

SERC-NAHRO

UPCS Training Seminar
For your annual inspection needs
Dates: May 16th and 17th, 2016

UPCS Training Seminar (2 Day)

Summary of Training:

In-depth review of the UPCS protocol coupled with in-depth study of the most critical inspectable areas. Using hundreds of actual photos, our instructor (a REAC Certified Instructor since the inception of the protocol) will educate you on what to look for when entering every apartment.

Our Training will include:

Our training will include an in-depth review of the UPCS protocol coupled with a detailed study of each of the Inspectable areas (**including point values for every defect**). Additionally, we will work with SERC personnel to develop a simple yet detailed, single-sheet checklist that can be used by maintenance mechanics when entering any unit to aid in locating and alleviating defects according to UPCS throughout the entire year. This training and checklist will ensure you are ready for your next REAC inspection. Just knowing Level 1, 2 and 3 isn't enough...it's all about setting priorities. With budget cuts and limited manpower, the only way we can hope to attain a good REAC score is by knowing what defects cost us the most points. Our entire presentation is built around this idea...defect that only deduct 1/10 of a point should be at the bottom of our repair list while defects that cost 6 points must be at the top!

Who should attend?

Executive Directors, Inspectors, Maintenance Supervisors, Site Managers and Foremen, Maintenance Personnel and anyone involved in the Inspection or Maintenance process.

Training Syllabus

Day 1	Day 2
Introduction of UPCS System 8:00 – 8:15	Unit Deficiencies (lecture and photo) 8:00 – 10:00
5 Common REAC Mistakes 8:15 – 8:45	Health and Safety Deficiencies (lecture and photo) 10:00 – 10:45
How to Properly Escort the REAC Inspector 8:45 – 9:15	How to Prepare for the REAC Inspection 10:45 – 12:00
REAC/UPCS Scoring Mechanics Setting Proper Priorities 9:15 – 10:00	Lunch 12:00 – 1:00
UPCS Updates/Changes 10:00 – 11:00	How to Prepare a Rock Solid REAC Appeal 1:00 – 1:30
Site Deficiencies (lecture and photo) 11:00 – 12:00	Hands-on inspection (virtual inspection) 1:30 – 3:00
Lunch	Proficiency Exam 3:00 – 4:30
Building Exterior Deficiencies (lecture and photo) 1:00 – 3:00	
Building System Deficiencies (lecture and photo) 3:00 – 4:30	

Training will be held at:

Franklin Marriott Cool Springs
700 Cool Springs Blvd., Franklin, TN 37067
1-800-228-9290

Please ask for the SERC room block when making reservations
To book online follow [this link](#)

Group rates are as follows:

Standard Room: 159.00 + applicable taxes

Hotel Reservations must be made on or before Monday April 30, 2016

Complimentary Parking

**SERC-NAHRO
UPCS TRAINING SEMINAR
FRANKLIN, TN
MAY 16 & 17, 2016**

REGISTRATION FORM

Name	
Title	
Housing Auth.	
Address	
City/State	
Telephone/Email	

Registration Fee:

Early Registration:
\$325.00 if received by May 1, 2016

Late Registration:
\$350.00 on or after May 2, 2016

PLEASE MAKE CHECK PAYABLE TO: SERC, INC

Send Payments to: Covington Housing Authority
c/o Christi Billings
P.O. Box 88
Covington, Tennessee 38019

NO REFUNDS WILL BE GIVEN AFTER May 1, 2016

Cancellation Policy: Written notice of cancellation must be received by May 1, 2016 to receive a refund minus a \$50 cancellation fee.