

The new, shorter 14-day notice means your property should be prepared for an inspection at all times. Use this checklist to do a pre-inspection on a regular basis to avoid point deductions and deficiency citations.

HD Supply Facilities Maintenance can help you avoid deductions and citations when preparing for REAC health and safety inspections. As your single-source supplier, we have a wide range of products to help ensure your residents live in housing that is safe, clean, and in good working order.

INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	REPAIR	REPLACE
Bathroom	Bathroom Cabinets - Damaged/Missing		
	Lavatory Sink - Damaged/Missing		
	Plumbing - Clogged Drains		
	Plumbing - Leaking Faucet/Pipes		
	Shower/Tub - Damaged/Missing		
	Ventilation/Exhaust System - Inoperable		
	Water Closet/Toilet - Damaged/Clogged/Missing		
Ceiling	Bulging/Buckling		
	Holes/Missing Tiles/Panels/Cracks		
	Peeling/Needs Paint		
	Water Stains/Water Damage/Mold/Mildew		
Doors	Damaged Frames/Threshold/Lintels/Trim		
	Damaged Hardware/Locks		
	Damaged/Missing Screen/Storm/Security Door		
	Damaged Surface - Holes/Paint/Rusting/Glass		
	Deteriorated/Missing Seals (Entry Only)		
	Missing Door		
Electrical System	Blocked Access to Electrical Panel		
	Burnt Breakers		
	Evidence of Leaks/Corrosion		
	Frayed Wiring		
	GFCI - Inoperable		
	Missing Breakers/Fuses		
	Missing Covers		
Floors	Bulging/Buckling		
	Hard Floor Covering Missing/Damaged Flooring Tiles		
	Carpet		
	Peeling/Needs Paint		
	Rot/Deteriorated Subfloor		
	Water Stains/Water Damage/Mold/Mildew		
Hot Water Heater	Misaligned Chimney/Ventilation System		
	Inoperable Unit/Components		
	Leaking Valves/Tanks/Pipes		
	Pressure Relief Valve Missing		
	Rust/Corrosion		
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged		
	General Rust/Corrosion		
	Inoperable		
	Misaligned Chimney/Ventilation System		
	Noisy/Vibrating/Leaking		

INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	REPAIR	REPLACE
Kitchen	Cabinets - Missing/Damaged		
	Countertops - Missing/Damaged		
	Dishwasher/Garbage Disposal - Inoperable		
	Plumbing - Clogged Drains		
	Plumbing - Leaking Faucet/Pipes		
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable		
	Range/Stove - Missing/Damaged/Inoperable		
	Refrigerator - Missing/Damaged/Inoperable		
	Sink - Damaged/Missing		
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable		
Lighting	Missing/Inoperable Fixture		
Outlets/Switches	Missing		
	Missing/Broken Cover Plates		
Patio/Porch/Balcony	Baluster/Side Railings Damaged		
Smoke Detector	Missing/Inoperable		
Stairs	Broken/Damaged/Missing Steps		
	Broken/Missing Hand Railing		
Exterior	Baluster/Side Railings - Damaged		
Walls	Bulging/Buckling		
	Damaged		
	Damaged/Deteriorated Trim		
	Peeling/Need Paint		
Windows	Water Stains/Water Damage/Mold/Mildew		
	Cracked/Broken/Missing Panes		
	Damaged Window Sill		
	Missing/Deteriorated Caulking/Seals/Glazing Compound		
	Inoperable/Not Lockable		
	Peeling/Need Paint		
	Screens		
Health & Safety	Security Bars Prevent Egress		
	Air Quality - Mold And/Or Mildew Observed		
	Air Quality - Sewer Odor Detected		
	Air Quality - Propane/Natural Gas/Methane Gas Detected		
	Electrical Hazards - Exposed Wires/Open Panels		
	Electrical Hazards - Water Leaks On/Near Electrical Equipment		
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable		
	Emergency Fire Exits - Missing Exit Signs		
	Flammable Materials - Improperly Stored		
	Garbage and Debris - Indoors		
	Garbage and Debris - Outdoors		
	Hazards - Other		
	Hazards - Sharp Edges		
	Hazards - Tripping		
Infestation - Insects			
Infestation - Rats/Mice/Vermin			

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