

**IPM Inspection based on REAC UPCS and NPMA's IPM Handbook**

Property ID / Name:		Inspection Date:		Inspector's Initials:	
		Time in:	Time out:		
Source	Inspectable Area: Site				
	Inspectable Item	Observable Deficiency	Relevance to IPM	Locations Observed	Comments
	Fencing, Gates, and Signs	Non-pressure treated wood	Provides termite food, entry, and shelter		
REAC, NPMA	Grounds	Overgrown/Penetrating Vegetation	Provides pest entry and shelter		Remove groundcover, vines, and branches that touch the ground or building exterior
REAC, NPMA		Ponding/Site Drainage	Pest water source and vector breeding site		
REAC, NPMA	Health & Safety	Air Quality - Sewer Odor Detected	Indicates pest food and water source		
REAC		Air Quality - Propane/Natural Gas/Methane Gas Detected	N/A, but Life Threatening		
REAC		Electrical Hazards - Exposed Wires/Open Panels	N/A, but Life Threatening		
REAC, NPMA		Electrical Hazards - Water Leaks on/near Electrical Equipment	Pest water source, Life Threatening		
REAC, NPMA		Flammable Materials - Improperly Stored	N/A, but Life Threatening		
REAC, NPMA		Garbage and Debris - Outdoors	Pest food source and provides shelter		
REAC, NPMA		Infestation - Insects	Indicates pest presence		High, Med., Low infestation
REAC, NPMA	Parking Lots/Driveways/Roads	Infestation - Rats/Mice/Vermin	Indicates pest presence		High, Med., Low infestation
REAC, NPMA		Cracks	Provides pest shelter		
REAC, NPMA	Play Areas and Equipment	Ponding	Pest water source and vector breeding site		
REAC		Non-pressure treated wood	Provides termite food and shelter		
REAC, NPMA	Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	Provides pest entry and shelter		Restrict resident access to used furniture
REAC, NPMA	Storm Drainage	Damaged/Obstructed	Pest water source		
REAC, NPMA	Walkways/Steps	Cracks/Settlement/Heaving	Provides pest shelter		
Inspectable Area: Building Exterior			Relevance to IPM	Specific Location	Recommendation
REAC, NPMA	Doors	Damaged Frames/Threshold/Lintels/Trim	Provides pest entry and shelter		
REAC, NPMA		No Access Due to Lock			
REAC, NPMA		Damaged/Missing Screen/Storm/Security Door	Provides pest entry and shelter		
REAC, NPMA		Deteriorated/Missing Caulking/Seals	Provides pest entry and shelter		
REAC, NPMA		Gap between door and floor	Provides pest entry		Install door sweep along entire length. Properly installed, it should not impede the door swinging closed.
REAC, NPMA	Fire Escapes	Missing Door	Provides pest entry and shelter		
REAC		Blocked Egress/Ladders	N/A, but Life Threatening		
REAC	Foundations	Visibly Missing Components	N/A, but Life Threatening		
REAC, NPMA		Cracks/Gaps	Provides pest entry and shelter		
REAC, NPMA	Health and Safety	Electrical Hazards - Exposed Wires/Open Panels	N/A, but Life Threatening		
REAC, NPMA		Electrical Hazards - Water Leaks on/near Electrical Equipment	Pest water source, and Life Threatening		
REAC		Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	N/A, but Life Threatening		
REAC, NPMA		Garbage and Debris - Outdoors	Pest food source and provides shelter		
NPMA		Proper Garbage Container Design and Size	Pest food and water source		Closed lid, located on cement or pavement away from the building
REAC, NPMA	Infestation - Insects	Infestation - Insects	Indicates pest presence		High, Med., Low infestation
REAC, NPMA		Infestation - Rats/Mice/Vermin	Indicates pest presence		High, Med., Low infestation
NPMA	Lighting	Light bulb choice	Attracts insects to building		Use sodium vapor lamps or shielded incandescent bulb at bldg entrances and loading docks
REAC, NPMA	Roofs	Damaged Soffits/Fascia	Provides pest entry and shelter		
NPMA		Cleanability	Ability to remove pest food and evidence		Access and proper slope
REAC, NPMA		Damaged Vents	Provides pest entry and shelter		
REAC, NPMA		Damaged/Clogged Drains	Provides pest entry and shelter		
