

# REAC INSPECTIONS

Presenters:

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# OUR PRESENTATION OBJECTIVE

- Provide helpful inspection preparation information that a Public Housing Authority can use to effectively prepare for a REAC (Real Estate Assessment Center) inspection
- Communicate Strategies that PHAs can utilize to be successful in their own inspection program.

With the Goal in mind to...

- Ensure that public housing units are decent, safe, sanitary, and in good repair housing for all public housing residents
- Reduce the number of trouble and substandard PASS (Physical Assessment Subsystem) PHAs in Minnesota.

By Improving Physical Inspection scores



## Improving Physical Inspection scores

### HOW?

- Understand and comply with UPCS (Universal Physical Condition Standard)
- Maintain accurate building and unit inventory in IMS/PIC (Inventory Management System/PIH Information Center)
- Analyze and utilize previous reports (systemic issues)
- Inspect 100% of units annually using UPCS protocol and making repairs
- Perform routine and preventive maintenance on all properties, sites, units and systems throughout the year
- Focus on repairing health and safety deficiencies immediately
- Focus on high impact deductions (priority items)
- Have systems in place for QC (quality control) on management and maintenance



# OVERVIEW

- Background: Roles of PHA, PIH/REAC
- Physical Inspection
- PHA staff Responsibilities Inspection Preparation
- Health and Safety Hazards
- Exigent Health and Safety (EHS)
- Steps after Inspection Completed
- Appeals/Reviews
- NSPIRE



# PHA ROLES:

- **BOARD:** Legally and financially responsible governing body of a PHA and the first line of accountability for the PHAs performance.
- **EXECUTIVE DIRECTOR:** Oversee the day-to- day operations of the housing authority (i.e., rent collection, certifications, basic property management, capital funds projects) and follow HUD regulations.
- **MAINTENANCE STAFF:** Perform routine, emergency and preventive maintenance as assigned by Executive Director according to a maintenance program.
- **RESIDENTS:** Work cooperatively with property management team by reporting maintenance issues timely and follow safe personal apartment/home upkeep according to PHA policy and residential lease.



Each PHA is tasked with the responsibility to operate and maintain property in good condition, keep it fully occupied and hopefully with successful residents.

Maintain property in good condition; how do we go about that?



# REAC, Real Estate Assessment Center

## **Mission**

Provide our customers with independent, actionable assessments that advance risk-informed decisions about the condition of the nation's affordable housing portfolio.

## **Vision**

To lead with innovative assessments that empower our customers to improve the nation's affordable housing portfolio.



# ROUTINE MAINTENANCE IS YEAR-ROUND INSPECTION PREPARATION

- (24 CFR Part 902.20(d)): **requires PHA annual self inspection** per (42 U.S.C. 1437d(f)(3)).
- Annual inspections:
- Each public housing agency that owns or operates public housing shall make an annual inspection of each public housing project to determine whether units in the project are maintained in accordance with the requirements under paragraph (I). The agency shall retain the results of such inspections and, upon the request of the Secretary, the Inspector General for the Department of Housing and Urban Development, or any auditor conducting an audit under section 1437c(h) of this title, shall make such results available.
- Inspections were waived during COVID but not anymore.
- Resident education will facilitate maintenance and inspection efforts.
- Maintenance Plan- PHA should have an established maintenance plan. It should describe routine, quarterly, seasonally, emergency, and preventive procedures to maintain the whole property.
- “Preparing for REAC Inspections” document:  
  
**[https://www.hud.gov/sites/documents/DOC\\_17204.PDF](https://www.hud.gov/sites/documents/DOC_17204.PDF)**
- REAC Inspection Brief





## **“Preparing for REAC Inspections” (Guidance for Public Housing and Multifamily Properties)**

REAC is providing the following guidance to assist the Property Owner/Agent (POA) for Multifamily properties or Public Housing Authority properties in preparing your property for the upcoming REAC inspection(s). REAC's objective is to provide helpful inspection preparation information that a Multifamily property or Public Housing Authority property can use to effectively prepare for a REAC inspection using its own staff.

