



UPCS-V

A Reliable, Consistent, and Objective Inspection Standard

What is UPCS-V?

- UPCS-V, with the “V” signifying “Voucher”, aims to clarify and streamline inspection processes for PHAs and inspectors, while increasing owners’ and tenants’ access to detailed information about their homes.
- UPCS-V is based on the UPCS protocol and modified to fit the needs of the HCV program.

What is UPCS-V?

- There are 2 core components to a UPCS-V inspection:
 1. The deficiencies which determine whether a unit is acceptable for occupancy.
 - Deficiencies will be classified on an escalating scale, from minor to significant and emergency or life threatening.
 2. The detailed Unit Condition Index which will give residents, owners, PHAs, and HUD better insight into the overall condition of the unit.
 - The Unit Condition Index will include healthy homes indicators.

What are the benefits of UPCS-V?

- Standardized deficiencies and processes will result in more consistent, objective inspections.
- The Unit Condition Index will provide value-added feedback to PHAs, owners, and tenants on the comparative condition of the unit.
- The inclusion of information about the health impacts of certain deficiencies will allow tenants to make more informed housing decisions.
- PHAs will be able to use the information to prioritize resources on a risk-basis, helping to ensure tenants reside in safe, habitable housing.

Is this going to be more work?

- HUD anticipates that overall the amount of effort in the inspection will be comparable to HQS, with a difference being that all inspection data will be collected electronically.
- Electronic based inspections can help to:
 - increase efficiency
 - minimize data errors
 - save time for inspectors in uploading reports
 - reduce admin costs associated with file storage

UPCS-V Better Defined

HQS

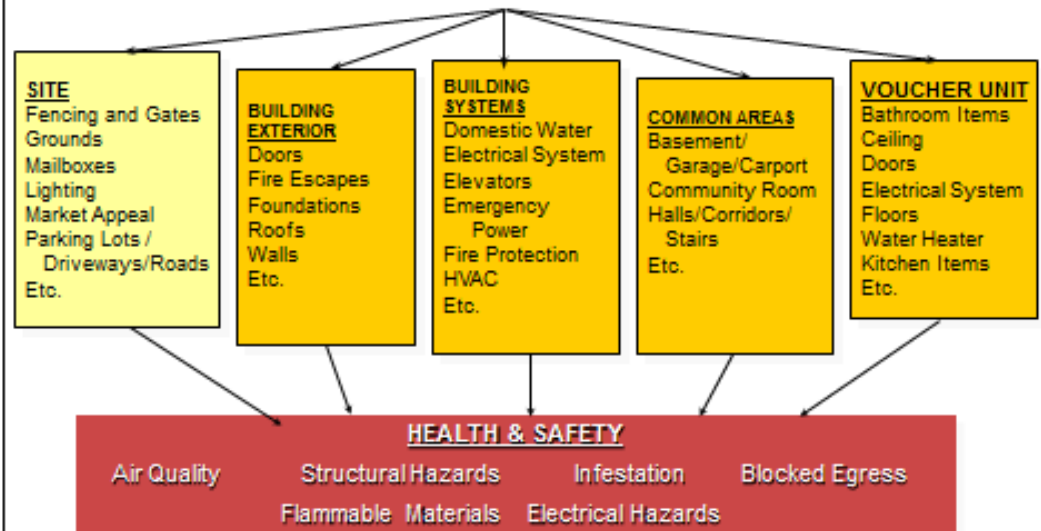
Checklist Category

1. Living Room
2. Kitchen
3. Bathroom
4. All Other Rooms Used for Living
5. All Secondary Rooms Not Used for Living
6. Heating & Plumbing
7. Building Exterior
8. General Health & Safety

UPCS-V

PHYSICAL INSPECTION STRUCTURE

INSPECTABLE ITEMS



UPCS-V INSPECTION STRUCTURE

INSPECTABLE AREAS

SITE
INSPECTABLE ITEMS:
Fencing and Gates
Grounds
Mailboxes/Project
Signs
Market Appeal
Parking Lots/
Driveways/Roads
Etc.

BUILDING EXTERIOR
INSPECTABLE ITEMS:
Doors
Fire Escapes
Foundations
Lighting
Roofs
Walls
Etc.

BUILDING SYSTEMS
INSPECTABLE ITEMS:
Domestic Water
Electrical System
Elevators
Emergency
Power
Fire Protection
HVAC
Etc.

COMMON AREA
INSPECTABLE ITEMS:
Basement/
Garage/Carport
Community Room
Day Care
Halls/Corridors/
Stairs
Etc.

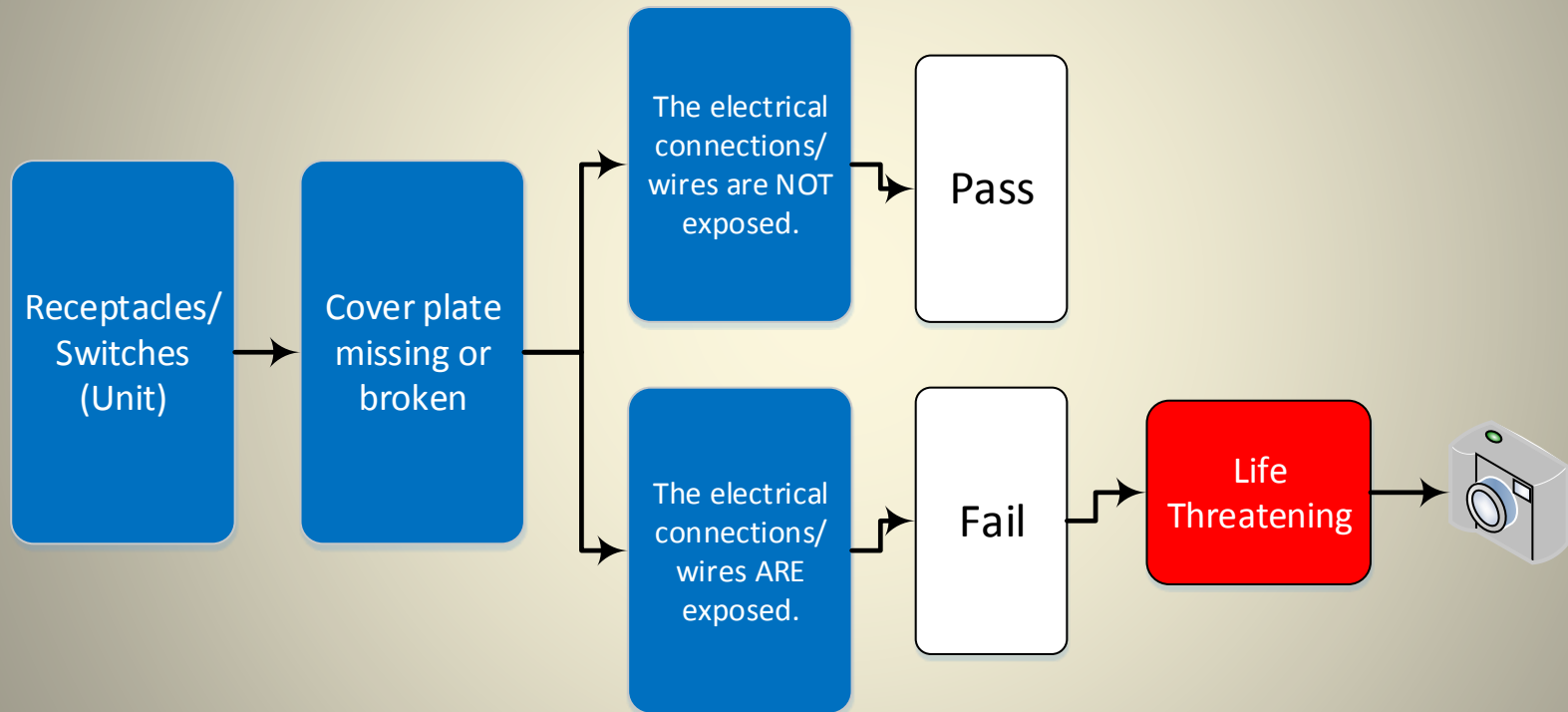
VOUCHER UNIT
INSPECTABLE ITEMS:
Bathroom Items
Call-for-Aid
Ceiling
Doors
Electrical System
Floors
Water Heater
Kitchen Items
Etc.

HEALTH & SAFETY
Air Quality
Flammable Materials
Electrical Hazards
Etc.
Emergency/Fire Exits

Value of a Decision Tree Model

- A support tool that makes the inspector's job easier regardless of skillset.
- A path to accurate decision making.
- Guides inspectors to consistent and reliable outcomes.
- Intuitive, easy to learn and implement.

Sample Decision Tree For UPCS-V



Decision Trees & The Dictionary of Deficiency Definitions

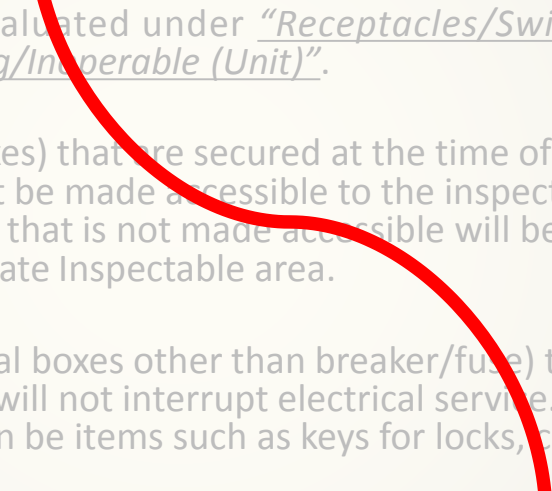
- All UPCS-V Decision Trees are based on a deficiency definition
- Deficiency definitions provide a detailed description of both pass and fail conditions
- A primary resource for inspectors
- Organized based on the 5 Inspectable Areas

Inspectable Item: Electrical System (Unit)

Electrical System (Unit)

Equipment that safely distributes electrical power throughout the unit. Includes equipment that provides control, protection, metering, and service.

