

**HRA Inspection Requirements** - The federal regulations for the program stipulate that each unit shall meet basic "Performance Requirements" with respect to the following:

- Sanitary facilities
- Food preparation and storage space
- Space and security
- Thermal environment
- Illumination and electricity Structure and materials
- Interior air quality
- Water supply
- Lead-based paint
- Access
- Site and neighborhood
- Sanitary condition

### Specifics

Each **DWELLING UNIT** must have a minimum of a living room, kitchen area, bathroom and one living/sleeping room for every two family members.

The **BATHROOM** must have a flush toilet, fixed basin and a tub or shower with hot and cold water, an operable window or fan vented to the outside, and a ceiling or wall type light fixture and one outlet.

The **KITCHEN** must have a stove or range, a refrigerator, a sink with hot and cold water, space for storage, preparation, and serving of food, facilities for sanitary disposal of food wastes, a ceiling wall type light fixture and one outlet.

The **LIVING/SLEEPING ROOM(S)** must have two outlets or one light and one outlet and an operable window large enough to be used as an emergency exit.

**CEILINGS, WALLS, FLOORS, WINDOWS** must be in good condition. There can not be any large cracks or peeling and/or chipped paint or plaster. Windows must open and close, cannot have cracked, broken or missing panes, and if accessible from the outside, must be lockable.

**PORCHES, BALCONIES, DECKS** which are more than 30 inches above ground must have a rail 36 inches high. All stairs (interior or exterior) with four or more steps must have a handrail.

**SMOKE DETECTOR(S)** must be present and functioning outside each sleeping area and on each level of the dwelling unit regardless of whether there are bedrooms on the level.

The **SITE AND NEIGHBORHOOD** must be free from conditions which could endanger the health, life, and/or safety of residents. The unit must be free of insect or rodent infestation.

All **PAINTED SURFACES** must be free of cracking, scaling, peeling, chipping, and loose paint or be adequately treated or covered to prevent the exposure of residents to lead based paint hazards.

### Most Common "Fail" Conditions

- Nonfunctioning smoke detectors
- Missing or cracked electrical peeling and/or chipping exterior and interior paint
- Switch plate and outlet covers
- Burners on kitchen stove/range not operating as designed
- Cracked and/or broken window panes
- Leaking faucets/plumbing
- Inoperable bath fan
- Carpet and vinyl conditions - safety issues
- Railings on four or more steps not present

**Important:** If the unit was built before 1978 and the tenant has children under age six (6), no defective or peeling paint surfaces are allowed on either the interior or exterior of the building. If the rental unit has chipped or peeling paint, it must be removed using safe work practices and some repairs will require a clearance test. Another option is to have paint samples tested to determine if its lead content is at an acceptable level. A certified testing lab must collect random samples of paint chips from the unit for this test. Landlords cannot collect and submit their own samples. Contact the HRA for additional information regarding this option.

Contact HRA at 763-767-6555 with questions.