



*The Marine Corps is conducting inspections of all its Public Private Venture (PPV) Military Housing across its U.S. installations to ensure that Marines, Sailors, and their families have safe, quality housing. The Marine Corps hired Jacobs Engineering and HDR Engineering Joint Venture (J/HDR JV) to conduct these inspections to ensure an objective assessment of its housing is made. These inspections or "third-party inspections" are mandated by the National Defense Authorization Act (NDAA) for Fiscal Year 2020, SEC. 3051.*

## **Q1: What is a home inspection?**

**A1:** A home inspection is an evaluation of the visible and accessible systems of a home to determine its present condition. It is intended to identify components that are significantly deficient, unsafe, or near replacement.

## **Q2: Why are inspections being conducted?**

**A2:** The Marine Corps is required to conduct an inspection of all privatized homes through a third-party contractor pursuant to provisions in the FY20 NDAA. The goal of these inspections is to provide the Marine Corps information on the condition of privatized homes so that we can work with our PPV Partners to ensure safe and quality housing for service members and their families. Inspections will evaluate Life/Health/Safety (LHS) deficiencies, appraise the condition of each home, and assess their structural integrity and habitability. The results of these inspections will help protect tenants from health hazards and provide an assessment on the safety of their homes that is independent of the PPV Partner company.

## **Q3: What does the inspection include?**

**A3:** Inspectors will investigate home interiors and exteriors, heating and cooling systems, equipment drainage, landscaping, and other improvements. The inspections include evaluating general home safety, health hazards (such as lead, radon, asbestos, mold, and pest management), and fire hazards. A series of photographs may be taken to document exterior elevations, kitchen, living/dining room, bathrooms, heating/cooling systems, laundry area, and items in particularly good or poor condition or of special note.

## **Q4: What is involved in the inspection process?**

**A4:** There will be 2-person inspector teams inspecting each home. When the inspectors arrive, they will examine the inside and outside of the home and will utilize a tablet to record their findings. Once they have completed the inspection, a report of findings will be uploaded into a database and compiled for submission to the Military Housing Office (MHO).

## **Q5: Are the inspections mandatory?**

**A5:** Inspections are mandatory pursuant to Sec 3051 of the FY 2020 NDAA, Pub. L. No. 116-92.



This is just one of many activities that the Marine Corps has implemented to ensure our PPV partners provide quality and safe housing for service members and their families.

## **Q6: When will inspections take place?**

**A6:** Inspections will begin in January 2022 and last until the end of September 2022.

Inspections may take up to 75 minutes to complete. Inspections will only be scheduled Mon-Fri from 8:00 AM to 5:00 PM and will not take place on weekends or holidays. Tenants can view the planned inspection schedule of their home at <https://usmcppvinspections.com>.

## **Q7: Is a tenant required to be home?**

**A7:** Tenants are encouraged, but not required, to be home for the inspection. A tenant can authorize key access to their home in the event that they are unable to be at home on the scheduled inspection date. Key access authorizations should be coordinated with the MHO prior to the date of the inspection. For all authorized key access inspections, the inspector will be accompanied by a government representative.

## **Q8: What do tenants need to do to prepare for the inspection?**

**A8:** Tenants should ensure that someone over the age of 18 is present in the home during the inspection or that advance key access authorization has been provided to the MHO. Tenants should ensure that no minors are present without adult supervision and that all pets are properly secured. Tenants are not required to escort inspectors but can accompany them if desired.

## **Q9: How long is the inspection?**

**A9:** The inspection will take approximately 75 minutes.

## **Q10: Will tenants be notified of the specific date/time of the inspection?**

**A10:** Yes, the local MHO will provide several notices to tenants in advance of their scheduled inspection.

- Tenants will receive two email notifications from their MHO. The first will be 2-3 weeks prior to their scheduled inspection. The second will be one week prior to inspection.
- The inspectors will also provide tenants with a 48-hour advanced reminder prior to inspection via a door hanger on their home. Tenants can check the schedule of all homes to be inspected by visiting J/HDR JV's website at <https://usmcppvinspections.com>.

## **Q11: Can the inspection be rescheduled?**

**A11:** Yes. Rescheduling, or authorizing key entry access, can be accomplished by notifying



your MHO point of contact, who can be located by selecting your installation on the map found on the website at: <https://usmcppvinspections.com>.

## **Q12: Who will be conducting the inspections and are they qualified?**

**A12:** Jacobs Engineering and HDR Engineering (J/HDR JV) is a Joint Venture team who will conduct the third-party inspections of all Marine Corps PPV Military Housing at 20 installations in the U.S. The inspections will be performed by two-person teams of personnel who are Certified Home Inspectors, graduate engineers, or professional engineers. All inspectors undergo rigorous field training. Each inspector will identify themselves with a photo badge. All inspectors will also be cleared through the Defense Biometric Identification System (DBIDS), which entails a criminal background check.

## **Q13: Will inspectors be taking COVID-19 precautions when entering each home?**

**A13:** Yes, inspectors will follow all local and state COVID-19 health and safety guidelines to include wearing masks, gloves, sanitizing hands after touching any surfaces, and maintaining 6' distance whenever possible. All inspectors are vaccinated, will be masked while indoors, and will observe social distancing throughout the inspection. They will follow CDC and installation guidance.

## **Q14: What if inspectors find something wrong with the home?**

**A14:** For any issues that represent LHS concerns, the inspector is required to notify the MHO immediately so it can be reported to the PPV Property Manager and mitigated expeditiously. The PPV Partner will issue a maintenance ticket and coordinate with the tenant to resolve the issue. Other issues identified during the inspections will be accounted for in reports that are submitted to the MHO.

## **Q15: What information will be shared with the tenant after the inspection?**

**A15:** The tenant should contact their MHO, who serves as the tenant's primary point of contact, for any available information after the inspection process is complete. The inspection team will share any findings that are deemed an emergency or pose a safety hazard directly with the MHO after the inspection. The MHO will then immediately contact the PPV Partner who will follow their proper protocols by placing emergency or urgent work orders and following up with the tenant. The MHO will work with the PPV Partner to ensure a work order is created and will follow up with the tenant to ensure work is done to their satisfaction (as they do with all LHS issues).



**Q16: Who should tenants contact if they have questions?**

**A16:** Tenants may reach out their MHO point of contact by selecting their installation on the map found on the website at: <https://usmcppinspections.com>.