

## Uniform Physical Conditions Standards (UPCS)

Day 1	Day 2
<p><b>Introduction</b></p> <ul style="list-style-type: none"> <li>• Uniform Physical Condition Standards Seminar Overview</li> <li>• Purpose and Objectives</li> <li>• History</li> </ul> <p><b>Public Housing Assessment System (PHAS)</b></p> <ul style="list-style-type: none"> <li>• Overview of the PHAS System</li> <li>• PHAS Scoring</li> <li>• Relationship with MASS</li> <li>• Proposed Changes and Relationship to Asset Management</li> </ul> <p><b>PHAS Indicator 1 - Physical Conditions</b></p> <ul style="list-style-type: none"> <li>• Purpose</li> <li>• Procedures</li> <li>• Assessment</li> </ul> <p><b>PHAS Indicator 3 – Management</b></p> <ul style="list-style-type: none"> <li>• Annual Inspection Requirements</li> <li>• Work Order Maintenance</li> </ul> <p><b>HUD Centers</b></p> <p><b>Compliance with Federal Regulations</b></p> <p><b>Overview of the Inspector Responsibilities</b></p> <ul style="list-style-type: none"> <li>• Roles of the Inspector</li> <li>• Inspector Information</li> <li>• Inspector's Knowledge and Skills</li> <li>• Inspector's Image</li> <li>• Inspector's Safety</li> <li>• Inspector's Tools</li> <li>• Principles of a Good Inspection</li> </ul> <p><b>PASS and UPCS Standards</b></p> <ul style="list-style-type: none"> <li>• Definitions</li> <li>• Dictionary of Terms</li> <li>• Scoring</li> <li>• Inspectable Areas</li> <li>• Criticality</li> <li>• Severity</li> </ul> <p style="text-align: center;">* * *</p>	<p><b>PASS and UPCS Standards (Continued)</b></p> <ul style="list-style-type: none"> <li>• Definitions</li> <li>• Dictionary of Terms</li> <li>• Scoring</li> <li>• Inspectable Areas</li> <li>• Criticality</li> <li>• Severity</li> </ul> <p><b>Data Dictionary Introduction</b></p> <p><b>Observing and Recording Deficiencies</b></p> <ul style="list-style-type: none"> <li>• Levels</li> </ul> <p><b>Inspectable Areas</b></p> <ul style="list-style-type: none"> <li>• Site</li> <li>• Building Systems</li> <li>• Building Exterior</li> <li>• Common Areas</li> <li>• Dwelling Unit</li> </ul> <p><b>Health and Safety Conditions</b></p> <ul style="list-style-type: none"> <li>• Methods to Identify</li> <li>• Methods to Improve</li> <li>• Response Times</li> <li>• Reporting</li> </ul> <p><b>Data Dictionary Pictorial Exercise</b></p> <ul style="list-style-type: none"> <li>• Site</li> <li>• Building Exterior</li> <li>• Building Systems</li> <li>• Common Areas</li> <li>• Dwelling Unit</li> </ul> <p><b>Inspection Summary Sheet</b></p> <p><b>Top 20 Deficiencies</b></p> <p><b>Special Conditions</b></p> <ul style="list-style-type: none"> <li>• Lead Based Paint</li> <li>• Mold</li> </ul> <p style="text-align: center;">* * *</p>

Day 3	
<p><b>Inspection Process</b></p> <ul style="list-style-type: none"> <li>• General Process</li> <li>• Pre-Inspection Procedures</li> <li>• Inspection Day</li> <li>• Vacant Unit Policy</li> <li>• Work in Progress</li> <li>• Proportionality</li> <li>• Conclusion of Inspection</li> </ul> <p><b>Follow-up to Inspection</b></p> <p><b>Latest Compilation Bulletins</b></p> <p><b>Inspector Notices</b></p> <p><b>Inspector Business Rules</b></p> <p><b>LHA Right to Petition and Appeal</b></p> <p><b>HUD DCD Software Installation</b></p> <p><b>Mock Inspection</b></p> <p><b>Proficiency Exam Review</b></p> <p><b>Proficiency Exam</b></p> <p style="text-align: center;">* * *</p>	