# Notify Residents of REAC Inspection

When contacted about a REAC inspection, a site is required to notify all residents of the scheduled inspection. HUD encourages owners to give as much advance notice as possible to residents of a planned inspection. The Code of Federal Regulations at CFR, part 200, subpart P, section 200.857(g) states that an "Owner must notify its residents of any planned physical inspections of their units or the housing development generally." Residents should be given at least 24-hour notice of a planned inspection unless state and/or local law requires more than a 24-hour notice.

Certified inspectors will ask to see the notification document when the inspector arrives at the site. REAC suggests that the notification include the entire week the inspection is scheduled, in case there are any unexpected changes or delays.

March 2, 2020

Dear Resident:

**HUD WILL INSPECT SOME UNITS FROM MARCH 16–23, 2020**

This notice advises you that an inspector from the U.S. Department of Housing and Urban Development MAY inspect your home on Monday, March 16, 2020, or within one week after that date.

The inspection will be conducted through HUD's Real Estate Assessment Center (REAC). This department handles on-site physical inspection of all HUD-affiliated sites. The inspection covers the total site and a random sampling of the buildings and apartment units. The purpose of this inspection is to maintain the necessary standards for a safe and healthy environment throughout the entire site.

We will not know which units will be inspected until the inspector arrives. HUD's inspector must enter the units that are chosen. It is not necessary for you to be present during this inspection. A staff member will accompany the inspector during the entire inspection and be prepared to open all units selected for inspection when the resident is not present and when the unit is vacant.

In addition, HUD may choose to do a re-inspection of the units selected for this inspection within five (5) business days of the original inspection. Therefore, if your unit is selected during the original inspection, you may be subject to re-inspection afterwards. In these cases, we will provide you with as much advance notice as possible prior to any re-inspection. However, please keep in mind that we are limited by the advance notice provided by HUD.

Your understanding and patience during this necessary requirement is appreciated. If you have any questions about the upcoming HUD inspection, please contact the Management Office.

Thank you for your cooperation,
Joe Manager