

LEAD PAINT

If a child under the age of six resides in the home, and the structure was built prior to 1978, the inspector will complete a visual inspection of the property's painted surfaces.

Corrective work, completed in accordance with all safe work practice requirements, and clearance, is required when more than 20 sq ft. on exterior surfaces, 2 sq. ft. in any one interior room, or more than 10% of the total surface area of an interior component with a small surface area (i.e., window sills, baseboards, and trim) is peeling, chipping, chalking, or cracking.

ELECTRICAL

The unit and all shared spaces must be free from any electrical hazards such as: broken, non-insulated, frayed or **spliced wiring**; improper types of wiring, connections or insulation; light fixtures hanging from electrical wiring; **cover plates missing from switches or outlets**; **badly cracked outlets**; exposed fuse or breaker box connections; and overloaded circuits.

As of 3-31-10, HUD requires 3 slot electrical outlets to be grounded and test "Correct." If a 3 slot outlet test "open ground," the outlet will have to be grounded or replaced with a 2 slot outlet or replaced with a GFCI outlet (GFCI outlets work without a ground wire - an imbalance from hot to neutral cuts off the electricity to a GFCI outlet). 3 slot ungrounded electrical outlets may be left in place if protected by a GFCI outlet or breaker.

GENERAL HEALTH & SAFETY

Sanitary – All surfaces, including plumbing fixtures, appliances, and floor coverings, must be sanitary.

Conversions - Garage conversions, fully enclosed patios which envelope a bedroom window, and other conversions are not acceptable unless completed with building permits.

Security - All windows and doors that are accessible from the outside must have properly working locks.

Walls and ceilings - Walls and ceiling must not present hazards.

Floors/walkways – Tripping hazard will require corrective work, i.e. lifting floors, uneven walkways and separated carpet seams.

Chimney - The chimney must be in operative condition or made so it does not impose a hazard. Ember screen required.

Roof - must be water tight.

Garbage - Homes must be free from an accumulation of garbage or other debris. Overgrown yards may fail inspection (fire hazard/rodent nesting).

Mold - Significant mold must not be present in the home.

Stairs - All stairs, rails and porches must be free from hazards such as structural defects, broken, missing or rotting steps, decking, and stringers.

Handrails and Balusters - All stairways with 4 or more risers must have a handrail; and all porches or balconies 30" or more above the ground must have a secure handrail with balusters. Baluster spacing under the handrail should have met the code at the time of construction. Generally accepted standards have gone from 8" on center to 6" on center to "a 4 inch sphere must not be able to pass through the balusters."

Pest - Significant problems with rats, mice, roaches, fleas, and mosquitoes must not be present.

Elevators should have current "state certified safe" certificates.

Mobile Homes - must be securely anchored by tie down devices.

Egress - The building must have an alternate way for tenants to exit in case of fire which meets local code. Every bedroom below the fourth story shall have at least one operable window or exterior door approved for emergency egress or rescue. Bedroom window security bars must have safety release mechanisms. **No interior keyed door handle allowed. No double keyed lock allowed.**

ADMINISTRATIVE POLICY

Initial Inspections: Housing Authority of Alameda County (HACA) does not start rental assistance to the tenant participant until the rental passes inspection and all terms of the rental agreement are negotiated.

Annual Inspections: HACA may terminate rental assistance to tenant participants if "tenant required repair items" are not completed within 30 days or any HACA approved extension.

HACA will **abate** Housing Authority Payment Contract rent if the "owner required repair items" are not completed within 30 days or any HACA approved extension.

HACA Appointment Policy:

Tenants that miss two HQS appointments may lose their Section 8 rental assistance.

HOUSING AUTHORITY OF ALAMEDA COUNTY

HOUSING QUALITY STANDARDS OVERVIEW & CHECKLIST



Before any property can be approved or renewed for the Section 8 Rental Assistance program, it must pass HUD's Housing Quality Standards (HQS) of being "decent, safe, and sanitary." **These are minimum standards.** Condition, amenities included, size, and location will be considered when negotiating rent.

HACA request that each tenant review the highlighted items prior to their Annual inspection.

Use this checklist – eliminate all true health and safety hazards before your inspection date - pass inspection!

Housing Authority of the County of Alameda
(HACA)
22941 Atherton St, Hayward, CA 94541-6633
(510) 538-8876

For more information visit our
website @ www.haca.net

SMOKE DETECTORS

There must be an operative smoke detector located on each level of the home (including finished attics and basements).

Note: If your smoke detector chirps without the presence of smoke, replace the battery.

A required smoke detector CAN NOT be located in a kitchen.

A required smoke detector must be located outside each sleeping area.

