



**PIH-REAL ESTATE ASSESSMENT CENTER
(REAC)
PHYSICAL ASSESSMENT SUBSYSTEM
(PASS)**

PASS DCD 4.0 Overview



AGENDA

- ✓ **Background**
- ✓ **Key Features**
- ✓ **Implementation Strategy**
- ✓ **Inspection Reports**
- ✓ **Question & Answer (Q &A)Session**
- ✓ **DCD 4.0 Public Version**
- ✓ **DCD 2.3/DCD 4.0 Comparison**
- ✓ **Exigent Health & Safety**
- ✓ **Question & Answer (Q &A)Session**
- ✓ **On Line Training**
- ✓ **Conclusion**
- ✓ **Closeout Question & Answer (Q &A)Session**



BACKGROUND

Drivers

- **Response to industry requirements (including Implementation of a Scoring Cap)**
- **Changes to the “Dictionary of Deficiency Definitions”**
- **Re-engineering of the aging DCD 2.3 software to HUD’s standard Oracle/Java platform**



KEY FEATURES – DCD 4.0 Inspection Software

- **Enhanced functionality**
- **Increased objectivity**
- **Specific identification of every defect with associated details**
- **Easy to use navigation features**



KEY FEATURES – PASS Secure Systems

- **Score Cap**
- **Real Time Inspection Status Updates AND Inspections Availability**
- **User Friendly & Menu-Driven Navigation**
- **Flexibility For Rapid Business Changes**
- **On-line process for mitigation of Exigent Health & Safety (EHS) deficiencies**



IMPLEMENTATION STRATEGY

- **PHAs FYE 12/31/2012**
- **Multifamily (insured & non-insured)**
- **Complete inspections in 2.3 system for all projects prior 12/31/2012 and all multifamily**



DCD 4.0 – Report Enhancements

- **New easy to read and understand format**
- **More detailed and descriptive information**
- **New ‘decision column’ detailing how the inspector arrived at the deficiency**
- **Deficiency details section includes all multiple recorded deficiencies for a designated sub-area**



DCD 4.0 – Sample Inspection Report

Inspection Snapshot

Inspection Summary Report (POA) for Inspection # 500001

Inspection Snapshot

Inspection ID:	#500001	Inspection Time:	10:57 AM - 11:07 AM
Inspection Date:	05/03/2012	Property Type:	Multifamily
Property ID:	800514428	Score:	87b
Property Name:	Test Terrace Apts.		
Inspection State:	Successful		



DCD 4.0 – Sample Inspection Report

Inspection Summary Report (POA) for Inspection # 500001

Property Profile

Property Name: Test Terrace Apts.
Scattered Site? Yes **Multiple Site?** Yes
Address Line 1: 5656 Test Road
Address Line 2:
City: Any Town **State:** TX
ZIP: 20154 **Extension:** 2515
Phone: **Extension:**
Fax: **Email:**

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	11	1	1	64	1	1
Common	0			-	-	-
Total	11	1	1	64	1	1

Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
1	100%	No

Property Profile

Includes property, building & unit details; Occupancy information and Bed Bug reports



DCD 4.0 – Sample Inspection Report

Participant information

including presence indicator

Inspection Summary Report (POA) for Inspection # 500001

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): Doe, John
Organization:
Address Line 1: 5656 Test Road
Address Line 2:
City: Any Town State: TX
ZIP: 20154 Extension: 2515
Phone: (956) 000-0000 Extension:
Fax: Email: Test@testtest.com

Owner [Present During Inspection]

Name (F, MI, L): Doe, John
Organization:
Address Line 1: 5656 Test Road
Address Line 2:
City: Any Town State: TX
ZIP: 20154 Extension: 2515
Phone: (956) 000-0000 Extension:
Fax: Email: Test@testtest.com

Site Manager [Present During Inspection]

Name (F, MI, L): Test, Status
Organization:
Address Line 1: 4545 S T Avenue



DCD 4.0 – Sample Inspection Report

Score
Summary
High level

Inspection Summary Report (POA) for Inspection # 500001

Score Summary					
Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	15.29	2.67	12.63	0.00	12.63
Building Exterior	31.48	0.00	31.48	10.00	21.48
Building Systems	0.00	0.00	0.00	0.00	0.00
Common Area	1.78	0.00	1.78	0.00	1.78
Unit	51.45	0.00	51.45	0.00	51.45
Total	100.00	2.67	97.33	10.00	87.33

Score Version: 1

Score Date: 05/03/2012

Final Score: 87b



DCD 4.0 – Sample Inspection Report

Summary of Health & Safety deficiencies

Health & Safety Summary

	Site	Buildings	Units	Total
Non-Life Threatening (NLT)				
Actual	1	0	13	14
Projected	1	0	57	58
Life Threatening (LT)				
Actual	0	1	3	4
Projected	0	3	13	16
Smoke Detectors (SD)				
Actual	0	0	0	0
Projected	0	0	0	0
Overall				
Actual	1	1	16	18
Projected	1	3	70	74

Health and Safety Narrative

1 site, 22 buildings and 21 units were inspected.

18 health and safety deficiencies (HSD) were observed.

Percentage Inspected:

Site (PIS): 100%

Building (PIB): 39%

Unit (PIU): 23%

Projected HSD:

Site = (Actual HSDS) / PIS

Building = (Actual HSDB) / PIB

Unit = (Actual HSDU) / PIU

If all buildings and units were inspected, it is projected that a total of 74 health and safety deficiencies would apply to the property.



DCD 4.0 – Sample Inspection Report

Systemic Deficiencies

Inspection Summary Report (POA) for Inspection # 500001

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Site	Fencing and Gates	Site - Holes/Missing Sections/Damaged/Falling/Leaning (Security/Safety) (Fencing and Gates)	1	1	100
Ordinary	BE	Doors	BE - Damaged/Missing Screen/Storm/Security Door (Doors)	1	1	100

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances)

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)



DCD 4.0 – Sample Inspection Report

[Building/](#)
[Unit](#)
[Summary](#)

Inspection Summary Report (POA) for Inspection # 500001

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	4	51	22	0
Unit	98	98	21	0

Building 5656 Test Road Alternate , Inspected]

Address Line 1: 5656 Test Road

Address Line 2:

City: Any Town

State: TX

Zip: 20154

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1970	1	0	2

Comments:

Building 5656 Test Road [Sample , Inspected]

Address Line 1: 5656 Test Road

Address Line 2:

City: Any Town

State: TX

Zip: 20154

Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Semi-Detached	1964	1	0	2



DCD 4.0 – Sample Inspection Report

Certificates

Inspection Summary Report (POA) for Inspection # 500001

Certificates	
Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	NA - This certificate is not applicable for this property
Lead-Based Paint Disclosure Forms	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	NA - This certificate is not applicable for this property



DCD 4.0 – Sample Inspection Report

Deficiency Details

Will include all multiple recorded deficiencies for an inspectable area

Inspection Summary Report (POA) for Inspection # 500001

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example: Site - Spalling (Walkway / Steps) (4) indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the Deficiency Details section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
------	------------	----------	-----------------	-----------------

Site - TEST TERRACE APT Site(0) [Possible Points : 18.00]

Health And Safety Deficiencies				
Walkways and Steps	Site - Broken/Missing Hand Railing (Walkways/Steps) (NLT)	Level 3	5.79	
			5.79	12.21

Building - 5656 Test Road - Building Exterior [Possible Points : 0.79]

Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	0.00

Building - 5656 Test Road Unit 314 [Possible Points : 2.10]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 2	0.51	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.23	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.39	
Walls	Unit - Peeling/Needs Paint (Walls) (3)	Level 1	0.01	
			1.14	0.96

Note

3 deficiencies indicated for Walls with score deduction for 1 deficiency





DCD 4.0 – Sample Inspection Report

Score Details

Explanation of score for property including source of points deducted

Inspection Summary Report (POA) for Inspection #500001

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
Building 5656 Test Road - Unit 314			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L2	- Shower or Tub (Unit) - There are cracks or discoloration in the basin - More than 50%
Doors	Bathroom	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Electric Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Walls	Living Area/ AC Unit	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Walls	Bedroom/ Under AC Unit	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Walls	Hallway/ Right Side	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area

Decisions Column

Lists the details on how the inspector identified the deficiency

Appeals

All individually recorded deficiencies must be addressed in the TR/DBA with objectively verifiable documentation to support non-existence of deficiency

Note

3 deficiencies recorded for Walls





PASS DCD 4.0 - Q & A

Questions & Answers

Topics Covered

- ✓ **Background**
- ✓ **Key Features**
- ✓ **Implementation Strategy**
- ✓ **Inspection Reports**



PASS DCD 4.0 - Client Public Version

✓ DCD 4.0 Client Public Version

- Stand-alone Application
- Located on the DCD 4.0 Web Page
- Requires HUD Assigned User ID (IID) to log in
- Inspects Multifamily and PHAs
- Follow Uniform Physical Condition Standards (UPCS)

✓ User will be able to enter

- Inspection Profile
- Property Profile
- Participant Profile
- Certificates &
- Building Profile



PASS DCD 4.0 - Client Public Version

- ✓ **User will be able to record observations from the following areas**
 - **Site**
 - **Building System,**
 - **Building Exteriors**
 - **Common Areas**
 - **Units**
 - **Generate Deficiency and EHS Reports***

The report can be generated even without completing the inspection.