Note:

- 1) Receptacles and switches are evaluated under “Receptacles/Switches (Unit)” and light fixtures under “Lighting – Missing/Inoperable (Unit)”.
 - 2) Electrical panels (breaker/fuse boxes) that are secured at the time of inspection (except for disconnects and timer boxes) must be made accessible to the inspector for inspection. Any electrical panel (breaker/fuse box) that is not made accessible will be recorded as “Blocked Access to Electrical Panel” in the appropriate Inspectable area.
 - 3) Timer and disconnects (all electrical boxes other than breaker/fuse) that are not secured must be inspected, provided that doing so will not interrupt electrical service. Secured means that it requires the use of a tool. Tools can be items such as keys for locks, cutters, screwdrivers, or other similar instruments.
- 

This inspectable item can have the following deficiency:

Blocked Access to Electric Panel
Burnt Breakers
Evidence of Leaks Corrosion
Frayed Wiring
GFCI /Arc Fault Breaker Inoperable
Missing Breakers/Fuses
Missing Covers

Inspectable Item [Electrical System] within the “Unit” Inspectable Area.

Followed by a brief description of the Inspectable Item.

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“Note:” section provides clarifications specific to the Inspectable Item. Especially useful to the inspector. Provides instruction on correctly recording deficiencies.

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An Inspectable Item can have multiple Deficiencies and they are listed in alphabetical order. The first Deficiency follows directly below

Deficiency: Frayed Wiring (Electrical System – Unit)

Frayed Wiring (Electrical System – Unit)

Deficiency: Nicks, abrasions, or fraying of the insulation that expose wires that conduct current.

Note:

- 1) Do not consider this a deficiency for wires that are not intended to be insulated, such as grounding wires.
- 2) Do not consider low voltage wiring such as telephone and cable TV.

Inspection Result:

Fail / Life Threatening: You see any nicks, abrasions, or fraying of the insulation that expose any current conducting wire.

Comment:

Missing Breakers / Fuses



240V - 48V ---

NOOD PANEL BOARD
TABLERO NOOD
PANNEAU DE DISTRIBUTION NOOD

SQUARE D

CAT. NO./NO. DE CAT / N° DE CAT
NOOD442L400

SERIES /
SERIE /
SÉRIE

MAX. AMP /
A MAX /
A MÁX

400

1

WIRE / CABLE / CABLE

4

3

400

NOOD PANEL BOARD
TABLERO NOOD
PANNEAU DE DISTRIBUTION NOOD

SERIES /
SERIE /
SÉRIE

MAX. AMP /
A MAX /
A MÁX

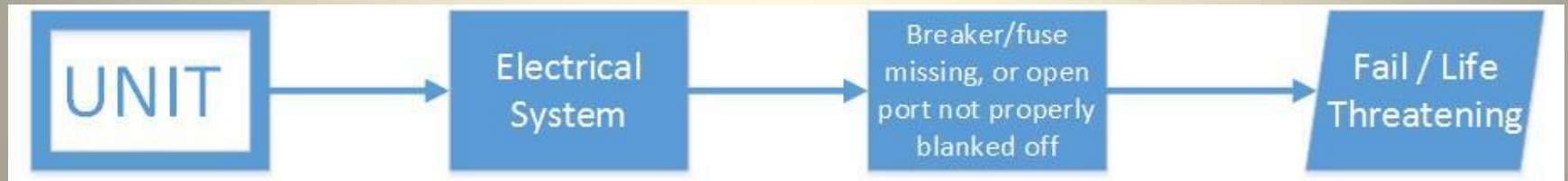
400

WIRE / CABLE / CABLE

4

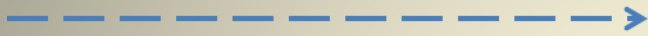
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Missing Breakers / Fuses