### **PREPARING FOR A REAC INSPECTION:**

Prior to the REAC inspection date the property should conduct a complete (100%) inspection of the property. It should include all five (5) Inspectable Areas; the Site, all Building Exteriors, all Building Systems, all Common Areas and all Units. For clarification purposes: all areas within a building that are not residential units are considered common areas for the REAC inspection. POA will need to prepare all five inspectable areas for the upcoming REAC inspection(s) and provide access to all common areas and all sample units during the inspection process.

- This 100% inspection can be completed using the DCD 4.0 Public Version Software of the inspection software, which is available for download from the REAC website, ["http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/reac/products/prodpass/dcd4.0"](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/products/prodpass/dcd4.0), if you choose to complete the inspection electronically.
- If you prefer to complete it manually (on paper) you will need to use the "Revised Dictionary of Deficiency Definitions" and the revised paper document for 4.0 REAC inspections. This paper document is a formatted inspection form available that allows you to inspect all the inspectable items, but it does not have the definitions readily available for each of the deficiencies. However, using this form allows you to enter the level and then check the accuracy of the findings after returning to the office or completing the inspection:
  - Revised Dictionary of Deficiency Definitions URL: go to the "Physical Inspection Library" at: ["http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/reac/library/lib\\_phyi"](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/library/lib_phyi), then scroll to the heading "Notices and User Guides – Physical Inspections" and select "Dictionary of Deficiency Definitions". This will take you to the PDF file labeled "Revised Dictionary of Deficiency Definitions" dated August 9, 2012. It is 90 pages long.
  - The paper document for doing pre-REAC inspection(s) is located at the bottom of this document titled "4.0 Pre-REAC UPCS Inspection Manual Check List" and is 7 pages long starting with page 1 of 7.
  - While conducting the 100% inspection keep in mind that if an inspectable item exists (or there is evidence the inspectable item existed) on your property it must function as designed by the manufacturer.
  - **The REAC inspection is a hands-on inspection.** Whether the property staff or a contract inspector conducts your 100% inspection they must physically test the function of all inspectable items for proper operation. Some of these inspectable items are; all windows, doors, fixed lighting, stoves, etc. You will not be able to accurately determine if the inspectable item(s) functions properly without first checking the operation, (i.e. if a door is designed to latch/lock, then the door should latch/lock.) However, if whoever is conducting the 100% inspection fails to check the door for both these functions it may be recorded as a defect on the REAC inspection if that area/item were selected in the random sample and the item does not operate as designed.

## REAC INSPECTION GUIDANCE

# HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION BRIEF



## Notification To Residents

The property is required to notify all residents of the scheduled inspection. The Inspector will ask to see the notification document when he/she arrives at the property. REAC suggests that the notification include the entire week the inspection is scheduled, in case there are any unexpected changes or delays.

## Required Participant Information

A minimum of three participants must be recorded; Executive Director (PH) or Owner (MF), Management Agent and Site Manager. One of the participants recorded must be designated as the "Primary Contact" and at least one must be designated as "Present during Inspection". Required participant information includes: name, organization, organization address, phone number, fax, and email. The "Owner" or "Executive Director" is not required to be present for the inspection. Only one of the recorded participants must actively participate in the inspection.

## Certificates

Initially, the Inspector will ask to see the following certificates if applicable:

- Boiler, Elevator, Fire Alarm System, Fire Sprinkler System
- If any of the housing was built prior to 1978 the inspector will review
  - ◆ The Lead Base Paint inspection report.
  - ◆ Five resident files that are randomly selected by the inspector to verify lead based paint disclosure forms were provided to the residents.
- If your property has an elevator equipment room, please refer to Inspector Notice 2009-03: Property Requirements for the Inspection of Elevator Equipment Rooms, issued November 16, 2009, available at [https://www.hud.gov/sites/documents/DOC\\_17198.PDF](https://www.hud.gov/sites/documents/DOC_17198.PDF)
- If your property has an emergency generator, the Inspector will ask to see a written log of testing or "run-up records".

