

ABC Apartments
Sample Pre-REAC Inspection

General Recommendations:

- A week before inspection go back through units making sure the high points have been addressed.
- Make sure all gutter, overgrown vegetation have been addressed as soon as possible.
- Contractor should have addressed all trip hazards on day of my inspections.
- 24 hours before inspection make sure all dead roaches have been removed from units.
- Make sure all a/c holes are sealed.
- Make sure all electrical cover boxes are secured.
- Make sure all a/c disconnect boxes are sealed with wire or screws.
- 24 hours before check for trip hazards and blocked egress. None noted during my inspection but could occur between now and day of inspection.
- Right now there at 16 vacant units which means they can inspect a vacant unit if it comes up on their selection. Need to get as many vacants turned as possible before day of inspection.

Exterior:

Building 1-Units 205-211

(4) Damaged blinds noted.	0.1
(1) Broken or missing splash block	0.7
Gutters have pins needed to secure to building coming loose and popping out.	0.5
Furnace vent cover is damaged.	0.2
Down spout back side separating from building.	0.5
Seal around a/c lines where entering building flush with brick.	0.5

Building 2-Units 103-109

Splash block broken (1)	0.7
A/C disconnect box not secured.	0.5
Seal around a/c lines where entering building until flush with brick.	0.5

Building 3-Units 113-117

Torn screen 2 nd floor back side (2)	0.1
(6) damaged blinds noted.	0.1
Seal around a/c lines where entering building flush with brick.	0.5

Building 4-Units 119-125

(4) splash blocks broken or missing.	0.7
Garbage can holder back side has sharp edges and trip hazard (2)	0.7
Seal around a/c lines where they enter building until flush with brick.	0.5
Wasp nest at soffit back side (2)	2.7

Building 5-Units 127-133

Splash blocks broken or missing (2)	0.7
Gutters have overgrown vegetation in them. Clean out.	2.7
Gutter pins loose and falling out.	0.5
Seal around a/c lines where entering building flush with brick.	0.5

Building 6-Units 135-141

Seal around a/c lines where they enter the building flush with brick.	0.5
Damaged blinds (7) noted	0.1

Building 7-Units 143-149	
Seal around a/c lines where enter building flush with brick.	0.5
(1) Broken or missing splash block.	0.7
(4) missing screens noted.	0.1
Building 8-Units 151-157	
(1) Damaged blind noted.	0.1
Seal around a/c lines where entering building flush with brick.	0.5
Graffiti on brick back side.	0.5
Furnace vent cover broken back side.	0.2
(1) Broken or missing splash block.	0.7
Remove sharp protruding stree stump at corner of building. Sharp edge.	0.7
Down spout brackets loose (2) different locations allowing it to separate from building.	0.5
Missing 4 screens.	
Building 9-Units 159-165	
(5) Damaged blinds noted.	0.1
(1) Damaged or missing splash block.	0.7
Remove or cover up broken termite capsule. Trip hazard.	5.4
Furnance vent cover broken back side.	0.2
Gutters separating front side of building.	0.5
Cable box cover missing sharp edge	4.4
Seal around a/c lines where entering building flush with brick.	0.5
Building 10-Units 167-173	
(2) Missing screens noted.	0.1
Gutter pins falling out allowing gutter to separate from building.	0.5
Seal around a/c lines where entering building to flush with building.	0.5
Missing 4 screens at time of inspection.	0.1
Building 11-Units 175-181	
Seal around a/c lines where entering building to flush with brick.	0.5
(3) Damaged or missing blinds noted.	0.1
(1) Torn screen and (3) missing.	0.1
Cable box cover missing sharp edge	4.4
Building 12-Units 325-331	
Seal around a/c lines where entering building to flush with brick.	0.5
Furnace vent cover broken.	0.2
Gutter front side separating and pins coming out.	0.5
Overgrown vegetation in gutters.	2.7
Tree touching roof.	2.7
Sidewalk trip hazards (2) noted but contractor on site today addressing.	5.4
(2) Missing or damaged splash blocks.	0.7
Building 13-Units 317-323	
Seal around a/c lines where entering building flush with brick.	0.5
(1) Torn screen noted.	0.1
Building 14-Units 309-315	
Seal around a/c lines where entering building flush to brick.	0.5
Furnace vent cover broken.	0.2
Five damaged blinds noted.	0.1
Gutters damaged front side and pins coming out.	0.5

Building 15-Units 106-ABCD and 307 ABCD

Missing two screens and two blinds.	0.1
(2) Splash blocks damaged or missing.	0.7
Gutter split right side.	0.5
Two sidewalk trip hazards noted should be done today by contractor.	5.4
Seal around a/c lines where entering building to flush with brick.	0.5

Building 16-Office

(1) Splash block missing or damaged.	0.7
Make sure any missing shingles on roof are replaced prior to inspection.	0.5
Maintenance shop needs a smoke detector. Life Safety Level 3	-0-
Make sure no flameables in shop on day of inspection.	
Laundry ok.	
Office bathroom exhaust fan not working.	0.4
No issues found in office on day of inspection.	

