



Bernard J. Morosco

Consulting ~ Inspection & Training Services

November 17, 2003

Attached are two recent PIH-REAC e-mails sent to field inspectors that make changes to the Compilation Bulletin issued August 26, 2002.

Best Regards,

Bernard J. Morosco
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HUD Certified UPCS inspector and trainer
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ISSUED Friday, November 7th, 2003

From: rebecca_strawbridge@hud.gov

Subj: Compilation Bulletin - Lighting

Date: 11/7/2003 12:49:49 PM Eastern Standard Time

To: All Inspectors certified in the use of the UPCS inspection protocol

Subject: Compilation Bulletin, Pages 20 and 21, Lighting

Effective immediately, Inspectors are no longer required to inspect rooms for a switched light source. Please disregard the first bullet item under "Lighting".

Lighting

All rooms must be inspected for a switched light source. This may be a wall or ceiling fixture or a lamp. A wall switch or electrical outlet is not a switched light source. The inspector must switch on the fixture or lamp. If it does not operate, property personnel may replace the light bulb. If it still does not function, the inspector must record as a Missing/Inoperable Fixture as applicable."

The second bullet item under "Lighting", regarding fixtures or lamp globes or bowls, is still valid. Please continue to comply with the following:

Fixture or lamp globes or bowls are not considered part of the lighting system. Do not record them as a deficiency as long as the light functions without them."

Overhead lighting in place must function properly.

Thank you for your cooperation. Please let me know if you have any questions regarding this change to the Compilation Bulletin.

Rebecca Strawbridge
PIH REAC
Inspector Administration
(202) 708-4932 Ext. 3487

ISSUED Monday, November 16th, 2003

From: rebecca_strawbridge@hud.gov

Subj: Inspector Notice No. 2003-03 Clarification of the UPCS Inspection Protocol

Date: 11/17/2003 1:33:54 PM Eastern Standard Time

To: All Inspectors Certified in the Use of the UPCS Inspection Protocol:

Please refer to the following inspector notice for recent changes to the Compilation Bulletin.

**OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER**

Inspector Notice No. 2003-03

TO: All Inspectors certified in the use of the Uniform Physical Condition Standards (UPCS) inspection protocol

FROM: Nelson E. Stephens, Inspector Administration

SUBJECT: UPCS Inspection Protocol Compilation Bulletin – Clarification

DATE: November 17, 2003

This notice provides additional clarification of several items addressed in the REAC Compilation Bulletin dated August 26, 2002. Please refer to the Compilation Bulletin for their proper context. The REAC Compilation Bulletin will be updated to reflect the following:

Question: If burners have been removed from the stove for cleaning, etc., is this a deficiency?

Answer: If burners can be located and reinstalled into stovetop, these missing burners are not a deficiency. As with a gas range, once they have been reinstalled, they must be turned on and checked to determine if they are functioning.

Question: If control knobs have been removed from the stove, is this a deficiency?

Answer: If the control knobs can be located and reinstalled on the stove, it is not a deficiency. If the knobs cannot be located, record the missing knobs as a Level 1 deficiency.

Question: If an exterior A/C disconnect box that is not associated with a sample unit has no cover, is it a deficiency? If so, where is the deficiency to be recorded?

Answer: Yes. This would be recorded at Building Exterior, H&S, Electrical Hazard, regardless of the design of the box. If the disconnect is associated with a sample unit, the deficiency would be recorded at unit.

Question: If all data associated with the property profile is not completely accurate, will the inspector's performance be considered Outside Standard during a REAC Collaborative Quality Assurance (CQA) review?

Answer: All building data must be correct. If the unit/bldg count and/or bldg type is not correct, the inspector's performance will be rated as "Outside Standard" (OS). If other data is incorrect, QA will evaluate the overall performance.

Question: Are inspectors required to conduct the entire inspection?

Answer: Yes. ALL inspectable items must be inspected by the inspector. This includes, but is not limited to, smoke detectors, doors, windows, faucets, and stoves/ovens. Testing is required for ALL smoke detectors located over 8', including those located in cathedral or vaulted ceilings. The POA shall provide access and perform testing in the visual presence of the inspector for smoke detectors over 8'. Smoke detectors not tested must be recorded as OD.

Question: Is a defect for Spalling/Exposed Rebar, Foundations to be recorded relative only to the percentage of the foundation area observed, or is it to be recorded based on all foundation walls of the building?

Answer: The percentage is to be calculated based on all foundation walls of the building.

Question: Where are cracks on basement floors to be recorded?

Answer: Deficiencies are to be recorded under Foundations.

Question: Are exit signs required at all applicable exits?

Answer: No. If there has never been an exit sign, HUD does not require one to be installed, nor are missing exit signs a deficiency. Illumination is required in the area of the sign, and a window constitutes illumination.

Window Egress

For rooms with only one window as a secondary means of egress, an inoperable window is also to be recorded as Blocked Egress at H&S, Emergency/Fire Exits. If the window is not operational, it could not be used to egress the room. A window designed not to be lockable is not an H&S deficiency.

Double-sided Keyed Deadbolt Lock

EH&S deficiencies (blocked egress) pertaining to double-sided keyed deadbolt locks are only applicable to units, and do not apply to common areas.