- ✓ **The training video for the “DCD 4.0 Client Public Version”**
<http://www.youtube.com/watch?v=TLFnZK0oOL8&feature=youtu.be>



PASS DCD 4.0 – Independent User ID (IID)

To obtain an “Independent User” please go to the following link

http://www.hud.gov/offices/reac/online/online_registration.cfm

The link has been posted in the description part below the video.

HUD > Program Offices > Public and Indian Housing > Real Estate Assessment Center (REAC) > REAC > Need a User ID?

Need a User ID? Print Friendly Version SHARE

Complete **registration instructions** are available, or go directly to the appropriate secure connection registration form.

- ▶ Multifamily Housing Entity
- ▶ Public Housing Agency
- ▶ Independent User ←
- ▶ Reverse Auction Program (RAP) User

NOTE: If you are in the process of becoming a UPCS certified inspector, you should not apply for this user ID.



PASS DCD 4.0 – Independent User ID (IID)

From: reac_adp_security@hud.gov

To: John.doe@test.test

Subject: Secure Connection ID

Date: Thu, Oct 25, 2012 7:20 pm

This is to inform JOHN DOE that your request for a Secure Connection User ID was processed successfully

Your Application ID is I12345

Please use the Password that you entered on the registration form

If you have any questions, please email us at reac_adp_security@hud.gov

Please contact the Technical Assistance Center (TAC) at REAC_TAC@hud.gov or call 1-888-245-4860 and provide your “Application ID” to acquire the access to the “DCD 4.0 Client Public Version.



PASS DCD 4.0 - Client Public Version

Property Profile

Property Profile

General Information

Inspection ID 1000

Development # * Development Name *

Address/Contact Information

Line 1 * Line 2

City * State * Zip * -

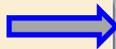
Phone * - Fax Email

Message(s)

Field	Message



PASS DCD 4.0 - Client Public Version



RAPID - Select Inspection
Inspection Tools Help Exit

Download Sample **Select Inspection** Unsuccessful Upload Archive TAC Transfer Delete Help

Navigator
Select Inspection

Inspection Id	Property Id / Dev. No.	Property Name	Schedule Date & Time	Inspection Status
<input checked="" type="checkbox"/> 1000	8000000123	HUD TEST TERRACE	Thu, Sep 20, 2012 01:04 PM	In Progress

Review mode Inspection mode

Please select an inspection and the mode to activate the Select Inspection button. The inspection mode would signal the start of the inspection and activate timestamp.

Add/Select Inspection

Message(s)

Field	Message

Connected





PASS DCD 4.0 - Client Public Version

RAPID - 1000 - HUD TEST TERRACE

Inspection Tools Help Exit

Download Sample EHS Unsuccessful Upload Archive TAC Transfer Delete Help

Navigator

- Select Inspection
 - 1000-HUD TEST TERRACE
 - Property Information
 - Site

Inspection

Development # 8000000123 Development Name HUD TEST TERRACE

Inspection Id 1000 Inspection Status In Progress

Inspection Type Standard * Scheduled Date/Time Sep 20, 2012 01:04:25 PM

HUD QA/IA Inspector Information

HUD QA/IA Inspector present?

Select HUD Inspector

Finish Inspection

Click the button below to view the list of incomplete items. This will be enabled in inspection mode for Standard Inspection Type after you generate sample

Check for Incomplete Items

Finish Inspection?

Unsuccessful Inspection

Inspection Unsuccessful?

Reason

Comment

Generate Report Save Reset

Message(s)

Field	Message

Inspection Mode Connected

PASS DCD 4.0 - Client Public Version

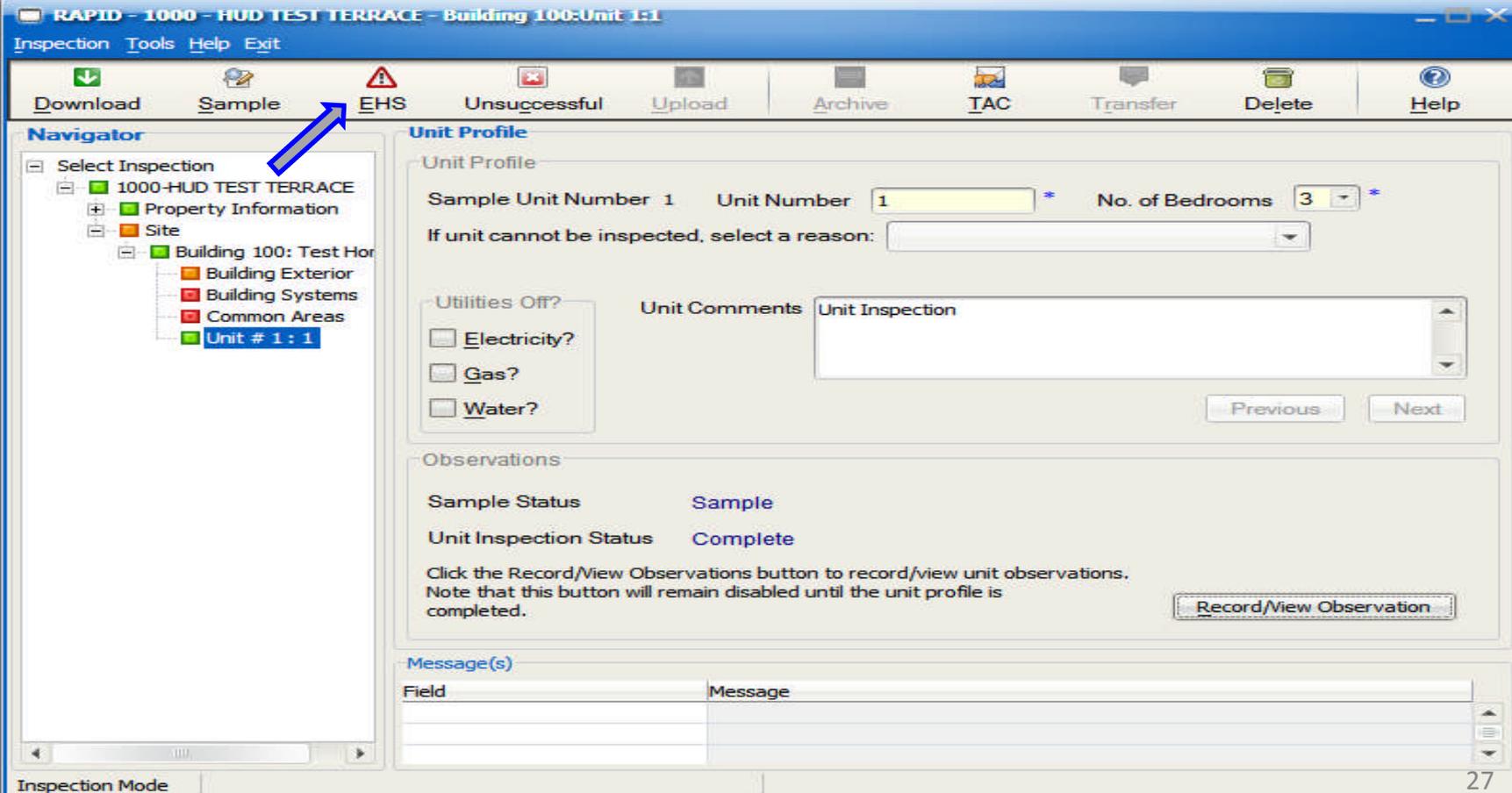
Inspection Deficiency Report

PHA Development No: 80000000000123	
Development Name: HUD TEST TERRACE	Inspection ID: 1000
Address: 1344 Independence Lane	Inspection Date: Oct 16, 2012 10:57:30 AM
	Primary Contact: PH Director
Washington, DC 14444	Role: PHA Executive Director
Phone: (202)123-1234 Ext :	Primary Contact Phone: (888)888-8888 Ext :

