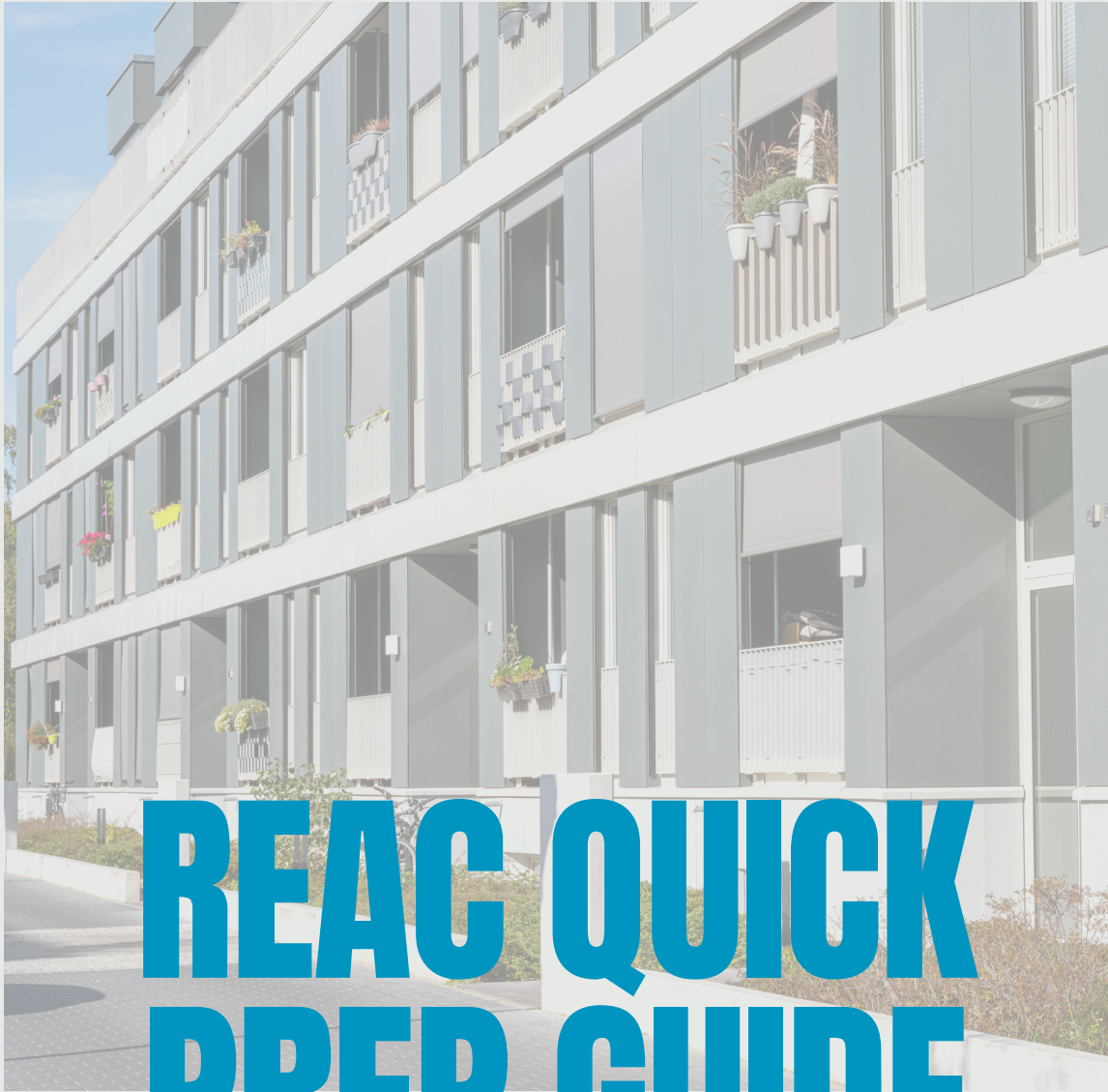




Constructive Forensics



REAC QUICK PREP GUIDE

C4N6.COM

A

SITE

- Erosion – no gaps under any slabs nor exposed footings, no soil runoff into areas where runoff should not be, no exposed PVC irrigation lines.
- Fencing/Gates – Self-closing hardware must shut and latch gate (if designed to latch), automatic gates must be operable, fencing must be intact and undamaged - whether owned by you or not!
- Penetrating/Overgrown Vegetation – vegetation should not grow, nor be in contact with, in any UNINTENTIONAL areas (gutters, electrical lines, roofs (moss), through fencing, etc.) If you are intentionally growing vegetation on walls, fences, etc. it must be maintained and not damaging what it contacts.
- Graffiti/Litter – remove graffiti. Per the Federal Register, litter left behind from a recent garbage collection and litter actively being collected during the REAC inspection should not be recorded as a deficiency.
- Parking Lots/Walkways – at the minimum, patch all potholes to avoid the L3 and H&S Tripping hazard deficiencies. Repair all deviations of $\frac{3}{4}$ inch or more (tip: the height of a penny is exactly $\frac{3}{4}$ inch).

B

Exterior

- Doors that swing to the exterior – repair surface damage (rust peeling paint, holes), make sure seals are not damaged, no light is observed when door is shut (only applies if the door is designed to have a seal or has a professionally-installed seal) and all hardware is functioning including self-closing devices.

- Foundations – no exposed rebar and no cracks/gaps over 1/8" wide/deep
- Roofs – Gutters and downspouts intact and unclogged, downspout terminates at splash block/hard surface or has corrugated piping present/intact, no cracked tiles or missing shingles and all vent caps required are present.
- 4. Walls – no abandoned holes and all dryer exhaust vents slats/covers are intact. If possible, repair any damage/wood rot/holes (especially at corners on stucco buildings). No exposed rebar!

C

Systems

- No paint on any sprinkler head – not even a speck! Make sure all skirts/escutcheons are present and undamaged.
- Fire Extinguisher gauge must be in the green and check the tag for signature and correct date punched. If wall hanger or box exists, the extinguisher should be located there – not on the floor
- No leaks whatsoever anywhere on a boiler or water heater