Building 17-Units 110-116

Four damaged blinds noted.	0.1
Seal around a/c lines where entering building to flush with brick.	0.5
(2) Missing screens noted.	0.1
Gutter separating from building front side.	0.5

Building 18-

Pins out of gutter and separation front side.	0.5
Two splash blocks missing or damaged.	0.7
Gutters separating front side.	0.5
Seal around a/c lines where entering building to flush with brick.	0.5
Missing three screens.	0.1
Three missing or damaged blinds.	0.1

Interior:

205:	Cover to cable off.	0.5
	Wall damaged by sink in bathroom.	0.5
	Toilet paper roller missing.	0.1
	Tub needs resurfaced.	0.2
207:	Evidence of mold at tub.	0.5
	Refrigerator gasket is bad.	0.2
	Smoke detector missing and one hanging down both not working.	Life Safety
	Faucet drips in bathroom.	0.5
209:	Tub drips. Mold at tub. Needs caulked. Replace diverter.	0.2/0.5/0.8
	Towel bar is down.	0.1
	Bathroom door will not lock.	0.5
	Remove items stored in hot water heater closet.	0.2
211-	Drawer front in kitchen facing is off.	0.2
	Repair damaged back door in kitchen.	0.5
103-	Sink stopped up.	0.2
	Refrigerator gasket bad.	0.1
	Remove items stored in hot water heater closet.	0.2
105-	Remove items stored in hot water heater closet.	0.2

107-	Vacant. Unit is ready. Electrical panel will not close.		
109-	Recaulk and resurface bathtub.		0.2
	Bedroom door will not secure.		0.5
	Refrigerator gasket is bad.		0.1
111-	Remove items from hot water heater closet.		0.2
113-	Roaches.	Health and Safety	0.7
	Remove items from hot water heater closet.		0.2
115-	Vacant. Need complete make ready. Not trashed out yet. 4 damaged blinds, no other major damage or replacement. Easy turn.		
117-	Peeling paint in bathroom 12-18".		0.5
	Peeling paint in bedroom.		0.5
119-	Remove items from hot water heater closet.		0.2
	Trip hazard by front door.	Level 3	-0-
121-	Vacant. Need complete make ready. No major damage easy turn.		
123-	Globe missing in bathroom.		0.2
	Trip hazard 2 nd floor hallway.	Life Safety	-0-
125-	Vacant. Trashed out need rest of make ready.		
127-	No issues noted on day in inspection.		
129-	Paint entry door.		0.2
	Mold on bathroom tile.		0.5
	Refrigerator gasket bad.		0.1
131-	No issues found on day of inspection.		
133-	Nasty unit. Mold on tub. Bathroom door won't lock.		0.5/0.2
	Roaches bad.		0.7
135-	Vacant. Trashed out needs rest of make ready. No damages no replacement very easy turn.		
137-	Mold on tub and needs resurfaced.		0.5/0.2
	Bedroom door will not secure.		0.2
139-	Paint entry door.		0.2
	Caulk gap by cable cover.		0.2
141-	Remove items stored in hot water heater closet.		0.2
	Refrigerator gasket bad.		0.1
143-	Vacant. Trashed out need rest of make ready. Missing refrigerator.		
145-	Vacant. Trashed out need rest of make ready. Refrigerator gasket is bad.		
	Low water pressure and no hot water.		
147-	Mold on tub. Recaulk and resurface tub.		0.5/0.2/0.2
	Nasty rough unit.		
	Exhaust light in kitchen not working.		0.6
149-	Vacant. Trashed out need rest of make ready. Replace kitchen vent hood.		
151-	Paint entry door.		0.2
	Remove items from hot water heater closet.		0.2
	Freezer door handle broken.		0.2
	Toilet paper roller missing 1 st floor bathroom.		0.1
	Weather strip front door.		0.1

