

HQS Conversion to UPCS-V

Comparison between HQS, UPCS, & UPCS-V



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Introduction

UPSC-V is the new updated inspection standard for the Housing Choice Voucher (HCV) program. UPCS-V combines the consistency and objectivity of UPCS inspections, with the focus on the condition of individual housing units of HQS inspections. UPCS-V is based on UPCS protocol and definitions (with the “V” signifying “Voucher”) with additions of unique items from the HQS inspection.

Like UPCS, UPSC-V provides an objectively measured condition of the housing unit on standardized criteria, by looking at the Site, Building Exterior, Building System, Common Area, and Unit inspectable areas. Like HQS, UPSC-V results in a pass/fail decision.

Some additions focus on current advances in home inspections and changes to standards of health and safety threats in homes today. For example:

- The addition of Guardrail, AFCI, and Carbon Monoxide Detector deficiencies.
- The expansion of Receptacle (Outlet) / Switch and Health & Safety deficiencies, such as the addition of Structural Hazards, Evidence of Roaches, and Lead Based Paint.

Some changes focus on the conditions and deficiencies that directly affect the tenant and the habitability of the unit. For example:

- The addition of Neighborhood Condition and Disconnected Utilities deficiencies.
- The reduction of deficiencies in the Site, Building Exterior, Building System, and Common Area that do not directly affect the tenant.
- The expansion of Laundry Room and Lighting deficiencies.

The primary goals of UPCS-V are to:

- Ensure health & safety of tenants.
- Align standards more closely with other HUD programs.
- Provide insight to the condition of assisted housing.
- Enhance HUD’s oversight abilities.

UPCS-V will use a deficiency driven protocol, rather than going through a static checklist. Deficiencies would be classified on an escalating scale, from minor (L1) to significant (L3), and critical deficiencies may be further classified as life threatening (LT) or emergency (E).



Deficiencies are recorded at different levels (1-3) of severity but only the deficiencies that will directly impact habitability will fail the inspection. Any items that do not “fail,” merely become part of the Unit Condition Index. The only items outside of the unit that fail the inspection are those that directly and negatively affect the tenant.

UPCS-V will use a new data transmission tool to generate the Unit Condition Index which will provide valuable information to tenants, homeowners and PHAs about the condition of the unit. Inspectors will conduct inspections on a handheld device in order to capture deficiencies, using photographic evidence and recording of inspection findings in real-time.



The Unit Condition Index will serve as a valuable oversight and monitoring tool for PHAs and HUD. Unlike a UPCS inspection, in which a low score may hold negative consequences for a PHA, the Unit Condition Index will leverage the wealth of inspection data collected by HUD to provide value-added feedback to PHAs, owners, tenants on the comparative condition of their units. The Unit Condition Index provides objectively measured condition of the housing unit on standardized criteria.

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Key

✓ = Items included in UPCS
*BE = Items moved from Building Exterior
*CA = Items moved from Common Areas
*UNIT = Items moved from Unit
*H&S = Items moved from Health & Safety
L1 = Level 1
L2 = Level 2
L3 = Level 3

✓ = Items included in UPCS-V
*HQS = Items added to UPCS-V, from HQS
*new = Items added to UPCS-V, due to advances in home inspections or changes to standards of health and safety threats
*SITE = Items moved to Site
*BS = Items moved to Building Systems
*UNIT = Items moved to Unit
P = Pass
F = Fail
NLT = Non Life Threatening
LT = Life Threatening
E = Emergency
 = Items NOT included in UPCS-V, because they do not directly and negatively affect the tenant

<u>High-Level Similarities And Differences Between UPCS-V And HQS</u>	<u>HQS</u>	<u>UPCS-V</u>
Provides standardized list of deficiencies and measurable criteria		X
Defined standardized list of Life Threatening and Emergency items		X
Up-to-date health and safety standards		X
Designed as a unit-based inspection standard for federally assisted units	X	X
Inspection standard aligned with other federally assisted programs		X
Pass/Fail results for all deficiencies	X	X
PHA ability to adopt HUD-approved variances	X	X
Uniform inspector training and registration		X
Includes guidance through the use of decision trees that lead to more consistent observations		X
Captures level of severity for line item deficiencies		X
Unit and room acceptability criteria	X	X
Standardized criteria for PHA submission of electronic inspection data to HUD		X
Customized unit condition index to provide value added analytics of inspection data to PHAs and stakeholders		X
Photo requirements for fail deficiencies		X
Allow PHAs the use photo and document evidence to ensure all fail deficiencies have been mitigated		X