- Breaker panels – no rust/corrosion/burnt breakers or open ports – no missing covers – make sure ALL SCREWS are in their designated holes

*This guide is a means to assist you in preparing for your REAC inspection. The list herein is not exhaustive but focuses on higher-scoring items that are relatively simple/inexpensive to repair.

D Common Areas

- Auxiliary lights (frog eyes) and Exit Signs illuminate when tested – no paper exit signs unless they are glow-in-the-dark/reflective
- All drains must have some type of cover – clean-outs must have an undamaged cover

- Doors – if it's there, it's gotta work! Self-closing hardware should shut and latch the door (if designed to latch)
- HVAC that service a single common area need to function based on the appropriate season. Covers intact and secured.
- GFCI's must operate (by hand – not with a circuit tester)
- Kitchen sink hardware – no damage/leaks

E Units

- Toilet must work – not be clogged
- GFCI's must operate by hand
- Kitchen/Bathroom sink/tub hardware undamaged

F**Health
& Safeties**

- When in doubt, zip it up! Use UV resistant cable ties on all disconnects/timers outside.
- Check for any missing knockouts/exposed wires on all electrical equipment such as junction boxes, disconnects/breaker panels and even under garbage disposals. All wires, abandoned or not, capped or not, must be in a secured box
- No blocked egresses/security bars must function – no double-sided keyed deadbolts on any doors in the path of Unit egress
- Water heater and furnace exhausts are not misaligned. Don't use tape to close a gap only as a reinforcement of the screwed-shut joint.

HUD Assist

The HUD Assist Division of Constructive Forensics performs Pre-REAC inspections of properties, conducts trainings either in-person or via Webinar, provides shadowing during REAC inspections, and prepares appeals of low REAC scores. Our Pre-REAC software utilizes geo-mapping that will show you exactly where the deficiencies are and will generate a report using HUD's scoring system so that you can focus on repairing the highest scoring defects first.

Our motto is,

"The more you understand, the higher you'll score, the less you'll see REAC inspectors, and the happier the tenants will be!" For more information about HUD Assist, contact us at: kmarkan@c4n6.com

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