



ONE DAY UPCS (REAC) 2010-11 UPDATE TRAINING

- **Have you had a REAC inspection that was a disaster?**
 - **Are you DUE for a REAC inspection soon?**
 - **There have been DOZENS of changes in the last year.**
 - **Worried that your agency is NOT up to speed**
 - **Want to get caught up fast?**
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**Then you NEED to ATTEND the ONE DAY UPCS Update Training on
U.S. Department of Housing & Urban Development's
Uniform Physical Condition Standard**

Date: Friday, September 24th, 2010
Time: Registration: 8:30am-9:00am
Class: 9:00am- 4:30pm
Place: Conference Room
Suburban Extended Stay, LaPlace (right of I-10 exit 209)
111 Jean Street, LaPlace, LA
Price: \$195.00

Class size limited to the first 20 registered and paid persons

Executive Directors, Property Managers and Maintenance Supervisors are STRONGLY encouraged to attend, we will build an INDIVIDUAL Strategy to High Performer status IN CLASS customized to your Agency Here are some things you will learn

1. Did you know that COMMON BUILDINGS are ALWAYS inspected?
2. Get familiar with your Local Code Conflicts and how the Local Code may take precedence over items such as Air Conditioners in windows allowed by local code but hit on a REAC Inspection for a blocked egress?
3. Did you know that REAC inspectors now must take your word or representation for walkways, roads and drives that you state you do not own and not inspect them?
4. Do you know that Inspectors have a professional code of conduct and a set of business rules and how to recognize when they exceed those rules and more importantly what ACTION to take?

LEARN ALL THIS AND MORE.....

This course is taught by a Senior Professional Housing Manager (SPHM) and Certified and Active REAC Inspector with years of both management experience and has been with the REAC program since its inception

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 over 100 PHA's totaling over 150,000 units. Mr. Morosco was 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 a Certified Indoor Environmentalist.



REGISTRATION FORM
ONE DAY UPCS (REAC) UPDATE TRAINING

Location: **LaPlace, Louisiana**
Dates: **September 24, 2010**
Trainer: **Bernard J. Morosco**

Please Print or Type your name as it would appear on the certificate

Mr./Mrs. _____

Title: _____

Agency: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Ext: _____

E-mail address: _____

Mr./Mrs. _____

Title: _____

Agency: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Ext: _____

E-mail address: _____

Bernard J. Morosco
56 Woodberry Road, New Hartford, NY
ph: (315) 794-0825 fax: (425) 962-5854
bernie1603@aol.com - www.morosco.org

PAYMENT MUST BE MADE PRIOR TO CLASS START DATE UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH TRAINER. MAKE CHECKS PAYABLE TO BERNARD J. MOROSCO

ALL ATTENDEES WILL RECEIVE.....

A Printed Handout and CD with information that includes Regulations, Software and Samples

UPCS ANNUAL INSPECTION KIT

AND REFERENCE SYSTEM ON CD

Now with MOLD INFORMATION

USED IN 44 STATES ACROSS THE USA

DEVELOPED BY A PUBLIC HOUSING MANAGER AND UPCS "CERTIFIED" INSPECTOR & TRAINER AND CERTIFIED INDOOR ENVIRONMENTALIST

- MEET YOUR PHA'S ANNUAL INSPECTION REQUIREMENT
- LEARN THE RESOURCES TO CONTROL MOLD & MOISTURE IN YOUR UNITS

3 Distinct UPCS Inspection Forms

(personalized for your PHA)

- Unit Inspection (2 pages)
- Building Inspection (6 pages)
(System/Exterior/Common Areas)
- Site/Grounds Inspection (2 Pages)

Multi-use forms, use the same form for housekeeping and follow-ups

IAQ/MOLD Inspection Forms

- Mold Inspection Form (2 pages)

In Adobe format, also Includes "printable" Defect Definition Booklets for each area that are reusable

UPCS

References/Information

- REAC Compilation Bulletin *Issued August 26, 2002*
- All currently applicable Federal Register Notices
- Latest HUD Form 50072
- Scoring Process Overview
- Inspectors Skills Guide
- FAQ's from REAC Inspector Trainings
- Internet related resources
- Exigent Reply form to HUD Local offices
- Sample format letter for appeal to REAC regarding REAC Inspection

Software

- UPCS PASS Software 2.3a
Public version of REAC inspectors software for use and installation on desktop, laptop or handheld with user instruction guide
- UPCS definitions for installation on Palm Pilot handheld PDA
For quick reference instead of using printed definition guide

MOLD / MOISTURE CONTROL

References/Information

- EPA GUIDES
 - ~A brief guide to mold & moisture in your home
 - ~ Guide to mold remediation in Schools & Commercial Buildings
 - ~ Should you have the air ducts in your home cleaned
 - ~ The Inside Story: A guide to indoor air quality
- Indoor Air Quality Association
 - ~ Recommended Guidelines for indoor environments
- New York City Dept of Health & Hygiene
 - ~Guidelines on Assessment and Remediation of Fungi in Indoor Environments
- Internet related resources
- Sample Maintenance & Operations Plan for Mold & Moisture Control in Housing Organizations (MS Word Format)
- Sample Residential Lease Addendum on Mold

Software

- EPA's new I-BEAM Software
Indoor Air Quality Building Education Assessment Model Software

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