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SITE – Item – Defect	UPCS	UPCS-V
Fencing and Gates	✓	✓
Non-Security Fences/Non-Safety—Holes/ Missing Sections/Damaged/Falling/ Leaning	L2	P
Security/Safety Fences—Holes/Missing Sections/Damaged/ Falling/Leaning	L1, L2, L3	P, F, NLT
Grounds	✓	✓
Erosion/Rutting Areas	L2, L3	P, NLT
Overgrown/Penetrating Vegetation	L2, L3	P, F
Ponding/Site Drainage	L2, L3	P, NLT
Lighting	*BE	P, F, LT
Mailbox/Project Signs	✓	✓
Mailbox Missing/Damaged	L1	P
Signs Damaged	L3	P
Market Appeal	✓	✓
Graffiti	L1, L2, L3	P
Litter	L2	P
Neighborhood Conditions	*HQS	P, F, NLT
Parking Lots/Driveways/Roads	✓	✓
Cracks/Settlement/Heaving/Loose Materials/ Potholes	L2, L3	P, F
Ponding	L2, L3	P, F
Play Areas and Equipment	✓	✓
Damaged/Broken Equipment	L1, L2, L3	P
Deteriorated Play Area Surface	L2, L3	P
Refuse Disposal	✓	✓
Broken/Damaged Enclosure—Inadequate Outside Storage Space	L2	P, F, NLT
Retaining Walls	✓	✓
Damaged/Falling/Leaning	L1, L3	P, NLT
Storm Drainage	✓	✓
Damaged/Obstructed	L2, L3	P

SITE– Item – Defect	UPCS	UPCS-V
Walkways/Steps	✓	✓
Cracks/Settlement/Heaving	L2	P
Broken/Missing Handrail	L3	P, F
Broken/Missing Guardrail	*HQS	P, F
Broken/Missing Steps	*HQS	F, NLT
Pedestrian/Wheelchair Ramp	*CA	P, F
Spalling	L1, L2	



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BUILDING EXTERIOR – Item – Defect	UPCS	UPCS-V
Doors	✓	
Damaged Frames/Threshold/Lintels/Trim	L2, L3	
Damaged Hardware/Locks	L2, L3	
Damaged Surface Holes/Paint/Rust/Glass	L2, L3	
Damaged/Missing Screen/Storm/Security Door	L1, L3	
Deteriorated/Missing Caulking/Seals	L3	
Missing Door	L3	
FHEO/UFAS	✓	
Main Entrance Less Than 32" Wide	L3	
Obstructed or Missing Accessibility Route	L3	
Fire Escapes	✓	✓
Blocked Egress/Ladders	L3	F, LT
Visibly Missing Components	L3	F, LT
Foundations	✓	✓
Cracks/Gaps	L2, L3	P, F
Spalling/Exposed Rebar	L2, L3	P
Lighting	✓	*SITE
Broken Fixtures/Bulbs	L2, L3	*SITE
Roofs	✓	✓
Damaged/Clogged Drains	L2, L3	P
Damaged Soffits/Fascia/Soffit Vents	L1, L3	P, F
Damaged Vents	L1, L3	P, F
Damaged/Torn Membrane/Missing Ballast	L2, L3	P, F
Missing/Damaged Components from Downspout/ Gutter	L1, L2, L3	P, F
Missing/Damaged Shingles	L1, L2, L3	P, F
Ponding	L3	P

BUILDING EXTERIOR – Item – Defect	UPCS	UPCS-V
Walls	✓	✓
Cracks/Gaps	L2, L3	P, F
Damaged Chimneys	L1, L2, L3	P, F, NLT
Missing/Damaged Caulking/Mortar	L1, L2	P
Missing Pieces/Holes/Spalling	L2, L3	P, F
Stained/Peeling/Needs Paint	L1, L2	P
Windows	✓	
Cracked/Broken/Missing Panes	L1, L3	
Damaged/Missing Screens	L1	
Damaged Sills/Frames/Lintels/Trim	L1, L2	
Missing/Deteriorated Caulking/Seals/ Glazing Compound	L1, L3	
Peeling/Needs Paint	L1	