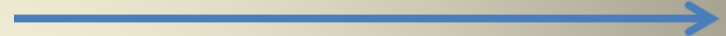


Pressure Relief Valve/Discharge Line

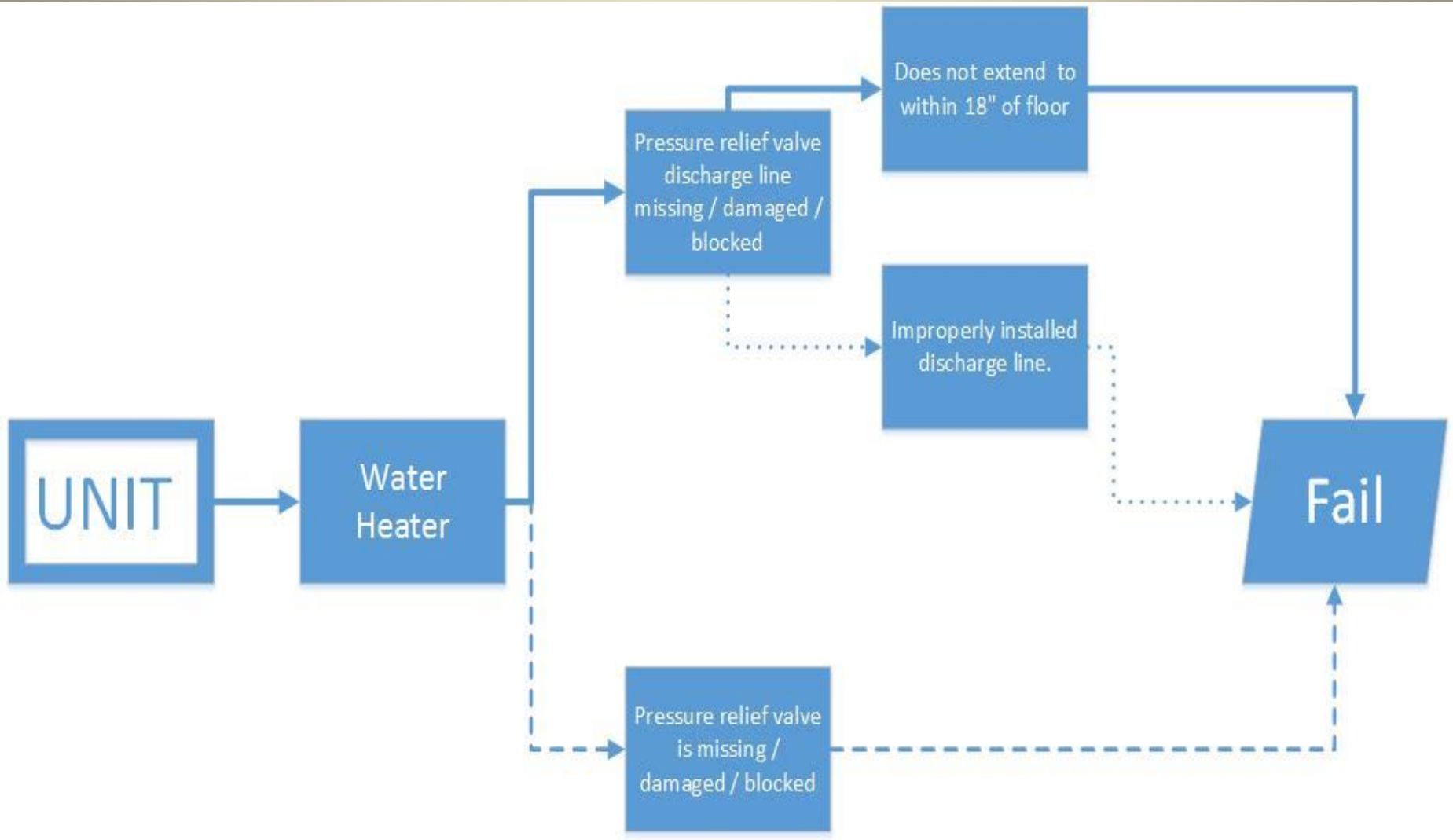
PRV Blocked / Disabled



Discharge Line Missing



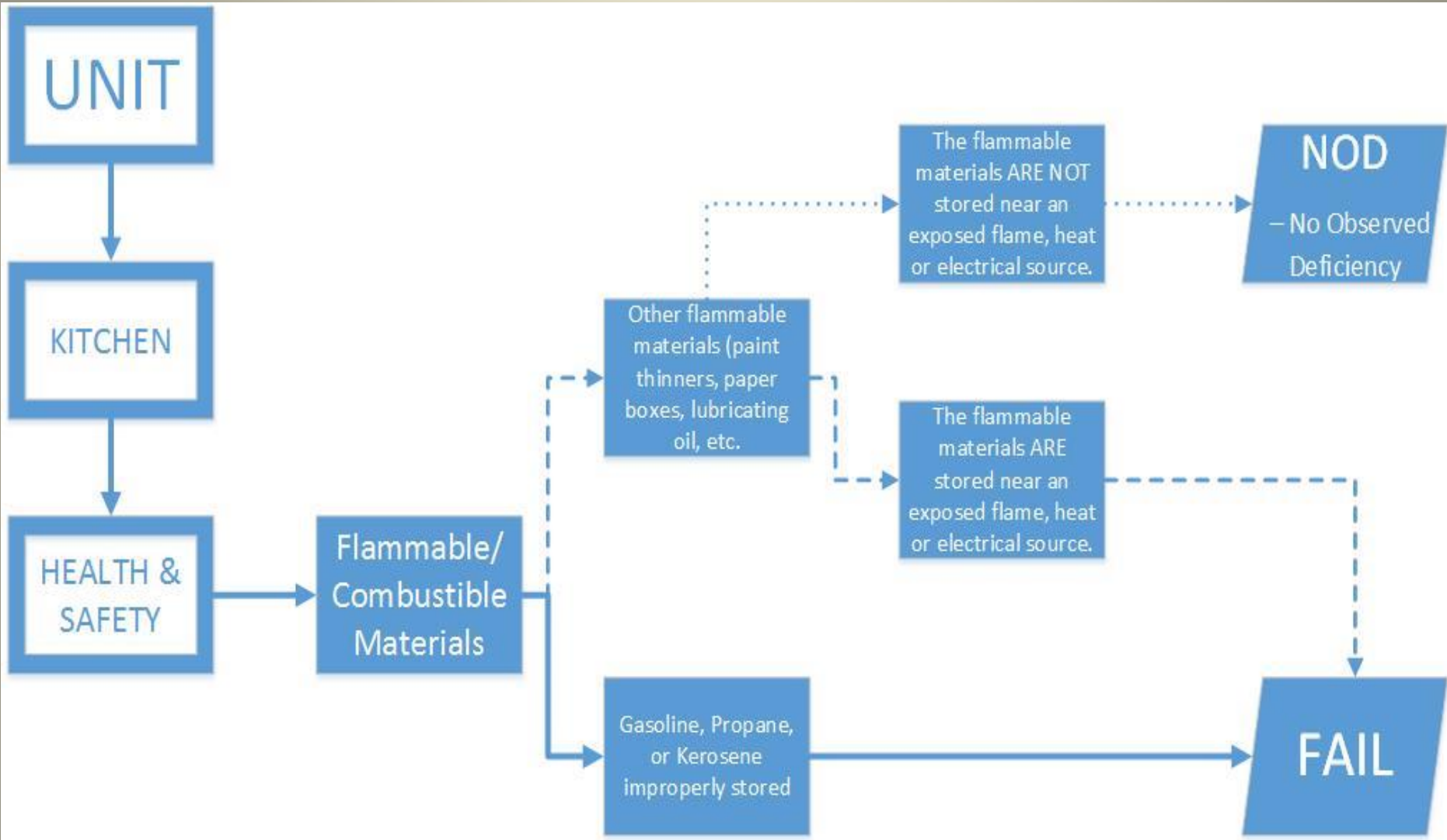
Pressure Relief Valve/Discharge Line



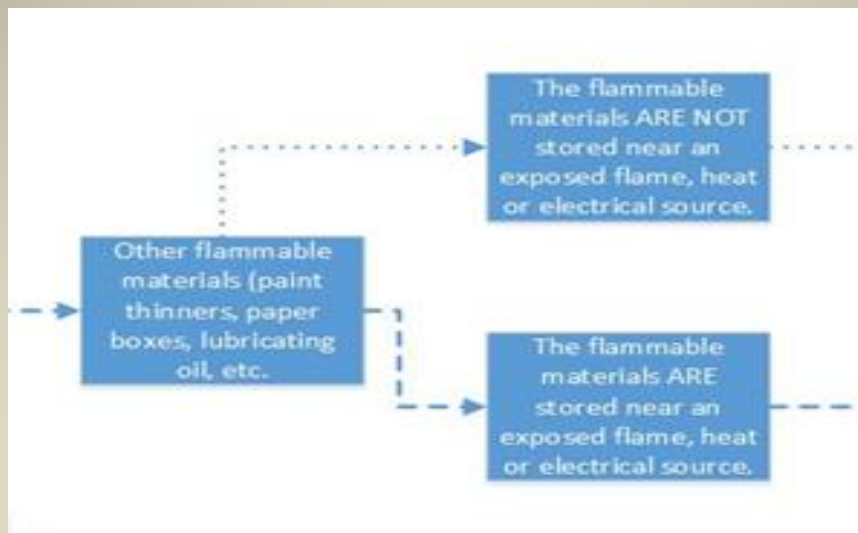
Flammable/Combustible Materials – Improperly Stored



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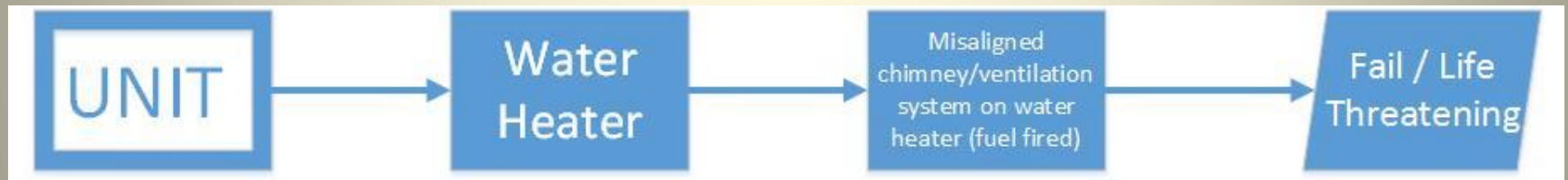
Flammable/Combustible Materials – Improperly Stored



Misaligned Chimney/Ventilation System



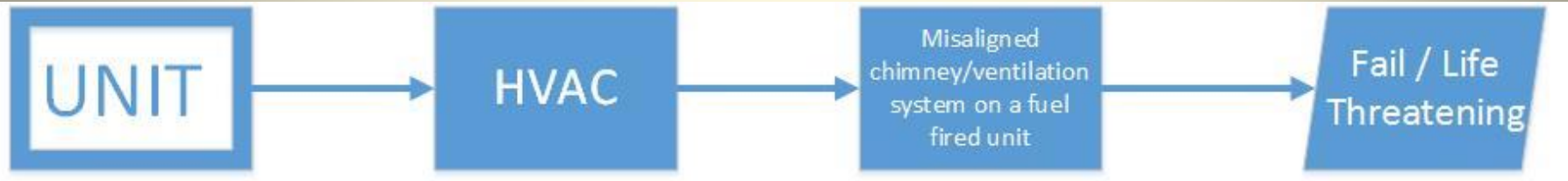
Misaligned Chimney/Ventilation System



Misaligned Chimney/Ventilation System (HVAC – Unit)



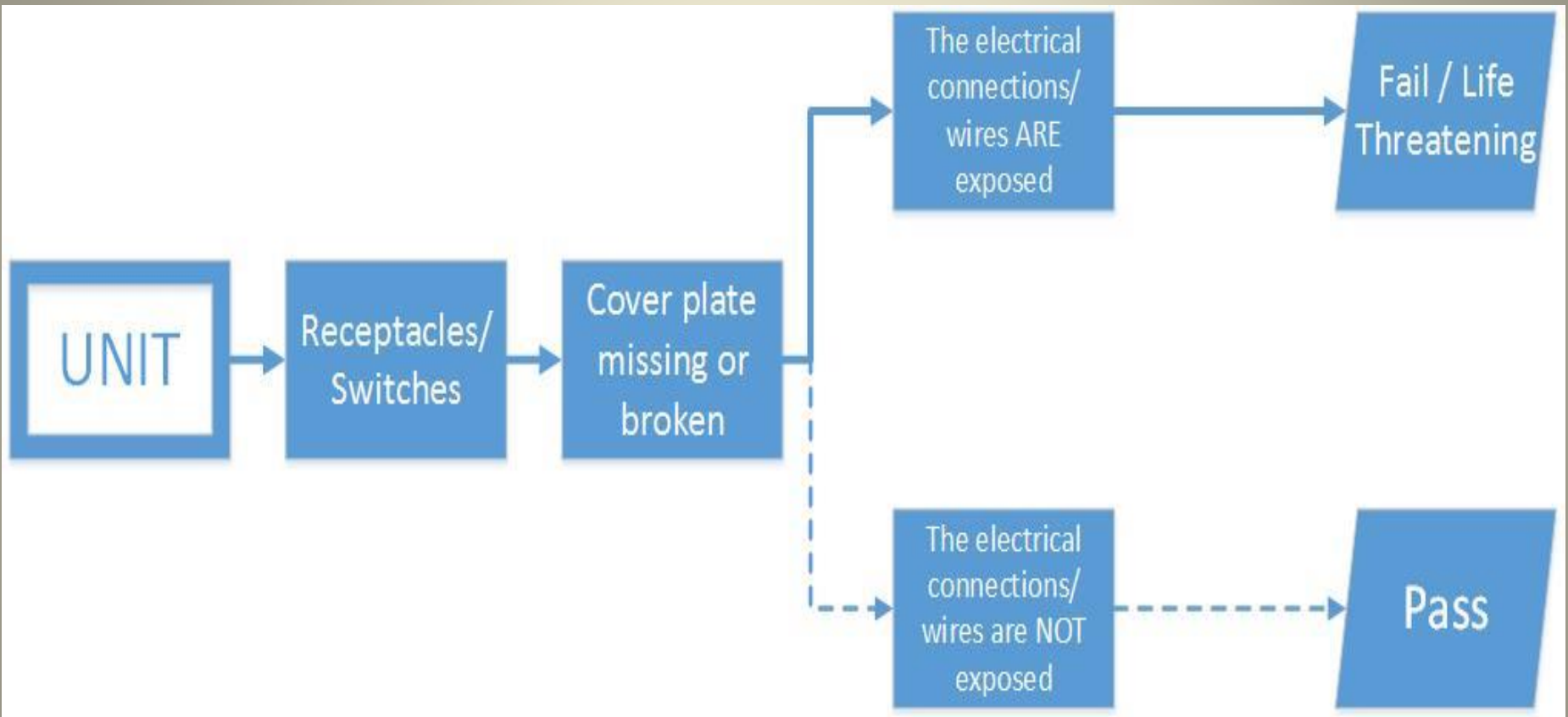
Misaligned Chimney/Ventilation System (HVAC – Unit)



