



# CVHC HOUSING QUALITY STANDARDS

*Be Ready for your Inspection!!*

Prior to approving a unit for lease-up, an initial inspection must be conducted. The initial inspection is scheduled after the Request for Tenancy Approval (RTA) has been received and is usually scheduled within 2 weeks receipt of the RTA.

**The unit has 2 chances to pass the inspection.** If the unit does not pass the second inspection the tenant will be denied tenancy and must search for a different property. The prospective tenant should **not** be in attendance of the initial inspection. The list below includes some (**but not all**) items to check before determining that the unit is ready for inspection. For a complete list visit [VHDA.com](http://VHDA.com) and look for form # 52580-A.

**CO2 & Smoke Detectors** - at least one battery operated or hard-wired smoke detector and CO2 detector must be present and working on each level of the unit, including the basement; must be installed in accordance with and meet the requirements of the National Fire Protection Association Standards;

**Floors** - no tripping hazards, no appearance of structural damage or buckling;

**Ceilings & Wall Condition** - no peeling or chipped paint, no structural damage or large holes;

**Electricity** - working outlets &/or light fixtures in **ALL** rooms, all fixtures must have light bulbs and outlet covers cannot be cracked, no open sockets, no exposed wiring, no empty holes in panel box;

**Windows & Doors** - must open, close & lock, windows must stay open w/o props; interior doors cannot have key locks or deadbolts with keys on both sides.

**Kitchen** - all appliances must be in working order, faucet with hot & cold running water, sink cannot leak & must properly drain), caulking around back splash and sink, space for storage, food preparation & serving; if garbage disposal installed must be working properly, with no leaks.

**Bathroom(s)** - toilet properly flushes & tank refills, no leaks, permanently installed basin free of major defects, basin, tub and shower must have hot and cold running water, proper drainage and no leaks, caulking around base of tub, toilet, and back splash of basin, proper ventilation (if fan present it must be working.)

**Bedroom(s)** - must have a window or doorway to the outside and a closet or wardrobe to be considered a bedroom;

**Stairways** - secured handrail required for all areas 30 inches or more above ground (interior & exterior), no tripping hazards; all stairs with 4 or more risers must have secure railing;

**Exterior** - no structural defects, no peeling or chipped paint, no broken, missing, rotted steps or deck boards, roof cannot be buckled or sag, soffits cannot show any signs of rot or decay. Gutters & downspouts are not required but if present must be secure, free of peeling or chipped paint and cannot be clogged. Chimneys cannot lean or show signs of structural disintegration; all exterior & interior wood surfaces must be sealed or painted.

**Heating** - adequate heat source for healthy living environment throughout the unit (portable heaters are not an acceptable heat source), air filters must be clean; kerosene heaters are prohibited;

**Plumbing** - no leaks or signs of corrosion, water heaters must have a temperature-pressure relief valve and discharge line, proper ventilation; gas water heaters must be vented to chimney or flue leading outside; all sinks must have a "P-Trap" and all plumbing must have proper drainage;

**Garbage & Debris** - Unit and yard must be free of debris and trash; grass must be cut and yard trimmed;

**Lead Based Paint** - Units built prior to January 1, 1978 must be certified lead free.

**ALL UTILITIES MUST BE TURNED ON & UNIT MUST BE VACANT FOR INSPECTION!**

*Please contact the housing agent regarding occupied units for more information*