153-	Wall damage by commode 2 nd floor.	0.5
	Globe missing in same bathroom.	0.5
	Remove items from hot water heater closet.	0.2
	Peeling paint on kitchen cabinet drawer front.	0.5
	Toilet paper roller missing.	0.1
155-	Keyed lock on bedroom door remove.	0.5
	Refrigerator gasket is bad also missing one tray on inside.	0.1
157-	Paint entry door.	0.2
	Resurface tub.	0.2
	Refrigerator gasket bad.	0.1
	Globe 1 st floor bathroom missing.	0.5
159-	No issues found.	
161-	Globe missing in upstairs bathroom.	0.5
	Handrail on stairs is loose.	0.5
	Two globes in kitchen are missing.	1.0
	Refrigerator gasket is bad.	0.1
163-	Toilet paper roller missing.	0.1
165-	Remove items from hot water heater closet.	0.2
167-	Vacant. Ready. Paint entry door.	
169-	No issues on day of inspection found.	
171-	No issues found on day of inspection.	
173-	Vacant. Trashed out and painted. Need rest of make ready.	
	Low water pressure.	
175-	Vacant. Trashed out and painted. Being cleaned now.	
177-	Resurface and recaulk tub.	0.1/0.2
	Remove items from hot water heater closet.	0.2
	Kitchen exhaust fan not working.	0.6
179-	Caulk tub.	0.1
	Paint vent hood in kitchen.	0.6
	Smoke detector not working.	-0-
	Life Safety	
181-	Remove items from hot water heater closet.	0.2
	Two large holes in kitchen.	0.5
325-	Vacant. Ready.	
	Screen to exhaust fan in kitchen is missing.	
327-	No issues found on day of inspection.	
329-	Remove items from hot water heater closet.	0.2
	Vent hood light not working.	0.6
331-	Vacant. Trashed and painted. Need rest of make ready.	
	Rusty refrigerator.	
323-	Globe missing in bathroom.	0.5
	Mold over tub. Recaulk.	0.5/0.1
	Kitchen cabinet door will not close.	0.1
	Weather strip entry door.	0.1

321-	Globe in bedroom missing.		0.5
	Trip hazard upstairs in hallway.	Life Safety	-0-
	Globe in bathroom missing.		0.5
	Refrigerator gasket is bad.		0.1
	One kitchen drawer is missing.		0.1
	Weather strip entry door.		0.1
319-	Bedroom door won't secure.		0.5
	Paint entry door.		0.2
317-	Commode handle not connected.		0.2
	Resurface tub.		0.2
	Trip hazard in hall way upstairs.	Life Safety	-0-
	Kitchen vent hood light out.		0.6
315-	Mold at tub.		0.5
	Storm door latch not working properly.		0.5
	Remove items from hot water heater closet.		0.2
313-	Bathroom floor needs replaced before inspection.		0.2
	Tub chipped.		0.2
	Bathroom lock loose.		0.5
	Large hole in wall at top of stairs.		0.5
	Refrigerator gasket bad.		0.1
	Paint vent hood in kitchen		0.6
311-	Bathroom door will not secure.		0.5
	Sink stopped up.		0.5
	Sink stopper missing.		0.1
	Remove items from hot water heater closet.		0.2
309-	Vacant. Trashed out and painted.		
	Countertop damaged in kitchen. Need rest of make ready.		
307-	A-Trip hazard in live room. Nice unit.	Life Safety	-0-
	B-Door off to bedroom. Nice unit.		0.2
	C-Very nice unit no issues.		
	D-Kitchen vent hood light out.		0.5
106-	A-Tub chipped needs caulked. Nice unit.		0.2
	B-Commode runs.		0.2
	C-Vacant.		
	Cable cover plate off.		0.5
	Countertop has a large burn 12" or more.		0.2
	Ready otherwise.		
	D-Cat. No issues otherwise on day of inspection.		
110-	Tub drips.		0.2
112-	Paint entry door.		0.2
	Resident denied entry to apartment did not inspect.		
114-	Toilet paper roller missing.		0.1
	Replace refrigerator.		
	Poor housekeeping.		
	Trip hazard in kitchen.	Life Safety	-0-

116-	Caulk tub.	0.1
	Bedroom door damaged.	0.5
	Lock missing to bedroom door.	0.5
	Bedbugs presently in unit.	0.7
124-	A-Toilet paper roller missing.	0.1
	Bedroom door will not secure.	0.5
	B-Roaches.	0.7
	Kitchen sink stopped up.	0.2
	C-Recaulk tub.	0.2
	Bedroom door won't secure.	0.5
	D-Cove base missing by closet in living room.	0.1
132-	A-Vacant. In process of renovation.	
	No hot water heater, flooring or cabinets presently in unit.	
	B-Dog. No issues.	
	C-No issues.	
	D-Dog. No issues.	

16 units were found vacant. This exceeds the 80% threshold which means they can be inspected if selected on day of REAC. Not good.

Units 107,115,121,125,135,143,145,149,167,173,175,325,321.331,309,106-C and 132-A.