The following items were observed and may require attention:

#	Item	Deficiency	Location
Unit			
1	Bathroom Items	Unit - Bathroom Cabinets - Damaged/Missing (Bathroom)	Bldg: 100 - Test Homes Unit: 1 Room: Bathroom
2	Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits)	Bldg: 100 - Test Homes Unit: 1 Room: Kitchen Comments: TEST EHS

PASS DCD 4.0 - Client Public Version



The screenshot displays the PASS DCD 4.0 software interface. The title bar reads "RAPID - 1000 - HUD TEST TERRACE - Building 100:Unit 1:1". The menu bar includes "Inspection", "Tools", "Help", and "Exit". The toolbar contains icons for "Download", "Sample", "EHS", "Unsuccessful", "Upload", "Archive", "TAC", "Transfer", "Delete", and "Help". A blue arrow points to the "EHS" icon in the toolbar.

Navigator

- Select Inspection
 - 1000-HUD TEST TERRACE
 - Property Information
 - Site
 - Building 100: Test Hor
 - Building Exterior
 - Building Systems
 - Common Areas
 - Unit # 1 : 1

Unit Profile

Unit Profile

Sample Unit Number 1 Unit Number 1 * No. of Bedrooms 3 *

If unit cannot be inspected, select a reason:

Utilities Off?

- Electricity?
- Gas?
- Water?

Unit Comments

Previous Next

Observations

Sample Status Sample

Unit Inspection Status Complete

Click the Record/View Observations button to record/view unit observations.
Note that this button will remain disabled until the unit profile is completed.

Record/View Observation

Message(s)

Field	Message

Inspection Mode



PASS DCD 4.0 - Client Public Version

Exigent Health and Safety Notification Form

PHA Development No: 80000000000123	
Development Name: HUD TEST TERRACE	Inspection ID: 1000
Address: 1344 Independence Lane	Inspection Date: Oct 16, 2012 10:57:30 AM
Washington, DC 14444	Primary Contact: PH Director
Phone: (202)123-1234 Ext :	Role: PHA Executive Director
	Primary Contact Phone: (888)888-8888 Ext :

All PHAs are to correct or abate EHS deficiencies within 24 hours after the inspection, and certify to the correction or abatement activity through the online application within three business days of the inspection.

During this inspection, the following items were observed and noted as EHS deficiencies. These require immediate attention:

#	Item	Deficiency	Location
1	Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits)	Bldg: 100 - Test Homes Unit: 1 Room: Kitchen Comments: TEST EHS

Name of PHA Representative: (print)	Inspector Name:
Signature of PHA Representative:	Inspector ID Number:
Date: Oct 17, 2012 2:11:22 PM	

A copy of this notification will be provided to the appropriate local health/safety/fire code enforcement entity. Neither the inspector, the inspector's employer nor the Department of Housing and Urban Development assume any liability whatsoever, expressed or implied, that the above noted health and safety hazards constitute all of the health and safety deficiencies that may be present on the property. Any and all liability for the health and safety hazards noted above, as well as any health and safety hazards that may exist on the property but were not observed by the inspector, are the full and absolute responsibility of the property owner and not the inspector, the inspector's employer nor the Department of Housing and Urban Development.



PASS DCD – 2.3 VS 4.0

DCD 2.3 software is currently in use by REAC

Limitations

- **In use by REAC since 2000 (12 Years)**
- **Limits the recording of any single deficiency to the highest level for that defect.**
- **Does not include Berger report recommended changes.**



PASS DCD – 2.3 Software

Property Information Building / Unit Information **Property Inspectable Items** Check / Prepare / Import

Site

Building

S - A

Exterior

Systems

Common Areas

Unit

310 Greenb

Unit

Building 5 - Unit 310 Greenb

	Inspectable Item	NOD	OD	NA	
	Bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▲
	Call-for-Action	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✎	Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Electrical System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▼

Building 5 - Unit 310 Greenb: Health and Safety

	Inspectable Item	OD	
▶	Air Quality	<input type="checkbox"/>	▲
	Electrical Hazards	<input type="checkbox"/>	
	Emergency/Fire Exits	<input type="checkbox"/>	▼

Item Definition

Tools

Help **Exit**

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PASS DCD – 2.3 Software

Property Information Building / Unit Information **Property Inspectable Items** Check / Prepare / Import

Building 5 - Unit 310 Greenb: Doors

	Inspectable Defect	L1	L2	L3
▶	Damaged Frames/Threshold/Lintels/Trim**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged Hardware/Locks**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged Surface - Holes/Paint/Rusting/Glass**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged/Missing Screen/Storm/Security Door**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deteriorated/Missing Seals (Entry Only)**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Missing Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Page Up Page Down Defect Definition ? Help Close Form

Save Clear All



PASS DCD – 2.3 Software

Property Information Building / Unit Information **Property Inspectable Items** Check / Prepare / Import

Building 5 - Unit 310 Greenb: Doors

	Inspectable Defect	L1	L2	L3
	Damaged Frames/Threshold/Lintels/Trim**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged Hardware/Locks**	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged Surface - Holes/Paint/Rusting/Glass**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged/Missing Screen/Storm/Security Door**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deteriorated/Missing Seals (Entry Only)**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Missing Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Page Up Page Down Defect Definition ? Help Close Form

Save Clear All

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PASS DCD – 2.3 Software

Property Information Building / Unit Information **Property Inspectable Items** Check / Prepare / Import

Building 5 - Unit 310 Greenb: Doors

	Inspectable Defect	L1	L2	L3
	Damaged Frames/Threshold/Lintels/Trim**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged Hardware/Locks**	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Damaged Surface - Holes/Paint/Rusting/Glass**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged/Missing Screen/Storm/Security Door**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deteriorated/Missing Seals (Entry Only)**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Missing Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Page Up Page Down Defect Definition ? Help Close Form

Save Clear All



PASS DCD – 2.3 Software

Property Information Building / Unit Information **Property Inspectable Items** Check / Prepare / Import

Building 5 - Unit 310 Greenb: Doors

	Inspectable Defect	L1	L2	L3
	Damaged Frames/Threshold/Lintels/Trim**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged Hardware/Locks**	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Damaged Surface - Holes/Paint/Rusting/Glass**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged/Missing Screen/S	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deteriorated/Missing Seals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Missing Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Software requires Location/Comments

Defect for Building 5 - Unit 310 Damaged Hardware/Locks**

*Location: Master Bath

*Comments: Hardware inoperable

Save Delete ? Help Close Form ₃₄



PASS DCD – 2.3 Software

Property Information Building / Unit Information **Property Inspectable Items** Check / Prepare / Import

Building 5 - Unit 310 Greenb: Doors

	Inspectable Defect	L1	L2	L3
	Damaged Frames/Threshold/Lintels/Trim**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged Hardware/Locks**	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Damaged Surface - Holes/Paint/Rusting/Glass**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Damaged/Missing Screen/Storm/Security Door**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deteriorated/Missing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Missing Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Only Level 3 defect remains.
Level 1 and 2 are removed from system

Page Up Page Down Defect Definition ? Help Close Form

Save Clear All

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PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

Baluster/Side Railings + NOD OD NA

Bathroom Items

Call-for-Aid +

Ceiling +

Doors +

Dryer Vent +

Electrical System

Floors +

HVAC System

Kitchen Items

Message(s)

Field

Deficiencies

Unit Inspection

Please select from the following locations:

- Basement
- Bathroom
- Bedroom
- Dining Area
- Shed/Garage/Carport
- Hallway
- Kitchen
- Laundry Area
- Living Area
- Patio/Porch/Balcony
- Storage

Requires inspector to select floor area within the unit where defect exist

Back Finish Cancel



PASS DCD – 4.0 Software

RAPID – 600 – Bethany Bridge Apartments – Building 105 – 107 Eberhart – Unit 1

Items

Baluster/Side Railings+ NOD OD NA

Bathroom Items+ NOD OD NA

Call-for-Aid+ NOD OD NA

Ceiling+ NOD OD

Doors+ NOD OD

Deficiencies:

Unit Inspection

Record your observation by choosing one of the options presented below. You will be presented with the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel button. Any unsaved observations would be discarded.

