

## Passing Section 8 Inspection

In order for you to receive guaranteed monthly rental payments through Section 8, a landlords' property must qualify, by passing an inspection that is in conformance with the HUD Housing Quality Standards (HQS). The following information is provided as a general guide to an inspection. While this is not a complete list, it does cover the most common conditions that cause a unit to temporarily fail a pre-rental inspection.

- The landlord or a representative of the landlord should be present for the inspection.
- The Previous tenant and their belongings must be moved out.
- Unit must be clean and ready to be occupied by a new tenant.
- All utilities must be on.
- Plumbing, heating and electrical systems must be in safe working order. A leak under the sink or an exposed electrical outlet would result in a temporary rejection.
- There must be a clean, working stove.
- All living areas must have adequate light and ventilation.
- Minimum size for a bedroom is 70 sq ft., 1 wall must be at least 7 ft. The minimum ceiling height is 7 ½ feet for all living areas.
- Overall living space - 150 square feet for the first person, 100 square feet for each additional person.
- Window size - minimum of 8% of floor area- bottom of opening should be no higher than 3½ feet above floor.
- All windows must fit properly and be in working order. They must have unbroken glass panes and screens; locks and be operable.
- The bathroom must have either a window that can be opened or a properly installed exhaust fan vented to the outside.
- The floors in the kitchen and bath must be of a material easily washable and waterproof. Carpet in the bathroom is unacceptable. In the kitchen no carpet is allowed within 3 feet of the kitchen work space.
- The kitchen must have clean, washable food preparation area and storage space of adequate size for family.
- Every room must have 2 means of egress (doors and windows).
- Unregistered motor vehicles, boats, campers, etc., may not be stored on property. Garbage and debris must be removed from the property.
- There must be a smoke detector in each hallway (or area leading to bedrooms) on every level, and each bedroom.
- One carbon monoxide detector in each hallway (or area leading to bedrooms) on every floor.

- The front door and any other entry doors must fit properly and lock securely and have a screen door.
- Bedrooms and bathrooms should have privacy locks.
- The exterior of the dwelling should be in good condition. Peeling paint is not acceptable.
- Missing sections of siding, open cesspools, unstable porches or accessory buildings, or any condition creating a health and safety hazard must be remedied.
- Stairs exceeding 3 steps require a handrail.
- All rooms must have a minimum of 2 electrical outlets, or 1 outlet and 1 overhead fixture.
- One hour fire rated sheet rock (5/8" width minimum) installed over oil and gas fired burners and hot water heaters, located in a cellar, basement or crawlspace, 3 feet from center of each unit in each direction as allowed.
- Self-closing fire rated doors At boiler rooms on a habitable level.
- Oil and gas burners installed on non-combustible surfaces.