

# A LANDLORD'S GUIDE TO PASSING THE SECTION 8 HOUSING QUALITY STANDARDS INSPECTION.

**This form is only a guide. A unit may pass or fail inspections due to other issues or unforeseen events.**

## Electrical:

- Do all fixtures and outlets work (at least 2 outlets/room or one outlet and one light fixture/room)?
- Is there lighting in the common hallways and porches?
- Are all outlets, light switches and fuse boxes properly covered with no cracks or breaks in the cover plates/doors?
- Are all fuse boxes labeled?
- Are light/electrical fixtures securely fastened without any hanging or exposed wires (anywhere the tenant had access)?

## HVAC:

- Are gas and electric services connected?
- Is there adequate heat in all living spaces?

## Bathroom:

- Is toilet securely fastened with no leaks or gaps?
- Does it flush properly?
- Is bathroom vented with either an exterior window or exhaust fan?

## Kitchen:

- Sink-Is there hot and cold running water, proper drainage and no leaks?

## Other:

- Does hot water tank work?
- Does hot water tank have an extension pipe?
- Do radiators function with no leaks?
- Is bathroom free of any sewer odor or drainage problem?
- Are all sink drains properly vented?

## Wall condition:

- Are walls free of air and moisture leaks? Large holes and cracks?

## Ceiling condition:

- Are ceilings free of air and moisture leaks? Large holes and cracks?

## Floor Condition:

- Are floors free of weak spots or missing floorboards?
- Are floors free of tripping hazards from loose flooring or covering?

## Cabinetry/Interior Doors:

- Are cabinets securely fastened to the wall?
- Is there space for food preparation and storage?
- Are all doors securely hung?

## Security:

- Is there free and clear access to all exits?
- Are there locks on entry doors to the unit? Do they open with a key from the outside and a knob/latch from the inside?
- Are entrance and exit doors solid?
- Do first floor window and those opening to a stairway, fire escape or landing have locks?

## Health and Safety:

- Does each bedroom have a smoke detector? Does each level have a smoke detector?
- Are smoke detectors installed on walls at least 4" and not more than 12" from the ceiling? Are smoke detectors installed on ceilings at least 4" from the wall? Are smoke detectors installed within 15 ft. of each sleeping area?
- Is unit free of any evidence of insect or rodent infestation?
- Is unit free of any evidence of mold or mildew?

## Appliances:

- Do all burners on the stovetop ignite, does the oven work and are all knobs present?
- Does the refrigerator cool and freeze properly?
- Is refrigerator/freezer large enough for the family occupying the unit?

## Windows:

- Is there at least one exterior window in each bedroom and in the living room?
- Do all opening windows have screens and two layers of glass?
- Do windows open, close and lock properly?
- Is unit free of any cracked, broken or leaky windows?

## Other:

- Is roof free of leaks?
- Are gutters firmly attached?
- Are exterior surfaces in a condition to prevent moisture leakage and rodent infestation?
- Is chimney secure? Is flue tightly sealed with no gaps?
- Is foundation sound?
- Are openings around doors and windows weather-tight?
- Are sidewalks free of tripping hazards?

## Stairways: Interior and Exterior

- Are all handrails properly secured?
- Is a handrail present when there are 4 or more steps?
- Are stairs free of any loose broken or missing steps?
- Are stairways free of any tripping hazards?
- Are there proper exit signs?
- Are there secure railings on porches, balconies and landings 30" high or higher?
- Is unit free of debris inside and outside of unit?
- INTERIOR AND EXTERIOR of units rented to families with children under the age of six: is unit free of any chipping, peeling, flaking, chalking, or cracking painted surfaces, including windows, window wells, door frames, walls, ceilings, porches, garages, fences or play equipment?
- Are there covered receptacles for disposal of waste?

UPON SUBMISSION OF THE REQUEST FOR TENANCY APPROVAL, THE UNIT **MUST** BE IN MOVE IN CONDITION OR ELSE AN INSPECTION WILL NOT BE CONDUCTED.

## NOTES:

