

SECTION 8 INSPECTIONS **ITEMS REQUIRED FOR INITIAL INSPECTION**

These items must be completed to begin an inspection in a new unit:

- Previous tenant must be completely moved out of the unit.
- Power must be on in the unit.
- Refrigerator and stove must be in the unit.
- All repair work / improvements must be completed prior to the inspection.
- Apartment must be painted prior to a new unit inspection

TOP TEN ITEMS THAT FAIL INSPECTIONS

1. Smoke Detectors And Carbon Monoxide Detectors
 - * Inoperable detectors in unit.
 - * All bedrooms are required to have a smoke detector
 - * All units that have gas appliance, heat, etc. must have a carbon monoxide detector in the unit
2. Security Issues
 - * Broken windows
 - * Broken window locks or broken door locks
 - * All first floor windows require security pins
 - * Windows will not stay up when opened and/or windows that will not open
3. Inadequate apartment plumbing
 - * Leaks at kitchen or bathroom sinks
 - * Hot water
 - * Toilet loose from floor
 - * Toilet or drain plug ups
4. Electrical Hazards
 - * GFI outlets not functioning properly
 - * Broken, cracked, or missing outlet and switch covers
5. Ceiling and wall stains from water leaks
6. Roach, Rodent, and/or Insect Infestation
7. Holes in floors, walls, and doors
8. Peeling or chipping paint at ceilings, walls, or doors
9. Exterior / interior stairs and railings need to be secured
10. Front / Rear yard needs to be mowed and clean of garbage and debris

Please Note: Any appliances not required by HQS that are in the apartment must be operational for inspection to pass (Ex: Dishwasher, Range Hood, Etc.)