Record Observations

Entry Door to Unit

Bathroom Door

Screen Door or Storm Door

Security Door

All Other Doors (includes closet or other interior doors)

Close Delete

Unit Cancel

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PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items	Deficiencies
Baluster/Side Railings +	<input type="radio"/> NOD <input type="radio"/> OD <input type="radio"/> NA
Bathroom Items +	<input type="radio"/> NOD <input type="radio"/> OD <input type="radio"/> NA
Call-for-Aid +	<input type="radio"/> NOD <input type="radio"/> OD <input type="radio"/> NA
Ceiling +	<input type="radio"/> NOD <input type="radio"/> OD
Doors +	<input type="radio"/> NOD <input checked="" type="radio"/> OD

Unit Inspection

Record your observation by choosing one of the options presented below. You will be presented with the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel button. Any unsaved observations would be discarded.

Record Observations

- Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
- Hardware is damaged or missing
- Surface is damaged
- Door is missing

Buttons: Close, Delete, Unit, Cancel



PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

Baluster/Side Railings +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Bathroom Items +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Call-for-Aid +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Ceiling +	<input type="radio"/> NOD	<input type="radio"/> OD	
Doors +	<input type="radio"/> NOD	<input checked="" type="radio"/> OD	

Deficiencies

Unit Inspection

Record your observation by choosing one of the options presented below. You will be presented with the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel button. Any unsaved observations would be discarded.

Record Observations

- Closet door does not function as it should or cannot be locked.
- Other interior door does not function as it should or cannot be locked.

Use Delete Unit Cancel

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PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

Baluster/Side Railings +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Bathroom Items +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Call-for-Aid +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Ceiling +	<input type="radio"/> NOD	<input type="radio"/> OD	
Doors +	<input type="radio"/> NOD	<input checked="" type="radio"/> OD	

Deficiencies

Defect description and level

Unit Inspection

Based on your responses, it was determined that 'Unit - Damaged Hardware/Locks (Doors) - L1' defect applies. You may enter additional comments (optional) in the text box below. Click the Finish button to record this defect in the database.

You may view this and other recorded defects in the deficiencies tree on the main site interface.

Comment:

Comment box available for all level deficiencies



PASS DCD – 4.0 Software

RAPID – 600 – Bethany Bridge Apartments – Building 105 – 107 Eberhart – Unit 1

Items

Baluster/Side Railings+	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Bathroom Items+	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Call-for-Aid+	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Ceiling+	<input type="radio"/> NOD	<input type="radio"/> OD	
Doors	<input type="radio"/> NOD	<input checked="" type="radio"/> OD	
Dryer Vent+			
Electrical System+			
Floors+			
HVAC System+			
Kitchen Items+			

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Doors)
 - Hallway
 - All Other Doors (includes closet or
 - Hardware is damaged or missing
 - Closet door does not function as it

Expand Collapse Delete

Enter Unit Exit Unit Cancel

Detailed description showing process of how inspector arrived at conclusion

Message(s)

Field	Message



PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

Baluster/Side Railings+ NOD OD NA

Bathroom Items

Call-for-Aid+

Ceiling+

Doors

Dryer Vent+

Electrical System

Floors+

HVAC System

Kitchen Items

Message(s)

Field

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Door)
 - Hallway

s closet
r missin
nction a

cel

Back Finish Cancel

Unit Inspection

Please select from the following locations:

- Basement
- Bathroom
- Bedroom
- Dining Area
- Shed/Garage/Carport
- Hallway
- Kitchen
- Laundry Area
- Living Area
- Patio/Porch/Balcony
- Storage

PASS DCD – 4.0 Software

RAPID – 600 – Bethany bridge Apartments – Building 105 – 107 Eberhart – Unit 1

Items

Baluster/Side Railings+ NOD OD NA

Bathroom Items

Call-for-Aid+

Ceiling+

Doors

Dryer Vent+

Electrical System

Floors+ All Other Doors (includes closet or other interior doors)

HVAC System

Kitchen Items

Message(s)

Field

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Door)
 - Hallway

Record your observation by choosing one of the options presented below. RAPID will continue to present the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel or OK button, as applicable. Any unsaved observations would be discarded.

Record Observations

- Entry Door to Unit
- Bathroom Door
- Screen Door or Storm Door
- Security Door
- All Other Doors (includes closet or other interior doors)

Back Finish Cancel





PASS DCD – 4.0 Software

Unit Inspection

Record your observation by choosing one of the options presented below. RAPID will continue to present the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel or OK button, as applicable. Any unsaved observations would be discarded.

Record Observations

- Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
- Hardware is damaged or missing
- Surface is damaged
- Door is missing





PASS DCD – 4.0 Software

Unit Inspection

Record your observation by choosing one of the options presented below. RAPID will continue to present the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel or OK button, as applicable. Any unsaved observations would be discarded.

Record Observations

- Closet door does not function as it should or cannot be locked.
- Other interior door does not function as it should or cannot be locked.



PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

Baluster/Side Railings+ NOD OD NA

Bathroom Items

Call-for-Aid+

Ceiling+

Doors

Dryer Vent+

Electrical System

Floors+

HVAC System

Kitchen Items

Message(s)

Field

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Door)
 - Hallway

Unit Inspection

Based on your responses, it was determined that '**Unit - Damaged Hardware/Locks (Doors) - L2**' defect applies. You may enter additional comments (optional) in the text box below. Click the Finish button to record this defect in the database.

You may view this and other recorded defects in the deficiencies tree on the main site interface.

Comment:

Back Finish Cancel

Detailed of defect with comment section provided.



PASS DCD – 4.0 Software

RAPID – 600 – Bethany Bridge Apartments – Building 105 – 107 Eberhart – Unit 1

Items

Baluster/Side Railings + NOD OD NA

Bathroom Items

Call-for-Aid +

Ceiling +

Doors

Dryer Vent +

Electrical System

Floors +

HVAC System

Kitchen Items

Message(s)

Field

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Door)
 - Hallway

Unit Inspection

Please select from the following locations:

- Basement
- Bathroom
- Bedroom
- Dining Area
- Shed/Garage/Carport
- Hallway
- Kitchen
- Laundry Area
- Living Area
- Patio/Porch/Balcony
- Storage

Back Finish Cancel

PASS DCD – 4.0 Software

RAPID – 600 – Bethany Bridge Apartments – Building 105 – 107 Eberhart – Unit 1

Items

Baluster/Side Railings+ NOD DD NA

Bathroom Items

Call-for-Aid+

Ceiling+

Doors

Dryer Vent+

Electrical System

Floors+

HVAC System

Kitchen Items

Message(s)

Field

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Door)
 - Hallway

Unit Inspection

Record your observation by choosing one of the options presented below. RAPID will continue to present the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel or OK button, as applicable. Any unsaved observations would be discarded.

Record Observations

- Entry Door to Unit
- Bathroom Door
- Screen Door or Storm Door
- Security Door
- All Other Doors (includes closet or other interior doors)

Back Finish Cancel



PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

Baluster/Side Railings+ NOD OD NA

Bathroom Items

Call-for-Aid+

Ceiling+

Doors

Dryer Vent+

Electrical System

Floors+

HVAC System

Kitchen Items

Message(s)

Field

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Door)
 - Hallway
 - Locks (Door)

Unit Inspection

Record your observation by choosing one of the options presented below. RAPID will continue to present the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel or OK button, as applicable. Any unsaved observations would be discarded.

Record Observations:

- Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs)
- Hardware is damaged or missing
- Surface is damaged
- Door is Missing

Back Finish Cancel

PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

Baluster/Side Railings+ NOD OD NA

Bathroom Item

Call-for-Aid

Ceiling+

Doors

Dryer Vent+

Electrical System

Floors+

HVAC System

Kitchen Item

Message(s)

Field

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Door)
 - Hallway

Unit Inspection

Based on your responses, it was determined that **'Unit - Damaged Hardware/Locks (Doors) - L3'** defect applies. You may enter additional comments (optional) in the text box below. Click the Finish button to record this defect in the database.

You may view this and other recorded defects in the deficiencies tree on the main site interface.