## Area Measures

The Inspector will request that you provide two separate area measure calculations. First, the total combined area of Roads, Parking Lots, and Driveways in square feet

## Email Request

To reduce the amount of time spent on data entry and property orientation, the Inspector may request that you send the following information via email, prior to the inspection date: a site map of the property if applicable, the total number of buildings (including number of floors), number of units in each building, and an all-inclusive list of units (rent roll) that reflects the bedroom size for each unit and clearly states which units are vacant or occupied.

## Participant Involvement

A property representative must accompany the Inspector during the entire inspection. The Inspector will normally request that a property representative enter buildings and units first and the Inspector will follow checking the door upon entering. Although the Inspector is not allowed to open any closed bathroom or bedroom doors in a unit, the Inspector must inspect behind all doors, both in sample units and common areas. There is no exception to this policy, so please be prepared with keys. The Inspector will verbally announce all observed deficiencies and their level of severity, including health and safety hazards for each item and record each item "on the spot". The property representative may find it helpful to use a notepad and/or camera to record the Inspector's findings. The inspection process and findings are electronically recorded by the Inspector and HUD will make available, to the property, a full report in approximately five to ten business days.

Although the Inspector must personally physically perform the inspection, there are certain exceptions. A property representative may be required to test items, such as smoke detectors that are more than 8 feet above the floor. A property representative is required to turn on and off the stove/oven and burners. During the inspection, a property representative may install light bulbs to show a fixture works, plug in bathroom exhaust fans, light gas stoves if the pilot light is out, and return stove knobs and burners if they have been temporarily removed. The inspectors are not required to move non-inspectable items to access inspectable items. The inspector may request that all windows and doors be cleared of any obstacles such as drapes, blinds and personal items, so that he/she may have access to test the operation of inspectable items.



## REAC Inspection Brief (Continued)

**Before the Inspection:** REAC has provided the following documents and links to information in order to help properties prepare for the inspection:

Inspection of Electrical Devices:	<a href="https://www.hud.gov/sites/documents/DOC_17202.PDF">https://www.hud.gov/sites/documents/DOC_17202.PDF</a>
Top 25 Deficiencies (Examples):	<a href="https://www.hud.gov/sites/documents/MFH_TOP_25_DEFICT.PDF">https://www.hud.gov/sites/documents/MFH_TOP_25_DEFICT.PDF</a>
REAC Compilation Bulletin:	<a href="https://www.hud.gov/sites/dfiles/PIH/documents/newpasscb.pdf">https://www.hud.gov/sites/dfiles/PIH/documents/newpasscb.pdf</a>
Elevator Equipment Rooms FAQ:	<a href="https://www.hud.gov/sites/documents/DOC_17198.PDF">https://www.hud.gov/sites/documents/DOC_17198.PDF</a>
Inspection Software 4.0:	<a href="https://www.hud.gov/program_offices/public_indian_housing/reac/products/prodpass/dcd4.0">https://www.hud.gov/program_offices/public_indian_housing/reac/products/prodpass/dcd4.0</a>

OMG I JUST GOT MY  
NOTICE FROM REAC!





# What do they look at, what do I look at?

## Preparing for A REAC Inspection

- A Public Housing Authority (PHA) should perform all routine maintenance (e.g., boilers, furnaces, heat pumps, and air conditioners) and self-inspections to remain inspection-ready
- Review previous PASS inspection report for common defect items and Exigent Health and Safety (EHS).
- Get paperwork in order (e.g., generator logs, inspection certificates for boiler, fire alarm, sprinklers, lead paint disclosures and assessment, and elevator)
- PHA should notify every resident of inspection date and time per lease requirement.
- Check **ALL** electrical boxes for missing knockouts
- Check sprinkler heads for any foreign contaminants
- Be sure all windows are accessible and properly lock
- Clean up any broken glass and garbage around the property



