



# AMERICAN PROPERTY CONSULTANTS, INC.

## A Full Service Inspection & Energy Rating Company

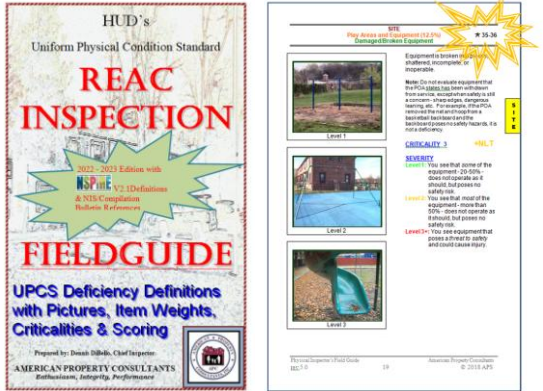


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### Physical Inspector's Field Guide and Pocket Guide ORDER FORM



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

American Property Consultants (APC) has captured their experience of inspecting over 250,000 units using the new HUD REAC inspection protocol by developing a 172-page inspector's field guide and now the NEW pocket guide version. The Physical Inspector's Field Guide details the new inspection definitions, NSPIRE CTQ Definitions, and illustrates the severity level by providing photos of actual defects. The field guide contains over 300 color photos, more color enhancement, more on calculating scoring, and examples of the new scoring table under the new RAPID inspection software that the inspector started using in 2013.

APC has also developed a unique physical inspection point preservation strategy that once employed can prevent major point losses.

APC's 172- 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 2022/2023 field guides have NSPIRE CTQ Definitions & 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)
<b>CRITICALITY</b>			
<b>1 (0.50)</b> <b>(Slight Contribution)</b>	0.125	0.25	0.50
<b>2 (1.25)</b> <b>(Contributes)</b>	0.3125	0.625	1.25
<b>3 (2.25)</b> <b>(Important)</b>	0.5625	1.125	2.25
<b>4 (3.00)</b> <b>(Very Important)</b>	0.75	1.5	3.0
<b>5 (5.00)</b> <b>(Critical)</b>	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 for Field Guide	\$6.00 ea		
Shipping & Handling Fee for Pocket Guide	\$4.00 ea		
<b>TOTAL</b>			

**Ship To:**

NAME: \_\_\_\_\_

ORGANIZATION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**\*Call Toni for details 1-800-272-7134**



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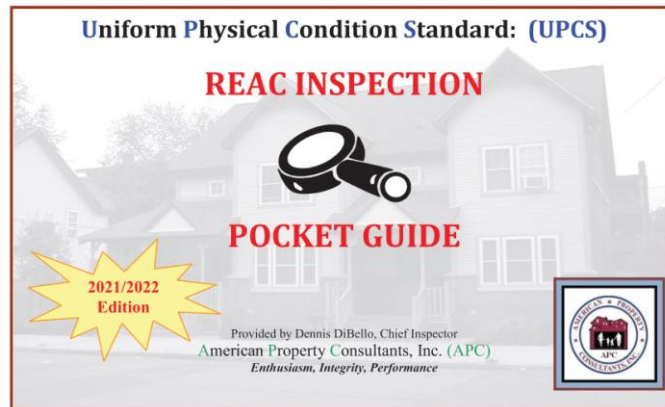


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## Physical Inspector's Field Guide and Pocket Guide ORDER FORM

American Property Consultants (APC) has captured their 25 years of experience of inspecting over 250,000 units using the new updated Compilation Bulletin for the HUD REAC inspection protocol effective October 2, 2017 by *UPDATING* our Pocket Guide. The pocket guide is a portable pocket size version which uses a color coding system for quick reference in the field. The pocket guide is a convenient size of 4 1/4" x 7" thus making it easy to carry while out in the field. The 36 pages are full color, 2-sided, gloss cover.



Building Systems					
Item/Defect	Crit	Lvl 1	Lvl 2	Lvl 3	CB
<b>Emergency Power (2%)</b>					
Auxiliary Lighting Inoperable	5			Lighting not operational	
Run-Up Records/Documentation Not Available	4		Current (last 12 mo) records not available, older records available	No records available	
<b>Fire Protection (15.5%)</b>					
Missing Sprinkler Head	5			Missing/inoperable sprinkler head	50, 55
Missing/Damaged/Expired Extinguishers	5	≤ 5% missing/damaged/expired	5%-10% missing/damaged/expired	> 10% missing/damaged/expired or a floor doesn't have 1	50, 55-56
<b>HVAC (15.5%)</b>					
Boiler/Pump/Cooling System Leaks	4	Water or steam leaking in piping or pump packing		Leaking in piping or pump packing, system needs to be shut down	50, 57
Fuel Supply Leaks	4			Leaking from supply tank or piping	50, 57

REAC Inspection Pocket Guide Rev 5.0 14 American Property Consultants, Inc. © 2018 APS

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Shipping & Handling Fee for Pocket Guide	\$4.00 ea		
<b>TOTAL</b>			

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