Comment:

Back Finish Cancel

Details of defect with comment box



PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

Baluster/Side Railings +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Bathroom Items +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Call-for-Aid +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Ceiling +	<input type="radio"/> NOD	<input type="radio"/> OD	
Doors	<input type="radio"/> NOD	<input checked="" type="radio"/> OD	
Dryer			
Electrical			
Floors +	<input type="radio"/> NOD	<input type="radio"/> OD	
HVAC System +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA
Kitchen Items +	<input type="radio"/> NOD	<input type="radio"/> OD	<input type="radio"/> NA

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Door)
 - Bathroom
 - master bath
 - Unit - Damaged Hardware/Locks (Door)
 - Hallway
 - All Other Doors (includes closet
 - Hardware is damaged or missing
 - Closet door does not function a
 - Unit - Damaged Hardware/Locks (Door)
 - Bedroom
 - All Other Doors (includes closet
 - Hardware is damaged or missing
 - Other interior door does not fu

Very detailed info for each of the door hardware defects observed.

Expand Collapse Delete

Enter Unit Exit Unit Cancel

Message(s)

Field	Message

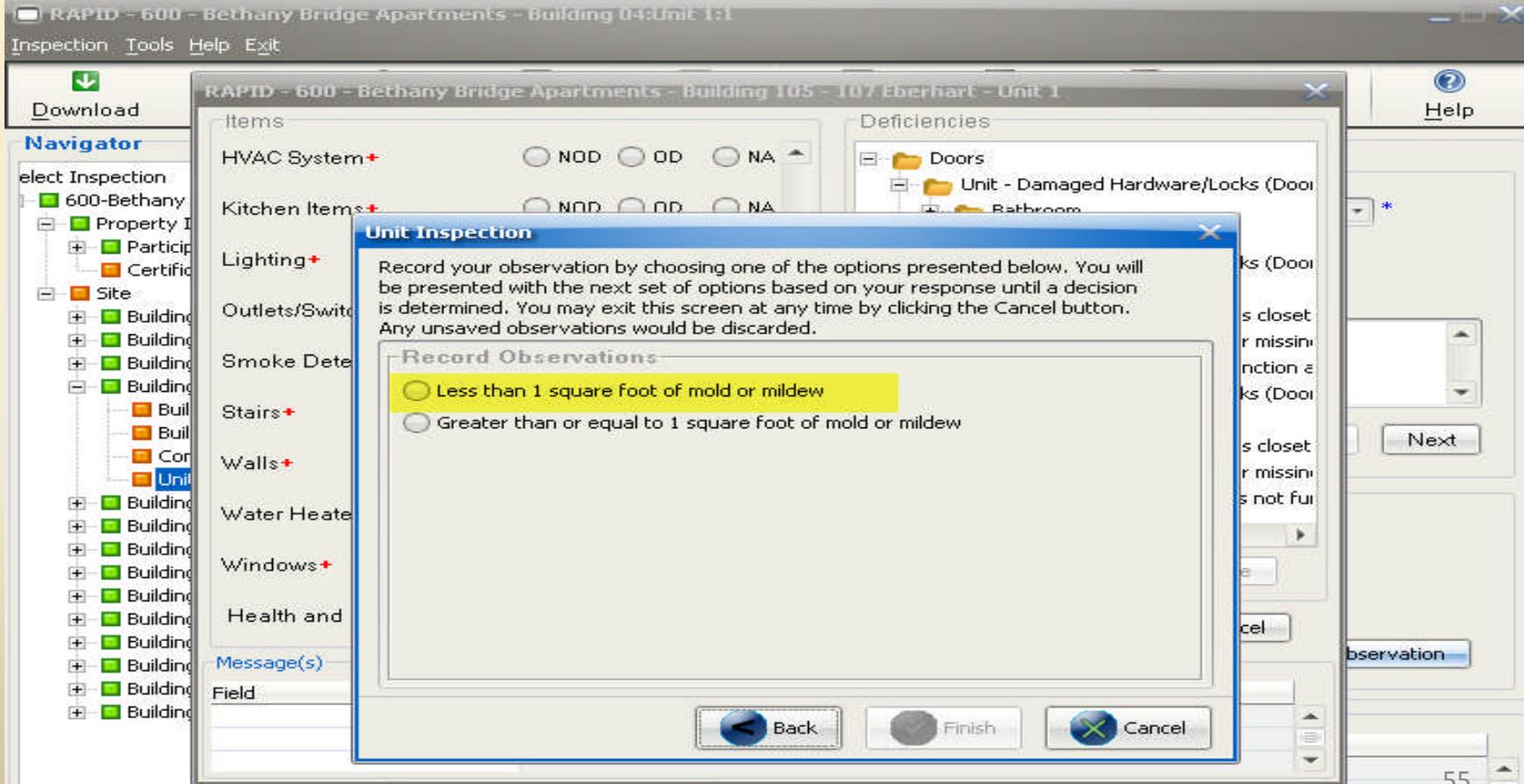


PASS DCD 4.0 Software

Example of Definition Changes in the new System

- **Mold**
- **Improperly Stored Flammable Materials**

PASS DCD – 4.0 Software



The screenshot displays the PASS DCD 4.0 software interface. The main window title is "RAPID - 600 - Bethany Bridge Apartments - Building 04:Unit 1:1". The menu bar includes "Inspection", "Tools", "Help", and "Exit". On the left, there is a "Navigator" pane with a tree view showing a hierarchy of inspection items: "600-Bethany", "Property I", "Particip", "Certific", "Site", "Building", "Building", "Building", "Building", "Build", "Build", "Cor", "Unit", "Building", "Building", "Building", "Building", "Building", "Building", "Building", "Building", "Building", "Building".

The main area shows a list of inspection items with radio button options for "NOD", "OD", and "NA":

- HVAC System+ NOD OD NA
- Kitchen Items+ NOD OD NA
- Lighting+ NOD OD NA
- Outlets/Switches+ NOD OD NA
- Smoke Detectors+ NOD OD NA
- Stairs+ NOD OD NA
- Walls+ NOD OD NA
- Water Heaters+ NOD OD NA
- Windows+ NOD OD NA
- Health and Safety+ NOD OD NA

A "Unit Inspection" dialog box is open in the foreground. It contains the following text:

Unit Inspection

Record your observation by choosing one of the options presented below. You will be presented with the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel button. Any unsaved observations would be discarded.

Record Observations

- Less than 1 square foot of mold or mildew
- Greater than or equal to 1 square foot of mold or mildew

The dialog box has "Back", "Finish", and "Cancel" buttons at the bottom.



PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

HVAC System+ NOD OD NA

Kitchen Items+ NOD OD NA

Lighting+ NOD OD NA

Outlets/Switches+ NOD OD NA

Smoke Detectors+ NOD OD NA

Stairs+ NOD OD NA

Walls+ NOD OD NA

Water Heaters+ NOD OD NA

Windows+ NOD OD NA

Health and Safety NOD OD NA

Deficiencies

- Doors
 - Unit - Damaged Hardware/Locks (Door)
 - Bathroom

Unit Inspection

This observation is not considered a deficiency under HUD's definition for this item.

Back Finish Cancel



PASS DCD – 4.0 Software

RAPID – 600 – Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

HVAC System+ NOD OD NA

Kitchen Items+ NOD OD NA

Lighting+ NOD OD NA

Outlets/Switches+ NOD OD NA

Smoke Detectors+ NOD OD NA

Stairs+ NOD OD NA

Walls+ NOD OD NA

Water Heaters+ NOD OD NA

Windows+ NOD OD NA

Health and Safety NOD OD NA

Message(s)

Field

Deficiencies

- Doors
- Unit - Damaged Hardware/Locks (Door)
- Bathroom

Unit Inspection

Record your observation by choosing one of the options presented below. You will be presented with the next set of options based on your response until a decision is determined. You may exit this screen at any time by clicking the Cancel button. Any unsaved observations would be discarded.

Record Observations

- Flammable materials improperly stored (gasoline, paint thinners, kerosene, propane, paper boxes, lubricating oil, etc.) - The flammable materials **ARE** stored near an exposed flame, heat or electrical source.
- Flammable materials improperly stored (gasoline, paint thinners, kerosene, propane, paper boxes, lubricating oil, etc.) - The flammable materials **ARE NOT** stored near an exposed flame, heat or electrical source.