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BUILDING SYSTEM – Item – Defect	UPCS	UPCS-V
Domestic Water	✓	✓
General Rust/Corrosion on Heater Chimney	L3	
Leaking Central Water Supply	L3	P, F
Misaligned Chimney/ Ventilation System	L3	F, LT
Missing Pressure Relief Valve	L3	F, NLT
Water Supply Inoperable	L3	F, NLT
Electrical System	✓	✓
Blocked Access/Improper Storage	L3	P, NLT
Burnt Breakers	L3	F, NLT
Evidence of Leaks/Corrosion	L3	F, NLT
Frayed Wiring	L3	F, LT
GFCI Inoperable	*new	F, NLT
AFCI Inoperable	*new	F, NLT
Missing Breakers/Fuses	L3	F, LT
Missing Covers	L3	P, F, LT
Elevators	✓	✓
Inoperable	L3	P, F, E
Tripping	*H&S	F, NLT
Emergency Power	✓	✓
Auxiliary Lighting Inoperable	L3	F
Missing Exit Signs	*H&S	F, NLT
Run-Up Records/Documentation Not Available	L2, L3	F
Fire Protection	✓	✓
Missing Sprinkler Head	L3	P, F
Missing/Damaged/Expired Extinguishers	L1, L2, L3	F, LT
HVAC	✓	
Boiler/Pump/Cooling System Leaks	L1, L3	
Fuel Supply Leaks	L3	
General Rust/Corrosion	L2, L3	
Misaligned Chimney/Ventilation System	L3	
Roof Exhaust System	✓	
Roof Exhaust Fan(s) Inoperable	L3	

BUILDING SYSTEM – Item – Defect	UPCS	UPCS-V
Sanitary System	✓	✓
Broken/Leaking/Clogged Pipes or Drains	L3	F, NLT
Missing Drain/Cleanout/Manhole Covers	L3	P, F
Septic System	*HQS	F, NLT



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COMMON AREA – Item – Defect	UPCS	UPCS-V
Call For Aid	✓	✓
Inoperable	L3	P, F, NLT
Ceiling	✓	✓
Bulging/Buckling	L3	P, F, NLT
Cracks	L1, L2, L3	P
Holes	L1, L2, L3	P
Missing Tiles/Panels	L1, L2, L3	P
Mold/Mildew/Water Stains/Water Damage	L1, L3	P
Peeling/Needs Paint	L1, L2	P
Doors	✓	✓
Damaged Frames/Threshold/Lintels/ Trim	L2, L3	P, F, NLT
Damaged Hardware/Locks	L1, L2, L3	P, F
Damaged/Missing Screen/Storm/ Security	L1, L3	P, NLT
Door		
Damaged Surface - Holes/Paint/Rust/Glass	L2, L3	P, F
Deteriorated/Missing Seals (Entry Only)	L3	P
Missing Door	L1, L2, L3	P, F, NLT
Electrical	✓	✓
Blocked Access to Electrical Panel	L3	P, NLT
Burnt Breakers	L3	F, NLT
Evidence of Leaks/Corrosion	L3	F, NLT
Frayed Wiring	L3	F, LT
GFCI Inoperable	L3	F, NLT
AFCI Inoperable	*new	F, NLT
Missing Breakers	L3	F, LT
Missing Covers	L3	F, LT

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COMMON AREA – Item – Defect	UPCS	UPCS-V
Floors	✓	✓
Bulging/Buckling	L3	P, F, NLT
Hard Floor Covering Missing/Damaged Flooring/Tiles	L1, L2, L3	P
Mold/Mildew/Water Stains/Water Damage	L2, L3	P
Peeling/Needs Paint	L1, L2	P
Rot/Deteriorated Subfloor	L2, L3	P
Soft Floor Covering Missing/Damaged (Carpet)	L1, L2, L3	P
Graffiti	L1, L2, L3	P
HVAC	✓	✓
Convection/Radiant Heat System Covers Missing/Damaged	L3	P
General Rust/Corrosion	L1, L2, L3	*UNIT
Inoperable	L3	P
Misaligned Chimney/Ventilation System	L3	F, LT
Noisy/Vibrating/Leaking	L1	*UNIT
Kitchen	✓	✓
Cabinets - Missing/Damaged	L2, L3	P
Countertops - Missing/Damaged	L2	P
Dishwasher/Garbage Disposal – Inoperable	L2	P
Plumbing - Clogged Drains	L1, L3	P
Plumbing -Leaking Faucet/Pipes	L1, L3	P
Range/Stove - Missing/Damaged/ Inoperable	L1, L2, L3	P
Range Hood/Exhaust Fans - Excessive Grease/Inoperable	L1, L3	P
Refrigerator - Missing/Damaged/Inoperable	L1, L3	P
Sink - Missing/Damaged	L1, L3	P
Laundry Room	✓	✓
Dryer Vent Missing/Damaged/Inoperable	L3	P, F, LT
Lighting	✓	✓
Missing/Damaged/Inoperable Fixture	L2, L3	P, F

