

PASS TRAINING

Dine
& Learn



PASS TRAINING – DINE & LEARN

Presented January 12, 2022

Presentation: **How to Inspect a Unit – Part 3**

Presenter:

PowerPoint – **Ben Benning** – QA Construction Analyst / REAC UPCS Trainer

Staff available for Questions & Answers:

Lawrence Clay	–	QA Construction Analyst / REAC UPCS Trainer
Dexter Brady	–	QA Construction Analyst / REAC UPCS Trainer
Bobby West	–	QA Construction Analyst / REAC UPCS Trainer
Robert (Whitt)	–	General Engineer & REAC Training Coordinator
Whittington		& Facilitator

Some Updates since the Last Dine & Learn

- QA has hired several new QAs towards the end of last year. These QA are in training, and you will start seeing some new faces on CQAs in the near future.
- REAC UPCS Training webpage has some new updates:
 - Hope to have How to Inspect a Unit – Parts 1 & 2 on the webpage soon along with Part 3
- UPCS Certification Training re-started last summer
 - There were 6 Phase IIs from July to November in 2021
 - The new Phase II Training method has been a huge success
 - The Training Team has been able to get more Inspector Candidates through the Phase II training in 6 months last year than the total number of Inspector Candidates over the past several years
 - In addition, the LMS, Virtual Classes and Field Training have been improved

Some Updates since the Last Dine & Learn

- **For calendar year 2022 –**
 - **17 Phase IIs Scheduled from March – December**
 - **We will be covering all areas of the Country with Phase IIs**
 - **Goal is to decrease travel expenses for new Inspector Candidates**
 - **Phoenix will be the 1st Phase II in 2022 the week March 14 - 18**
 - **Some other tentative Phase II locations in 2022 are:**
 - **Miami**
 - **New Orleans**
 - **Kansas City**
 - **Seattle**

Upcoming Dine & Learns and the Subjects to be Covered

Upcoming Dine & Learns

April 27, 2022 @ 7:00 pm (EST) – **How to Inspect a Unit Part 4 (last of this series)**

July (TBD) @ 7:00 pm (EST) - TBD



UNIT INSPECTION

PART III

DEFICIENCY DEFINITIONS

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START

COURSE OBJECTIVE

- Welcome to the Unit Inspection training course. The objective of this course is to provide an overview of areas and items that are required to be inspected during a UPCS Unit Inspection. Additionally, this course will give descriptions, photos, and possible deficiency levels for each inspectable area or item within a unit (Part III), in accordance with the Revised Dictionary of Deficiency Definitions (Reference: Federal Register/Vol.77, No. 154/Thursday, August 9, 2012/Notices).



UNIT INSPECTIONS TABLE OF CONTENTS

ITEMS TO INSPECT IN A "UNIT" ARE AS FOLLOWS:

Part 1

- Bathroom
- Call-for-Aid
- Ceiling
- Doors

Part 2

- Electrical System
- Floors
- Hot Water Heater
- HVAC System

Part 3

- Kitchen
- Laundry Area
- Lighting
- Outlets/Switches
- Patio/Porch/Balcony

Part 4

- Smoke Detector
- Stairs
- Walls
- Windows
- Health & Safety

PREV

NEXT

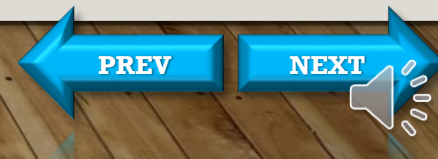


KITCHEN

A place where food is cooked or prepared. The facilities and equipment used in preparing and serving food.

This inspectable item can have the following deficiencies:

- [Cabinets – Missing/Damaged](#)
- [Countertops - Missing/Damaged](#)
- [Dishwasher/Garbage Disposal - Inoperable](#)
- [Plumbing - Clogged Drains](#)
- [Plumbing - Leaking Faucets/Pipes](#)
- [Range Hoods/Exhaust Fans - Excessive Grease/Inoperable](#)
- [Range/Stove - Missing/Damaged/Inoperable](#)
- [Refrigerator - Missing/Damaged/Inoperable](#)
- [Sink - Missing/Damaged](#)



Cabinets – Missing/Damaged (Kitchen – Unit)

Deficiency: Cabinets are missing, or the laminate is separating. This includes cases, boxes, or pieces of furniture with drawers, shelves, or doors, primarily used for storage, mounted on walls or floors.

