

# 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.



### 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...

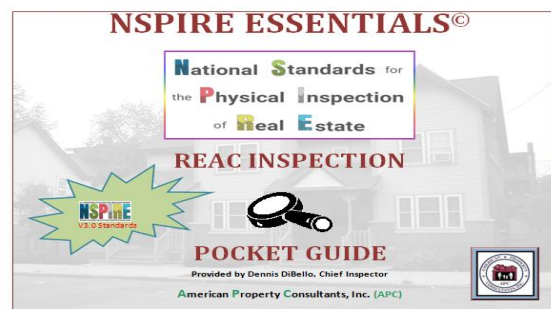
- ◆ Inspection Qualification ◆ Staff NSPIRE Familiarity ◆ Higher Scores
- ◆ Team Building ◆ Understand Protocol ◆ Plan & Budget Proactively
- ◆ Prioritize Repairs ◆ Learn Tricks of the Trade ◆ Conduct Annuals

PHONE: 800-272-7134  
[www.hudpass.com](http://www.hudpass.com)

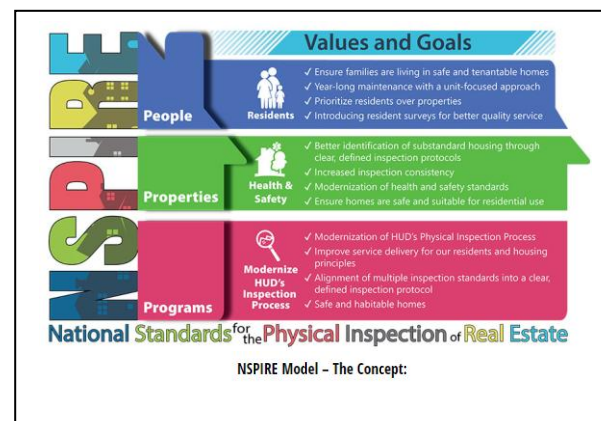
AMERICAN PROPERTY  
CONSULTANTS, INC.

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!



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**

FAX: 410-586-1234  
[apctoni@comcast.net](mailto: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  
1<sup>st</sup> Floor, Lecture Room 112  
Selma, Alabama 36701

*Time Frame: 8:30 am - 4:30 pm Eastern Standard Time*

**To register fill out the form below and email, fax, or visit:**

**[www.hudpass.com](http://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 \_\_\_\_\_

#### 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:** [apctoni@comcast.net](mailto: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](http://www.hudpass.com)