COMMON AREA – Item – Defect	UPCS	UPCS-V
Mailbox Missing/Damaged	L3	P
Patio/Porch/Balcony	✓	✓
Baluster/Side Railings - Damaged	L3	P, F
Pools and Related Structures	✓	✓
Damaged/Not Intact - Fencing/ Gate(s)	L3	F
Inoperable	L3	P
Receptacles (Outlets)/Switches	✓	✓
Missing Switches/ Receptacles (Outlets)	L1, L3	P, F, LT
Inoperable Switches/ Receptacles (Outlets)	*new	✓
Not properly wired	*new	F, NLT
Broken with exposed connections	*new	F, LT
Inoperable receptacles (outlets)	*new	P, NLT
GFCI Inoperable	L3	F, NLT
AFCI Inoperable	*new	F, NLT
Missing/Broken Cover Plates	L1, L3	P, F, LT
Unprotected Receptacles (Outlet)	*new	P, F, NLT, LT
Restrooms/Pool Structures or Bathroom	✓	✓
Restroom or Bathroom Cabinet - Damaged/ Missing	L1	P
Lavatory Sink - Damaged/Missing	L1, L3	P
Plumbing - Clogged Drains	L1, L3	P
Plumbing -Leaking Faucet/Pipes	L1, L3	P
Shower/Tub - Damaged/Missing	L1, L2, L3	P
Ventilation/Exhaust System - Inoperable	L2	P
Water Closet/Toilet - Damaged/Clogged/ Missing	L2, L3	P
Smoke Detector	✓	✓
Missing/Inoperable	L3	P, F, LT

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COMMON AREA – Item – Defect	UPCS	UPCS-V
Stairs	✓	✓
Broken/Missing Hand Railing	L3	P, F
Guardrails Loose/Missing/Damaged	*HQS	P, F
Broken/Damaged/Missing Steps	L3	F, NLT
Pedestrian/Wheelchair Ramp Damaged/ Deteriorated	L2, L3	P, F
Trash Collection Areas	✓	✓
Chutes Damaged/Missing Components	L2	F
Walls	✓	✓
Bulging/Buckling	L3	P, F, NLT
Damaged	L1, L2, L3	P
Damaged/Deteriorated Trim	L1, L2, L3	
Mold/Mildew/Water Stains/Water Damage	L1, L3	P
Peeling/Needs Paint	L1, L2, L3	P
Water Heater	*UNIT	✓
Misaligned Chimney/Ventilation System	*UNIT	F, LT
Pressure Relief Valve/ Relief Valve Discharge Piping	*UNIT	F, NLT
Windows	✓	✓
Cracked/Broken/Missing Panes	L1, L3	P
Damaged/Missing Screens	L1	
Damaged Sills/Frames/Lintels/Trim	L1, L2	
Inoperable/Not Lockable	L1, L3	P, NLT
Missing/Deteriorated Caulking/Seals/ Glazing Compound	L1, L3	
Peeling/Needs Paint	L1	
Security Bars Prevent Egress	L3	
FHEO/UFAS	✓	
Multi-Story Buildings/Hallways/ Common Areas Less Than 36" Wide	L3	
Routes Obstructed or Inaccessible to Wheelchair	L3	

UNIT – Item – Defect	UPCS	UPCS-V
Bathroom	✓	✓
Bathroom Cabinets - Damaged/Missing	L1	P
Lavatory Sink - Damaged/Missing	L1, L3	P, F, NLT, E
Plumbing - Clogged Drains	L1, L3	✓
Plumbing - Leaking Faucet/Pipes	L1, L3	✓
Shower/Tub - Damaged/Missing	L1, L2, L3	P, F, NLT, E
Ventilation/Exhaust System - Inoperable	L2	P, F, NLT
Water Closet/Toilet - Damaged/Clogged/ Missing	L2, L3	P, F, NLT, E
Call-for-Aid	✓	✓
Inoperable	L3	P, F, NLT
Carbon Monoxide Detector	*new	F, LT
Ceiling	✓	✓
Bulging/Buckling	L3	P, F, NLT
Cracks	L1, L2, L3	P, F, NLT
Holes	L1, L2, L3	P, F, NLT
Missing Tiles/Panels	L1, L2, L3	P, F, NLT
Mold/Mildew/Water Stains/Water Damage	L1, L3	P, F, NLT
Peeling/Needs Paint	L1, L2	P
Disconnected Utilities	*HQS	F, E
Doors	✓	✓
Damaged Frames/Threshold/Lintels/Trim	L2, L3	P, F
Damaged Hardware/Locks	L1, L2, L3	P, F
Damaged/Missing Screen/Storm/Security Door	L1, L3	P
Damaged Surface - Holes/Paint/Rust/Glass	L2, L3	P, F
Deteriorated/Missing Seals (Entry Only)	L3	P, F
Missing Door	L1, L2, L3	P, F, NLT, E

