

## PHYSICAL CONDITIONS CRITIQUE

The Agency's Technical Services Division is responsible for the physical observation of all Agency-funded properties. The review is known as the Physical Conditions Critique (PCC).

The PCC is performed annually for all Section 8 properties. A minimum of 20 percent of units are selected as well as 100 percent of all buildings, including common areas and grounds. This critique is conducted throughout the term of the mortgage and/or the affordability period, whichever is longer.

The owner/agent is required to perform their own periodic inspections of the property, including occupied units, during the course of the year. This is an opportunity to monitor the conditions prior to the PCC.

The PCC is conducted by the Agency Technical Services Representative (TSR) in conjunction with the owner, agent, and manager to ensure that the property is being maintained in accordance with the Agency minimum housing standards and HUD Housing Quality Standards (HQS). The management agreement requires that residents be given a minimum of 48 hours prior written notice of the PCC.

The TSR will send a report summarizing the results of the PCC to the owner, agent, and manager. This report includes a building and grounds report and a unit-by-unit critique. The Agency requires a written progress report on a stated time schedule identifying plans for repair of all outstanding items until completion.

***NOTE: Major health and safety issues must be corrected immediately.***

Contact the TSR assigned to your property for further information and guidance.