REAC, NPMA		Damaged/Torn Membrane/Missing Ballast	Provides pest entry and shelter		
REAC, NPMA		Missing/Damaged Components from Downspout/Gutter	Provides pest entry and shelter		
REAC, NPMA		Missing/Damaged Shingles	Provides pest entry and shelter		
REAC, NPMA	Walls	Ponding	Pest water source and vector breeding site		
REAC, NPMA		Cracks/Gaps	Provides pest entry and shelter		

REAC, NPMA		Damaged Chimneys	Provides pest entry and shelter		
REAC, NPMA		Missing/Damaged Caulking/Mortar	Provides pest entry and shelter		
REAC, NPMA		Missing Pieces/Holes/Spalling	Provides pest entry and shelter		
REAC, NPMA	Windows	Broken/Missing/Cracked Panes	Provides pest entry and shelter		
REAC, NPMA		Damaged Sills/Frames/Lintels/Trim	Provides pest entry and shelter		
REAC, NPMA		Damaged/Missing Screens	Provides pest entry and shelter		
REAC, NPMA		Missing/Deteriorated Caulking/Seals/Glazing Compound	Provides pest entry and shelter		
REAC		Security Bars Prevent Egress	N/A, but Life Threatening		
	<b>Inspectable Area: Building Systems</b>		<b>Relevance to IPM</b>	<b>Specific Location</b>	<b>Recommendation</b>
REAC, NPMA	Domestic Water	Leaking Central Water Supply	Pest water source		
REAC, NPMA		Misaligned Chimney/Ventilation System	Provides pest entry and shelter, and Life Threatening		
REAC	Electrical System	Blocked Access/Improper Storage	No access for inspection		
REAC, NPMA		Evidence of Leaks/Corrosion	Pest water source		
REAC		Missing Breakers/Fuses	N/A, but Life Threatening		
REAC		Missing Covers	N/A, but Life Threatening		
REAC, NPMA	Elevators	Not Operable	No access for inspection		
REAC	Fire Protection	Missing/Damaged/Expired Extinguishers	N/A, but Life Threatening		
REAC, NPMA	Health & Safety	Air Quality - Mold and/or Mildew Observed	Indicates a pest water source		
REAC		Air Quality - Propane/Natural Gas/Methane Gas Detected	N/A, but Life Threatening		
REAC, NPMA		Air Quality - Sewer Odor Detected	Indicates pest food and water source		
REAC		Electrical Hazards - Exposed Wires/Open Panels	N/A, but Life Threatening		
REAC, NPMA		Electrical Hazards - <b>Water Leaks</b> on/near Electrical Equipment	Indicates a pest water source and is Life Threatening		
REAC		Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	N/A, but Life Threatening		
REAC, NPMA		Garbage and Debris - Indoors	Pest food source and provides shelter		
REAC, NPMA		Infestation - Insects	Indicates pest presence		High, Med., Low infestation
REAC, NPMA		Infestation - Rats/Mice/Vermin	Indicates pest presence		High, Med., Low infestation
REAC, NPMA		HVAC	Boiler/Pump Leaks	Pest water source	
REAC, NPMA	Misaligned Chimney/Ventilation System		Provides pest entry and shelter, and Life Threatening		
REAC, NPMA	Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	Provides pest entry and shelter		
REAC, NPMA	Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Pest water source		
REAC, NPMA		Missing Drain/Cleanout/Manhole Covers	Provides pest entry and shelter, possible food and water source		
	<b>Inspectable Area: Common Areas</b>		<b>Relevance to IPM</b>	<b>Specific Location</b>	<b>Recommendation</b>
REAC, NPMA	Common Areas Include: Basement/Garage/Carport	Ceiling - Holes/Missing Tiles/Panels/Cracks	Provides pest entry and shelter		
REAC, NPMA		Ceiling - Water Stains/Water Damage/Mold/Mildew	Indicates a pest water source		
REAC, NPMA	Closet/Utility/Mechanical Community Room	Dishwasher/Garbage Disposal - Inoperable	Provides pest entry and shelter, possible food and water source		
REAC, NPMA		No Access Due to Lock			
REAC, NPMA	Day Care	Doors - Damaged/Missing Screen/Storm/Security Door	Provides pest entry		
REAC, NPMA	Halls/Corridors/Stairs	Doors - Deteriorated/Missing Seals (Entry Only)	Provides pest entry		
REAC, NPMA	Kitchen	Doors - Missing Door	Provides pest entry		
REAC, NPMA	Laundry Room	Dryer Vent -Missing/Damaged/Inoperable	Provides pest entry		