UNIT – Item – Defect	UPCS	UPCS-V
Electrical System	✓	✓
Blocked Access to Electrical Panel	L3	P, F, NLT
Burnt Breakers	L3	F, NLT
Evidence of Leaks/Corrosion	L3	F, NLT
Frayed Wiring	L3	F, LT
GFCI Inoperable	L3	F, NLT
AFCI Inoperable	*new	✓
Missing Breakers/Fuses	L3	F, NLT, LT
Missing Covers	L3	F, LT
Floors	✓	✓
Bulging/Buckling	L3	P, F, NLT
Hard Floor Covering Missing/Damaged Flooring/Tiles	L1, L2, L3	P
Mold/Mildew/Water Stains/Water Damage	L2, L3	P, F
Peeling/Needs Paint	L1, L2	P
Rot/Deteriorated Subfloor	L2, L3	P, F
Soft Floor Covering Missing/Damaged (Carpet)	L1, L2, L3	P
HVAC System	✓	✓
Boiler/Pump/Cooling System Leaking		P, F, NLT
Convection/Radiant Heat System Covers Missing/Damaged	L3	P, F
Fuel Supply Leaking		F, NLT
General Rust/Corrosion	L1	P, F, E
Inoperable	L3	P, F, NLT, E
Misaligned Chimney/Ventilation System	L3	F, LT
Noisy/Vibrating/Leaking	L1	P, F, E

