



# UPCS/REAC Inspection Training

*The Nation's Best Training Seminar on UPCS and REAC Inspections, explaining the often complex world of REAC Inspections and Uniform Physical Condition Standards.*

## Training Seminar Summary

U.S. Housing Consultants training seminar will cover the Uniform Physical Condition Standards (UPCS) Inspection Standards and REAC Inspections. The main goal of our UPCS/REAC Training is to train seminar attendees to understand the “deeper meaning” of REAC Inspections, not simply a memorization of violations. We will train you on how to truly understand the principles behind Uniform Physical Condition Standards, and how to pass your REAC Inspections with incredibly high scores every time.

Through our years of experience as REAC and UPCS Inspection consultants, we have developed a training seminar that teaches managers and maintenance personnel how to pass REAC Inspections and understand the entire process in a clear and concise manner. Other similar training seminars attempt to compress 700 pages of inspection classifications into two days of training, leaving the attendees dizzy at the end of the process and clutching for reference manuals at every turn.

Instead, we refine all of the violations down in simple language, and coach all discussions of what is and is not a REAC/UPCS Violation in terms of understanding the process as a whole. Just as with classic education, we believe that the attendees should be taught to understand what a violation is and what is not a violation, without having to reference a manual.

The training seminar will cover the following areas and more:

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## Seminar Outline

### Day 1 – Outline of Topics Covered

- ✓ 9:00 – 10:30 -- *Understanding Uniform Physical Condition Standards*
  - ✓ The Regulatory Background of REAC and UPCS Inspections
  - ✓ Basic Principles of REAC Inspections
  - ✓ Inspected Items and Areas
  - ✓ What REAC “Levels” Are
  - ✓ Health and Safety Hazards
  - ✓ The REAC Scoring Model
- ✓ 10:45 – 12:00 – *REAC Inspection Administration*
  - ✓ Passing and Failing Inspections
  - ✓ Failed Inspections – The Aftermath
  - ✓ REAC Inspector Psychology and Inspector Rules

- ✓ How to best Prepare for REAC Inspections
- ✓ 1:00 – 2:30 – *Site and EH&S*
  - ✓ Definitions of Site Issues
  - ✓ Definitions of EH&S Issues – Variations of EH&S Hazards
- ✓ 2:45 – 4:00 – *Building Systems*
  - ✓ Definitions of Building System Issues
  - ✓ Variations of Building Systems Issues
  - ✓ Summary of Day 1 and Q&A

**Day 2 - Outline of Topics Covered**

- ✓ 9:00 – 10:30 – *Building Violation Issues*
  - ✓ Definitions of Building Exterior Issues
  - ✓ Variations of Building Exterior Issues
- ✓ 10:45 – 12:00 – *Building Violation Issues*
  - ✓ Definitions of Common Area and Unit Issues
  - ✓ Variations of Common Area and Unit Issues
- ✓ 1:00 – 2:30 – *Building Violation Issues*
  - ✓ Definitions of Common Area and Unit Issues
  - ✓ Variations of Common Area and Unit Issues
- ✓ 2:45 – 4:00 – *RED Star Exam*

Most importantly, U.S. Housing Consultants has developed a curriculum and training style that combines the extremely technical information involved with UPCS Issues in a style that is not dry or simply reiteration of technical jargon. Scott and Frank (our presenters) use a Power-Point presentation in combination with a series of props (wheelchairs, measuring tapes, etc) and a sense of humor. Both Scott and Frank are nationally recognized as trainers on a wide range of affordable housing issues, from Regulatory Issues (PHA/LIHTC/HUD/USDA) to physical compliance (UPCS, HQS, UFAS).

We understand that training of this sort that is performed in a cold and technical manner will produce almost no result with the attendees, as the level of attention will be almost non-existent. We try to keep the information piling up without ever getting to the point where people feel “over-loaded”. We encourage a free and open discussion, presenting opportunities for attendees to make sure that they understand all of the information that is being presented to them.

U.S. Housing Consultants offers an approach to training on subjects such as UPCS/REAC compliance that is unique in the industry, as we combine the knowledge and perspective of “both sides” of the issues, from the regulatory issues related to compliance with UPCS/REAC to the physical issues related to modifying properties to meet UPCS guidelines. In the following sections we will show the history of our trainers and of our firm.



## **Our Presenters**

Our presenters are the principle owner of U.S. Housing Consultants, LLC; Scott Precourt, and our Director of Inspection Services Frank McGann. Beyond having a complete understanding of the subject matter, Scott and Frank have held several dozen training seminars throughout the country and have created a method of covering sometimes intensely technical information in a humorous and entertaining method.

## **Not Just an Inspection Firm**

U.S. Housing Consultants is not just an “inspection firm”. We are an affordable housing consulting firm with clients from Northern Maine to Hawaii. We have a staff of inspectors, tax credit specialists, HUD Occupancy Specialists, and Trainers of Affordable Housing Issues, and all of the services are designed to ensure that the existing stock of affordable housing remains viable.

We have a detailed continuing education program, where all of our inspectors and consultants are put through regular training on all issues affecting affordable housing in America. All of inspectors are taught about funding structures, grant writing, and compliance issues, and likewise all of our compliance specialists have been trained to do REAC and other inspections.

We have a detailed apprenticeship program for all our new employees, where they work with our Director of Inspection Services Frank McGann for months before they are allowed to work on their own. This allows us to teach our inspectors to not just inspect the units, but in finding all of the issues, to also find the deeper issues for a building, trends in non-compliance or general issues that need to be addressed. We also train our inspectors to be familiar with the regional differences in both management practices as well as architectural issues.

Both Scott and Frank are nationally recognized as trainers of affordable housing and physical compliance issues, from Management and Occupancy Reviews for HUD and LITHC and Section 504 to REAC and Capital Needs Assessments.