



AMERICAN PROPERTY CONSULTANTS PRESENTS:



UPCS/NSPIRE VIRTUAL ONLINE TRAINING SEMINAR STAY REAC/NSPIRE READY FOR HUD'S NEW CHANGES

**THREE - ½ DAYS ON: Tuesday, June 28, 2022; Wednesday, June 29, 2022;
& Thursday, June 30, 2022 w/optional exam Friday, July 1, 2022**

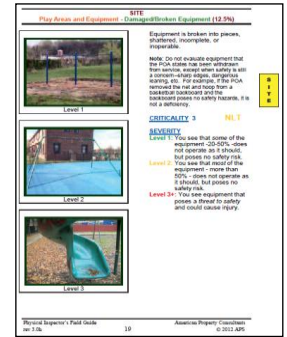
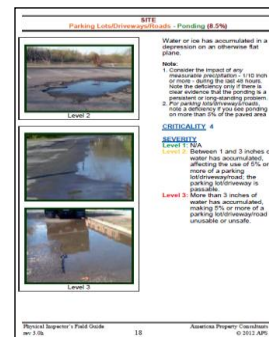
A Major Change to the REAC Inspection is COMING - ARE YOU NSPIRED?

- Be REAC Ready! HUD implemented changes as of June 1, 2021: 28 day advance notice, REAC RTO, CDC Inspection protocol as well as the already active QAI, & pilot program called NSPIRE which modifies the inspectable areas, types of inspections, and levels of deficiencies. The NSPIRE pilot demonstration is going on now and extended until April 2023 when the full program is projected to kick in. These changes will ensure that properties in particular UNITS 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.

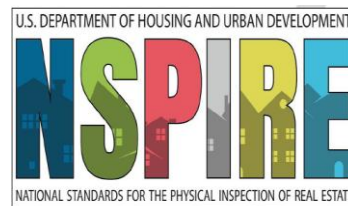
SEVERITY	Level 1 (Minor) (0.25)	Level 2 (Major) (0.50)	Level 3 (Severe) (1.0)
CRITICALITY			
1 (Slight Contribution) (0.50)	0.125	0.25	0.50
2 (Contributes) (1.25)	0.3125	0.625	1.25
3 (Important) (2.25)	0.5625	1.125	2.25
4 (Very Important) (3.00)	0.75	1.5	3.0
5 (Critical) (5.00)	1.25	2.5	5.0

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



REAC UPCS Inspection 3 - ½ Day Training

- ◆ NEW Changes implemented in 2021, RTO, & latest NSPIRE
- ◆ 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

Our illustrated Field 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 VIRTUAL SEMINAR !!**

1-800-272-7134



**UNIFORM PHYSICAL CONDITION STANDARD &
NATIONAL STANDARDS FOR PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE)
3-½ DAY VIRTUAL ONLINE TRAINING SEMINAR**

**Including the NEW 2022 changes,
Newly Updated Field Guide with
color pictures & Compilation
Bulletin References**

3 -½ Day REAC UPCS/NSPIRE TRAINING:

A HISTORIC PROSPECTIVE

- ✓ PHAS INTRODUCTION
- ✓ REAC-UPCS - REAC - UPCS-V
- ✓ ALIGNMENT = NSPIRE

REAC RTO OVERVIEW

- ✓ PRIORITY CONSIDERATIONS
- ✓ CDC INSPECTION PROTOCOL

PHYSICAL INSPECTION PROCESS

- ✓ PLANNING THE INSPECTION
- ✓ CONDUCTING THE INSPECTION
- ✓ ALTERNATE INSPECTIONS - RVI
- ✓ INDUSTRY STANDARDS- NIS

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 HEALTH AND SAFETY

HUD REAC SCORING

- ✓ INSPECTION RESULTS
- ✓ APPEALS

UPDATE OF CURRENT CHANGES

PRACTICAL EXERCISES

**AMERICAN PROPERTY CONSULTANTS PRESENTS
OUR UPCS/NSPIRE ONLINE TRAINING SEMINAR:**

**On: Tuesday, June 28, 2022; Wednesday,
June 29, 2022; & Thursday, June 30, 2022
w/optional exam Friday, July 1, 2022**

Time Frame: 8:00 am - 12:15 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 May 13, 2022 TO RECEIVE MAILED TRAINING MATERIALS
PRIOR TO WEBINAR**

DEADLINE FOR REGISTRATION: June 22, 2022*

***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!*

*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!*

APC June 3-½ DAY SEMINAR FEE.....\$329.00 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) _____

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: (800) 272-7134

BY FAX: (410) 586-1234

ONLINE: www.hudpass.com

