**INSPECTION CHECKLIST**

Bathroom

* Is there a working toilet, sink, and tub or shower installed in a private room?
* Is there hot and cold water at all faucets?
* Is the plumbing properly installed and working well?
* Is there a functioning window or working exhaust fan?
* Are all ground floor windows equipped with working locks?
* Are the window panes crack/chip free? Are all windows weather tight?
* Is there a permanently-installed light fixture and one outlet in working order?
* Is the bathroom free of electrical hazard? (Are all floor outlets removed? Do all GFCI protected outlets work properly? Do all outlets and switches have unbroken cover plates installed?)
* Are all ceiling, floor and walls in safe condition?

Kitchen

* Is there a sink with hot water and properly installed plumbing?
* Is there a working stove with all knobs present and all burners working?
* Is there a working refrigerator?
* Are the appliances free of hazards? (Are all floor outlets removed? Do all GFCI protected outlets work properly? Do all outlets and switches have unbroken cover plates installed?)
* Are all ground floor windows equipped with working locks?
* Are the window panes crack/chip free? Are all windows weather tight?
* Are all ceiling, floor and walls in safe condition?

Living room

* Is there at least one operating window?
* Are all ground floor windows equipped with working locks?
* Are the window panes crack/chip free? Are all windows weather tight?
* Are all ceiling, floor and walls in safe condition?
* Are there at least two working electrical outlets opposite and remote from each other?
* Is the room free of hazards? (Are all floor outlets removed? Do all GFCI protected outlets work properly? Do all outlets and switches have unbroken cover plates installed?)

Bedroom

* Is there at least one operating window?
* Are all ground floor windows equipped with working locks?
* Are the window panes crack/chip free? Are all windows weather tight?
* Are all ceiling, floor and walls in safe condition?
* Are there at least two working electrical outlets opposite and remote from each other?
* Is the room free of hazards? (Are all floor outlets removed? Do all GFCI protected outlets work properly? Do all outlets and switches have unbroken cover plates installed?)

Halls and Stairways

* Are halls and stairways well lit?
* Are handrails/guards installed wherever there are four more risers?
* Are guards present on the open side of the stairs and on landings, balconies, porches, decks, ramps, etc. that are more than 30 inches above the floor or grade below?

General Requirements

* Are all interior surfaces free of peeling, chipping or cracking paint (units built before 1978 and renters have a child under 6, see attached information sheet)?
* Are locks installed on all exterior doors and windows that are accessible from the outside?
* Is proper exhaust provided for clothes dryer (if present)?
* Is the unit free of vermin and rodent infestation?
* Are the premises free of garbage, junk and debris?
* Are there adequate facilities for disposal of garbage?
* Is the fuse/breaker panel free of unprotected openings?
* Is all wiring neat and well insulated?
* Is all surface-mounted wiring in accessible or high traffic area enclosed in rigid conduit and securely attached?
* Are all fuel-burning equipment and appliances connected to an approved chimney or vent?
* Is the furnace properly installed and few of debris around it?
* Will the heat source maintain a minimum temperature of 68 degrees in all rooms?
* Is the water heater equipped with a temperature relief valve and a metal or copper discharge line extending downward with the valve within six inches of the floor?
* Are there smoke detectors in the immediate vicinity of and outside of the bedrooms? Is there at least one smoke detector on each floor including the basement?
* Can exit doors be unlocked from the inside of the unit without the use of a key?

Building Exterior

* Are street numbers visibly affixed to the unit?
* Is the foundation sound, free of defects, and free of openings that would allow the entrance of rodents?
* Are the roof, gutters and downspouts in sound condition?
* Is the chimney sound, sturdy, and free of loose bricks or missing mortar?
* Are all stair, rails, and porches sound and free of hazard?
* Are handrails/guards installed wherever there are four or more risers?
* Are guards present on the open side of the stairs, on landings, balconies, porches, decks, ramps, etc. that are more than 30 inches above the floor or grade below?
* Do the exterior walls appear straight, solid, and free of loose trim or siding?
* If unit is a mobile home, is it properly tied down?
* Is all exterior wiring in good condition and properly installed?
* Is the yard free of garbage, junk, and debris?
* Are all storage buildings and garages in safe, sound condition?

LEAD PAINT REGULATIONS FOR SECTION 8 PROGRAM

Section 8 Inspectors do a visual assessment of all units during regularly schedules inspections

**If chipping and peeling paint is found at the time of the inspection** *(minimum standard set by HUD is two (2) square feet on an interior area or twenty (20) square feet on an exterior area or 10% of the total surface area on a n interior or exterior type of component with a small surface area such as window sills, baseboards, or trim).*

**AND** the unit was **built before 1978** **AND** the household contains a **child under six** years old

**THEN** HUD regulations require that the chippings and peeling surfaces be

 **Stabilized OR Certified to be lead free**

 

The owner must have the unit tested by a company certified to conduct lead testing and submit to the PHA a certification that the unit is lead-free

The owner must repair any physical defect in the material beneath the painted surface that is causing deterioration, remove loose painf and other material from the surface to be treated using safe work practices to reduce dust generation and apply a new protective coating or paint. When stabilization has been completed, a clearance test must be conducted by a certified tester who must prepare and sign a report certifying that the unit passed the clarance. A copy of the report must be provided to the PHA and the occupant must be notified of the results

 

***If the initial inspection identifies chipping and peeling paint in any unit built before 1978 which will house a child under 6 years of age, the owner must submit either the certification that the unit is lead-free or the certification that the unit passed the clearance test before Housing Payments Contract will be executed.***

***If the recertification inspection identifies chipping and peeling paint in any unit built before 1978 which houses a child under 6 years of age, the owner will be given 30 days to submit either the certification that the unit is lead-free or the certification that the unit passed the clearance test. If one or the other is not submitted within 30 days, Housing Assistance Payments will be abated and the tenant will be issued a moving voucher.***