

AMERICAN PROPERTY CONSULTANTS & SELMA HOUSING AUTHORITY PRESENTS:



2-Day NSPIRE & NSPIRE-V Training
STAY REAC READY FOR HUD NSPIRE INSPECTIONS



In-Person: Monday, August 18, 2025 & Tuesday, August 19, 2025
w/optional virtual exam Wednesday, August 20, 2025

NSPIRE is HERE - ARE YOU NSPIRE'd? – Be REAC Ready for NSPIRE! HUD implemented NSPIRE as of July 1, 2023. Multifamily and HCV NSPIRE REAC inspections began October 1, 2023 with the option for HCV agencies to delay implementation until October 2025. The NSPIRE Inspection changes will ensure that the property's UNITS are in a continuous state of full readiness and compliance. NSPIRE transformed inspections into three inspectable areas: Unit, Inside, and Outside. NSPIRE has 83 life threatening (LT) issues that must be corrected or mitigated in 24 hours. Whether you are Multifamily, Housing Choice Voucher, or Public Housing - NSPIRE inspection protocol follows the same definitions. 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.

ATTENDING TODAY CAN IMPROVE YOUR PROPERTIES & SCORES FOR TOMORROW

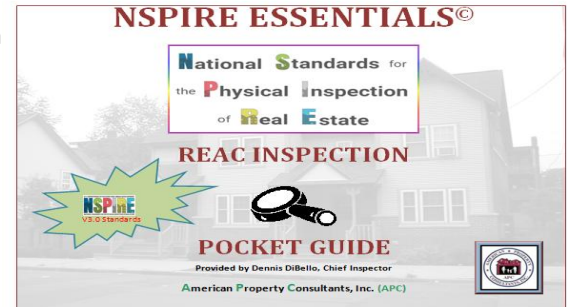
REAC UPCS Inspection 2 Day Training

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.



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!

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

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:

APC will teach you the NEW NSPIRE protocol & explain definitions so you understand!

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: Selma Housing Authority

Including the 2025 changes, Newly Updated NSPIRE Essentials, NSPIRE Pocket Guide, NSPIRE Inspection Tools, & References

2 - Day NSPIRE TRAINING:

A HISTORIC PROSPECTIVE

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

NSPIRE PROTOCOL

- ✓ TRACK 1 - CURRENT INSPECTION
✓ TRACK 2 - NEW INSPECTION MODEL
✓ WHAT IS NSPIRE
✓ NSPIRE STANDARDS
✓ NSPIRE DEFICIENCIES
✓ ALTERNATE INSPECTIONS - RVI

INSPECTION DAY

- ✓ R-DAY
✓ DURING THE INSPECTION
✓ INSPECTOR EDICTS
✓ DAILY REAC READY

OBSERVING & DOCUMENTING DEFICIENCY

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

HUD REAC SCORING

- ✓ INSPECTION RESULTS
✓ APPEALS

NSPIRE INSPECTION PREPARATION TOOLS

NSPIRE INSPECTION DATA ANALYSIS

NSPIRE PRACTICAL EXERCISES

CONFIRMATION PROFICIENCY EXAM

NSPIREinspect© SOFTWARE

DEMONSTRATION

AMERICAN PROPERTY CONSULTANTS &

SELMA HOUSING NSPIRE TRAINING:

On: Monday, August 18, 2025 & Tuesday, August 19, 2025

w/optional virtual exam Wednesday, August 20, 2025

Location: Wallace Community College



Hank Sanders Technology Building

3000 Earl Goodwin Parkway
1st Floor, Lecture Room 112
Selma, Alabama 36701

Time Frame: 8:30 am - 4:30 pm Central 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 AUGUST 11, 2025 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!

Selma 2 DAY SEMINAR FEE.....\$479.00 per attendee NUMBER OF ATTENDEES: _____
+ OPTIONAL PROFICIENCY EXAM FEE.....\$125.00 per attendee NUMBER OF PROFICIENCY EXAMS: _____
NSPIRE POCKET GUIDE (included in training).....\$ 14.95 value ADDITIONAL POCKET GUIDES \$14.95 EACH: _____
CONTACT _____ TOTAL DUE: _____

ATTENDEE(S) & TITLE _____

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