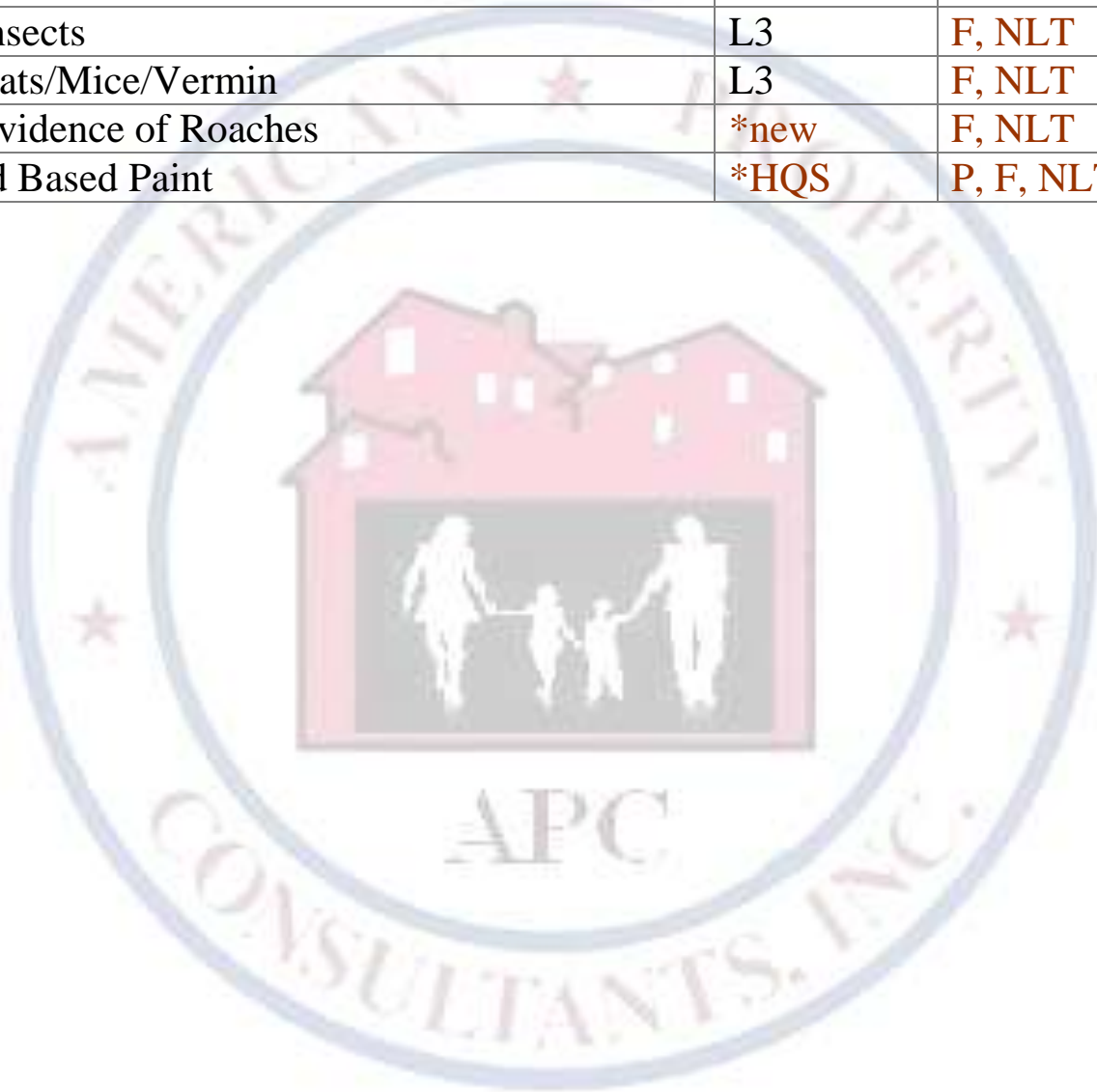
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UNIT – Item – Defect	UPCS	UPCS-V
Kitchen	✓	✓
Cabinets - Missing/Damaged	L2, L3	P, F, NLT
Countertops - Missing/Damaged	L2	P, F, NLT
Dishwasher/Garbage Disposal - Inoperable	L2	P
Plumbing - Clogged Drains	L1, L3	P
Plumbing - Leaking Faucets/Pipes	L1, L3	P
Range Hoods/Exhaust Fans - Excessive Grease/Inoperable	L1, L3	P, NLT
Range/Stove/Oven/Qualifying Microwave - Missing/Damaged/ Inoperable	L1, L2, L3	P, F, NLT
Refrigerator - Missing/Damaged/Inoperable	L1, L3	P, F, E
Sink - Missing/Damaged	L1, L3	P, F, NLT, E
Laundry Area (Room)	✓	✓
Dryer Vent Missing/Damaged/Inoperable	L3	P, F, LT
Dryer vent cap missing	*new	P
Utility sink leaking/inoperable/clogged drain	*new	P, F, NLT, E
Washer hookup leaking	*new	F, NLT
Lighting	✓	✓
Missing/Inoperable	L1, L2, L3	P, F
Loose/Hanging Light Fixture	*new	F
Missing/Damaged Light Fixture Globe	*new	P
Broken or Missing Light Bulb	*new	P, F, LT
Receptacles (Outlets) /Switches	✓	✓
Missing Switches/ Receptacles(outlets)	L1, L3	P, F, LT, E
Inoperable Switches/ Receptacles (outlets)	*new	✓
Not properly wired	*new	F, NLT
Broken with exposed connections	*new	F, LT
Unprotected receptacles(outlets) bathroom/ kitchen/laundry/exterior	*new	F, NLT, LT
GFCI /Inoperable	L3	F, NLT
AFCI Inoperable	*new	F, NLT
Missing/Broken Cover Plates	L1, L3	P, F, LT
Area – Item – Defect	UPCS	UPCS-V

UNIT – Item – Defect	UPCS	UPCS-V
Smoke Detector	✓	✓
Missing/Inoperable	L3	F, LT
Stairs	✓	✓
Broken/Missing Hand Railing	L3	P, F
Guardrails Loose/Missing/Damaged	*HQS	P, F
Broken/Damaged/Missing Steps	L3	F, NLT
Patio/Porch/Balcony	✓	✓
Baluster/Side Railings - Damaged	L3	P, F
Walls	✓	✓
Bulging/Buckling	L3	P, F, NLT
Damaged	L1, L2, L3	P, F
Damaged/Deteriorated Trim	L1, L2, L3	P
Mold/Mildew/Water Stains/Water Damage	L1, L3	P, F, NLT
Peeling/Needs Paint	L1, L2, L3	P
Water Heater	✓	✓
General Rust/Corrosion	L1, L2, L3	P, F, E
Inoperable Unit/Components	L3	F, E
Leaking Valves/Tanks/Pipes	L3	F
Misaligned Chimney/Ventilation System	L3	F, LT
Missing Flame Shield / Divider	*new	F, NLT
Missing Pressure Relief Valve	L3	F, NLT
Windows	✓	✓
Cracked/Broken/Missing Panes	L1, L3	P, F, NLT
Damaged/Missing Screens	L1	P
Damaged Sills/Frames/Lintels/Trim	L1, L2	P, F
Inoperable/Not Lockable	L1, L3	P, F, NLT
Missing/Deteriorated Caulking/Seals	L1, L3	P, F, NLT
Peeling/Needs Paint	L1	P
Security Bars Prevent Egress	L3	

