

GENERAL INSPECTION POLICIES

PHA Policy

As permitted by HUD, the PHA has adopted the following specific requirements that elaborate on HUD standards.

Walls

In areas where plaster or drywall is sagging, severely cracked, or otherwise damaged, it must be repaired or replaced.

Windows

Window sashes must be in good condition, solid and intact, and properly fitted to the window frame. Damaged or deteriorated sashes must be replaced.

Windows must be weather-stripped as needed to ensure a weather-tight seal.

Window screens must be in good condition (applies only if screens are present).

Doors

All exterior doors must be weather-tight to avoid any air or water infiltration, be lockable, have no holes, have all trim intact, and have a threshold.

All interior doors must have no holes, have all trim intact, and be openable without the use of a key.

Floors

All wood floors must be sanded to a smooth surface and sealed. Any loose or warped boards must be secured and made level. If they cannot be leveled, they must be replaced.

All floors must be in a finished state. Ply wood is not permitted.

Sinks

All sinks and commode water lines must have shut off valves, unless faucets are wall mounted.

All worn or cracked toilet seats and tank lids must be replaced and toilet tank lid must fit properly.

All sinks must have functioning stoppers.

Security

If window security bars or security screens are present on emergency exit windows, they must be equipped with a quick release system. The owner is responsible for ensuring that the family is instructed on the use of the quick release system.

Bedrooms

Bedrooms in basements or attics are not allowed unless they meet HUD requirements, Part 982.401 (h) (iv), and must have adequate ventilation and emergency exit capability.

Modifications

Modifications or adaptations to a unit due to a disability must meet all applicable HQS and building codes.

Extension for repair items not required by HQS will be granted for modifications/adaptations to the unit if agreed to by the tenant and landlord. PHA will allow execution of the HAP contract if unit meets all requirements and the modifications do not affect the livability of the unit.

Smoke Detectors

The PHA will issue a written warning to any family determined to have purposely disconnected the unit's smoke detector. The warning will state that deliberate disconnection of the unit's smoke detector is a health and fire hazard and is considered a violation of HQS. The PHA will re-inspect the unit within 14 calendar days.

If the smoke detector is not operating properly the PHA will contact the owner by phone and request the owner to repair the smoke detector. The PHA will re-inspect the unit within 14 calendar days. The owner will be required to repair an inoperable smoke detector unless the PHA determines that the family has intentionally disconnected it (by removing batteries or other means), then it would be considered tenant responsibility.

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Paint Condition

More than 10% of all defective paint surfaces of the interior and exterior must be treated for defective paint regardless of the age of the unit or the age of the occupants. More than 10% of all defective paint surfaces will apply to each individual component of both the interior and exterior surface areas. Moreover, for units built pre-1978, owners must comply with all lead based paint requirements as instructed in the Final Rule, "Requirements and Notification; Evaluation and Reduction of LBP Hazards in Housing Receiving Federal Assistance, published November 15, 1999.

Historical Structures

A hand railing is required on extended sections of stairs (generally four or more consecutive steps). A handrail may not be required for stairs less than 25' wide which lead to secondary rooms not used for living, i.e. basements or attics.

LIFE THREATENING CONDITIONS [24 CFR 982.404(a)]

HUD requires the PHA to define life threatening conditions and to notify the owner or the family (whichever is responsible) of the corrections required. The responsible party must correct life threatening conditions within 24 hours of PHA notification.

PHA Policy

The following are considered life threatening conditions:

Any condition that jeopardizes the security of the unit

Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling

Natural or LP gas or fuel oil leaks

Any electrical problem or condition that could result in shock or fire

Absence of a working heating system when outside temperature is below 50 degrees Fahrenheit and inside temperature is below 65 degrees Fahrenheit.

Utilities not in service, including no running hot water

Conditions that present the imminent possibility of injury

Broken glass where someone could be injured

Obstacles that prevent safe entrance or exit from the unit

Absence of a functioning toilet in the unit

If an owner fails to correct life threatening conditions as required by the PHA, the housing assistance payment will be abated and the HAP contract will be terminated.

If a family fails to correct a family caused life threatening condition as required by the PHA, the PHA may terminate the family's assistance.