

HOUSING ELIGIBILITY

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

Housing units under the Housing Choice Voucher Program must be in a safe, decent, and sanitary condition. Each unit must pass our field representative's inspection before we approve the unit for housing assistance. You should review the requirements indicated below before the inspection date. Make sure that the unit conforms to these standards, or that the landlord can and will make the necessary repairs or alterations. All plumbing, electrical, heating, and other mechanical systems must be in proper operating condition. New items are in **bold**.

	OK	NEEDS REPAIR
1. ALL ROOMS		
A. Are there at least two working outlets or one working outlet and one light fixture? (Kitchen and bathroom must have permanent light fixture.)	_____	_____
B. Is there any exposed wiring (other than low voltage doorbell, etc.)?	_____	_____
C. Do all outlets and light switches have a cover plate and work properly?	_____	_____
D. Do all windows open or close properly? (Windows with sash cords must have them intact; at least one window in bedrooms and living room.)	_____	_____
E. Do any windows need putty? Are doors leading to exterior properly weather stripped?	_____	_____
F. Do all windows that are accessible from the outside have strong locks?	_____	_____
G. Is the ceiling structurally sound?	_____	_____
H. Are there any leaks in the ceiling, walls, or windows?	_____	_____
I. Are there any holes in ceiling or walls?	_____	_____
J. Is there crumbling plaster or peeling paint on the walls or ceiling?	_____	_____
K. Is there any peeling paint between interior and exterior windows?	_____	_____
L. Are the floors structurally sound?	_____	_____
M. Do the floors have any tripping hazards, such as torn linoleum or carpeting?	_____	_____
N. Are all the closet doors hung properly so that they do not fall?	_____	_____
2. KITCHEN		
A. Does the stove have all knobs intact, and do all burners and the oven operate properly?	_____	_____
B. Is the refrigerator large enough for the family size?	_____	_____
C. Do the refrigerator and freezer cool properly?	_____	_____
D. Is there adequate space to store and prepare food?	_____	_____
E. Does the sink provide hot and cold running water? Are there any leaks? Does the water drain properly?	_____	_____
F. Are all outlets above counter tops in the kitchen GFCI type?	_____	_____
G. If the stove is fueled by gas, is there a handle type gas shut-off valve near the appliance?	_____	_____
3. BATHROOM		
A. Does the toilet operate properly? Are there any leaks?	_____	_____
B. Does the sink provide hot and cold running water? Are there any leaks?	_____	_____
C. Does the water drain properly to the tub, sink and toilet?	_____	_____
D. Are all outlets in the bathroom GFCI type?	_____	_____
E. Does the tub or shower provide hot and cold running water? Are there any leaks? Is there enough water pressure?	_____	_____
F. Is there any chipped or worn porcelain in the tub or sinks?	_____	_____
G. Does the tub and sink have stoppers or properly working stopper mechanisms?	_____	_____

	OK	NEEDS REPAIR
H. Is there ventilation provided by a window located on an exterior wall or an exhaust fan?	_____	_____
4. BEDROOM		
A. Does it have a window located on an exterior wall?	_____	_____
B. Is there at least 70 square feet of floor area (do not include closet)?	_____	_____
C. Is there at least 1 electrical outlet and 1 permanently installed light fixture or 2 electrical outlets?	_____	_____
5. HEATING EQUIPMENT		
A. Is the heating equipment capable of providing adequate heat to all rooms used for living?	_____	_____
B. Is the unit free from un-vented fuel burning space heaters or any unsafe heating conditions?	_____	_____
C. If the furnace is in a closet, are the doors vented?	_____	_____
D. If the heating unit is fueled by gas, is there a handle type gas shut-off valve near the unit?	_____	_____
6. HOT WATER HEATER		
A. Does the hot water heater or pipes have any leaks?	_____	_____
B. Does the pressure release valve discharge pipe extend to approximately 6 inches from the floor?	_____	_____
C. If the hot water unit is fueled by gas, is there a handle type gas shut-off valve near the unit?	_____	_____
7. ADDITIONAL REQUIREMENTS		
A. Are all entrances and exit doors made of solid material with adequate locks for security?	_____	_____
B. Is there a working Smoke Detector and Carbon Monoxide Detector on each level of the dwelling and/or within 15 feet of each sleeping room/bedroom?	_____	_____
C. Is the unit free of rodents and insects?	_____	_____
D. Is the unit free from heavy accumulations of garbage and debris inside and outside?	_____	_____
E. Are there adequate covered facilities for the disposal of garbage?	_____	_____
F. Where there are four or more stairs inside or outside of the unit, is there a handrail? Are the stairs free from loose, broken or missing steps? Are the stairs free from tripping hazards (torn carpeting, etc.)?	_____	_____
G. Is the unit free from pollutants? (Mold, sewer gas, etc.)	_____	_____
H. Is the neighborhood free from hazards which would seriously endanger the health and safety of residents? (Abandoned and exposed buildings nearby?)	_____	_____
8. PORCHES		
A. Are enclosed porches free from exposed wiring?	_____	_____
B. Do the windows lock?	_____	_____
C. Are the floors and walls structurally safe?	_____	_____
D. Are there any holes, leaks, and chipping paint?	_____	_____
E. Is there crumbling cement?	_____	_____
9. ELEVATORS		
A. Have the elevators been inspected on a regular basis?	_____	_____
10. EXTERIOR OF UNIT		
A. Is there any peeling paint on the outside of the unit?	_____	_____
B. Is the foundation sound and free of hazards?	_____	_____
C. Are there any holes in the exterior surfaces?	_____	_____
D. Are the sidewalks free from tripping hazards?	_____	_____