



The
Inspection
Group, inc.

About us

>4.75 million

total housing units inspected

>18 thousand

housing professionals trained

>3,000

housing agencies and
management companies served

The Inspection Group, Inc. (TIG) was founded in 1998 to provide building inspections and related services for the public and affordable housing industry. Founder Saul Himelstein was **one of the original 20 Certified REAC inspectors** (#M30016). TIG specializes in putting to use the experience of performing thousands of HUD REAC protocol inspections nationwide to provide the full range of inspection-related services, including: PHAS annual inspections in accordance with UPCS requirements, HQS Inspections, UPCS protocol training, advising in preparation for REAC inspections, REAC Inspection Shadows, REAC report reviews and score appeals, Energy Audits and Green Physical Needs Assessments (GPNA), and installing new UPCS inspection systems, including software and procedures. The Inspection Group, Inc., continues to provide effective inspection related tools for both the public and private housing industry.

HUD/REAC Inspections

TIG's REAC inspection experience includes work performed under all three of the HUD REAC programs, the MOBIS (REAC Pilot Program), National Inspection Contract (NIC), and Baseline Inspection Contract (BIC). Our REAC inspection work has taken us to locations throughout the country, including the large public housing authorities of New York City, Chicago, Los Angeles, and Boston to mention a few. Types of properties include Public Housing, Section-8 project based, home-ownership, HUD/FHA insured and assisted multifamily, elderly, Group homes and Section-504 properties. Many of our inspectors have been REAC certified.

UPCS and HQS Inspections

Inspections performed to the Uniform Physical Condition Standards (**UPCS**) & Housing Quality Standards (**HQS**) have been a large part of The Inspection Group's success in preparing PHAs for **PHAS/SEMAP** audits and conducting **100% Annual Inspections**. We have worked with over **3,000** housing agencies and property management companies nationwide to complete their inspection requirements. TIG has successfully completed over **4,750,000** housing unit inspections.

UPCS Inspection Protocol Training

The Inspection Group's UPCS Training Classes provide for a focused 1.5-hour to a 14 hour class in which the defect definitions are reviewed and clarified. Actual housing defect photos, cost effective repair scenarios, REAC inspection tips, and open discussions are encouraged to provide the best learning environment available for performing and improving upon UPCS & REAC/PHAS scores. At our two-day class, each student receives our TIG UPCS training manual/workbook, which contains all of the UPCS defect definitions, organized into a convenient and useful format, and a UPCS certification test. With more than **18,000** housing professionals trained since 2000, this class is your best opportunity to raise your property scores.

Pre-REAC and REAC Consulting

Preparing organizations for upcoming REAC inspections, a **Pre-REAC Screening (PRS)** has been an effective tool for training and directing maintenance personnel to prioritize their time and money to most efficiently improve REAC PASS scores. Also, the presence of a TIG inspector during the actual REAC inspection provides for an expert advocate representing our client's best interest, we call this a **REAC Shadow**. Our familiarity with REAC inspections helps to expedite the whole process while making sure that the REAC inspector receives the proper information and is not over-inspecting. TIG can also review REAC reports and make **appeals** to REAC on behalf of our clients. The Inspection Group's clients have seen significant PASS score improvements and many have achieved HUD's High Performer status due to our help.

Energy Audits

The Inspection Group, Inc. has conducted many projects that have required specialized field data collection performed by our knowledgeable building inspection personnel. For Energy Audits, we have formed an industry partnership with Osborn Engineering, who have found TIG to be the solution for reliable field work.



Osborn Engineering and TIG for HUD 5-Year Energy Audits.

Industry Involvement

The Inspection Group, Inc. is proud to be actively associated with the following companies and organizations:



Saul Himelstein
Director

National Public Housing Museum
University of Illinois at Chicago
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Chicago, Illinois 60607



phone: (866) PASS-REAC (727-7732) email: info@TheInspectionGroup.com
address: PO Box 3180 Westerville, OH 43086-3180

Meet some of **The Inspection Group, Inc.**

Matt LaVrar

President/CEO - Matt earned a B.S.B.A. in Business Marketing from The Ohio State University. He received numerous academic accolades, including five Academic All-Big Ten awards, while starting at Defensive End and becoming a four-year letter-winner on The Ohio State University football team. Since 2000, Matt has become a certified HUD/REAC inspector (#MI0526), completed training on REAC/UPCS inspection protocol, HQS inspection protocol, Low Income Housing Tax Credit (LIHTC) Compliance, Lead Abatement, FEMA disaster relief inspections, and the American Home Inspectors Training Institute Master Course. In addition to corporate responsibilities, Matt has performed UPCS annual inspections in over 275,000 public housing units throughout the nation. Matt is also proficient in Energy Audit and Physical Needs Assessment (PNA) data collection, specializing in affordable housing complexes and properties throughout the U.S.

Clarence Buck

Executive Vice President - "Buck" has over 35 years of experience as a journeymen carpenter, plumber and electrician. He has been involved with the building of over 300 private homes. Buck began focusing his efforts on the inspection industry as a Code Compliance inspector in 1995 and became a full-time home inspector in 1997. He is Code Certified by BOCA, ICBO & SBCCI in dwelling, plumbing, electrical, structural and mechanical disciplines. Buck was certified and licensed as a Lead Risk Assessor by the EPA and the State of Ohio, trained in the UPCS protocols and a certified by HUD as a REAC inspector (MI0515) and as an HQS inspector by both NAHRO and Nan-McKay. He currently directs and supervises approximately 50,000 HQS inspections annually and works with housing authorities across the country to improve their HQS inspection program efficiency.

Michael Gantt

Senior Vice President - One of the very few people nationwide to maintain active certification and part-time involvement in the REAC inspection process continuously since the "MOBIS" pilot project in 1998, Michael Gantt is credentialed in nearly every aspect of this specialized field. In addition to being an active inspector, and completing over 1,000 REAC inspections for HUD, Michael has served as a Certification Trainer, Program Manager, and Quality Control Representative for the first REAC contractor. As a Certification Trainer, he has conducted HUD sanctioned REAC certification training classes, certifying nearly 200 REAC/PASS inspectors to conduct inspections for HUD. As a Program Manager, he was responsible for recruiting, training, and supervising inspectors in Area 1, from New England to the Mississippi River. As a Quality Control Rep, he also provided continuing training and evaluations for many current REAC/PASS inspectors. While still an active REAC inspector, Michael is devoted to assisting the industry in understanding and coping with the REAC/UPCS inspections, through his work as the Vice President of Training for The Inspection Group. He has also prepared thousands of successful REAC appeals.