

## SERVICES



### *HUD REAC PREPARATION*



### *HQS INSPECTIONS*



### *CALIFORNIA HOME INSPECTIONS*

<http://www.upcsinspector.com>

(530) 903-2702

## The U.S Department of Housing and Urban Development Real Estate Assessment Center

In 1998 The Department of Housing And Urban Development (HUD ) Formed a division known as The Real Estate Assessment Center (REAC) The purpose of this division is to administer HUD'S Physical Inspection Program

The purpose of the HUD Physical Inspection Program is to assess the condition of properties for which HUD has an interest or obligation ensuring properties are in compliance with HUD REAC Uniform Physical Condition Standards. (UPCS)

**IF YOUR PROPERTY IS UNDER CONTRACT AND YOU HAVE NOT EXPERIENCED AN INSPECTION WITHIN THE LAST YEAR YOU MAY BE SCHEDULED IN THE VERY NEAR FUTURE.**

**CALL TODAY— BE PREPARED!**

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## UPCSINSPECTOR INC

### *HUD REAC PHYSICAL COMPLIANCE CONSULTING*



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## UPCS PREPARATION

### INSPECTION SERVICES

#### HUD PHYSICAL COMPLIANCE

HUD REAC Uniform Physical Condition Standards (UPCS) 100% Pre-Inspection Services for properties subject to inspections by The US Department of Housing and Urban Development.

#### ANALYSIS

We offer comprehensive cost breakdown and budget analysis for practical repair strategies to meet deadlines with focus on high critical items, health and safety, deferred maintenance, and other liability issues.

#### TRAINING

We offer consulting with training in physical inspection for regional management directors, property management executives, maintenance specialists and leasing agents.

#### Mortgage Lenders

In addition; we coordinate multi-family property inspection services for mortgage lenders to ensure compliance requirements - inspect for physical condition; research management skills, qualifications, and knowledge of key staff members; evaluate property program marketing requirements and resident retention initiatives, assess grounds, utility infrastructures, roadways and accessibility, and health and safety issues.

#### California Residential Home Inspections

Our 100% Pre-Inspections are designed and conducted specifically to prepare your property for an official inspection and to demonstrate the inspection protocol and process to employees who will be responsible for preparation on future REAC UPCS Physical Inspections.

#### REPORTS

**Basic Discrepancy Report:** HUD'S latest REAC Public Software Version.

**Interactive Report:** Customized Excel Worksheets with photos links & CD.

**Inspection Report Creator (IRC):** This report includes a detailed list of all major physical components in each inspectable area and any relationship they may have to our findings. We will document age and summarize the condition of unit cabinets, doors, hardware, appliances, paint, flooring and general overall condition, building systems and exterior envelope; roofing material, flashing, gutters and drain systems, siding, trim and windows. We will provide an overview of site vegetation, grading, drainage systems, walkways and parking lot, signage, fencing and security systems.

#### TRAINING

Through the discovery process we will help train your staff to identify defects defined in the UPCS code. Group training is available per request providing your staff the knowledge base to continuously monitor your properties HUD UPCS Environment.

"Your maintenance staff will have an opportunity to work directly with a former Certified HUD REAC Inspector and current "Certified Affordable Housing Specialist", introducing valuable information that will assist you in developing crucial internal activity to help toward your organizations future REAC Success".

### Daniel Barrett



Mr. Barrett obtained his USDA Rural Development Management Certification through California Council For affordable Housing in 1997 and has since earned Tax Credit and HUD Management designations with NAHMA, NAHB, IREM and SPECTRUM C3P. In 2004 Mr. Barrett was licensed by the US Housing and Urban Development Real Estate Assessment Center in WA D.C. to conduct official HUD REAC Inspections. Mr. Barrett is also an InterNACHI certified home inspector.

Between 2004 and 2011 while performing hundreds of UPCS and HQS physical compliance inspections Mr. Barrett has been selected to train and mentor property management executives, managers, leasing agents and maintenance staff ensuring the success of high visibility property management and physical compliance initiatives. Mr. Barrett endeavors to enhance business processes and procedural guidelines defining residential management practice, property inspection and file compliance.

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