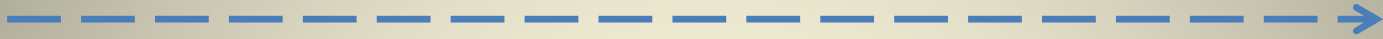
Receptacles/Switches - Cover plate missing or broken



Receptacles/Switches - Cover plate missing or broken

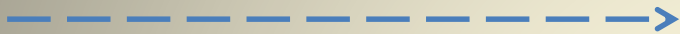


Receptacles/Switches - Cover plate missing or broken Pass Condition

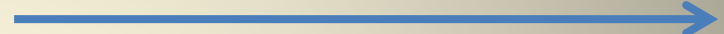


Wall Damage

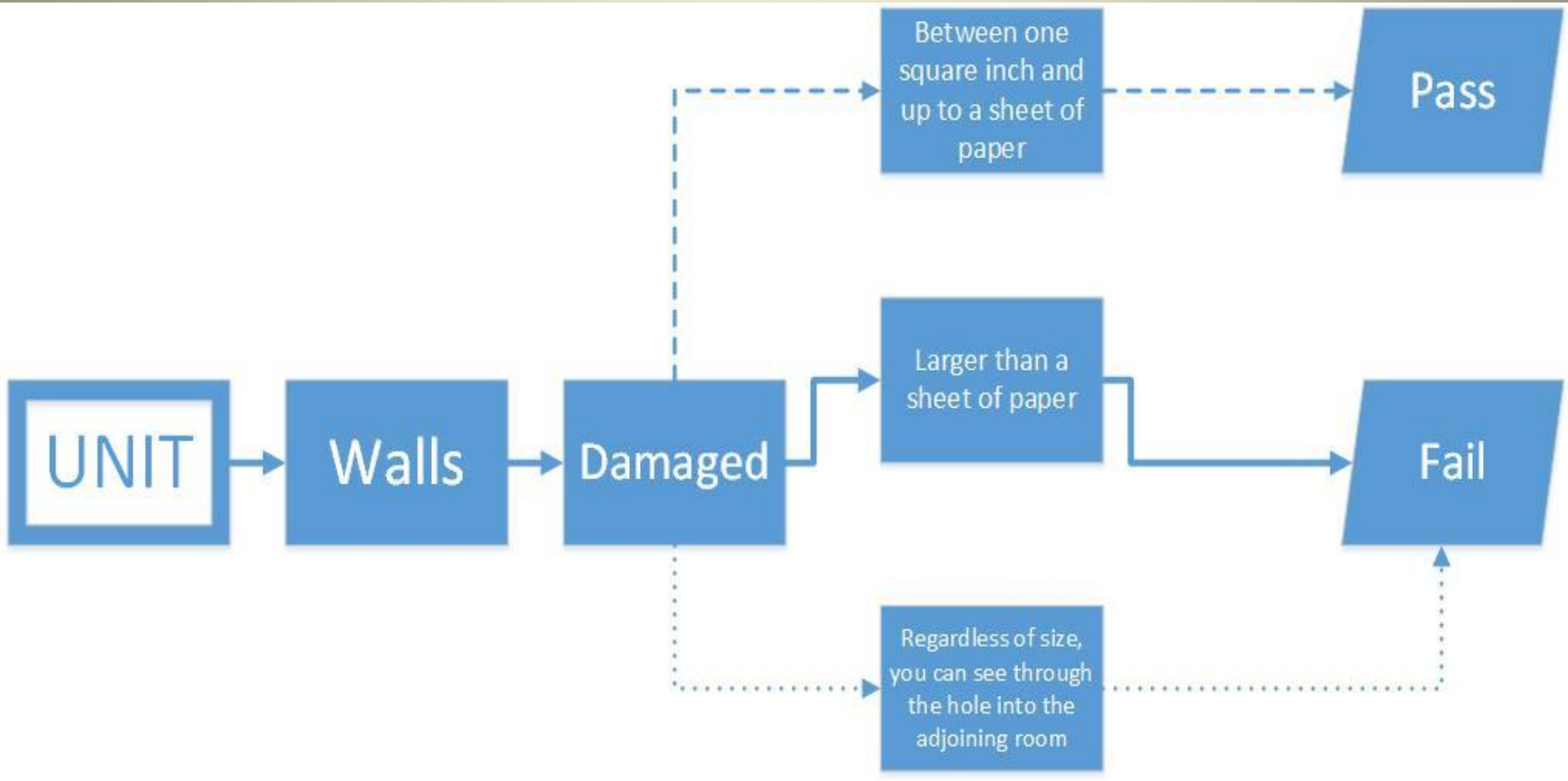
3" Hole in Wall



Hole in Wall 18" x 20"