REAC	Lobby	Electrical - Blocked Access to Electrical Panel	Provides pest shelter		
REAC, NPMA	Office	Electrical - Evidence of <b>Leaks/Corrosion</b>	Pest water source		
REAC, NPMA	Other Community Spaces Patio/Porch/Balcony	Electrical - Missing Breakers	N/A, but Life Threatening		
REAC, NPMA		Electrical - Missing Covers	N/A, but Life Threatening		
REAC, NPMA	Restrooms/Pool Structures	Floors - Rot/Deteriorated Subfloor	Indicates a pest water source		
REAC, NPMA	Storage	Floors - Water Stains/Water Damage/Mold/Mildew	Indicates a pest water source		
REAC, NPMA		HVAC - Inoperable	Provides pest entry and shelter		
REAC, NPMA		HVAC - Misaligned Chimney/Ventilation System	N/A, but Life Threatening		
REAC, NPMA		HVAC - Noisy/Vibrating/Leaking	Pest water source		
REAC, NPMA		Lavatory Sink - Damaged/Missing	Pest water source and provides shelter		
REAC, NPMA		Lighting - Missing/Damaged/Inoperable Fixture	Makes pest inspection difficult		
REAC, NPMA		Outlets/Switches/Cover Plates - Missing/Broken	Provides pest entry and shelter and is Life Threatening		
REAC, NPMA		Plumbing - Clogged Drains	Pest water source		
REAC, NPMA		Plumbing - Leaking Faucet/Pipes	Pest water source		
REAC, NPMA		Range Hood /Exhaust Fans - Excessive Grease/Inoperable	Pest food source and provides shelter		
REAC, NPMA		Range/Stove - Missing/Damaged/Inoperable	Pest food source and provides shelter		
REAC, NPMA		Refrigerator - Damaged/Inoperable	Pest food source and provides shelter		

REAC, NPMA		Shower/Tub - Damaged/Missing	Pest water source and provides shelter		
REAC, NPMA		Sink - Missing/Damaged	Pest water source and provides shelter		
REAC		Smoke Detector - Missing/Inoperable	Provides pest entry and shelter and is Life Threatening		
REAC, NPMA		Ventilation/Exhaust System - Inoperable	Provides pest entry and shelter		
REAC, NPMA		Walls - Water Stains/Water Damage/Mold/Mildew	Indicates a pest water source		
REAC, NPMA		Water Closet/Toilet - Damaged/Clogged/Missing	Pest water source and provides shelter		
REAC, NPMA		Windows - Cracked/Broken/Missing Panes	Provides pest entry and shelter		
REAC, NPMA		Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	Provides pest entry and shelter		
REAC, NPMA		Windows - Security Bars Prevent Egress	N/A, but Life Threatening		
REAC, NPMA	Health & Safety	Air Quality - Mold and/or Mildew Observed	Indicates a pest water source		
REAC, NPMA		Air Quality - Propane/Natural Gas/Methane Gas Detected	N/A, but Life Threatening		
REAC, NPMA		Air Quality - Sewer Odor Detected	Indicates pest food and water source		
REAC		Electrical Hazards - Exposed Wires/Open Panels	N/A, but Life Threatening		
REAC, NPMA		Electrical Hazards - <b>Water Leaks</b> on/near Electrical Equipment	Pest water source and is Life Threatening		
REAC		Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	N/A, but Life Threatening		
REAC, NPMA		Garbage and Debris - Indoors	Pest food source and provides shelter		
REAC, NPMA		Garbage and Debris - Outdoors	Pest food source and provides shelter		
REAC, NPMA		Infestation - Insects	Indicates pest presence		High, Med., Low infestation
REAC, NPMA		Infestation - Rats/Mice/Vermin	Indicates pest presence		High, Med., Low infestation
REAC, NPMA	Pools and Related Structures	Pool - Not Operational	Pest shelter and water source and vector breeding site		
REAC, NPMA	Trash Collection Areas	Chutes - Damaged/Missing Components	Pest food and water source and provides pest entry and shelter		
<b>Inspectable Area: Unit</b>			<b>Relevance to IPM</b>	<b>Unit #s</b>	<b>Recommendation</b>
REAC, NPMA	Bathroom	Lavatory Sink - Damaged/Missing	Provides entry or is a pest water source		
REAC, NPMA		Plumbing - Clogged Drains	Pest food and water source		
REAC, NPMA		Plumbing - Leaking Faucet/Pipes	Pest water source		
REAC, NPMA		Shower/Tub - Damaged/Missing	Provides entry or is a pest water source		
REAC, NPMA		Ventilation/Exhaust System - Inoperable	Provides pest entry and shelter		
