**Attachment 3: Email for Second Inspection Date Confirmation**

Subject Line: Second Attempt - Physical Inspection of [*insert property name and property ID and Inspection ID*]

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Name of Property Owner

Property Name

Property Address

City, State

Inspection #, Property ID

Dear [*name of property owner*]:

This confirms our phone conversation with [*property representative's name*] on [*date of notification*] that the referenced property is scheduled for inspection beginning at [*time*] on [*date*], through [*time*] on [*date*]. Please note that the inspection durationwill not include weekends or [*insert any Federal holiday falling during the inspection period*]. Since you declined the first inspection date of [*date provided*], this is considered your second inspection opportunity, and our company has notified the Real Estate Assessment Center (REAC) that the above-mentioned inspection date is your second inspection opportunity, as required by our contract.

**Effective March 25, 2019**, properties will be given two opportunities for an inspection. As this is the second opportunity for your property, if it does not result in a successful inspection due to refusal of the property representative or no escort available, the inspection will be reported as unsuccessful and HUD REAC will release the inspection with a zero score. The zero score will be considered the inspection of record.

If you are requesting a postponement because of substantial rehabilitation, the inspection is expected to continue as scheduled, unless the waiver/postponement request is approved by HUD prior to the inspection date. Please be aware that you may appeal any observed deficiency that would be repaired as a direct result of rehabilitation work under contract, and points will be restored if the appeal is approved. Guidance on appealing deficiencies is provided at: <https://www.hud.gov/program_offices/public_indian_housing/reac/products/pass/pass_guideandrule>

The inspection will include the entire property: project grounds, common areas, office, maintenance work areas, laundry rooms, community room, etc., and a sample of buildings and units selected at random. On the day of the inspection, the inspector will verify data provided on the property profile, as per our previous discussion. In order to ensure a successful inspection, please do the following:

* provide the required written notice of the inspection to your residents that includes the agreed upon inspection dates and three days following. It is not necessary for the tenants of units selected for inspection to be present during this inspection.
* make certain that your representative accompanies the inspector the entire time while on-site. Your representative should be prepared to provide access to all units identified in the inspection (when the tenant is not present or the unit is vacant) and all other areas of the property (e.g., maintenance facilities, offices). The inspector will inform your representative of the units that have been selected for inspection on the day of the inspection, which is the result of a sample drawn on-site.
* have available the following information to assist with the verification:
* Total number of buildings and number of units within each building;
* The unique building identifier (i.e., the address or some other identifier that will enable the identification of each building for future inspections);
* All applicable certifications, including inspections of elevators, sprinkler systems, fire alarms, and boilers; lead-based paint testing certification and HUD’s disclosure form (Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards) for housing built prior to 1978 (including elderly properties) are also required;
* Current rent-roll (used for reference only, rent amounts are not necessary); Site-map or plot plan showing property layout and building locations, if available;
* Total square footage of the Parking Lots/Driveways/Roads and Walkways/Steps; if you do not provide these area measurements at the time of the inspection, I will provide an estimate of the square footages to HUD;
* Current occupancy percentage rate; and
* Copy of written notification to the residents of the inspection.

Please be advised that the terms of my contract with HUD do not permit me or the inspector to discuss with you or your representative, any observed deficiencies or provide advice on deficiencies during the inspection. We appreciate that you may have different views regarding the deficiency definitions, but the inspector must classify deficiencies in accordance with HUD’s established inspection protocol. Differences of opinion regarding the facts of the inspection may be discussed with HUD staff later.

HUD’s Offices of Housing and Public Housing require that all exigent health and safety hazards be mitigated immediately. An exigent hazard is one that poses an immediate threat to life, health or property. During the inspection, the inspector will record all health and safety hazards. Before leaving the property, the inspector will provide your representative with a written list of all such health and safety hazards and ask your representative to sign the form to acknowledge receipt. The signature only acknowledges receipt of the form and does not indicate the representative’s or your concurrence with its contents.

Be advised that HUD REAC may conduct a Quality Assurance (QA) inspection to verify the results of the inspection.  If your property is selected, the QA inspection may occur on the day of the scheduled inspection or within 30 days. If your property is selected, your cooperation will be required and is appreciated.

Please reply to this email message to confirm receipt. **If you do not reply it is assumed that you have accepted the inspection schedule**. If you have additional questions, please contact me by email or at [*insert phone number*].

I wish to thank you and your staff in advance for your help with this inspection.

Sincerely,

Contractor Name – PIH-REAC Inspector #

cc: inspectionschedules@hud.gov