If the tenant is hearing impaired, smoke detectors for the hearing impaired must be installed according to NFPA 74 or successor standards.

Smoke detectors should be installed according to the manufacturer's instructions.

Smoke detectors should never be installed in the corner where a wall and ceiling meet.

If the smoke detector is installed on the wall, it must be located in the area 4" to 12" from the ceiling.

If the smoke detector is installed on the ceiling, it must be installed at least 4" from the wall.

LIVING ROOM

2 working double electrical outlets OR 1 double electrical outlet and 1 permanently mounted working light fixture in the living room. 3 slot electrical outlets must test "correct" with an outlet analyzer (open ground "ok" if the outlet is a GFCI outlet or the circuit breaker is a GFCI breaker).

One window (not required to open).

Direct or indirect heat.

BEDROOM

At least 2 working electrical outlets OR 1 electrical outlet and 1 permanently mounted working light fixture. 3 slot electrical outlets must test "correct" with an outlet analyzer (open ground "ok" if the outlet is a GFCI outlet or the circuit breaker is a GFCI breaker).

At least 1 window. If the window is designed to open, it must be operative.

Direct or indirect heat

KITCHEN

1 working electrical outlet and 1 permanently mounted working light fixture in the kitchen. 3 slot electrical outlets must test "correct" with an outlet analyzer (open ground "ok" if the outlet is a GFCI outlet or the circuit breaker is a GFCI breaker).

Window – (not required) If present, windows must be lockable and not present hazards.

An oven and a stove with a full set of working burners and knobs. All burners must work as designed.

A working refrigerator.

A sink with hot and cold running water and a drain gas trap.

Space to store, prepare and serve food.

Fan (not required) If present, it must be operative and its filter must be reasonably clean.

Garbage disposal. (not required) if present, it must not be jammed and its wire connections must be secure to the bottom of the garbage disposal with a wire or cord connector (clamp that holds the cord secure in place). Wire splicing in the cord is not permissible.

Dishwasher – (not required) If present, it must be operative and sanitary. The dishwasher's drain line must be vented or "looped" so sink water can not backflow into the dishwasher.

BATHROOM

At least 1 permanently mounted working light fixture. 3 slot electrical outlets must test "correct" with an outlet analyzer (open ground "ok" if the outlet is a GFCI outlet or the circuit breaker is a GFCI breaker).

An operable window or exhaust fan.

A toilet in proper working condition.

A permanently installed working sink with hot and cold running water and a drain gas trap.

A bathtub or shower with hot and cold running water and a drain gas trap.

No significant moisture damage in the walls, floors and ceilings.

Direct or indirect heat.

SWIMMING POOLS/HOT TUBS

The water must be clear and all component parts of the pool/hot tub must be in operable condition.

Pools and hot tubs must have a fence, wall, or other permanently fixed barrier that isolates the pool/hot tub from access outside of the property.

The barrier must be at a minimum height of 5 feet, have a self-closing and self-latching access gate. There can not be any gaps in or around the fence and gate greater than 4 inches.

HEATING & PLUMBING

All rooms used for living must have direct or indirect heat.

Gas burning appliances CAN NOT be installed in rooms used for sleeping nor can they be installed in a closet that opens to a sleeping room.

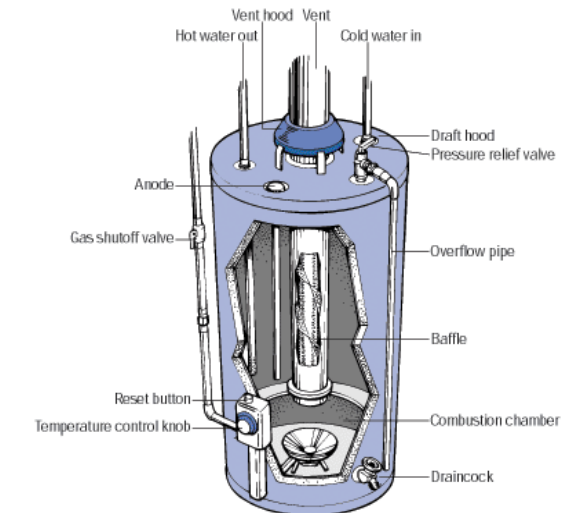
All gas burning appliances must be properly vented.

Shower valves, toilets, sink faucets, water supply and drain lines must be leak free.

Water heaters must be equipped with a pressure and temperature relief valve.

A metal or CPVC (high temperature plastic pipe) overflow pipe from the temperature and pressure relief valve (TPRV) must terminate 24" to 6" from the ground (preferably to the exterior). **No upslope of drain line allowed from TPRV.**

Water heaters should be seismically strapped in accordance to California law (Not a HUD requirement).



PARTS OF A WATER HEATER