Back Finish Cancel



PASS DCD – 4.0 Software

RAPID - 600 - Bethany Bridge Apartments - Building 105 - 107 Eberhart - Unit 1

Items

HVAC System + NOD OD NA

Kitchen Items + NOD OD NA

Lighting +

Outlets/Switches

Smoke Detectors

Stairs +

Walls +

Water Heaters

Windows +

Health and Safety

Message(s)

Field

Deficiencies

- Doors
- Unit - Damaged Hardware/Locks (Doors)
- Bathroom

Unit Inspection

This observation is not considered a deficiency under HUD's definition for this item.

Back Finish Cancel



DCD 4.0 – Exigent Health & Safety (EH&S)

- **EH&S Process Overview**
- **EH&S Module on-line mitigation for PHA property**
- **EH&S Module on-line review for PIH Field Office**

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[Defects](#) ←

Defects Details

Inspection ID: 501498

2 records returned, displaying all records.

Area	Building #	Unit #	Defect	Mitigation
Unit	1802	32424	Unit - Misaligned Chimney/Ventilation System (HVAC)	Not Mitigated ←
Unit	B309	23432432	Unit - Misaligned Chimney/Ventilation System (HVAC)	Not Mitigated

Export option(s): [Excel](#)



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EHS Defect Details

Inspection ID	501498		
Area	Unit	Building #	1802
		Unit #	32424
Item	HVAC System	Location	DINING
Defect Name	Unit - Misaligned Chimney/Ventilation System (HVAC)		
Defect Recorded Date	05/31/2012		
Inspector Comment	sfsdf		

HVAC System : Unit - Misaligned Chimney/Ventilation System (HVAC)

Report Date 08/28/2012

Action

Action Comment

Action Date



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EHS Defect Details

Inspection ID	501498		
Area	Unit	Building #	1802 Unit 32424 #
Item	HVAC System	Location	DINING
Defect Name	Unit - Misaligned Chimney/Ventilation System (HVAC)		
Defect Recorded Date	05/31/2012		
Inspector Comment	sfsdf		

HVAC System : Unit - Misaligned Chimney/Ventilation System (HVAC)

Report Date	08/28/2012
Action	Mitigation
Action Comment	Test Action
Action Date	08/28/2012

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Defects Details

Inspection ID: 501498

2 records returned, displaying all records.

Area	Building #	Unit #	Defect	Mitigation
Unit	B309	23432432	<u>Unit - Misaligned Chimney/Ventilation System (HVAC)</u>	Not Mitigated
Unit	1802	32424	<u>Unit - Misaligned Chimney/Ventilation System (HVAC)</u>	Mitigated

Export option(s): [Excel](#)



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EHS Defect Details

Inspection ID 501498
Area Unit **Building #** 1802 **Unit #** 32424
Item HVAC System **Location** DINING
Defect Name Unit - Misaligned Chimney/Ventilation System (HVAC)
Defect Recorded Date 05/31/2012
Inspector Comment sfsdf

HVAC System : Unit - Misaligned Chimney/Ventilation System (HVAC)

Report Date 08/28/2012
Action *
Action Comment *
Action Date *

Cancel

History

One record found.

Report Date	Action Date	Action	Comments	User
08/28/2012	08/28/2012	Mitigation	Test Action	M00289

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DCD 4.0 – Exigent Health & Safety (EH&S)

Mitigating EH&S



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EHS - Search

OMB Notice

Use the [legacy EHS module](#) to access DCD 2.3 Inspections.

Basic Filters

PHA Code	<input type="text" value="DE001"/>	PHA Lookup	
Type	<input type="text" value="PH"/>	Status	<input type="text"/>
Inspection Id	<input type="text"/>	Inspection Date	<input type="text"/>
Property ID/Dev #	<input type="text"/>	State	<input type="text"/>

Advanced Filters

Inspection Id	From	<input type="text"/>	To	<input type="text"/>
Inspection Date	From	<input type="text"/>	To	<input type="text"/>

Retrieve Inspection(s)

Cancel

Note: Any value in the advanced filter section would supersede corresponding values in the basic filter section.
Legend: PH - Public Housing, MF - Multi-Family

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EHS Results

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1 record returned, displaying all records.

Inspection ID	Property ID/Dev #	Property Name	State	PHA Code	Inspection Date	EHS Defect Count	Status	Alert
501498 	AA001646566	TERRACE APTS	AA	AA001	05/31/2012	4		-



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Note:  - User Reply Pending,  - HUD Review Pending,  - Review Completed,  - Past Report Deadline.

Legend: Dev# - Development #

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DCD 4.0 – Exigent Health & Safety (EH&S)

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Defects Details	
Inspection ID: 501498	

2 records returned, displaying all records.

Area	Building #	Unit #	Defect	Mitigation
Unit	B309	23432432	Unit - Misaligned Chimney/Ventilation System (HVAC)	Not Mitigated
Unit	1802	32424	Unit - Misaligned Chimney/Ventilation System (HVAC)	Mitigated

Export option(s): [Excel](#)



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EHS Defect Details

Inspection ID 501498
Area Unit **Building #** 1802 **Unit #** 32424
Item HVAC System **Location** DINING
Defect Name Unit - Misaligned Chimney/Ventilation System (HVAC)
Defect Recorded Date 05/31/2012 **Reported Date** 08/28/2012
Mitigation Date 08/28/2012 **Mitigation Late** Yes
Inspector Comment sfsdf

HVAC System : Unit - Misaligned Chimney/Ventilation System (HVAC)

Report Date 08/30/2012
Action
Action Comment
Action Date
Review Type Offsite Onsite *

Note: For Review Type Off-Site, please enter the documentation by the POA in action comment field.

History

One record found.

Report Date	Action Date	Action	Comments	User
08/28/2012	08/28/2012	Mitigation	Test Action	M00289

[Back to Top](#)

DCD 4.0 – Exigent Health & Safety (EH&S)



Workspace
My Workspace

Contractor Management
Administration
Reports/Search

Control Panel
User Preferences

EHS
Search

Inspector Management
Search
Administration
Upload Profile

Inspection Management
Rules Management
New Ad hoc Rule
New Pre-DBA Rule
My Inbox
Search Inspections
PHAS Details

Inspection Oversight
Create Auction
Auctions List
Search Inspections
Inspection Procurement

PASS Main Menu

U.S. Department of Housing and Urban Development
Physical Assessment Subsystem (PASS)

Exigent Health & Safety (EHS) Details

[Print Version](#)

EHS Defect Details

Inspection ID 501498
Area Unit **Building #** 1802 **Unit** 32424
Item HVAC System **Location** DINING
Defect Name Unit - Misaligned Chimney/Ventilation System (HVAC)
Defect Recorded Date 05/31/2012 **Reported Date** 08/28/2012
Mitigation Date 08/28/2012 **Mitigation Late** Yes
Inspector Comment sfsdf

HVAC System : Unit - Misaligned Chimney/Ventilation System (HVAC)

Report Date 08/30/2012
Action
Action Comment
Action Date
Review Type Offsite Onsite

Note: For Review Type Off-Site, please enter the documentation by the PHA/POA in action comment field.

History

2 records returned, displaying all records.

Report Date	Action Date	Action	Comments	User
08/30/2012	08/30/2012	Accept	Test Mitigation	CPASS1
08/28/2012	08/28/2012	Mitigation	Test Action	M00289

[Back to Top](#)



DCD 4.0 – Exigent Health & Safety (EH&S)

- **Public Housing / Representatives:**

<http://www.youtube.com/watch?v=7ECgVN4kSww&feature=youtu.be>

- **PIH Field Office:**

http://www.youtube.com/watch?v=7g16d2cQR_s&feature=youtu.be



PASS DCD 4.0 - Q & A

Questions & Answers

Topics Covered

- ✓ DCD 4.0 Public Version
- ✓ DCD 2.3/DCD 4.0 Comparison
- ✓ Exigent Health & Safety

