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# Rebuild Florida

## Housing Repair and Replacement Program Inspection Requirements

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**Important Notice:** To ensure that Rebuild Florida is assisting homeowners recover from Hurricane Irma while complying with all federal, state and local requirements for inspections, reviews and verifications, property owners must provide Rebuild Florida full access to their damaged property for the duration of the application and construction process. Failure to provide Rebuild Florida full access to the damaged property will result in a property owner being deemed ineligible for assistance under the Rebuild Florida program. Additionally, that property owner may be subject to repaying any costs expended on their behalf.

**Overview:** All eligible damaged properties will have multiple onsite inspections conducted by Rebuild Florida representatives. Full access to the property, including interior and exterior areas, will be required to enable a Rebuild Florida representative to observe and document damages and/or repairs. Inspections are critical documentation to verify that a structure meets or needs improvements to meet Housing Quality Standards, Green Building Standards and code requirements to be eligible for Rebuild Florida funding. All inspections are arranged by appointment.

**Types of Inspections:** The following list of inspections provides a brief description of each. Reference either the Single-Family and Mobile/Manufactured Housing Guidelines or Rental Housing Guidelines for more details.

- **Damage Assessment:** A damage assessment is the initial opportunity for a program inspection of the Hurricane Irma damaged structure, which is when all damages repaired at the time and damages still to be repaired are officially documented by program staff. The damage assessment requires both interior and exterior inspection, which requires that the applicant be present.
- **Environmental Review Inspections:** All properties will undergo a federally required environmental review process. The inspection for this work is an exterior inspection, for which the applicant is not required to be present.
- **Lead-Based Paint Inspections:** Structures built prior to 1978 must be inspected for lead-based paint hazards. Where such hazards are detected, the property owner(s) will be notified and appropriate steps will be taken to mitigate lead hazards. This is an interior inspection, which requires that the property owner be present.
- **Repair and Reconstruction Progress Inspections:** Rebuild Florida representatives will perform site visits for each project at predetermined stages during critical construction activities, as described in the Contract Execution Documents. These visits will occur after all required municipal code enforcement and/or third-party inspections have taken place. The property owner must arrange access to the property for building contractors providing construction services. The property owner does not need to be present for progress inspections.
- **Final Inspection:** The final inspection is used to verify that the work performed meets the program construction standards. The final site visit confirms that all work has been completed and has been accepted by building code enforcement and/or third-party inspectors, including meeting all items on a punch list. Instruction booklets and warranty information will be provided to the property owner at the time of a Rebuild Florida inspector signing a final inspection form. The property owner must be present for final inspection.



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