



Request for Proposals 26-001 ~ Q&A

Housing Inspection Services

March 31, 2026

Q1	Can inspections be performed by field personnel who are not HUD-certified, if the inspection data, documentation, and reports are subsequently reviewed and approved by a HUD-certified inspector prior to submission?
A1	No
Q2	Does the Housing Authority require that a HUD-certified inspector be physically present on site to perform each inspection?
A2	Yes
Q3	Could you please confirm the specific certification and on-site requirements that must be met for inspectors performing these services under this contract.
A3	Inspectors must be certified by any industry recognized training organization including: NAHRO; NMA; Quadel... Inspections are to be performed in person unless otherwise approved prior to the inspection on a case-by-case basis: Initial; Periodic Biennial; Reinspections (where no owner certification); Special.
Q4	Could you please advise whether a sample report or completed inspection package is available that demonstrates what the final submission should look like?
A4	<p>The report deliverables are:</p> <ul style="list-style-type: none"> • Completed in-person HUD inspection pursuant to Housing Quality Standards (NOT NSPIRE until 2027). <ul style="list-style-type: none"> ○ HUD-52580 and HUD-52580-A for Initial; Periodic; Special; Quality Control inspections • The inspection results must be uploaded to Yardi Voyager, the PCHA System of Record • Inspection Letters for owners and participants <ul style="list-style-type: none"> ○ Scheduling ○ Rescheduling ○ Inspection Results • Memo's entered into the System of Record as needed.

Q5	Are the inspections limited to agency-owned units?
A5	Not limited to Agency-owned.
Q6	Additionally, could you please provide an estimate of the number of units your agency anticipates needing inspected on an annual basis?
A6	Roughly 3,000
Q7	What are the historical annual inspection counts, categorized by type (initial, annual, complaint, emergency, QC, reinspection)?
A7	January 1, 2024 – December 31, 2025 <ul style="list-style-type: none"> ○ Initial = 1,701 ○ Annuals = 3,413 ○ Reinspection = 817 ○ Special = 82 ○ QC = HUD SEMAP required sampling size +
Q8	What is the expected monthly inspection volume for the first contract year based on the last date inspected?
A8	Roughly 180-225
Q9	What are the current pass, fail, and inconclusive rates?
A9	The PCHA does not use the status of “inconclusive” as inspections either pass or fail. Rough estimate would be 80% pass rate.
Q10	What is the geographic distribution across Pinellas County?
A10	The areas will change based on voucher usage.
Q11	What versions of Yardi Voyager/Rent Cafe are currently in use?
A11	7S
Q12	Are there established API or integration capabilities for third-party software?
A12	Unknown – this is based on Yardi, not the PCHA
Q13	Will PCHA allow the use of vendor-owned platforms alongside Yardi?
A13	Yes, provided the data is in Yardi within 24 hours (or same day for emergency fails).
Q14	Are additional QCs required outside of the mandated Indicator 5 sample size?

A14	No, the PCHA will conduct QC for purposes of contract compliance but not for SEMAP indicator 5
Q15	What is PCHA's timeline and implementation schedule for full NSPIRE compliance?
A15	February 2027 or per HUD required implementation date.
Q16	Does PCHA allow self-certification for non-emergency deficiencies?
A16	Yes. Exclusions for Initials; post-abatement; and numerous/or serious non-life threatening deficiencies at the inspector discretion.
Q17	Does PCHA currently contract with a third-party inspection vendor or utilize in-house inspectors? If third-party, who is the current vendor and what is the pricing structure?
A17	No current contract. However, the following vendor provides inspections services: <ul style="list-style-type: none"> • USIG <ul style="list-style-type: none"> ○ HQS inspection ~ Initial = \$36 ○ HQS inspection ~ Annual = \$48 ○ HQS inspection ~ No Entry = \$31 ○ HQS inspection ~ Self Certification = \$18