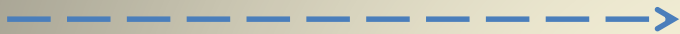


Wall Damage

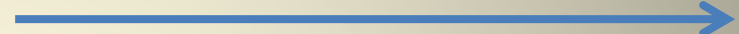


Kitchen / Refrigerator

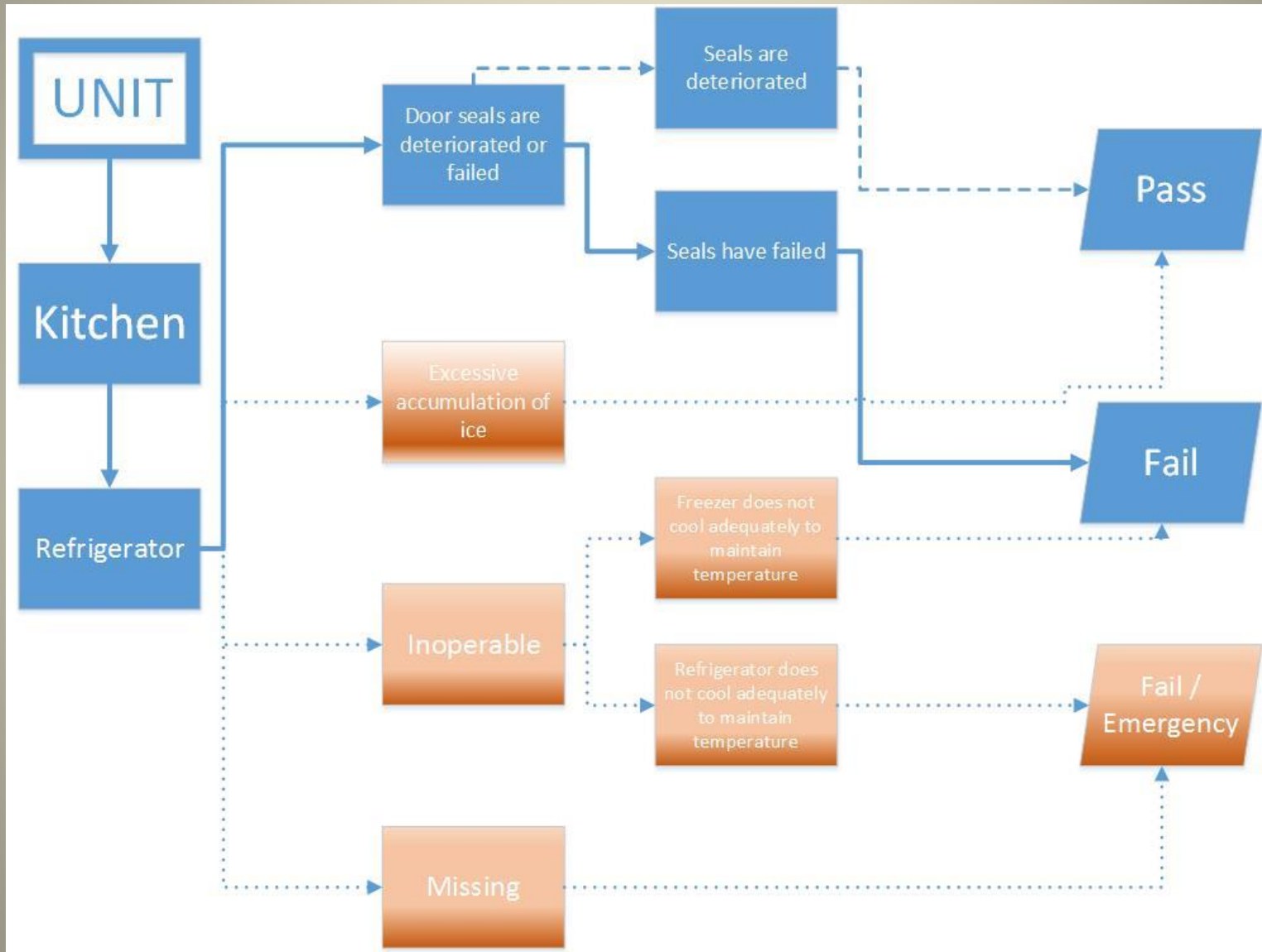
Deteriorated Seal



Failed Seal



Kitchen / Refrigerator

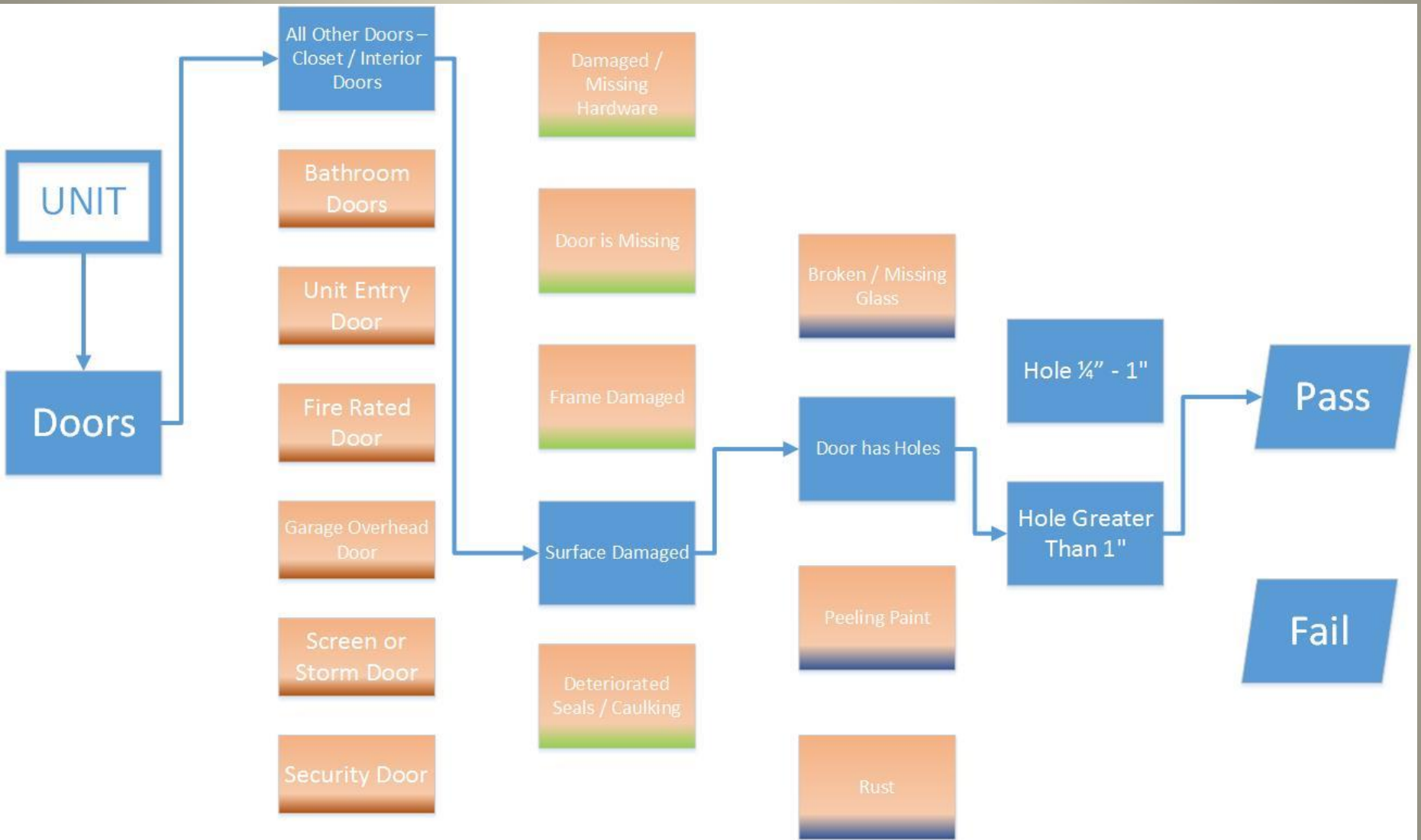


Unit / Doors



Unit /
Doors /
Surface Damage /
Door has Holes

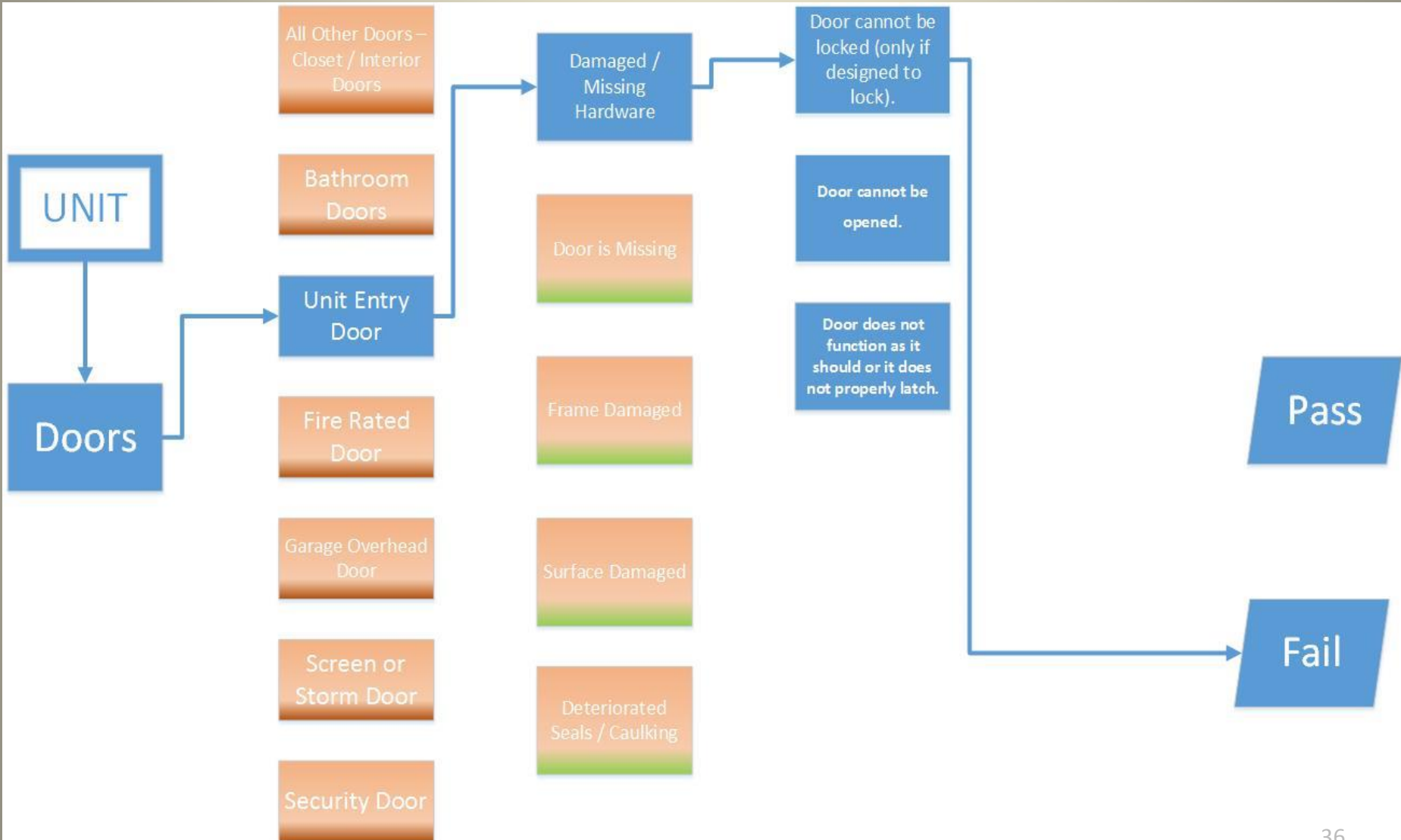
Unit / Doors



Unit / Doors



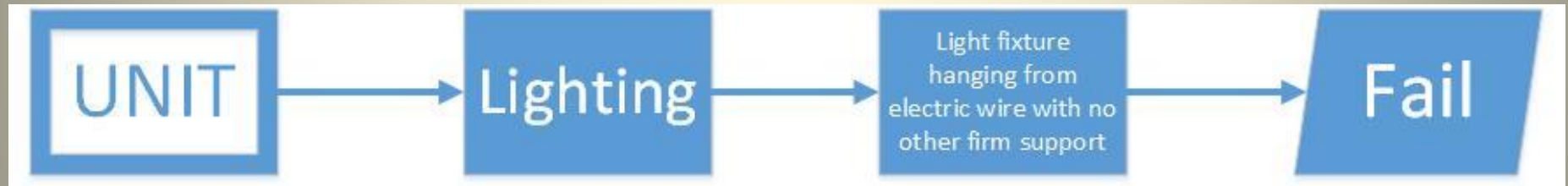
Unit / Doors



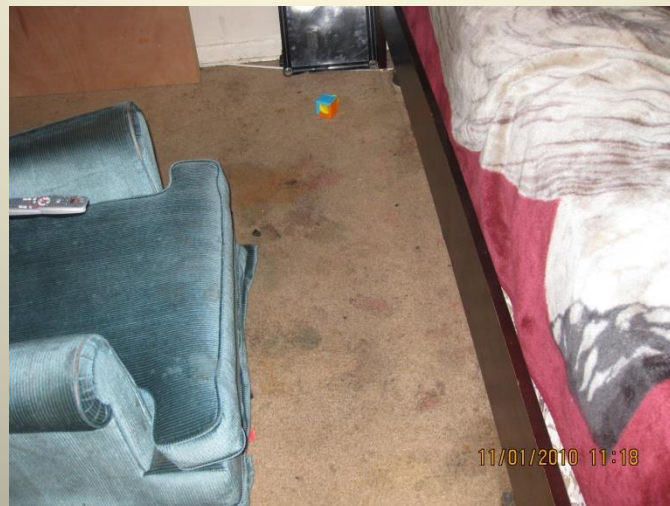
Unit / Lighting



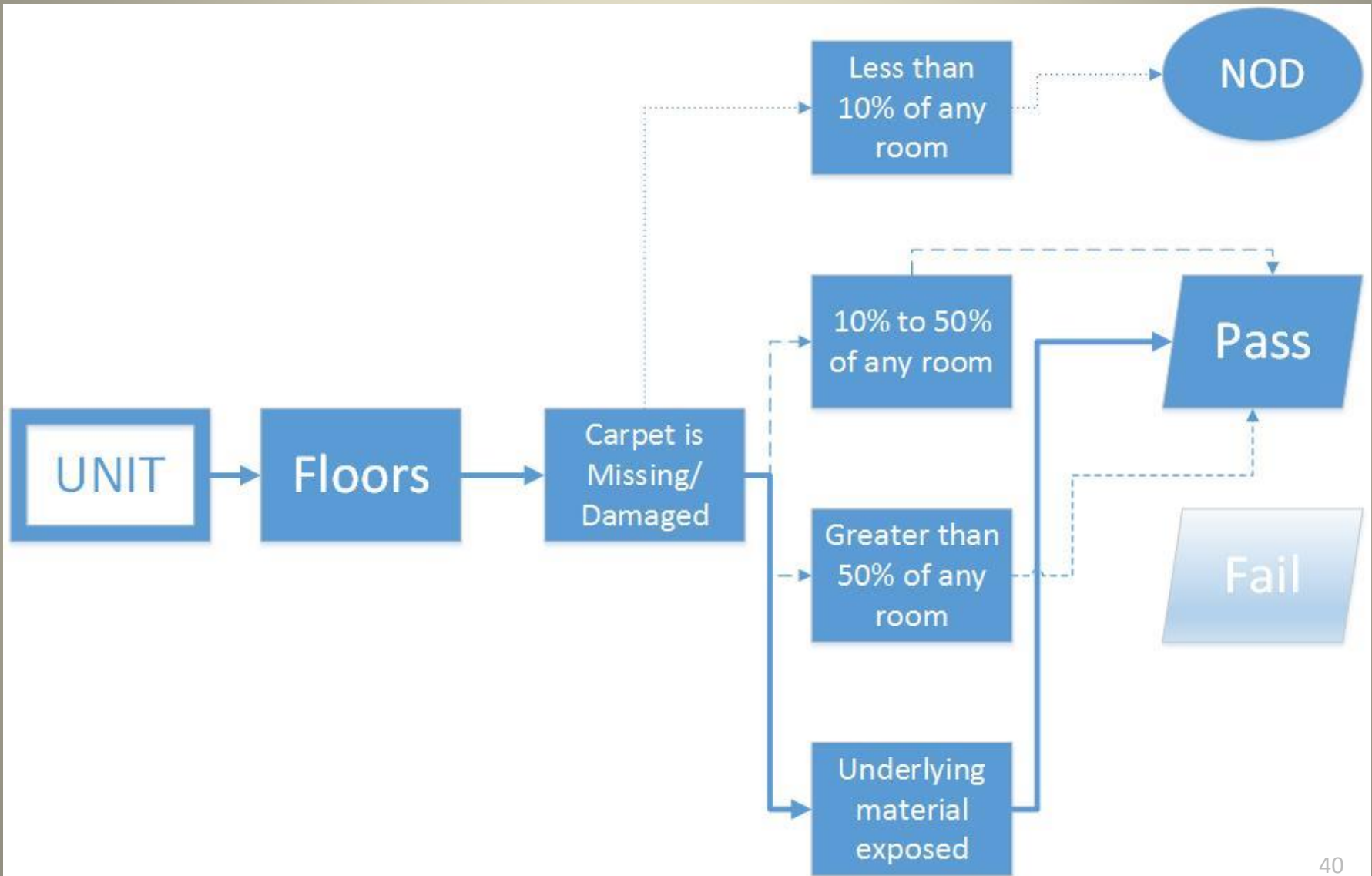
Unit / Lighting



Floors Missing/Damaged Carpet



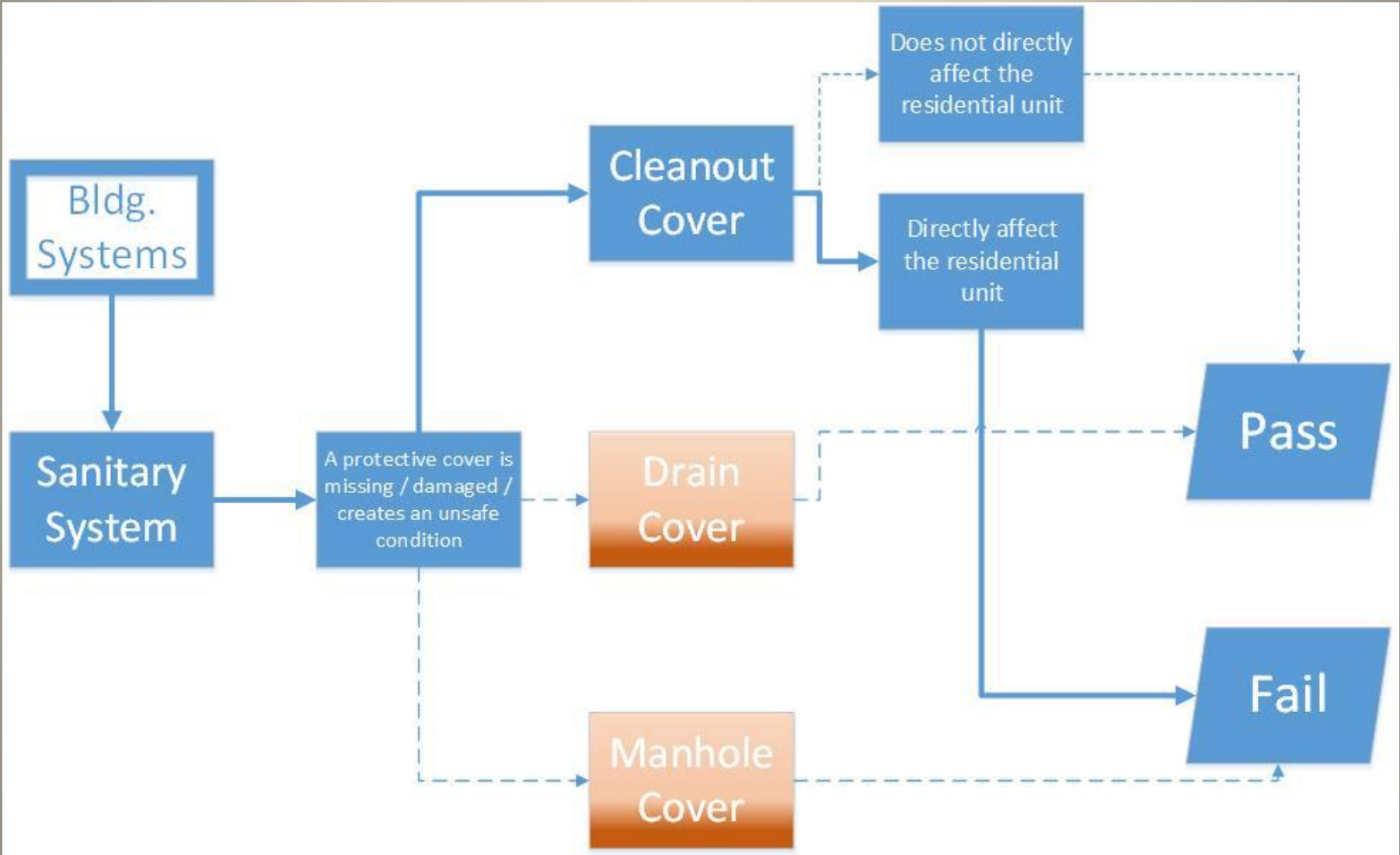
Floors Missing/Damaged Carpet



Building Systems / Sanitary System



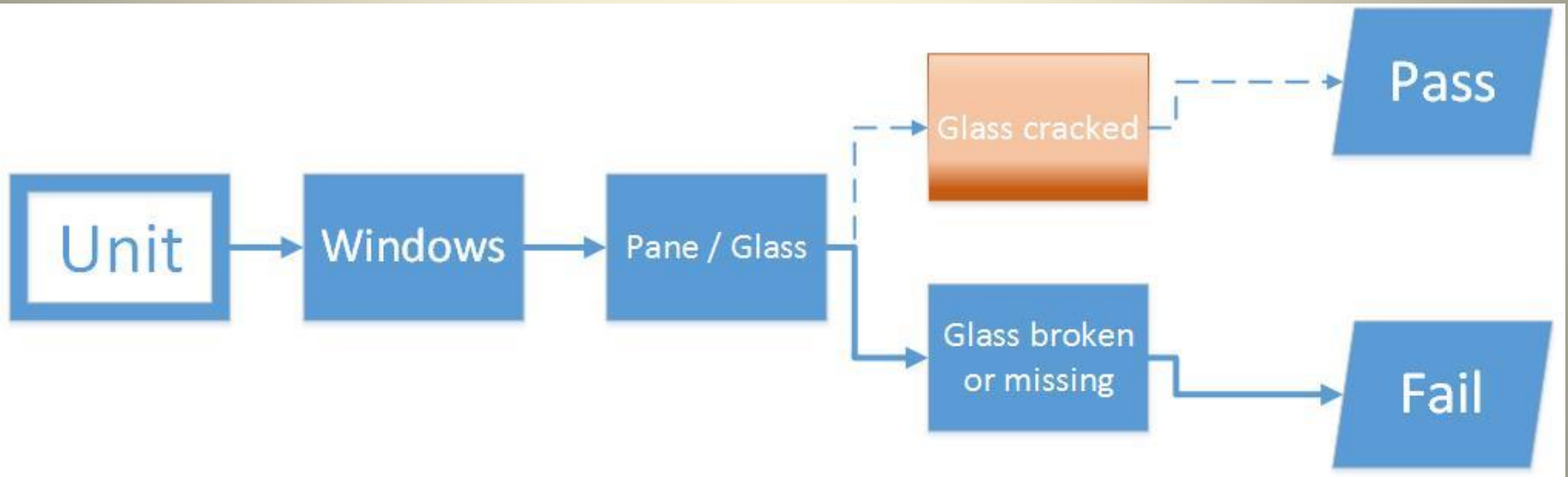
Building Systems / Sanitary System



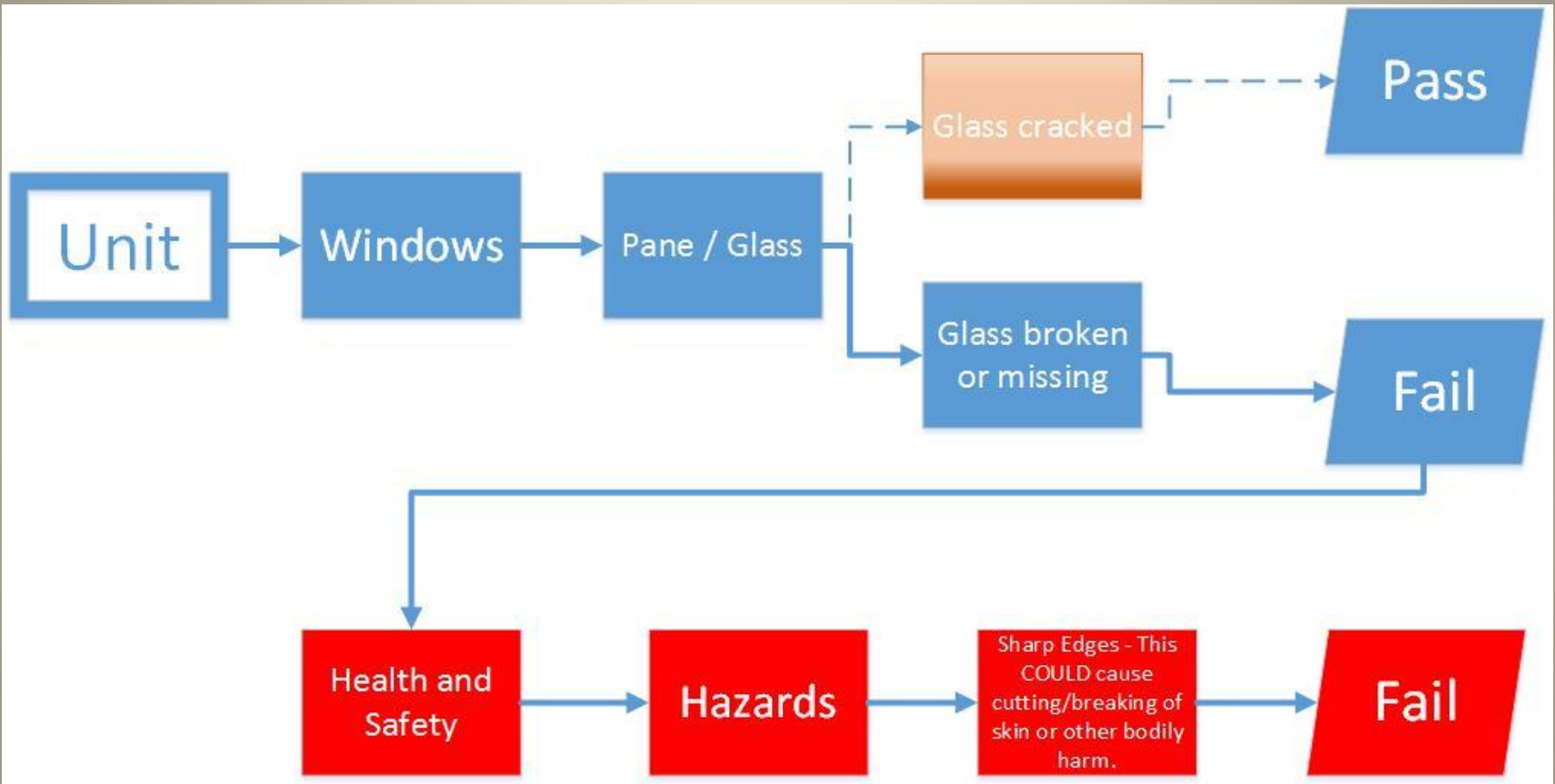
Unit / Windows



Unit / Windows



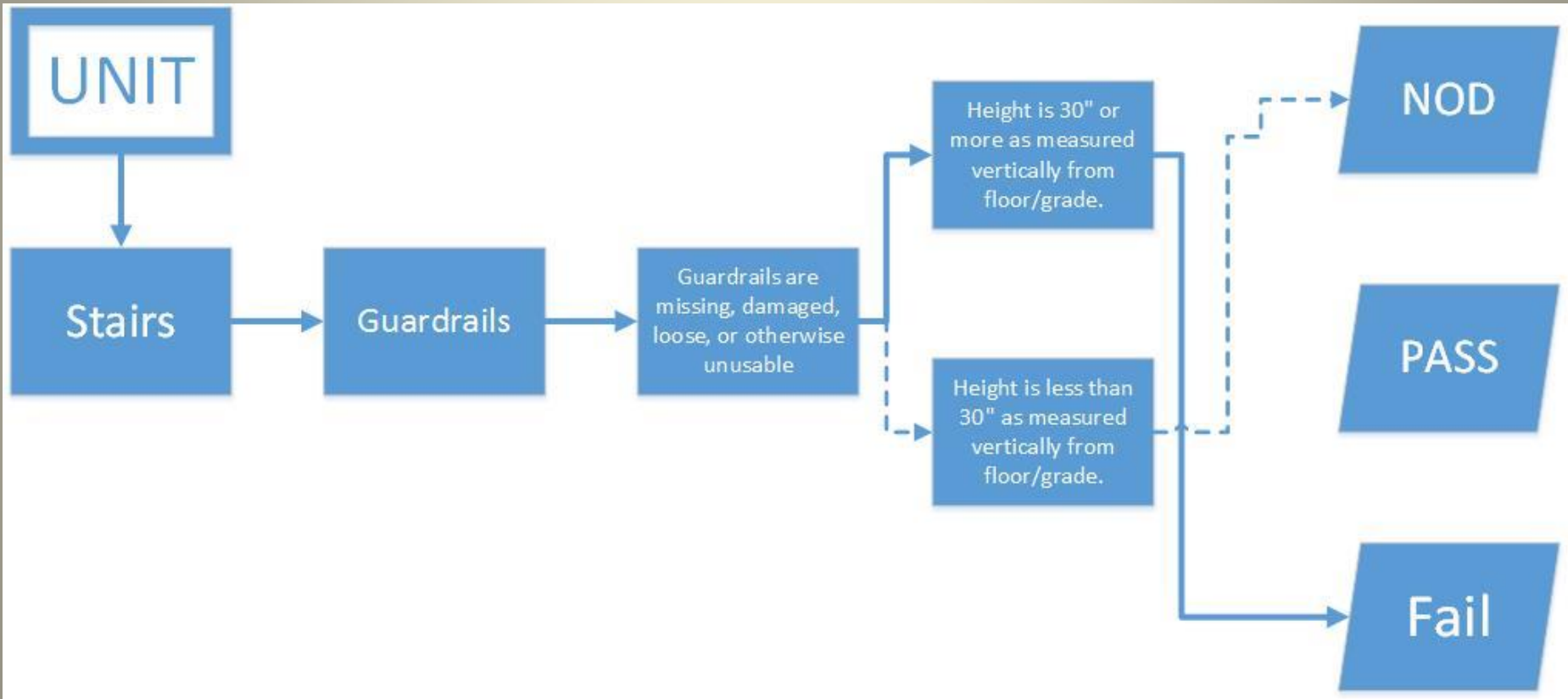
Unit / Windows – Health & Safety



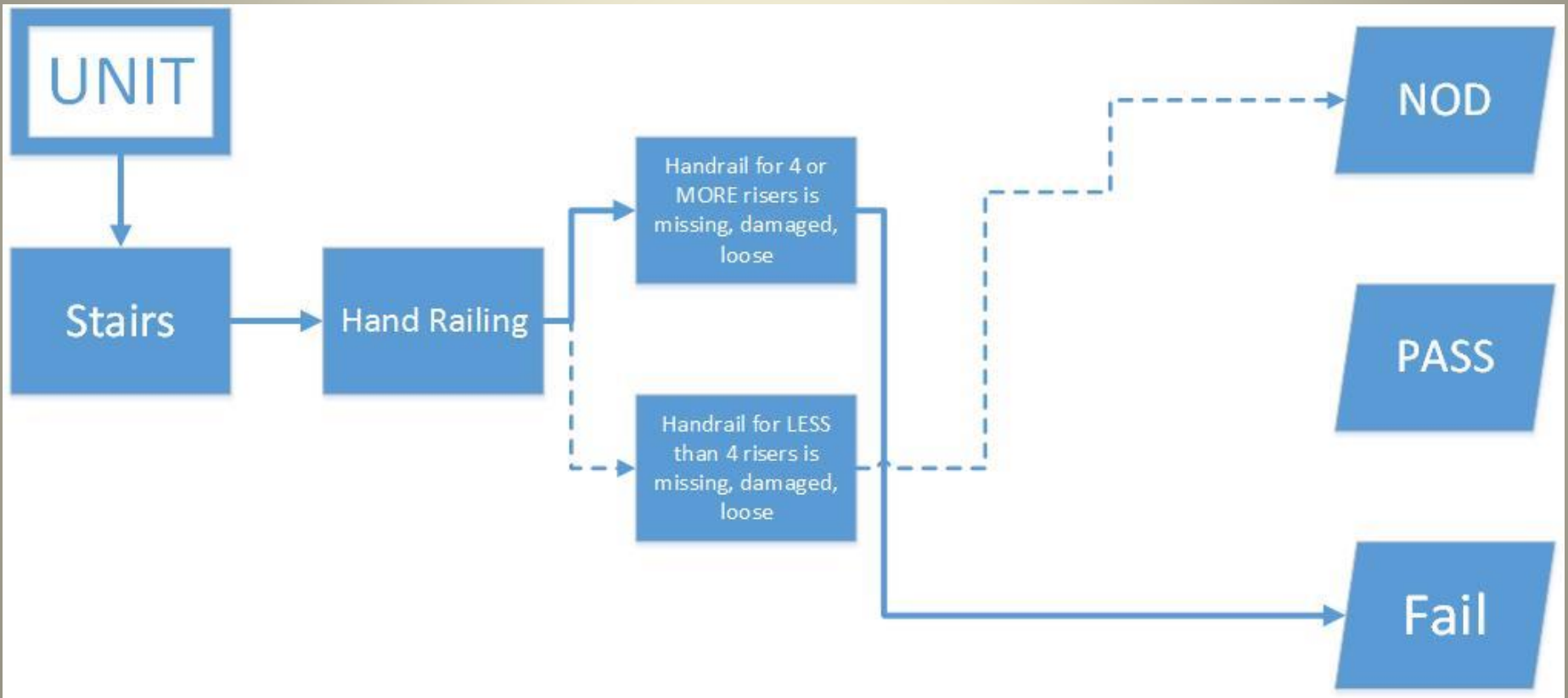
Missing Guardrail



Missing Guardrail



Missing Handrail



Life Threatening/Emergency (LTE) List

