



August 30, 2021

## PH PROGRAM NEWS

### REAC Updates Inspector Notice on COVID-19 Protocol

Recently HUD's Real Estate Assessment Center ([REAC](#)) issued [Inspector Notice 2021-02](#), which updates the guidance for COVID-19 related inspection requirements for the Uniform Physical Condition Standards (UPCS) and for the National Standards for the Physical Inspection of Real Estate (NSPIRE) demonstration and related NSPIRE inspections. The notice, effective August 10, 2021, makes some changes to [Inspector Notice 2021-01](#), including:

- The 28-day notification of inspections will remain in effect until September 30, 2021.
- For the purposes of the NSPIRE demonstration, the contractor conducting the inspections on REAC's behalf will follow the 28-day and 14-day notification guidance; however, if at the time of the initial or follow-on notification a property indicates that an earlier "mutually agreeable" date is acceptable, the inspection can occur on that date.
- If the PHA or POA report positive cases in the property, the REAC inspector will inform the Technical Assistance Center (TAC) at (888) 245-4860 to obtain a case number. For NSPIRE demonstration inspections, the inspector will call 1-800-883- 1448 to obtain a case number.
- While conducting the inspection, the inspector will refrain from placing inspection equipment/tools on high touch surfaces and objects such as kitchen countertops, tables, and other furniture. Any equipment that makes contact with a high touch surface will require cleaning upon completing that unit's inspection as per the Centers for Disease Control and Prevention's ([CDC](#)) guidance on high touch surfaces.
- The REAC inspector will dispose of his/her used cleaning materials in property designated trash containers outside of the units.
- Wearing gloves is mandatory for conducting inspections in senior/elderly residential and/or health care facilities. For all other types of properties, wearing gloves is now optional per CDC guidance.
- Sample size – if the required sample cannot be met, the REAC inspector will process the inspection as "Sample Not Met" per the inspection protocol and notify TAC and obtain a TAC Number. For NSPIRE demonstration inspections, the contractor will call NSPIRE demonstration technical assistance at 1-800-883-1448.
- Inspectors must complete health checks per CDC recommendations.

According to the document, this protocol will be revised and updated regularly to the latest CDC recommendations and guidance. You can find the [notice](#) and other resources, including the [REAC Updated FAQs for Inspection](#) and the [Property & Unit Inspections Information for Residents](#) flyer on the [REAC webpage](#).



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Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, USA, 1-800-783-3100

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