

# Assessment System Management Certification for Public Housing

MASS; Reporting Information Form

**2/15/2013 100% UPCS/REAC Inspection**

**CT 30-2**

**Milford, CT. Housing Authority**



U.P.C.S. Annual Inspection Services; (U\*P\*C\*S) certifies inspection of above name property using H.U.D.'s most up to date Uniform Physical Condition Standards (UPCS).

## Sub-Indicator #4: Annual Inspection of Dwelling Units and Systems

Component #1: Annual Inspection of Dwelling Units		
A10000	The total number of ACC units. (Inspectable Units)	50
A10100	The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease.	0
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS). (Inspectable Units)	50
A10550	Total number of units inspected that did not require repairs.	26
	See reports for detailed list of units	
A10600	The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	24
A10700	Adjusted units available (Less Offline or Demolished Units)	50
A10800	Percent of units inspected by PHA.	<b>100%</b>
Component #2: Annual Inspection of Systems including Common Areas and Non-Dwelling Space		
A11400	Total number of buildings.	8
A11500	Total number of buildings exempted from the inspection of systems.	0
A11600	The total number of buildings where all systems were inspected in accordance with UPCS.	8
A11700	The number of buildings / sites where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	6
A11900	Percentage of buildings inspected.	<b>100%</b>

NOTICE: This form is generated for the above named housing authority. The intended purpose of this form is for the inspection percentage amounts and should be used for the housing authority's annual MASS reporting.

U.P.C.S. SERVICES : CEO  
NATIONWIDE SERVICE

**TOLL FREE# 1 (877) 335-UPCS (8727)** If you have Questions or need Confirmation Please call