# The Uniform Physical Condition Standards (UPCS)

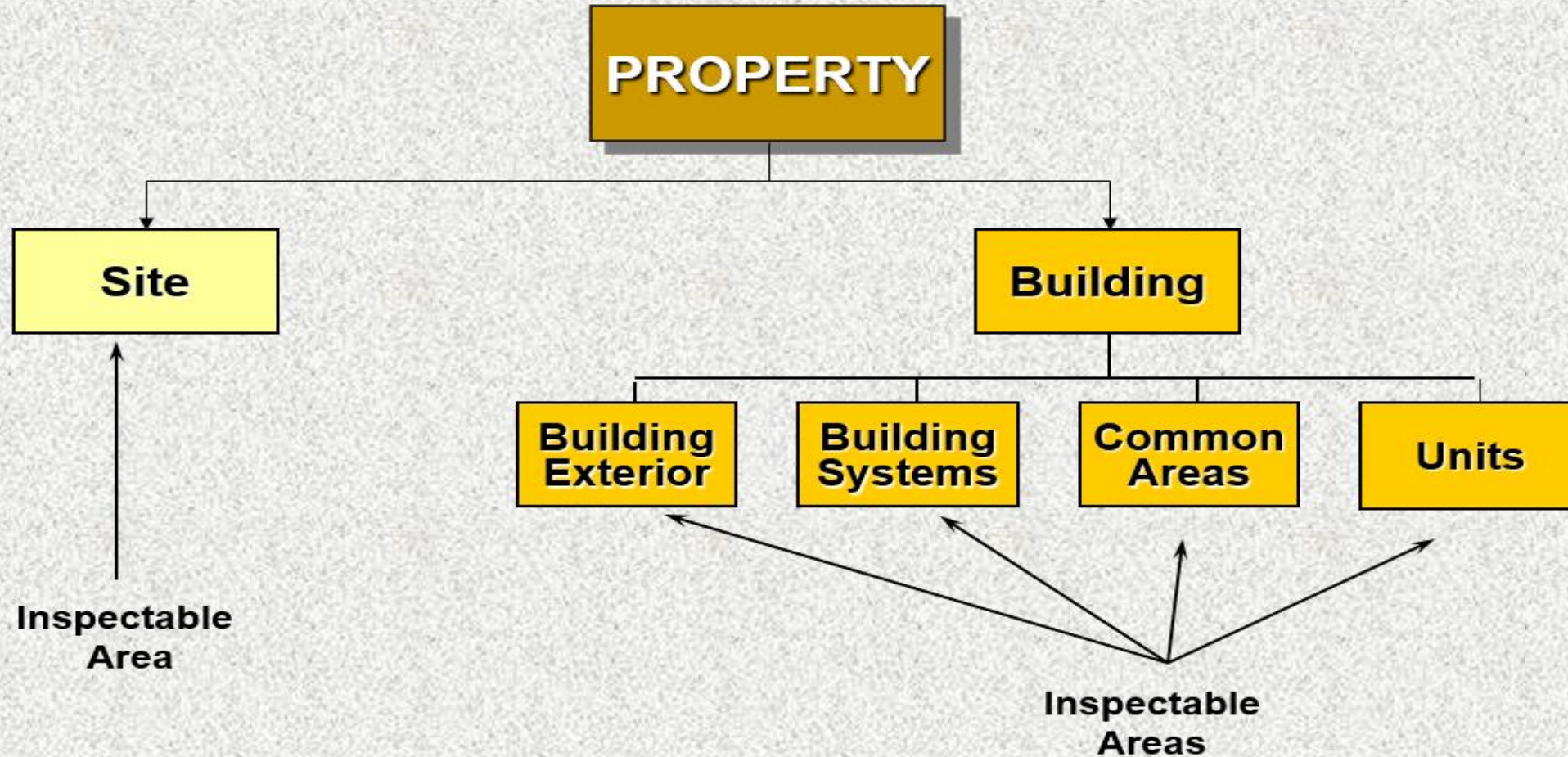
## **Five Inspectable Areas**

- **Site** – entire property including fences, pools, parking lots, sidewalks, etc.
- **Building Systems** – Anything that serves multiple areas of the building. HVAC, Plumbing, Emergency Power, Electrical.
- **Building Exterior** – Everything on the exterior of a building. Doors that swing into the building get recorded under the common area or unit that they swing into.
- **Common Areas** – community rooms, shared kitchens, lobby, hallways, etc.
- **Units** – Resident living quarters.





