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Physical Inspection
Operations (PI-Ops)

Special Bulletin # 2

There are many important changes to the inspection protocol:

Keeping up with changes to the definitions is essential to your success

Following meetings with industry, and in coordination with the HUD program offices, the Real Estate Assessment Center (REAC) is continuously improving its inspection protocol.

The information in this bulletin is designed to enhance your understanding of the REAC inspection protocol and improve the overall quality of REAC physical inspections. Take some time to become familiar with this change in the protocol:

- **Ponding (Roofs):** If there has been measurable precipitation (1/10 inch or more) during the previous 48 hours, consider the impact on the extent of the ponding. Determine that ponding has occurred only when there is clear evidence of a persistent or long-standing problem.

How can you apply this new definition?

48 hours before conducting a physical inspection, check the local weather forecast to see if precipitation is expected. If there has been precipitation within 48 hours prior to your inspection, use your judgement in deciding if observable ponding is due to the recent precipitation or because of an ongoing problem. Keep in mind that some flat roofs are designed to allow ponding.

To see the all the new definitions visit the REAC website at:

<http://www.hud.gov/react/whatsnew/rephydef.html>