Level of Deficiency:

Level 1: N/A

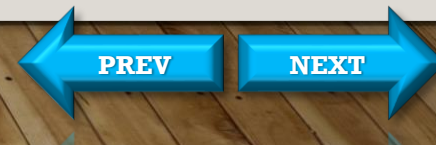
Level 2: You see that 10% to 50% of the cabinets, doors, or shelves are missing or the laminate is separating.

Level 3: You see that more than 50% of the cabinets, doors, or shelves are missing or the laminate is separating.

**EXAMPLE
PHOTOS**



Cabinets – Missing/Damaged (Kitchen – Unit) Photos



Countertops – Missing/Damaged (Kitchen – Unit)

Deficiency: A flat work surface in a kitchen often integral to lower cabinet space is missing or deteriorated.

Level of Deficiency:

Level 1: N/A

Level 2: 20% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate and is not a sanitary surface on which to prepare food.

Level 3: N/A

EXAMPLE
PHOTOS



Countertops – Missing/Damaged (Kitchen – Unit) Photos



Dishwasher/Garbage Disposal - Inoperable (Kitchen – Unit)

Deficiency: A dishwasher or garbage disposal, if provided, does not function.

Level of Deficiency:

Level 1: N/A

Level 2: The dishwasher or garbage disposal does not function.

Level 3: N/A

**EXAMPLE
PHOTOS**



Dishwasher/Garbage Disposal - Inoperable (Kitchen – Unit) Photos



Plumbing – Clogged Drains (Kitchen – Unit)

Deficiency: The water does not drain adequately.

Level of Deficiency:

Level 1: The basin does not drain freely.

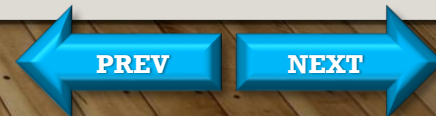
Level 2: N/A

Level 3: The drain is completely clogged or has suffered extensive deterioration.

EXAMPLE
PHOTOS



Plumbing – Clogged Drains (Kitchen – Unit) Photos



Plumbing – Leaking Faucets/Pipes (Kitchen – Unit)

Deficiency: You see that a basin faucet or drain connections leak.

Level of Deficiency:

Level 1: You see a leak or drip that is contained by the basin or pipes, and the faucet is functioning as it should.

Level 2: N/A

Level 3: You see a steady leak that is having an adverse affect on the surrounding area, and the faucet or pipe is not usable.

EXAMPLE
PHOTOS



Plumbing – Leaking Faucets/Pipes (Kitchen – Unit) Photos



Range Hood/Exhaust Fans – Excessive Grease/Inoperable (Kitchen – Unit)

Deficiency: The apparatus that draws out cooking exhaust does not function.

Level of Deficiency:

Level 1: An accumulation of dirt, grease or other barrier noticeably reduces the free passage of air.

Level 2: N/A

Level 3: The exhaust fan does not function.

-OR- You estimate that the flue may be completely blocked.

**EXAMPLE
PHOTOS**



Range Hood/Exhaust Fans – Excessive Grease/Inoperable (Kitchen – Unit)



Range/Stove – Missing/Damaged/Inoperable (Kitchen – Unit)

Deficiency: The unit is missing or damaged.

Note: Before the inspection starts, you should be given a list of units under UFAS. Do not record these disconnected or partially disconnected ranges/stoves as a deficiency.

Level of Deficiency:

Level 1: The operation of doors or drawers is impeded, but the stove is functioning. On gas ranges, flames are not distributed equally. The pilot light is out on 1 or more burners.

Level 2: One burner is not functioning.

Level 3: The unit is missing.

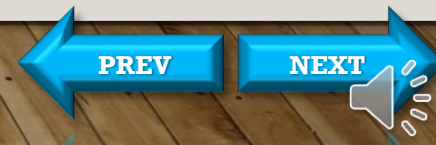
-OR- Two or more burners are not functioning.

-OR- The oven is not functioning.

EXAMPLE
PHOTOS

Comment:

Level 3: If this condition is a health and safety concern, you must record it manually under "Hazards (Health and Safety)."