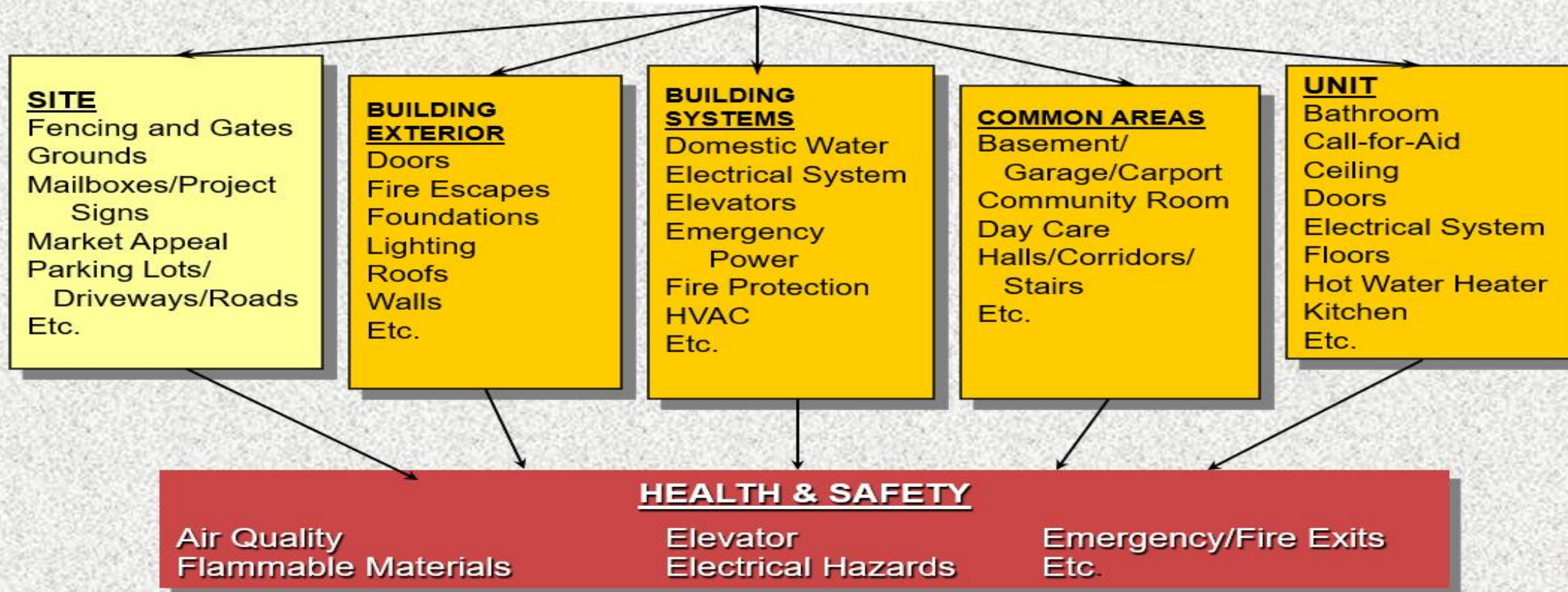
# PHYSICAL INSPECTION STRUCTURE





# PHYSICAL INSPECTION STRUCTURE

## INSPECTABLE ITEMS





# TOP 10 DEFECTS FOUND DURING UPCS INSPECTION

1. Damaged hardware on unit doors
2. Refrigerator Inoperable/Missing/Damaged (fridge seal) in unit
3. Damaged door surface in Unit
4. Damaged/Missing window screens in unit
5. Missing pieces/holes/spalling on building exterior wall
6. Inoperable window hardware in unit (locks)
7. Peeling paint on walls in unit
8. Range/Stove Missing/damaged/inoperable in unit
9. Damaged/missing Screen Storm/Security door in unit
10. Deteriorated/missing caulking/seals on unit windows

[Top Twenty-Five Defects](#)