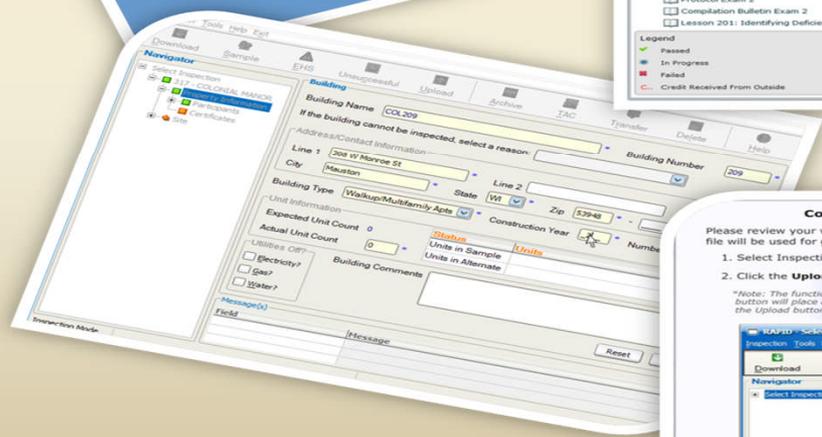
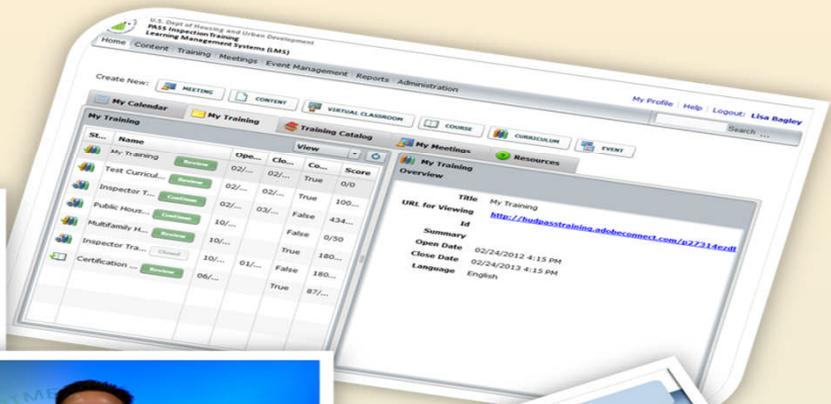
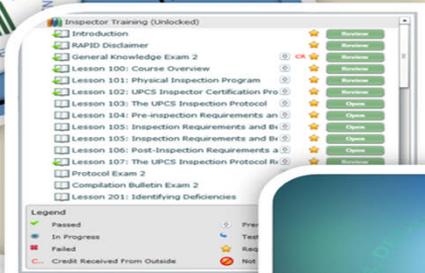


REAC PASS TRAINING

- **Class Schedule**
- **UPCS Protocol**



REAC On Line Learning Management System



REAC PASS Training – The Process

PASS TRAINING LMS



Registration



Public Training Self Registration- Multifamily

- https://hudpasstraining.adobeconnect.com/_a998406637/mfh-training/event/event_info.html



U.S. Dept of Housing and Urban Development
PASS Inspection Training
Learning Management Systems (LMS)

Public Training for Multifamily Housing



HUD's Office of Public and Indian Housing - Real Estate Assessment Center (PIH-REAC) is committed to providing our industry partners and contractors with comprehensive and effective training. Nearly 4 million American families live in rental housing that is owned, insured or subsidized by HUD. To ensure that these families have housing that is decent, safe, sanitary and in good repair. REAC conducts approximately 20,000 physical inspections on properties each year. This training is for Multi-Family (Housing) property representatives, owners, agents, and for those interested in learning about the UPCS Inspection Protocol and REAC Inspection process.

Start Time: **07/01/2012 12:00 AM**
(GMT-05:00) Eastern Time (US and Canada)

End Time: **01/01/2013 12:00 AM**

[Register Now](#) 

Public Training Self Registration- Public Housing

- https://hudpasstraining.adobeconnect.com/_a998406637/ph_training/event/event_info.html



U.S. Dept of Housing and Urban Development
PASS Inspection Training
Learning Management Systems (LMS)

Public Housing Training



HUD's Office of Public and Indian Housing - Real Estate Assessment Center (PIH-REAC) is committed to providing our industry partners and contractors with comprehensive and effective training. Nearly 4 million American families live in rental housing that is owned, insured or subsidized by HUD. To ensure that these families have housing that is decent, safe, sanitary and in good repair, REAC conducts approximately 20,000 physical inspections on properties each year. This training is for Public Housing property representatives, owners, agents, and for those interested in learning about the UPCS Inspection Protocol and REAC Inspection process.

Start Time: **08/07/2012 12:00 AM**
(GMT-05:00) Eastern Time (US and Canada)

End Time: **01/01/2013 12:00 AM**

[Register Now](#)





Public Training Self Registration

Original Message-----

From: OnlineTrainingMF@hud.gov

Sent: Tuesday, November 06, 2012 5:50 AM

To:

Subject: Public Training for Multifamily Housing Confirmation

We are pleased to confirm your registration for Public Training for Multifamily Housing. We look forward to your participation.

Event: Public Training for Multifamily Housing

Description: HUD's Office of Public and Indian Housing - Real Estate Assessment Center (PIH-REAC) is committed to providing our industry partners and contractors with comprehensive and effective training.

Nearly 4 million American families live in rental housing that is owned, insured or subsidized by HUD. To ensure that these families have housing that is decent, safe, and sanitary and in good repair, REAC conducts approximately 20,000 physical inspections on properties each year.

This training is for Multi-Family (Housing) property representatives, owners, agents, and for those interested in learning about the UPCS Inspection Protocol and REAC Inspection process.

Host: Janie Ealey

When: Sunday 1 July 2012, 12:00 AM - Tuesday 1 January 2013, 12:00 AM Time

Zone: (GMT-05:00) Eastern Time (US and Canada)

To access the event, please go to the following link at the time of the event and enter your login (email address) and password:

<http://hudpasstraining.adobeconnect.com/mfh-training/event/login.html>

Thank you,
Janie Ealey

For support, please call the Technical Assistance Center @ 1-888-245-4860 (Monday through Friday 8:00AM – 4:30PM EDT)



The Learning Management System (LMS)

U.S. Dept of Housing and Urban Development
PASS Inspection Training
Learning Management Systems (LMS)

My Profile

Home Content Training Meetings Event Management Reports Administration

Create New: MEETING CONTENT VIRTUAL CLASSROOM COURSE CURRICULUM EVENT

My Calendar My Training Training Catalog My Meetings Resources

My Training

View

St...	Name	Ope...	Clo...	Co...	Score
	My Training Review	02/...	02/...	True	0/0
	Test Curricul... Review	02/...	02/...	True	100...
	Inspector T... Continue	02/...	03/...	False	434...
	Public Hous... Continue	10/...		False	0/50
	Multifamily H... Review	10/...		True	180...
	Inspector Tra... Closed	10/...	01/...	False	180...
	Certification ... Review	06/...		True	87/...

My Training Overview

Title My Training

URL for Viewing <http://hudpasstraining.adobeconnect.com/p27314ezdl>

Id

Summary

Open Date 02/24/2012 4:15 PM

Close Date 02/24/2013 4:15 PM

Language English

U.S. Department of Housing and Urban Development
Physical Assessment SubSystem (PASS)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PASS Inspection Training

Learning Management System

Login:

Password:

Forgot your password?

Login



Training Curriculum

A Group of courses and other learning content that guides learners along a learning path. Our curriculum includes Slide Presentations, Video Presentations, Exercises, Simulations, and Webinars

Inspector Training

Inspector Training

- Introduction Review
- RAPID Disclaimer CR ★ Review
- Course Overview ⏵ Open
- General Knowledge Exam ⏵ ★ Review
- Lesson 101: HUD Physical Inspection Prog ⏵ ★ Review
- Lesson 102: UPCS Inspector Certification ⏵ ★ Continue
- Lesson 103: The UPCS Inspection Protocc ⏵ ★ Locked
- Lesson 104: Pre-Inspection Requirements ⏵ ★ Locked
- Lesson 105: Inspection Requirements and ⏵ ★ Locked
- Lesson 105: Inspection Requirements and ⏵ ★ Locked
- Lesson 106: Post-Inspection Requirement ⏵ ★ Locked
- Lesson 107: The UPCS Inspection Protocc ⏵ ★ Locked
- Compilation Bulletin Exam ⏵ ★ Locked
- Protocol Exam ⏵ CR ★ Locked
- Lesson 201: Identifying Deficiencies ⏵ ★ Locked
- Lesson 202: Site Deficiencies ⏵ ★ Locked
- Lesson 203: Building Exterior Deficiencies ⏵ ★ Locked
- Lesson 204: Building Systems Deficiencies ⏵ CR ★ Locked
- Lesson 205: Common Areas ⏵ CR ★ Review
- Lesson 206: Dwelling Units ⏵ ★ Review
- Lesson 207: Health and Safety Hazards ⏵ ★ Review
- Lesson 401: Software Installation ⏵ ★ Continue

Legend

- ✓ Passed
- ⏵ Prerequisites
- ⏴ In Progress
- ⏴ Test-Outs
- ✗ Failed
- ★ Required
- CR... Credit Received From Outside
- ⊘ Not Required

Inspector Training

Name Inspector Training

Summary The Inspector Certification Training Program is specifically designed for inspectors to become certified to conduct REAC inspections. This course provides information on Uniform Physical Condition Standards (UPCS) and procedures. In addition, information on the RAPID Software used to conduct inspections is also provided.