Range/Stove – Missing/Damaged/Inoperable (Kitchen – Unit) Photos



Refrigerator – Missing/Damaged/Inoperable (Kitchen – Unit)

Deficiency: The refrigerator is missing or does not cool adequately for the safe storage of food.

Level of Deficiency:

Level 1: The refrigerator has an excessive accumulation of ice.

-OR- The seals around the doors are deteriorated.

Level 2: N/A

Level 3: The refrigerator is missing.

-OR- The refrigerator does not cool adequately for the safe storage of food.

EXAMPLE
PHOTOS



Refrigerator – Missing/Damaged/Inoperable (Kitchen – Unit) Photos



Sink – Missing/Damaged (Kitchen – Unit)

Deficiency: A sink, faucet, or accessories are missing, damaged or not functioning.

Note: If a stopper is missing, do not record it as a deficiency.

Level of Deficiency:

Level 1: You see extensive discoloration or cracks in 50% or more of the basin, but the sink and hardware can still be used to prepare food.

Level 2: N/A

Level 3: The sink or hardware is either missing or not functioning.

EXAMPLE
PHOTOS



HIA



Sink – Missing/Damaged (Kitchen – Unit) Photos



HIA

PREV

HVAC SYSTEM

LAUNDRY AREA

Laundry Area/Room – Dryer Vent

Missing/Damaged/Inoperable (Unit)

Place where soiled clothes and linens are washed and/or dried.

Deficiency: Inadequate means is available to vent accumulated heat/lint to the outside. The dryer vent is missing, damaged or inoperable.

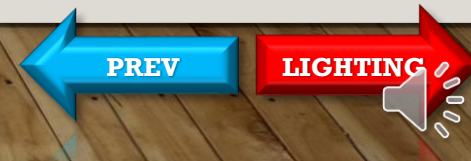
Level of Deficiency:

Level 1: N/A

Level 2: N/A

Level 3: Dryer vent is missing, damaged or is visually determined to be inoperable (blocked). Dryer exhaust is not effectively vented to the outside.

EXAMPLE
PHOTOS



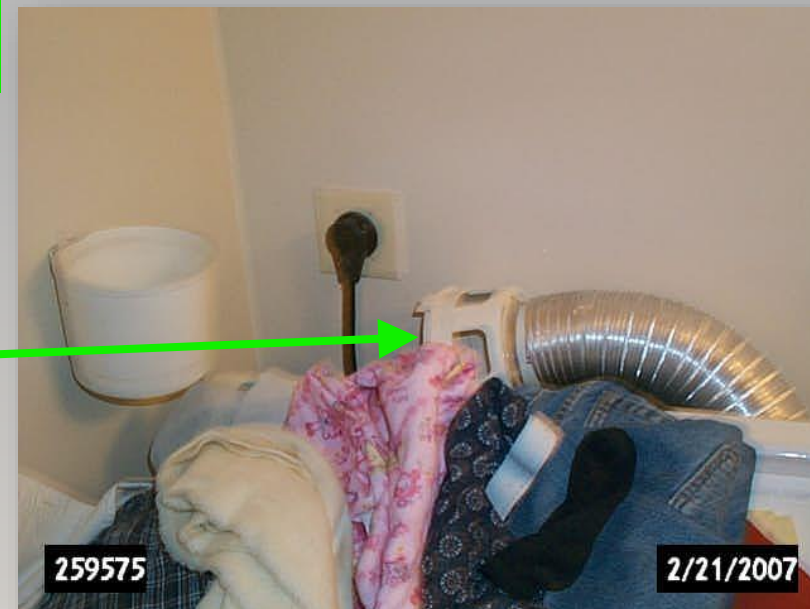
Laundry Area/Room – Dryer Vent Missing/Damaged/Inoperable (Unit) Photos



Missing/Disconnected
Dryer vents



Indoor vent not connected



PREV

LIGHTING

LIGHTING

Lighting – Missing/Inoperable (Unit)

System to provide illumination to a room or area. Includes fixtures, lamps, and supporting accessories.

Deficiency: A lighting fixture is missing or does not function as it should. The malfunction may be in the total system or components, excluding light bulbs.

Level of Deficiency:

Level 1: In 1 room in a unit, a permanent lighting fixture is missing or not functioning, and no other switched light source is functioning in the room.