HEALTH & SAFETY – Item – Defect	UPCS	UPCS-V
Air Quality	✓	✓
Mold and/or Mildew Observed	L3	F, NLT
Propane/Natural Gas/Methane Gas Detected	L3	P, F, LT
Sewer Odor Detected	L3	F, NLT
Other Harmful Pollutants	*new	F
Electrical Hazards	✓	✓
Wires Not Enclosed in a Secured Electrical Box (includes capped wires)	L3	F, NLT
Exposed Wires/Open Panels	L3	F, LT
Openings in Electric Panels	L3	P, F, LT
Other Hazardous Electrical Condition	*new	F, NLT, LT
Water Leaks On or Near Electrical Equipment	L3	F, LT
Elevator	✓	*BS
Tripping	L3	*BS
Emergency/Fire Exits	✓	✓
Blocked/Unusable	L3	F, LT
Missing Exit Signs	L3	*BS
Flammable/Combustible Materials	✓	✓
Improperly Stored	L3	P, F, NLT
Un-Capped Gas/Fuel Supply Lines	*new	F, NLT
Garbage and Debris	✓	✓
Indoors	L3	F, NLT
Outdoors	L3	F, NLT
Hazards	✓	✓
Other	L3	P, F, NLT, LT
Structural Hazards	*new	P, F, E
Sharp Edges	L3	P, F, NLT
Tripping	L3	F, NLT

HEALTH & SAFETY – Item – Defect	UPCS	UPCS-V
Infestation	✓	✓
Insects	L3	F, NLT
Rats/Mice/Vermin	L3	F, NLT
Evidence of Roaches	*new	F, NLT
Lead Based Paint	*HQS	P, F, NLT



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Life Threatening/Emergency (LTE) List