# 25 MOST COMMON DEFICIENCIES

Top 25 RAPID 4.0 PIH Deficiencies

Rank	Area Name	Item Name	Defect Name	# Deficiencies
1	Unit	Doors	Unit - Damaged Hardware / Locks (Doors)	28,789
2	Unit	Kitchen Items	Unit - Refrigerator - Missing / Damaged / Inoperable (Kitchen)	20,814
3	Unit	Doors	Unit - Damaged Surface (Holes / Paint / Rust / Glass) (Doors)	16,307
4	Unit	Windows	Unit - Damaged / Missing Screens (Windows)	14,149
5	Building Exterior	Walls	BE- Missing Pieces / Holes / Spalling (Walls)	12,326
6	Unit	Windows	Unit - Inoperable / Not Lockable (Windows)	11,760
7	Unit	Walls	Unit - Peeling / Needs Paint (Walls)	10,684
8	Unit	Kitchen Items	Unit - Range / Stove- Missing / Damaged / Inoperable (Kitchen)	9,767
9	Unit	Doors	Unit - Damaged / Missing Screen / Storm / Security Door (Doors)	9,687
10	Unit	Walls	Unit - Damaged (Walls)	9,269
11	Unit	Windows	Unit- Missing / Deteriorated Caulking / Seals / Glazing Compound (Windows)	8,795
12	Building Exterior	Walls	BE- Stained / Peeling / Needs Paint (Walls)	8,505
13	Unit	Bathroom Items	Unit - Lavatory Sink - Damaged / Missing (Bathroom)	7,942
14	Health and Safety	Hazards	HS - Tripping (Hazards)	7,867
15	Unit	Smoke Detector	Unit - Missing / Inoperable (Smoke Detector)	7,718
16	Health and Safety	Emergency / Fire Exits	HS - Emergency / Fire Exits Blocked / Unusable (Emergency / Fire Exits)	7,530
17	Health and Safety	Infestation	HS - Insects / roaches (Infestation)	7,018
18	Unit	Outlets / Switches	Unit - Missing / Broken Cover Plates (Outlets / Switches)	6,713
19	Unit	Doors	Unit - Damaged Frames / Threshold / Lintels / Trim (Doors)	6,393
20	Unit	Ceiling	Unit - Peeling / Needs Paint (Ceiling)	5,912
21	Unit	Electrical System	Unit - GFI - Inoperable (Electrical System)	5,822
22	Building Exterior	Roofs	BE- Missing / Damaged Components from Downspout / Gutter (Roofs)	5,419
23	Unit	Bathroom Items	Unit - Plumbing Leaking Faucet / Pipes (Bathroom)	5,365
24	Building Exterior	Roofs	BE- Damaged Soffits / Fascia (Roofs)	4,647
25	Unit	Bathroom Items	Unit - Shower / Tub - Damaged / Missing (Bathroom)	4,544

## 4.0 Pre-REAC UPCS Inspection Manual Check List

### 4.0 Uniform Physical Condition Standards - Comprehensive Listing Inspectable Area: Units

Page: \_\_\_\_ of \_\_\_\_

Property ID / Name: \_\_\_\_\_

Inspection Date: \_\_\_\_\_

Building/Unit Number \_\_\_\_\_

		Level				
Inspectable Item	Observable Deficiency	NOD	1	2	3	NA H&S
	Baluster/Side Railings - Damaged					
Bathroom	Bathroom Cabinets - Damaged/Missing					
	Lavatory Sink - Damaged/Missing					NLT
	Plumbing - Clogged Drains					NLT
	Plumbing - Leaking Faucet/Pipes					NLT
	Shower/Tub - Damaged/Missing					NLT
	Ventilation/Exhaust System - Inoperable					
	Water Closet/Toilet - Damaged/Clogged/Missing					NLT
Call-for-Aid	Inoperable					NLT
Ceiling	Bulging/Buckling					
	Holes/Missing Tiles/Panels/Cracks					
	Peeling/Needs Paint					

# EXIGENT HEALTH AND SAFETY EHS INTRO

- This is where you lose a lot of points!
- This could make or break an inspection!

If you don't understand any defect, or EHS finding, ASK the inspector to explain it to you during the inspection at the time the defect is identified.





# LIFE THREATENING HEALTH AND SAFETY HAZARDS

Be observant of the life-threatening health and safety hazards listed on the Notification of Exigent and Fire Safety Hazards Observed form.



