

Inspection Criteria

The following criteria are provided as a generalized checklist used in determining a rent ready unit for Section 8 participants and serves as a guide in preparing for the initial and annual inspection. Other items not listed below may cause the unit to fail. **ALL HUD Regulations, local and state codes, and CHA Section 8 Administration Plan must be followed.**

General Requirements

- The unit must include a living room, kitchen, and bathroom.
- Unit must be market rent ready for initial inspection, and free of any trash or debris or landlord possessions (no storage of any kind including automobiles, furniture, etc). Utilities must be turned on and functioning.
- Ceiling and walls must be in good condition, with no larger cracks, holes, peeling or chipping paint or plaster.
- Floors must be in good condition. The floor covering must not be curling or have loose edges or holes. No tripping hazards.
- Windows, including sills, frames and sashes must be in good operating condition and must open and close. There can be no broken, cracked or missing windowpanes. Windows must have permanently attached and adequate locks. Windows must be weather tight.
- All rooms must have either two working outlets or one working outlet and an overhead light or light fixture. All outlets, switches and electrical boxes must have covers with no exposed or frayed wires. All electrical splices must be properly contained in junction boxes with covers.
- Handrails for stairs, and guardrails for porches, if required. General 4 or more steps for any stairs require handrails, and porch 30 inches above ground requires guardrails.

Kitchen

- All stove burners/oven must be functioning properly.
- The refrigerator door gasket must be attached to the door, forming a proper seal, and freezer must be functioning properly.

- Sink must have hot and cold running water and drain with a trap. The sink must be properly hooked to a sewer line. Neither the faucet nor the sink can leak or drip.
- There must be adequate food preparation and storages area, with adequate means to dispose of food wastes.

Bathroom

- There must be a private flush toilet fastened tightly to the floor.
- The bathroom sink must meet the same criteria as the kitchen sink.
- There must be a bathtub or shower.
- There must be adequate ventilation either from an operable window or an exhaust fan or vent.
- There can be no rotten or weak areas in the floor, nor any water damage.
- Bathroom doors have functioning locks.

Bedroom

- Each bedroom must have at least one window and must open and be large enough to use as an emergency exit.
- Each bedroom must measure at least 70 square feet, and has closet space for clothes.
- Each bedroom must have a door, which can close.

Heating/Plumbing

- The heating system must be capable of maintaining temperature appropriate for the local climate.
- Water heater is properly installed, operational, equipped with a temperature-pressure valve according to the manufacturer's specifications, and a discharge pipe is installed on the valve in according to local codes.

Site Hazards

- There can be no hazards on site, such as dilapidated structures, trash, debris, unlicensed vehicles, and non-maintained yards and shrubs.

Smoke Detectors

- Smoke Detectors must work.
- There must be at least one battery-operated or hard wired smoke detector in proper working condition on each floor, and each end of the unit if the bedrooms are located on opposite ends of unit.

Building Interior and Exterior

- The unit address must be clearly marked on the front entrance.
- The entrance door must have a working lock. Double cylinder deadbolts are not acceptable under HQS.
- The unit must have a mailbox.
- The unit must be decent, safe, sanitary and free of roaches or rodent infestation.
- Roof, gutters, fascia and foundation walls are structurally sound and weather tight. May not have cracks, holes, or opening.
- All interior and exterior stairs and rails must be hazard free. Porches must be hazard free, also in accordance with HQS or Local codes.
- The building must be free from high levels of pollution caused from sewer/fuel gas, and pollutants.
- Exterior surfaces accessible to children under 6 years old must be free of any cracked or loose peeling paint and adequately covered to prevent exposure to lead paint.
- There shall be no blocked fire exits from the building.

Most Common Deficiency

Electrical Hazards

- Exposed electrical wires.
- Broken or missing electrical cover plates.
- Inoperable ground fault circuit interrupters (GFCI).
- Missing or damaged light fixture or covers.
- Open ground electrical outlets.
- Loose electrical receptacles / switches.
- Electrical knockout plugs missing from panel box.

Smoke Detectors

- Non functioning smoke detectors.
- Missing or no smoke detector.
- Smoke detector batteries missing.

Walls Hazards

- Damages or cracked – severe walls.
- No holes, peeling or chipping paint or plaster.
- Stairway handrails and guardrails –loose, damaged, rotten, missing, or incomplete,

Ceiling Hazards

- Damaged or cracked – severe buckling or bulging, blistering in ceiling.
- No holes, or chipping, peeling paint.
- Stain in ceiling- indicating possible roof leaks.

Windows Hazards

- One or more windows must open in a bedroom, or bathroom.
- No crack window panel that can cause a cutting hazards.
- No missing or broken window panels.
- Missing or broken window locks.

Floors Hazard

- Buckling floor boards and loose carpet tripping hazards.
- Rotten or missing floor boards.
- Cable cords improperly installed throughout unit.
- Protruding nails and sharp objects – cutting hazards.

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Columbia Housing Authority