- LTE deficiencies represent a minimum list of conditions that must be addressed within 24 hours to ensure the safety of residents.
- The LTE list represents conditions that seriously and continuously endanger the health and safety of a resident and are classified as Life Threatening/Emergency (LTE).
- These items should be:
 - 1) large enough and/or sharp enough to cut and/or puncture the skin, resulting in profuse bleeding,
 - 2) cause an injury that would damage part of the body rendering it useless or unable to be used as intended,
 - 3) allow exposure to toxic substances or other health hazards that will shorten life or cause substantial reduction in physical or mental efficiency.
- The harm caused by the health hazard does not have to happen immediately.

Life Threatening Deficiencies

“Kill, Maim, Poison”

- ✓ **Natural or Liquid Petroleum (LP) gas leak or fumes**
- ✓ **Electrical problems which could result in shock or fire**
- ✓ **Inoperable/missing smoke or carbon monoxide detector**
- ✓ **Fuel Fired Water Heater/HVAC with missing or misaligned chimney**
- ✓ **Fire extinguishers damaged, expired, or missing**
- ✓ **Building lacks an alternate means of exit in case of fire/blocked egress**

Emergency Deficiencies

If left unchecked for 24 hours would result in LT condition
or puts undue burden on family if not corrected for 30 days

- ✓ **Missing entry door**
- ✓ **The HVAC system fails to meet established criteria for emergency heating or cooling with consideration for ambient temperature range and ventilation**
- ✓ **Absence of at least one functioning sink and toilet in unit**
- ✓ **No working refrigerator**
- ✓ **No working stove/oven or other method of heating/preparing food**
- ✓ **Waterlogged/damaged ceilings, floor or walls in imminent danger of potential collapse**
- ✓ **Major plumbing leaks or flooding**
- ✓ **Utilities not in service (e.g., electricity, gas (LP/natural), water or oil)**
- ✓ **No running hot water**
- ✓ **Structural integrity condition where the building, or a component of the building, is in imminent danger of potential collapse**

Similar Standards

- UPCS-V like HQS is primarily an inspection that is centered on the dwelling unit.
- Surrounding areas cannot be ignored due to the impact they may have on the Unit and its occupants.