Open Date 06/06/2011 12:00 AM

Close Date

Status In Progress

Cumulative Score 120/359

Certificate

Completion Requirements

- ★ RAPID Disclaimer CR
- ★ General Knowledge Exam
- ★ Lesson 101: HUD Physical Inspection Program
- ★ Lesson 102: UPCS Inspector Certification Process
- ★ Lesson 103: The UPCS Inspection Protocol
- ★ Lesson 104: Pre-Inspection Requirements and Best Practices
- ★ Lesson 105: Inspection Requirements and Best Practices Part 1
- ★ Lesson 105: Inspection Requirements and Best Practices Part 2
- ★ Lesson 106: Post-Inspection Requirements and Best Practices
- ★ Lesson 107: The UPCS Inspection Protocol Review
- ★ Compilation Bulletin Exam
- ★ Protocol Exam CR
- ★ Lesson 201: Identifying Deficiencies
- ★ Lesson 202: Site Deficiencies
- ★ Lesson 203: Building Exterior Deficiencies
- ★ Lesson 204: Building Systems Deficiencies CR
- ★ Lesson 205: Common Areas CR
- ★ Lesson 206: Dwelling Units

Improving The Learning Experience

Lesson 100: Course Overview
Welcome
Screen 1 of 16

Topics in this Lesson

- Computer Setup
- Navigation Buttons
- Course Organization
- Learning Aids
- Knowledge Checks
- Study Plan
- Topic Links
- Lesson Summary

Welcome to the Uniform Physical Condition Standards (UPCS) Inspection Training Program for the Multifamily Housing representatives.

The following screens present an overview of the course setup requirements, and an orientation to course navigation and organization.

Click the **Next** button in the upper right hand corner of the screen to begin.

Uniform Physical Condition Standards Inspection Training Program

Lesson 104: Inspection Requirements and Best Practices – Part One
Meet with Property Representative, continued
Screen 17 of 62

Topic Menu

- Learning Objectives
- Meet with Property Representative
- Visually Verify Site/ Building Information
- Update Site/Building Information
- Reminders

Once an inspector has provided introductory information to the Property Representative(s), he/she will examine specific property-related information. The inspector will do the following:

- Confirm that residents have been notified of the inspection.
- Review specific building system certificates.
- Request lead-based paint information for all buildings constructed prior to 1978.
- Verify that the area measures are available.
- Review a copy of the **rent roll** or some other all-inclusive list.
- Request a copy of the property site map if available.

The tasks listed above can be done in any order as long as they are all completed prior to beginning the actual inspection.

Lesson 206: Dwelling Units
Kitchen, continued

Kitchen Appliance Deficiencies

The condition and functioning of the following kitchen appliances must be examined in Dwelling Units:

- Range/Stove/Oven
- Range Hood/Exhaust Fans
- Refrigerator

If applicable, dishwashers and garbage disposals must also be inspected.

Range/Stove/Oven

- Doors or drawers do not open
- Burner(s) does not function
- Pilot light is out
- Flames are unequally distributed
- Oven does not function
- Stove is disconnected but listed as a 504 unit

Range Hood/Exhaust Fans

- The apparatus that draws out cooking exhaust does not function as it should.
- An accumulation of dirt threatens the free passage of air. The flue may be blocked.

Refrigerator

- Missing
- Excessive accumulation of ice
- Deteriorated door seals
- Inadequate cooling

Important note:
Following inspection, all appliances must be returned to their condition prior to the inspection. For example, all stove burners must be turned off before leaving the kitchen.

Lesson 207: Health and Safety Hazards
Hazards, continued

Hazards Deficiencies

Click the numbers to view various Hazards deficiencies.

- 1
- 2
- 3
- 4
- 5
- 6

This sliding board has numerous sharp edges.

Continue



The Learning Management System (LMS)

- **DCD 4.0 Simulations**
- **DCD 4.0 Exercises**
- **Interactive Content**

Training as Part of the Change Management Plan



If the people expected to use a new technology are unmotivated to use it, uninformed on why it's important, **and inadequately trained**, there will be resistance for any new technology.

To achieve success in implementing new technology, it is critical that a strategy for engaging, informing, and **training** people be given higher priority than it typically receives.

On Line Training/ DCD 4.0



Workspace
My Workspace

Contractor Management
Administration
Search

Control Panel
Process Management
User Preferences

EHS
Search

Inspector Management
Search

Inspection Management
Scheduling
Bulk Scheduling
Rules Management
New Ad hoc Rule
New Pre-DBA Rule
My Inbox
Search Inspections

Inspection Oversight

U.S. Department of Housing and Urban Development

auction services and data exchange, review uploaded inspections, process appeals and approve payment to inspectors / inspector contractors.

Help Wanted

Training Needed for DCD 4.0

HUD is looking for training for its new Enterprise system. Trainers must be able to create interactive content, delivering it in a user friendly online environment.

Needed

The Physical Assessment Subsystem (PASS) provides the means to assess the

I have read the above warning

[Print Version](#)

06/15/2010

Type RAP

Public Housing

FHA #	PO #	Property Status
6235629	79-436	
6235383	79-436	
6235383	79-400	
6235385	79-400	
6235629	79-432	

inspection duration, floor
y.
ified for properties with
you from making any

Confirm Order

Cancel 83



REFERENCES

DCD 4.0 Web Page

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/products/prodpass/dcd4.0

DCD 4.0 Inspection Software - Record and Process Inspection Data (RAPID)

- ▶ Hardware/Software Specifications
- ▶ Installation Instructions for operating systems:
 - ▶ Windows XP
 - ▶ Windows Vista/Windows 7
- ▶ Software Download
- ▶ Inspection Software RAPID User Guide
- ▶ Software Updates (link will be active when the updates are available)

Click on the link to download DCD 4.0 Software

Secure Systems (PASS)

- ▶ Industry Presentation
- ▶ Physical Condition Scoring Notice (published August 9, 2012)
- ▶ Revised Dictionary of Deficiency Definitions

Click on the link to download Scoring Notice

Click on the link to download Revised Definitions

Contractors - Reverse Auction Program (RAP)

- ▶ User Guide
 - Presentations
 - ▶ Introduction to request for a Participant ID
 - ▶ Introduction to request for a RAP ID
 - ▶ Introduction to the Contractor Profile View module
 - ▶ Introduction to the Bulk Scheduling module



REFERENCES

Inspectors

- ▶ User Guide Presentations
 - ▶ Introduction to the Profile View module

PHAs/MF Owners

- ▶ User Guide Presentations
 - ▶ Introduction to the 4.0 POA Report
 - ▶ Introduction to the Public Scheduler module
 - ▶ Introduction to the Exigent Health & Safety - External module

Servicing Mortgagee/Lenders

- ▶ User Guide Presentations
 - ▶ Introduction to the Inspection Scheduling module
 - ▶ Introduction to the Portfolio module
 - ▶ Introduction to the Inspection Reports module
 - ▶ Introduction to the Master Scheduler Assignment module
 - ▶ Introduction to the Bulk Scheduling module

Field Office

- ▶ Industry Presentation
- ▶ Physical Condition Scoring Notice (published August 9, 2012)
- ▶ Revised Dictionary of Deficiency Definitions
- ▶ Introduction to the 4.0 POA Report
- ▶ Introduction to the Public Scheduler module
- ▶ Introduction to the Exigent Health & Safety - Internal - FO module

TAC Contact
Details

Contact Information

In case of any question or concern, please contact REAC Technical Assistance Center (TAC) at REAC_TAC@hud.gov or call 1-888-245-4860.



PASS DCD 4.0 - Q & A

Close Out Questions & Answers

Topics Covered

- ✓ On Line Training
- ✓ Conclusion
- ✓ Open Questions