



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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OFFICE OF PUBLIC AND INDIAN HOUSING
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Physical Inspection Alignment Initiative Update Regarding Bed Bugs

This update applies only to Housing Finance Agencies (HFAs) participating in the Physical Inspection Alignment Initiative. *Inspector Notice No. 2016-01* states that inspectors are to perform an inspection even if bed bugs are present in a unit. In response to feedback received from HFAs, REAC has updated the policy for HFAs so that they can comply with their internal protocols regarding bed bugs and still perform REAC inspections.

Protocol Update

Housing Finance Agencies will proceed according to their own protocol upon encountering a unit with bed bugs. The protocol may or may not require an HFA inspector to inspect a unit with bed bugs. Also, if in his or her own judgment an inspector does not feel safe, the inspector need not enter the unit, and may select an alternate.

Further, if an inspector does inspect a unit infested with bed bugs, the inspector can request that the owner-agent physically move resident-owned personal property to provide an unobstructed path to all inspectable items as needed to minimize the risk to the inspector; or, the owner-agent can inspect the item in the presence of the inspector. If the owner-agent refuses either of these requests, the inspectable item will be marked as deficient.

If the owner-agent refuses to enter a known bed bug unit that is selected for inspection, the inspector will notify the TAC and receive directions on how to proceed.