Level 2: In 2 rooms, a permanent lighting fixture is missing or not functioning, and no other switched light source is functioning in the rooms.

Level 3: In more than 2 rooms, a permanent light fixture is missing or not functioning, and no other switched light sources are functioning in the rooms.

EXAMPLE
PHOTOS



Lighting – Missing/Inoperable (Unit) Photos



PREV

OUTLET | SWITCHES

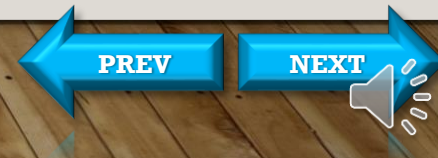
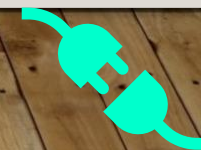
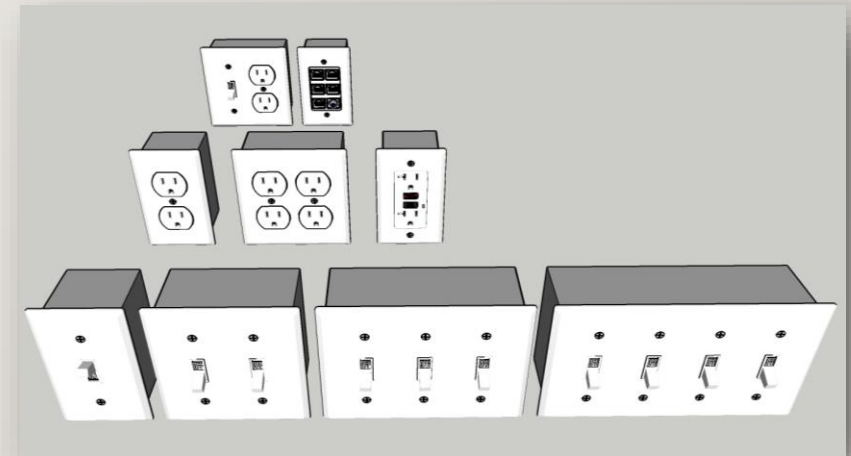
Outlets/Switches (Unit)

Outlets/Switches (Unit)

The receptacle connected to a power supply or method to control the flow of electricity. Includes 2 and 3 prong outlets, ground fault interrupters, pull cords, 2 and 3 pole switches and dimmer switches.

This inspectable item can have the following deficiencies:

- Missing
- Missing/Broken Cover Plates



Missing (Outlets/Switches – Unit)

Deficiency: An outlet, switch or both are missing.

Note: This does not apply to empty junction boxes that were not intended to contain an outlet or switch.

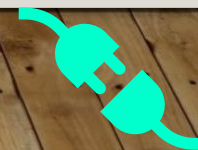
Level of Deficiency:

Level 1: N/A

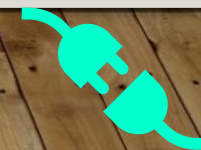
Level 2: N/A

Level 3: An outlet, switch or both are missing.

EXAMPLE
PHOTOS



Missing (Outlets/Switches – Unit) Photos



Missing/Broken Cover Plates (Outlets/Switches – Unit)

Deficiency: The flush plate used to cover the opening around a switch or outlet is damaged or missing.

Level of Deficiency:

Level 1: An outlet or switch has a broken cover plate over a junction box, but this does not cause wires to be exposed.

Level 2: N/A

Level 3: A cover plate is missing, which causes wires to be exposed.

EXAMPLE
PHOTOS



Missing/Broken Cover Plates (Outlets/Switches – Unit) Photos

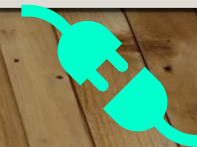
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Patio/Porch/Balcony – Baluster/Side Railings Damaged (Unit)

Adjoining patio, porch or balcony.

Deficiency: A baluster or side railing on the porch/patio/balcony is loose, damaged or does not function, which limits the safe use of this area.