# EHS FORM

## NOTIFICATION OF EXIGENT AND FIRE SAFETY HAZARDS OBSERVED

Property ID #: \_\_\_\_\_

Inspection ID # \_\_\_\_\_

Inspection Date: \_\_\_\_\_

Property name: \_\_\_\_\_

PHA Name \_\_\_\_\_

Property Phone: \_\_\_\_\_

Property Address: \_\_\_\_\_

PHA ID Number \_\_\_\_\_

Agent Phone: \_\_\_\_\_

Property City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PART 1

#### EXIGENT HEALTH AND SAFETY HAZARDS

<u><b>Air Quality</b></u> A -- Propane/Natural Gas/Methane Gas Detected	<u><b>Emergency Equipment/Fire Exits/Fire Escapes</b></u> D -- Emergency/Fire Exits/Blocked/Unusable Fire Escapes E -- Blocked Egress/Ladders
<u><b>Electrical Hazards</b></u> B -- Exposed Wires/Open Panels C -- Water Leaks on or Near Electrical Equipment	<u><b>Gas/Oil Hot Water Heater/Gas/Oil HVAC</b></u> F -- Carbon Monoxide Hazard - Gas/Oil Fired Unit - Missing/Misaligned Chimney

The Offices of Multifamily Housing and Public Housing require all exigent hazards be mitigated immediately and reported to the local HUD Field Office within 72 hours of the date of the inspection.

**FOR NURSING HOME/HEALTHCARE PROPERTIES ONLY:** If local or state code requires that windows either not open or open only a prescribed number of inches (e.g., 6 inches) to prevent residents with Alzheimer's, dementia, or other conditions from injury or leaving the premises, the nursing home property is not required to mitigate the deficiency "blocked egress/inoperable" window(s) when recorded on this form as an observed EH&S deficiency. If local or state code allows for this restriction and the property has not filed a pre-database adjustment with the REAC, please submit an appeal immediately (within 45 days of the inspection report's release date) and

# EHS, CORRECTING LIFE-THREATENING DEFICIENCIES

- Public Housing properties, life threatening deficiencies must be corrected and/or abated with 24 hours and reported to the HUD Field office within 3 business days using the Secure Systems EHS module. 24 CFR Part 902.22.
- Note also ***H&S deficiencies***. The project or the PHA, or both, as appropriate, is required to expeditiously correct, remedy, or act to abate all H&S deficiencies after receipt of the Physical Inspection Report.



# REAC INSPECTION PROCESSING FOR RELEASE

1. Inspector sends PHA EHS form and obtains signature to designate receipt.
2. Inspector completes inspection on RAPID Software and is uploaded within a day typically.
3. Once uploaded, the system automatically generates a preliminary score with only HUD internal access allowed. Preliminary score can take anywhere from 45 minutes to a couple hours.
4. After inspection is scored by the system it goes through 2 levels of quality assurance review.
5. Once reviewed the inspection is either accepted or rejected and system generates a report and sends report to property with the final score.



# REAC INSPECTION DONE, NOW WHAT?

- **Fix the Defects!**
- **Document via your maintenance request/work order system.**
- **Mitigation:** Put control and system in place to reduce the number and frequency of defects.
- **Physical needs assessment (PNA):** is a fluid plan used to analyze capital needs annually to help prioritize capital needs for the PHA.
- **Capital Improvement plan** is the result of the analysis of the PNA. This includes evaluation of financial resources.
- These practices are the industry standard.
- **EPIC Capital Fund 5 Year Action Plan:** The formal submission of your Capital Improvement plan results to HUD.



# APPEALS TO THE INSPECTION RESULTS

- If a PHA disagrees with their physical score there is an appeal process, narrowly defined along two different lines of reason.
- TECHNICAL REVIEW, DATABASE ADJUSTMENT
- Understand your defect and why it scored,
- REAC stands behind the inspector's finding for the most part

# TECHNICAL REVIEWS (TR) (24 CFR PART 902.68)

- You have 30 days to submit a Technical Review appeal to REAC.
- Qualifications for the appeal are:
  - Building Data Errors
  - Unit Count Errors
  - Non-Existent Deficiency Errors

