

What the REAC Inspector sees

Top Ten Issues:

1. **Electrical hazards** – By hand can electrical be touched: unlocked boxes, missing covers, exposed wires, missing knock outs, open sockets. Highest points are lost in SITE area. The point deduction can be as much as 10 points off your score. **Establish a policy to secure all electrical, all the time.**
2. **Blocked Egress** – Any fire exit path blocked. Living spaces must have 2 paths out: primary/secondary. Exit signs designate paths. Path can be 2 doors or door and window. Do not ever block including using double keyed locks. **Enforce strong policy. Use labeling.**
3. **Site Hazards** – Tripping hazards are $\frac{3}{4}$ height differential in generally traveled areas, Sharp Edges are broken glass, metal or wood sticking out in a walk area. **Conduct SITE survey as last minute REAC Inspection preparation activity.**
4. **Doors** – Type and location of door matters. Entry and security doors most critical. **Ensure doors open, closed, latch, lock - if provided, seal and have a damaged free surface.**
5. **Windows** – Windows provide functions of light, ventilation, and egress. Not all perform all functions. **Ensure windows open normally, closed, lock, and have good seals.**
6. **Water/Sewer Leaks** - A weep is a leak. Look for evidence of leaks stains, drip marks, rust, corrosion. **Fix leaks and remove all evidence of leaks: drip stains on floor, rust, corrosion.**
7. **Building Systems** – These locked door areas sometimes are overlooked versus the Units. Most have high levels of severity and critically and automatically generate a health & safety. **Conduct a detail survey of these areas and fix all defects. Then lock the door.**
8. **Fire Protection** - Extinguishers and sprinklers. Extinguisher can be over/under charged. Must be tagged. No paint on sprinkler. Escutcheon okay. **Conduct full survey.**
9. **M&Ms** – Everyone has M&Ms (Mold & Mildew). This can be found as part of a defect or separately as a H&S. Always a water source problem. **Mitigate the water source.**
10. **Questions** – If you look at something, that draws you attention and question whether it will be an issue in the REAC Inspection, my recommendation is to **remove the question**. If it is a “big bucks” items contact me first.

WHAT WE DO

By hiring APC you are not just getting an **inspector** to do inspections. You are gaining a **consultant** that knows and understands the scoring as well as the inspection protocols.

APC brings you the detail inspectors leave out.

- ☑ **UPCS Physical Inspections on 100% or Sample**
- ☑ **Pre REAC Physical Inspections on 100% or Sample**
- ☑ **Assist with Appeals for HUD Inspection Results**
- ☑ **Shadow HUD Inspector's Onsite During Inspection**
- ☑ ***Newly Updated* Physical Inspector's Field Guide**
- ☑ **1-Day UPCS Inspection Training Seminars**
- ☑ **2-Day UPCS Inspection Training Seminars**
- ☑ **UPCS-V Inspections & Training Seminars**
- ☑ **HQS Physical Inspections**
- ☑ **Green Capital/Physical Needs Assessments (GPNA)**
- ☑ **Energy Audits For Private or Public Agencies**
- ☑ **Capital Needs Assessment for Property Replacement**

Contact Us Today to Obtain a Quote



American Property Consultants, Inc.

1-800-272-7134

www.HUDPASS.com apcdennis@comcast.net

