

Habitability Standards Inspection Report

Date of Inspection
Client Name:
Unit Address

About this Tool

The standards for housing unit inspections apply only when a program participant is receiving financial assistance and moving into a new (different) unit. Inspections must be conducted upon initial occupancy and then on an annual basis for the term of assistance.

The Habitability Standards are different from the Housing Quality Standards (HQS) used for other HUD programs. In contrast to HQS inspections, the Habitability Standards do not require a certified inspector. As such, program staff could conduct the inspections using a form such as this one to document compliance.

			FAILED ITEM(S) CORRECTED - **MUST BE CORRECTED WITHIN 5 DAYS FROM THE DATE OF THE INITIAL INSPECTION.**			
			Yes	No	Date	CM Initials
Exterior Inspection Items	Circle One	Comments				
Structure and materials: The structures must be structurally sound so as not to pose any threat to the health and safety of the occupants and so as to protect the residents from hazards.	Pass / Fail					
Access: The housing must be accessible and capable of being utilized without unauthorized use of other private properties. Structures must provide alternate means of egress in case of fire.	Pass / Fail					
Interior Inspection Items	Circle One	Comments				
Space and security: Each resident must be afforded adequate space and security for themselves and their belongings. Each resident must be provided with an acceptable place to sleep.	Pass / Fail					
Interior air quality: Every room or space must be provided with natural or mechanical ventilation. Structures must be free of pollutants in the air at levels that threaten the health of residents.	Pass / Fail					
Water Supply: The water supply must be free from contamination	Pass / Fail					
Sanitary Facilities: Residents must have access to sufficient sanitary facilities that are in proper operating condition, may be used in privacy, and are adequate for personal cleanliness and the disposal of human waste.	Pass / Fail					
Thermal environment: The housing must have adequate heating and/or cooling facilities in proper operating condition	Pass / Fail					
	Circle One	Comments	Yes	No	Date	CM Initials
Illumination and electricity: The housing must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of residents. Sufficient electrical sources must be provided to permit use of essential electrical appliances while assuring safety from fire.	Pass / Fail					

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Food preparation and refuse disposal: All food preparation areas must contain suitable space and equipment to store, prepare, and serve food in a sanitary manner	Pass / Fail					
Sanitary Condition: The housing and any equipment must be maintained in sanitary condition.	Pass / Fail					
Fire safety: Both conditions below must be met to meet this standard. a. Each unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing-impaired persons, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person. b. The public areas of all housing must be equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, day care centers, hallways, stairwells, and other common areas.	Pass / Fail					
Sleeping room - acceptable space for tenant to sleep	Pass / Fail					
Sleeping room egress -operable escape window or door in case of fire	Pass / Fail					
Interior floors, walls, and ceilings - structurally sound	Pass / Fail					
Ceiling height - minimum 7 feet	Pass / Fail					
Bathroom - operable bath, sink and toilet with privacy	Pass / Fail					
Bathroom doors - privacy provided with hardware	Pass / Fail					
	Circle One	Comments	Yes	No	Date	CM Initials
Kitchen - operable cooking equipment, refrigerator, and storage facilities available	Pass / Fail					
System Items	Circle One	Comments				
Electrical panel - safe and operable	Pass / Fail					
Electrical fixtures/receptacles - sufficient electrical sources to permit the safe use of electrical appliances and adequate natural or artificial illumination for indoor safety	Pass / Fail					
Pipes and septic - safe and operable	Pass / Fail					
Exhaust vents/flues - interior free of pollutants and adequate ventilation for good air quality	Pass / Fail					

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Water heater - connected and operable with relief valve	Pass / Fail					
Duct system - safe and operable (no leaks)	Pass / Fail					
Carbon Monoxide Detector	Pass / Fail					

I understand that by signing below the inspection for the referenced unit has not passed for the reason(s) noted below. Additionally, due to federal funding regulations, I understand that the proposed client/tenant cannot move into the unit and receive Federal assistance until the items below have been corrected and confirmed by the agency the proposed client/tenant is working with for rental assistance for this unit.

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

_____ (Landlord Signature)