. APC has also developed a unique physical inspection point preservation strategy that once employed can prevent major point losses.

APC's 150 page, UPCS Inspector's Field Guide is much more than just the set of inspection definitions. There are color pictures of each defect to illustrate the detail, color coding of severity levels to show the relative scoring importance of each item. Each Health and Safety item is noted in color as **Not Life Threatening** or as **Life Threatening**. Criticality is listed to facilitate the calculation of the scoring point loss for each item. **Our NEWLY Updated 2019 field guides have NIS/Compilation Bulletin References as well as convenient tabs to easily locate inspectable areas.**

SEVERITY	Level 1 (Minor) (0.25)	Level 2 (Major) (0.50)	Level 3 (Severe) (1.0)
1 (0.50) (Slight Contribution)	0.125	0.25	0.50
2 (1.25) (Contributes)	0.3125	0.625	1.25
3 (2.25) (Important)	0.5625	1.125	2.25
4 (3.00) (Very Important)	0.75	1.5	3.0
5 (5.00) (Critical)	1.25	2.5	5.0

Item	Item Price	Quantity	Total Price
Field Guide	\$39.95 ea		
Pocket Guide	\$9.95 ea		
Shipping & Handling Fee	\$5.00 ea		
TOTAL			

Ship To:

NAME:

ORGANIZATION:

ADDRESS:

PHONE: FAX:

E-MAIL:

*We are offering specials on the guide for all past clients especially you guys. *Call Cheryl for details 1-800-272-7134, x15*



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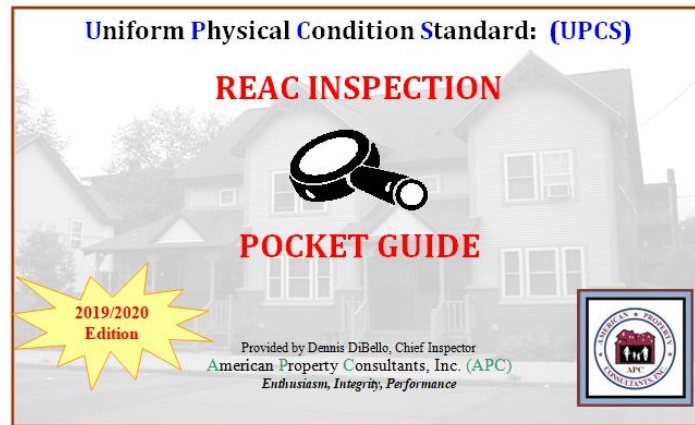
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Building Exterior

Item/Defect	Crit	Lvl 1	Lvl 2	Lvl 3	CB
Doors (18.4%)					
Damaged Frames/Threshold/Lintels/Trim	2		≥ 1 door can't function or lock because of damage	≥ 1 entry/fire/emergency door can't function or lock due to damage	38
Damaged Hardware/Locks	3		1 door does not function or cannot lock	Panic hardware inoperable or entry/fire/emergency door not functioning or locking	38, 41-42
Damaged Surface - Holes/Paint/Rust/Glass	4		1 door has hole(s) with diameter 1/4"-1"	1 door has hole(s) > 1" or peeling/cracking/rust affects integrity of door or fire/entry door has hole(s) 1/4"-1"	38-39, 41
Damaged/Missing Screen/Storm/Security Door	3	Storm/screen door(s) damaged or missing screens or glass		Security door not functioning or missing	38-39
Deteriorated/Missing Caulking/Seals	4			Seals/caulking missing/damaged on 1 entry door	38-39
Missing Door	5			Exterior door is missing	38, 40

REAC Inspection Pocket Guide
Rev 6.0

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