- Inspection of these associated areas is limited in scope in order to focus the inspection on conditions that have the potential to negatively affect the habitability of the unit or the health and safety of its occupants.
- Areas such as laundry room, community room, common kitchen, computer or game room, mail room, swimming pool, pool house, fitness center, etc. are inspected for deficiencies as listed in the UPCS-V standard in addition *to* any hazardous condition that could endanger the health and safety of the resident.

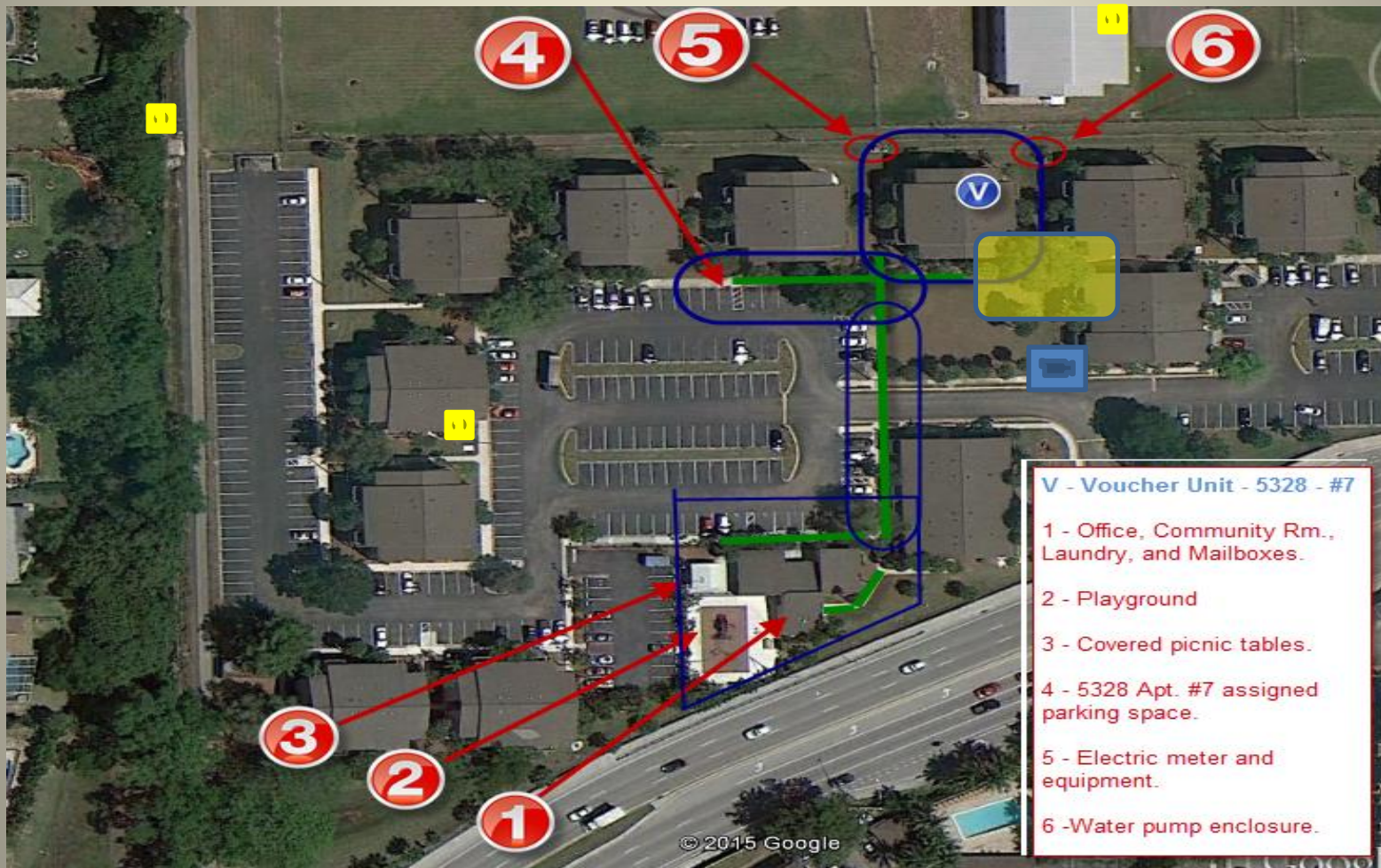
Site / Common Area Boundaries

The site associated with an HCV unit consists of:

- The area within the unit's property boundaries
- Immediate area around common buildings designated for the tenant's use
- The path a resident must travel to access common features of the property (such as mailboxes, parking area, laundry facilities, management office, playground, etc.)
- The immediate neighborhood

Family composition shall be considered when evaluating site conditions and use.

ABC Apartments



Granite Park



Thank You

