

HAMDEN HOUSING AUTHORITY
SECTION 8 PROGRAM GENERAL INSPECTION CRITERIA

IMPORTANT: A unit must be EMPTY and ready for Initial Inspection by no later than the 20th day the month, in order to be processed for first of following month move-ins. Units which are not ready within this time frame will not be guaranteed lease-up for the first day of the upcoming month and may have to begin subsidy for the first day of the following month.

-ELECTRICAL SERVICE ,GAS and/or UTILITY SERVICE TO BE TURNED ON BEFORE INSPECTION

-UNIT MUST BE CLEAN & SANITARY AT TIME OF INSPECTION

-NO CHIPPING PAINT INSIDE OR OUTSIDE OF UNIT, HALLS, WINDOWS, OR ANY EXTERIOR SURFACES

-ALL OUTLETS, PLUGS AND SWITCHES HAVE PROPER COVERS

-NO EXPOSED WIRES INSIDE OR OUTSIDE UNIT

- SUFFICIENT ELECTRICAL CAPACITY FOR UNIT

-WORKING SMOKE DETECTOR IS REQUIRED ON EACH LEVEL (INCLUDING THE BASEMENT)

Kitchen

-Working stove (burners/oven) AND refrigerator, both clean (if provided by owner)

-Working sink (running hot and cold), no leaks, proper water flow out waste pipe;

-No ceiling stains/water damage

-At least one working outlet and one working light fixture

-All windows free from deterioration, no cracks, no air leaks

-No tripping hazard on floor (ie, loose wood or tile, linoleum, etc)

-Adequate storage for food, cabinets, pantry, counterspace; must be clean

-No broken window ropes; Properly working window locks

Bathroom

-Working toilet, washbasin and tub or shower (no leaks)

-At least one permanent working light fixture

-Ventilation - working fan or window which can be opened

-No severe floor or wall condition problems

-No ceiling stains/water damage (also for each room)

-Working window locks; No broken window ropes or air leaks

-Window must be able to stay open on its own (also each room)

Living Room

-2 working outlets or 1 outlet and 1 working overhead light

-No severe floor or wall condition problems (also for each room)

-No broken windows or storms, no airflow through window frame

-Working window locks on each window, no leaks (also for each room)

-No broken window ropes, window must stay open on its own

-No ceiling stains/water damage (also for each room)

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Room used for Sleeping
(No basement, cellar, or below grade bedrooms)

- At least 1 working outlet and 1 overhead; or 2 working outlets
- No severe floor or wall condition problems; Adequate closet space
 - No ceiling stains/water damage (also for each room)
 - No broken window or storms, no air leaks
- No broken window ropes & locks; Window must stay up on its own
- Minimum 70 sq. ft. room @ 5 ft. high and an opening window, minimum 5.7 sq. ft.
- Privacy; cannot have to walk through a bedroom to get to another main room

Basement

- No debris, clutter, or hazardous materials
- Adequate lighting; Well lit basement, staircases & hallways
- No crumbling of foundation, slab, footings; No holes for animals to enter
 - No standing water on floor or flooding of basement
 - Working furnace and water heater w/proper ventilation
- Approved potable water supply (city, well, etc.); adequate water pressure
- All plumbing and sewer connections functional and properly vented
 - No loose/broken stair treads (inside and out)
 - Washing Machine waste pipe *must* be capped when not in use
 - No items on, against or near furnace, water heater, oil tank, etc.

Exterior

- Adequate lighting exterior of house and yard
- No large foundation cracks, holes, leaning, buckling, crumbling, deterioration or infestation
 - All stairs of 4 or more have railing (inside and out)
 - Yard must be kept up, no varmints/mice/rodents possible habitat
 - Elevators certificate of inspection/approval (if applicable)
 - Outbuildings/Garages well maintained, no hazards/peeling paint
 - Lead Based Paint owner certification (if applicable)
 - Also note, Housekeeping will be noted at each annual inspection
 - Under Federal Law, all properties built before 1978 are subject to Federal Lead Based Paint Disclosure Form & Pamphlet for all Leases
 - Gutters and downspouts secure, connected, and work properly
 - No missing roof shingles, no roof leaks; no crumbling of chimney
 - All units are subject to Town of Hamden Housing and Fire Codes; Planning & Zoning Requirements, Hamden Building Dept. Codes, Quinnipiac Valley Health District guidelines, etc.

ACTUAL INSPECTION MAY INCLUDE OTHER ITEMS NOT LISTED