



# Uniform Physical Condition Standards 2 Day Update & Certification Class

This 2 day seminar is designed for those all staff involved in dealing with The UPCS Standard from the official "REAC" Inspection to conducting their own annual inspections using UPCS. This class is designed to train and certify individuals with the UPCS Standard. The objective of this seminar is to for staff to leave with a clear understanding of the standard. Attendees will receive a compact disk that includes a variety of tools and resources.

## Day One

### MODULE 1 – The Basics

*Introduction to PHAS/UPCS  
Recording Structure  
Changing your Mode of Thinking*

### MODULE 2 – UPCS Annual Inspections

*Requirements to conduct your OWN annual inspections  
Inspection Documentation  
Whats required to be inspected  
What are my time requirements to get deficiencies fixed (the work order system)  
Who can perform your Annual Inspections*

### MODULE 3 – UPCS Definitions

*Units and Common Areas  
Building Systems  
Building Exterior  
Site  
Health & Safety*

## Day Two

### MODULE 3 – UPCS Definitions (CONTINUED)

### MODULE 4 – The REAC Inspection

*The HUD/REAC Inspector  
Preparing your property for Inspection  
Inspector Conduct and Behavior  
The REAC Inspection Process  
Inspection Certificates  
Lead Based Paint  
Big Ticket Items  
What is in fact.....Sampled  
Property Example – what is inspected*

### MODULE 5 – The FLIP side

*Technical Review of UPCS Property Inspections  
Database Adjustments for Inspections  
Management Assessment Sub-System Reporting  
Component #1 -Annual Inspection of Units  
Component #2 -Annual Inspection of Systems*

CERTIFICATION TEST 1:45pm – 4:15pm

## YOUR TRAINER

### **Bernard J. Morosco, SPHM,PHM,CMH,CMM,COS, CIE**

Mr. Morosco brings to class over 20 years experience in the housing field in both the Public and Private sectors. He has served as an Executive Director of two non-profit housing organizations managing low income housing and homeownership. His housing related certifications including SPHM, PHM, CMH, CMM and COS.

Mr. Morosco has been a certified inspector since the start of the program in September 1998 he has performed over 2500 official REAC inspections. Mr. Morosco was certified by REAC as a UPCS trainer in December 1999. Since then Mr. Morosco has trained over 300 UPCS classes all over the country. Mr. Morosco also conducts UPCS annual inspection to meet PHA annual requirements and since September 2000 has performed Annual UPCS inspections in 250 PHA's totaling over 280,000 units. Mr. Morosco is also Licensed by the US EPA as a Lead Based Paint Risk Assessor and Inspector in NY, FL, SC and NV. Mr. Morosco is also certified by the Indoor Air Quality Association as an Indoor Environmentalist.

