



Fort Bliss Housing Townhall 10 December 2024

☆☆☆☆ WE ARE THE ARMY'S HOME ☆☆☆☆



- **Why Assess:** Congress mandated that 100% of all Family housing on Army installations will be assessed by an independent, third-party contractor retained by the Department of the Army to ensure the Army's housing assets are safe and habitable. This mandate is fully laid out in Public Law No. 116-92, the National Defense Authorization Act (NDAA) for Fiscal Year 2020, SEC. 3051. The assessment is a requirement for all homes on the installation
- **When is the Assessments Window:** Fort Bliss home assessments are from 6 January - 7 February 2025
- **Who Assesses:** The 3rd party assessors are on a contract with the Army and are all InterNACHI certified home assessors with years of experience. All assessors pass a rigorous background check conducted by the installation security office
- **What Is Assessed:** Assessments include all occupied and unoccupied homes and are conducted in accordance with the InterNACHI Standards of Practice. Assessors will collect data on Life/Health/Safety (LHS) deficiencies and the condition of a range of components spanning all building systems and include a visual survey only of the property, components, systems and elements that are easily visible and readily accessible to include the roof, including gutters and downspouts; the house façade, exterior of windows, foundations, walkways, driveways, porches, patios, stairs, landscaping and site gradient. Assessments do not include any intrusions, sampling, boring or disassembly of any components, systems or infrastructure. **This assessment does not cover any possible lease violations, it is strictly for ensuring Service Members and Families have a safe and habitable home**
- **Where:** Assessments include the entire perimeter and interior rooms of your home. Assessors will take multiple photos both outside and inside the home but will be careful to not include tenants/residents, personal photos, or pets in the required photos



Assessments and Escorted Assessments

- Assessor will notify the Army Housing Office (AHO) and Fort Bliss Family Homes (FBFH) immediately if a Life, Health or Safety (LHS) concern is found. Common LHS findings:
 - Smoke Detectors Inoperable or Missing/Disconnected
 - Active Water Leak
 - Active Gas Leak
 - Electrical - GFCI Not Resetting or Missing; Obsolete Electrical Panels
 - Corded Blinds Present
- Assessor will not call in work orders. Tenant/resident will be required to follow FBFH work order process

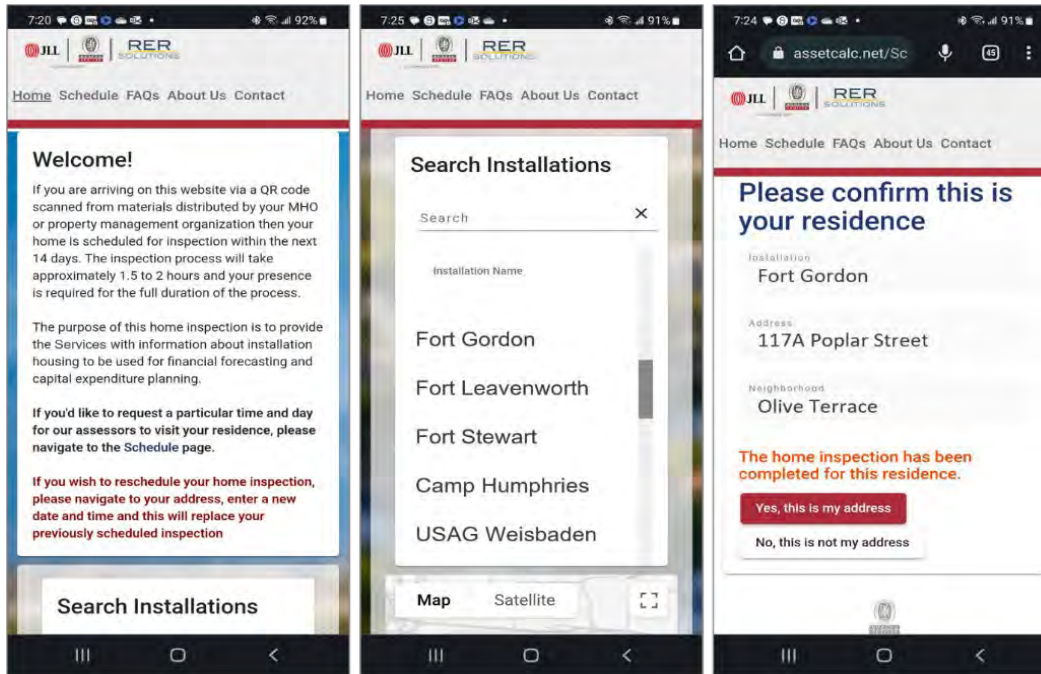


Assessments and Escorted Assessments Cont.

- **DAY OF YOUR SCHEDULED ASSESSMENTS:** Please be ready for your assessment at the beginning of your start time, this helps assessors stay on schedule for future assessments
 - Assessment process will take approximately 1 to 1.5 hours, and your presence is required for the full duration of the process
 - Assessment require an adult in your household, over the age of 18, to be home
 - Assessors must have access to all spaces
 - Smoke detectors will be tested. Do not request assessor skip this important life, health and safety protocol
 - Assessors are required to take photos both inside and outside the home but will do everything possible to avoid taking photos of people and pets
 - Please put pets away during the assessment to avoid any interaction with assessors
- **ESCORTED ASSESSMENTS:** Any home not scheduled prior to the assessment dates will be scheduled as an “escorted” assessment requiring Army personnel to accompany the assessor. The same applies for any tenant/resident that refuses entry to an assessor - Chain of Command will be contacted, and the assessment will proceed as an “escorted” assessment
 - **24-hour notification letters provided to tenant/resident**
 - **Army personnel act as assessor escorts for the entire assessment**
- **RIGHT TO ENTER:** The Army has the legal right to access and enter any residence on the installation located within the leasehold for any legal purpose. That right extends to Army personnel and Army contractors acting as escorts who have been tasked to enter and assess housing



- To schedule your mandatory home assessment please navigate to the schedule page, select your installation, street address and then select a time when you will be available for the assessment
- If you need to reschedule an existing assessment please navigate to your address, enter a new date and time and this will replace your previously scheduled assessment
- If you don't remember your assessment time, contact: army@housinginspections.info
- <https://assetcalc.net/Scheduling/HousingSchedulingMain.aspx/home?clientid=30fed5b2-9db3-40c4-b57c-9cd7c70c2d9d>



QUESTIONS