REAC, NPMA		Water Closet/Toilet - Damaged/Clogged/Missing	Provides entry or is a water source		
REAC, NPMA	Ceiling	Holes/Missing Tiles/Panels/Cracks	Provides pest entry and shelter		
REAC, NPMA		Water Stains/Water Damage/Mold/Mildew	Indicates a pest water source		
REAC, NPMA	Doors	No Access Due to Lock			
REAC, NPMA		Damaged/Missing Screen/Storm/Security Door	Provides pest entry		
REAC, NPMA		Damaged Surface - Holes/Paint/Rusting/Glass	Provides pest entry and shelter		
REAC, NPMA		Deteriorated/Missing Seals (Entry Only)	Provides pest entry		
REAC, NPMA		Missing Door	Provides pest entry		
REAC, NPMA	Electrical System	Blocked Access to Electrical Panel	Provides pest shelter		
REAC, NPMA		Evidence of <b>Leaks/Corrosion</b>	Pest water source		
REAC		Missing Breakers/Fuses	N/A, but Life Threatening		
REAC		Missing Covers	N/A, but Life Threatening		
REAC, NPMA	Floors	Rot/Deteriorated Subfloor	Indicates a pest water source		
REAC, NPMA		Water Stains/Water Damage/Mold/Mildew	Pest food and water source and provides pest entry and shelter		
REAC, NPMA	Health & Safety	Air Quality - Mold and/or Mildew Observed	Indicates a pest water source		
REAC, NPMA		Air Quality - Sewer Odor Detected	Indicates pest food and water source		
REAC		Air Quality - Propane/Natural Gas/Methane Gas Detected	N/A, but Life Threatening		
REAC		Electrical Hazards - Exposed Wires/Open Panels	N/A, but Life Threatening		
REAC, NPMA		Electrical Hazards - <b>Water Leaks</b> on/near Electrical Equipment	Pest water source and Life Threatening		
REAC		Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	N/A, but Life Threatening		
REAC, NPMA		Garbage and Debris - Indoors	Pest food source and provides shelter		
REAC, NPMA		Garbage and Debris - Outdoors	Pest food source and provides shelter		
REAC, NPMA		Infestation - Insects	Indicates pest presence		High, Med., Low infestation
REAC, NPMA		Infestation - Rats/Mice/Vermin	Indicates pest presence		High, Med., Low infestation
REAC, NPMA	Hot Water Heater	Misaligned Chimney/Ventilation System	N/A, but Life Threatening		
REAC, NPMA		Leaking Valves/Tanks/Pipes	Pest water source		
REAC, NPMA	HVAC System	Inoperable	Provides pest entry and shelter		

REAC, NPMA		Misaligned Chimney/Ventilation System	N/A, but Life Threatening		
REAC, NPMA		Noisy/Vibrating/Leaking	Pest water source		
NPMA	Kitchen	Countertops - Need caulking	Provides pest entry and shelter		
REAC, NPMA		Dishwasher/Garbage Disposal - Inoperable	Pest food and water source		
REAC, NPMA		Plumbing - Clogged Drains	Pest food and water source		
REAC, NPMA		Plumbing - Leaking Faucet/Pipes	Pest water source		
REAC, NPMA		Range Hood/Exhaust Fans - Excessive Grease/Inoperable	Pest food source and provides shelter		
REAC, NPMA		Range/Stove - Missing/Damaged/Inoperable	Pest food source and provides shelter		
REAC, NPMA		Refrigerator-Missing/Damaged/Inoperable	Pest food source and provides shelter		
REAC, NPMA		Sink - Damaged/Missing	Pest water source and or provides entry		
REAC, NPMA		Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	Provides pest entry and shelter	
REAC, NPMA	Lighting	Missing/Inoperable Fixture	Makes pest inspection difficult		
REAC, NPMA	Outlets/Switches	Missing	N/A, but Life Threatening		
REAC, NPMA		Missing/Broken Cover Plates	Provides pest entry and shelter and Life Threatening		
REAC, NPMA	Smoke Detector	Missing/Inoperable	Provides pest entry and shelter and Life Threatening		
REAC, NPMA	Walls	Damaged	Provides pest entry and shelter		
REAC, NPMA		Water Stains/Water Damage/Mold/Mildew	Indicates a pest water source		
REAC, NPMA	Windows	Cracked/Broken/Missing Panes	Provides pest entry		
REAC, NPMA		Damaged Window Sill	Provides pest entry		
REAC, NPMA		Missing/Deteriorated Caulking/Seals/Glazing Compound	Provides pest entry		
REAC		Security Bars Prevent Egress	N/A, but Life Threatening		