General Categories of Life Threatening and Emergency Items

Life Threatening

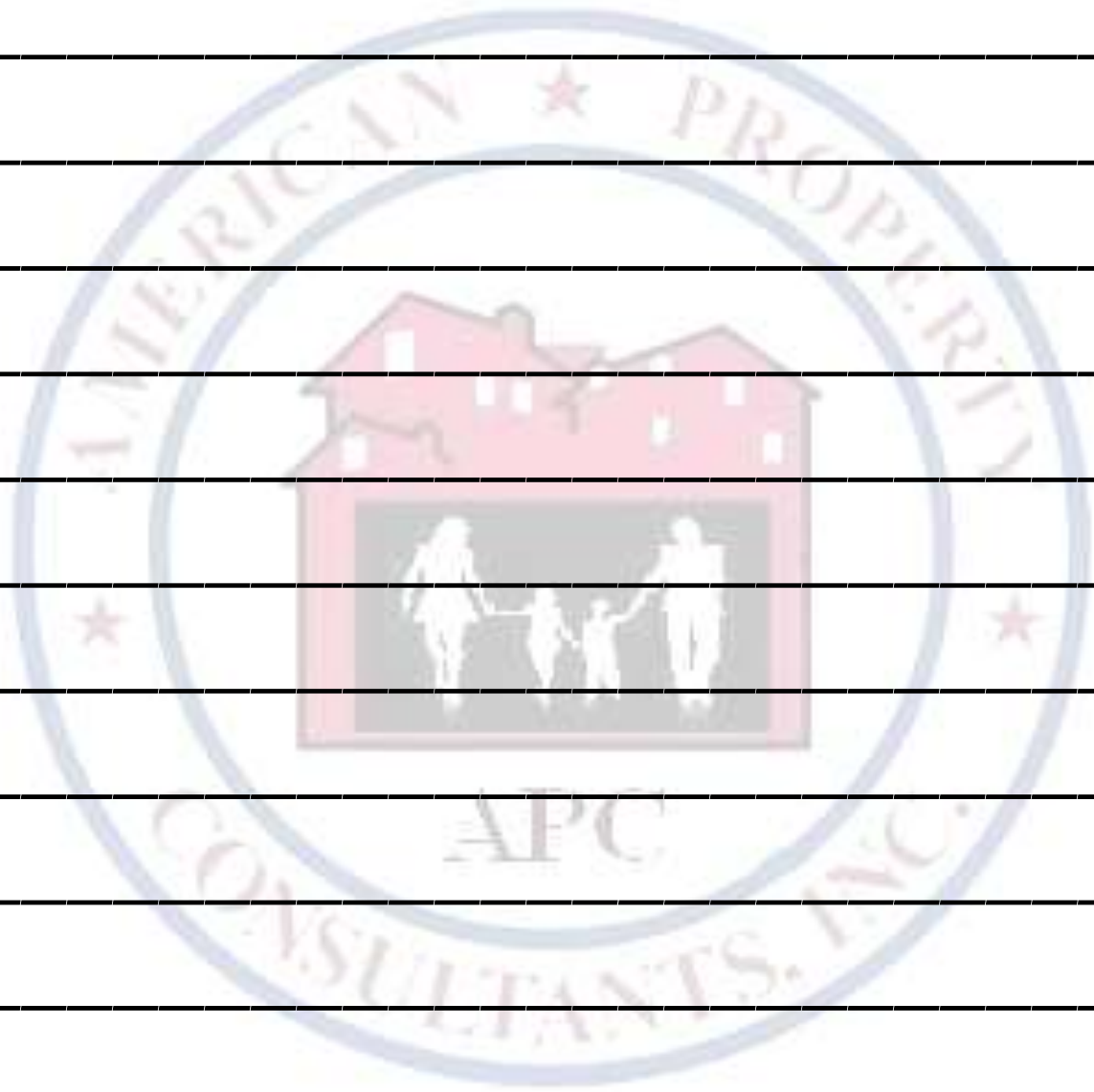
- Natural or Liquid Petroleum (LP) gas leak or fumes
- Electrical problems which could result in shock or fire
- Inoperable/missing smoke or carbon monoxide detector
- Gas/Oil Fired Water Heater/HVAC with missing or misaligned chimney
- Fire extinguishers expired or missing
- Building lacks an alternate means of exit in case of fire/blocked egress

Emergency

- Missing entry door
- The HVAC system fails to meet established criteria for emergency heating or cooling with consideration for ambient temperature range and ventilation
- Absence of at least one functioning sink and toilet in unit
- No working refrigerator
- No working stove/oven or other method of heating/preparing food
- Waterlogged/damaged ceilings, floor or walls in imminent danger of potential collapse
- Major plumbing leaks or flooding
- Utilities not in service (e.g., electricity, gas (LP/natural), water or oil)
- No running hot water
- Structural integrity condition where the building, or a component of the building, is in imminent danger of potential collapse

The list of LTE deficiencies represent a minimum list of conditions that must be addressed within 24 hours to ensure the safety of residents. Each PHA should still account for regional specific factors, and/or resident population that may warrant additions to this list.

Notes:



DRAFT

American Property Consultants

Qualifications, Experience, and Capability



APC, a WBE, was founded in 1996 and provides technical consulting services to residential, commercial and industrial clients. APC's principals individually have more than 30 years of experience in engineering, inspections, testing and diagnosing of industrial, commercial and residential properties.

APC has 18 years of experience with the REAC program. APC participated in the HUD REAC pilot program with 3 of the original 25 inspectors. In the full program we had 5 full time REAC certified contract inspectors. APC has now completed over 175,000 UPCS physical unit inspections at HUD funded properties from Maine to California to Puerto Rico.

As one of the top property inspection consultants in the industry, it has been our job to stay current on events and changes in this market place. APC has been working closely with HUD to bring you the most up-to-date information about the upcoming transition from HQS to UPCS-V and its effects. Based on what APC has learned, HUD is eager to begin this transition to UPSC-V. To help you prepare for this upcoming transition, APC has incorporated these updated protocols and definitions into our training to keep you informed about HQS and the upcoming transition to UPCS-V.

Call us for:

- Conducting Your 100% Annual Inspections and Pre-REAC Inspections
- Conducting UPCS Training: In-House, Conferences, Joint Sessions
- Assessing REAC Physical Inspection Scores and Assist in Writing Appeals
- HQS Inspections, GPNAs, CNAs, RAD, and Technical Energy Audits

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