# TECHNICAL REVIEWS (CONTINUED)

- You should include the following information in your appeal:
  - All property identification
  - All deficiency location details, and it should be documented in:
    - Written Material
    - Photographs
    - Video

- Request should be sent by email to:

- **REAC\_TAC@hud.gov**

Or mailed to:

U.S Housing and Urban Development/PIH/REAC

- Attn: Technical Assistance Center/ TR/DBA
- 550 12th Street S.W.
- Suite 100
- Washington, DC 20410



## What Can Be Expected in Response to a Request for a Technical Review ?

If the PIH-REAC evaluation determines that an objectively verifiable and material error(s) has been reasonably documented by the POA/PHA and, if corrected, would result in a significant improvement in the property's overall score, the PIH-REAC will take one or a combination of the following actions:

- Schedule a new inspection;
- Correct the physical inspection report;
- Issue a corrected physical condition score; or
- Issue a corrected Public Housing Assessment System (PHAS) score.

Notification of decision by email



# DATABASE ADJUSTMENT REVIEWS (DBA) (24 CFR PART 902.24)

- PHA has 45 days to submit a Database Adjustment appeal to the HUD Field Office
- Qualifications are:
  - Local conditions and exceptions
  - Ownership issues
  - Adverse Conditions beyond the owner's control
  - Modernization Work in progress

# DATABASE ADJUSTMENT REVIEWS (CONTINUED)

What to include:

- All property identification information
- All deficiency location information
- Proper documentation (i.e., signed letter from local/ building/ fire code official for code variance; etc.) to support the appeal.

The documentation should be in:

- Written Material
- Photographs
- Video



## What Can Be Expected in Response to a request for Database Adjustment?

If the PIH-REAC evaluation determines that the request is justified and, if corrected, would result in a significant improvement in the property's overall score, the PIH-REAC will take one or a combination of the following actions:

- Schedule a new inspection;
- Correct the physical inspection report;
- Issue a corrected physical condition score; or
- Issue a corrected Public Housing Assessment System (PHAS) score.

Notification of decision by email

Guidance and examples for both TR and DBA are on REAC's website!





# National Standards for the Physical Inspection of Real Estate (NSPIRE)

- New inspection program to replace UPCS
- Developed to Focus on health, safety, and functionality
- Inspection software will be mobile application based making inspection comments more detailed and pictures clearer.
- **Thank you to the PHAs that volunteered for the NSPIRE demonstration.**



# Issues with Inspectors?

PIH-REAC Technical Assistance Center

**1-888-245-4860**

Monday - Friday

7 a.m. - 8:30 p.m. EST

Inspector Administration

[REAC\\_Inspector\\_admin@hud.gov](mailto:REAC_Inspector_admin@hud.gov)

# RESOURCES

- REAC: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/reac](https://www.hud.gov/program_offices/public_indian_housing/reac)
- PIH One Stop Tool (POST): [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/post](https://www.hud.gov/program_offices/public_indian_housing/post)
- HUD website: <https://www.hud.gov>
- NSPIRE: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/reac/nspire](https://www.hud.gov/program_offices/public_indian_housing/reac/nspire)
- REAC Inspection FAQs:  
[https://www.hud.gov/sites/dfiles/PIH/documents/REACUpdatedFAQs\\_Inspection.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/REACUpdatedFAQs_Inspection.pdf)



# REAC Resources

- [REAC YouTube Channel](#)
- [REAC Inspection Preparation Guide](#)
- [REAC Compilation Bulletin](#)
- [REAC New York City Housing Authority Inspection Protocol](#)
- [REAC Top 25 Cited Defects](#)
- [REAC Dictionary of Definitions](#)
- [REAC Inspection Software Download](#)
- [REAC Inspection Frequency](#)
- [REAC Inspection Sample Chart](#)
- [REAC Subsystems Explained](#)
- [LMS Training available to anyone](#)
- [REAC Dine and Learn Announcements](#)
- [REAC Dine and Learn Webinars](#)
- [REAC UPCS Inspection Standards \(Federal Register\)](#)
- [REAC Interim PHAS Rule \(Federal Register\)](#)
- [REAC Inspector Listing Search Tool](#)

# Thank you!