



# AMERICAN PROPERTY CONSULTANTS PRESENTS: REAC/UPCS TRAINING SEMINAR STAY REAC READY FOR HUD'S NEW CHANGES



Wednesday, April 17, 2019 & Thursday, April 18, 2019 in Orlando, FL

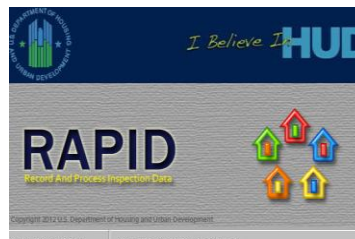
**A Major Change to the REAC Inspection is COMING - ARE YOU REAC READY?** HUD plans to implement the following changes in 2019: 15 day notice, an increase in Unit percentage of scoring, and self inspection for annual results. These changes will ensure that properties are in a continuous state of full readiness and compliance.

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 UPCS 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

- ◆ Upcoming Changes to be implemented in 2019
- ◆ HUD's approved Deficiency Definitions and Compilation Bulletin as of October 2, 2017
- ◆ New Inspectors DCD 4.0 Software and Inspection Data (RAPID)
- ◆ UPCS Inspection preparation tips
- ◆ Reverse Auction Program (RAP)
- ◆ Technical Review Process (TR)
- ◆ Data Base Adjustments (DBA)
- ◆ New Compilation Bulletin
- ◆ Quality Assurance



## OUR SEMINARS ARE RECOMMENDED FOR...

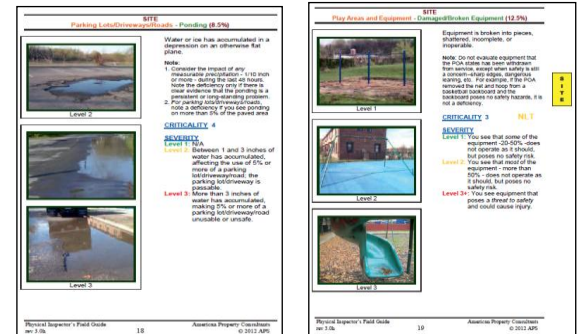
- ◆ Property Managers
- ◆ Maintenance Personnel
- ◆ PHA Staff
- ◆ Maintenance Management
- ◆ Insurance Inspectors
- ◆ Managing Agents
- ◆ Contract Administrators
- ◆ HUD Insured & Assisted Facility Staff
- ◆ Inspection Staff

## IMMEDIATE BENEFITS...

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

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

We take the guess work out of UPCS Scoring with the Simplified Scoring Chart found in our Field Guides!



Our illustrated Field Guides prove to be a powerful reference tool for both beginner and seasoned inspectors!

#	Item	Deficiency	Location
1	Outlet/switches	Unit - Missing (Outlet/switches)	Blkg: 1 - apple ridge Unit: 1 Room: Bathroom Comments: missing
2	Smoke Detector	Unit - Missing/Inoperable (Smoke Detector)	Blkg: 1 - apple ridge Unit: 1 Room: Living Area Comments: no elec

Let APC show you how the NEW Scoring works!

**SIGN UP TODAY FOR  
THE TRAINING SEMINAR !!**

**1-800-272-7134, ext. 15**

# 2-Day

## UNIFORM PHYSICAL CONDITION STANDARD

### 2-DAY TRAINING SEMINAR IN ORLANDO, FL

Including the **NEW 2019 changes**,  
**Newly Updated Field Guide with**  
**color pictures & Compilation**  
**Bulletin References**

#### Two Day REAC UPCS TRAINING:

##### A HISTORIC PROSPECTIVE

- ✓ PHAS INTRODUCTION
- ✓ PHAS SUBSYSTEMS
- ✓ CFR NOTICES

##### PASS OVERVIEW

- ✓ PASS BREAKDOWN
- ✓ STANDARDIZING OBSERVATIONS
- ✓ CLASSIFYING A DEFICIENCY

##### PHYSICAL INSPECTION PROCESS

- ✓ PLANNING THE INSPECTION
- ✓ CONDUCTING THE INSPECTION

##### COLLECTING DATA

- ✓ HUD SOFTWARE
- ✓ FORMS
- ✓ DAILY FUNCTIONS

##### OBSERVING AND DOCUMENTING A DEFICIENCY

- ✓ SITE
- ✓ BUILDING EXTERIOR
- ✓ BUILDING SYSTEMS
- ✓ COMMON AREAS
- ✓ DWELLING UNITS
- ✓ HEALTH AND SAFETY

##### LIFE THREATENING HEATH AND SAFETY

##### HUD REAC SCORING

- ✓ INSPECTION RESULTS
- ✓ APPEALS

##### UPDATE OF CURRENT CHANGES

##### PRACTICAL EXERCISES

##### CONFIRMATION PROFICIENCY EXAM

## AMERICAN PROPERTY CONSULTANTS PRESENTS

### A REAC/UPCS SEMINAR on:

**April 17 & 18, 2019**

**Hosted by: AGPM**

Located at the: **Win Room**

4677 L. B. McLeod Road  
Orlando, FL 32811



Time Frame: 8:00 am - 4:00 pm

**To register fill out the form below and email, fax, visit: [www.hudpass.com](http://www.hudpass.com) or call (800)272-7134, x15**

**DEADLINE FOR REGISTRATION: April 10, 2019\***

**\* REGISTRATION ON FIRST COME FIRST SERVED BASIS**

**Cancellation Policy:** If you are unable to attend this seminar, you must notify APC via email 15 days prior to the seminar to receive a full refund or send a substitute in your place. If you cancel less than 15 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.*

*Informative and Knowledgeable!  
Repeat This Training Yearly!  
Very Complete and Detailed!*

*Sharp, Concise & Easy to Understand!  
Knowledgeable Instructor Holds Class' Attention!  
Field-Guide is an Excellent Working Tool!*

AGPM TWO DAY SEMINAR FEE.....\$299.00 per attendee      NUMBER OF ATTENDEES: \_\_\_\_\_

+ PROFICIENCY EXAM FEE.....\$125.00 per attendee      NUMBER OF PROFICIENCY EXAMS: \_\_\_\_\_

PHYSICAL INSPECTORS FIELD GUIDE (included in training).....\$ 39.95 value      ADDITIONAL FIELD GUIDES \$39.95 EACH: \_\_\_\_\_

CONTACT \_\_\_\_\_      **TOTAL DUE:** \_\_\_\_\_

ATTENDEE (S) \_\_\_\_\_

#### METHOD OF PAYMENT

CREDIT CARD BY PHONE     CHECK ENCLOSED     PO ATTACHED

(make checks payable to American Property Consultants)

AGENCY \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_

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

EMAIL \_\_\_\_\_

#### FOUR EASY WAYS TO REGISTER!

**BY EMAIL:** [apcc Cheryl@comcast.net](mailto:apcc Cheryl@comcast.net)

**BY PHONE:** (800) 272-7134, extension 15

**BY FAX:** (410) 586-1234

**BY MAIL:** P.O. BOX 98, ST. LEONARD, MD 20685

