

2. GENERAL

After extensive consultation with industry representatives in the fall of 1999, HUD agreed to revise 65% of the deficiency definitions contained in Uniform Physical Condition Standard (UPCS) inspection software. The revisions enhanced objectivity, clarified definitions, promoted consensus without degenerating the standards, and addressed lessons learned from baseline inspections.

After revising the software, HUD proceeded to test the revisions. The goal of the tests was to ensure the revised definitions appropriately classified deficiencies, the software captured those deficiencies as intended, and netted fair results. HUD used a four tiered testing methodology. Tier I testing involved in-house system tests of the inspection software to ensure that all programming worked correctly.

Tier II and Tier III tests involved on-site inspections at various PHAs located around the country. Tier II consisted of demonstrations of the new software at selected properties to illustrate deficiencies under both current version of the inspection software (v 2.1) and the revised software (v 2.3). These tests only involve specifically identified deficiencies and did not include a full inspection of the selected property. Also, industry group observers participated in Tier II testing. Their observations are included in this report.

The Tier III tests involved full inspections of selected properties, including a complete sample size and all applicable inspectable areas using both the current and revised software. Further, the industry observation groups made general observations, which were included in this report. Tier IV tests involves full inspections of all projects at an individual PHA. PHAs of differing sizes, locations and physical inspection scores from around the nation were selected to be in the testing sample. In some cases, however, PHAs and/or industry groups specifically requested that certain PHAs be included in the test sample.