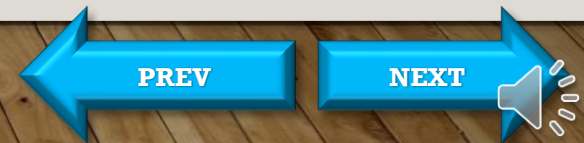
Level of Deficiency:

Level 1: N/A

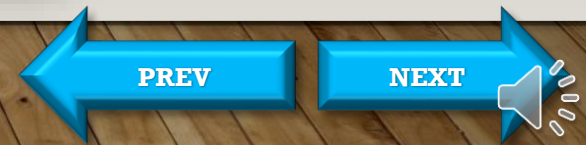
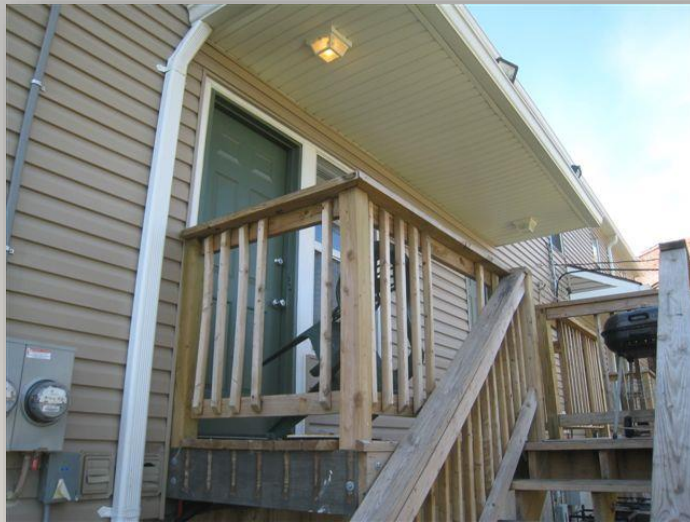
Level 2: N/A

Level 3: The baluster or side rails enclosing this area are loose, damaged or missing, limiting the safe use of this area.

**EXAMPLE
PHOTOS**



Patio/Porch/Balcony – Baluster/Side Railings Damaged (Unit) Photos



REVIEW

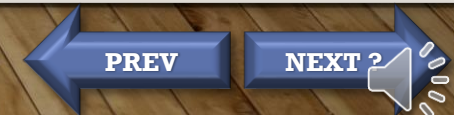
1.) If you see in a kitchen that **10% to 50%** of the cabinets, doors, or shelves are missing, or the laminate is separating. What level of deficiency shall be recorded?

A. Level 1

B. Level 2

C. Level 3

D. Do not record it as a deficiency.



REVIEW

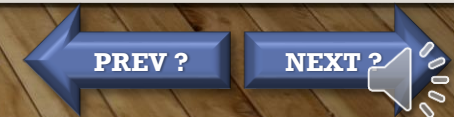
2.) A stopper is missing in the kitchen sink. What level of deficiency shall be recorded?

A. Level 1

B. Level 2

C. Level 3

D. Do not record it as a deficiency.



REVIEW

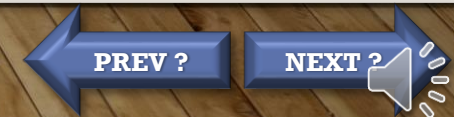
3.) A dryer vent is missing. What deficiency level shall be recorded?

A. Level 1

B. Level 2

C. Level 3

D. Do not record it as a deficiency.



REVIEW

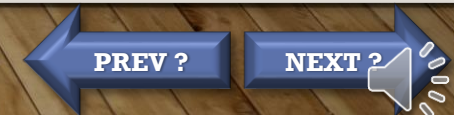
4.) A lighting fixture is missing or does not function as it should in 2 rooms. What level of deficiency is this?

A. Level 1

B. Level 2

C. Level 3

D. Do not record it as a deficiency.



REVIEW

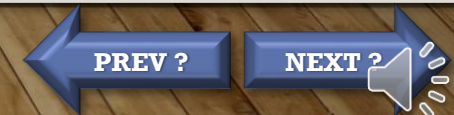
5.) An outlet has a broken cover plate over a junction box, but this does not cause wires to be exposed. What level of deficiency shall be recorded?

A. Level 1

B. Level 2

C. Level 3

D. Do not record it as a deficiency.



REVIEW

6.) On a porch, the side rails enclosing this area are loose and damaged, limiting the safe use of this area. What level of deficiency shall be recorded?

A. Level 1

B. Level 2

C. Level 3

D. Do not record it as a deficiency.

END OF REVIEW



Q & A

