

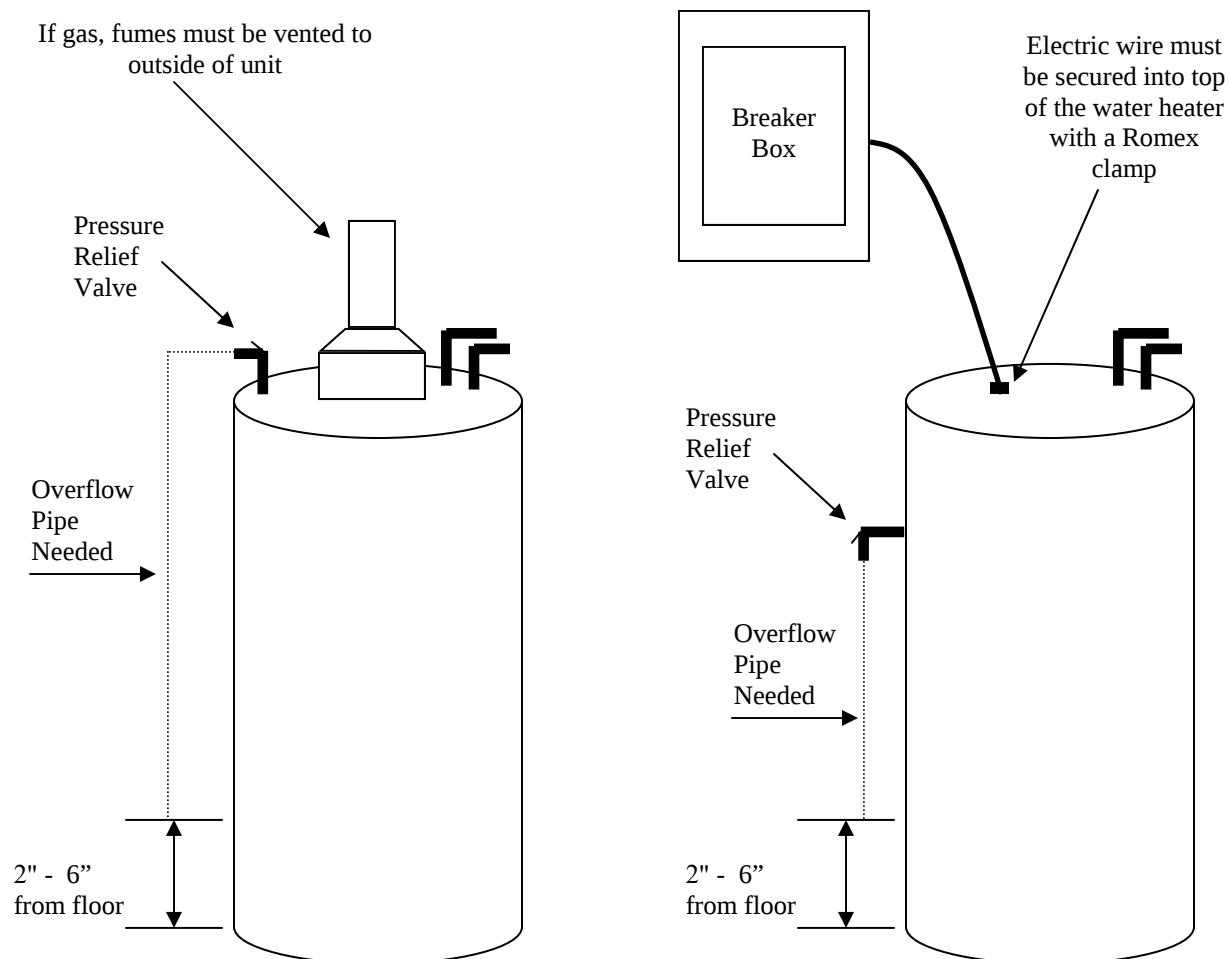
Pulaski County PHA

Common Inspection Problems

1. Someone 18 years or older must be at the unit between the hours of 8am-5pm and during the inspection. All rooms must be accessible. Inspection will not be completed if occupants or guests are sleeping. Everyone must be awake and dressed. We prefer only people on the lease to be at the unit for the inspection.
2. Smoke alarms must be hardwired or 10-year sealed battery powered. Smoke alarms are required in each bedroom, outside each bedroom within 21 feet of all bedroom doors, installed on every level of a dwelling unit (excluding crawl spaces and attics) and in all common areas. If the unit is occupied by a hearing-impaired person, smoke alarms must provide notification for individuals with hearing loss.
3. All utilities must be on (electric, gas, water, etc.).
4. Dogs must be secured or we cannot inspect.
5. All windows must be equipped with locks. All windows that are meant to open must open and close properly and must stay open without the use of a prop. Mobile homes with crank-style windows must have cranks and work properly.
6. All peeling paint on walls, ceilings, exterior, including porches, fencing, propane tanks and sheds must be removed and painted or covered with another type of wall covering such as wallpaper, paneling or siding.
7. All electrical switch plates and wall outlets must have covers. Covers must not be cracked or broken. All capped (taped) wires must be in junction boxes with covers, including capped wires in basement.
8. There can be no broken, cracked or loose windows.
9. An overflow pipe (made of hard copper or plastic PVC) must be installed on water heaters from the pop-off valve to no more than six inches from the floor or through the floor. All gas water heaters must be vented to the outside. Water Heater diagram is on the reverse side of this document.
10. If there is not a window in the bathroom, the bathroom must be equipped with an exhaust vent. The exhaust fan must be clean to operate properly.
11. Handrails are required on steps with 4 or more risers and banisters on porches with a 30 inches or more from the ground.
12. If there is evidence of roach and/or bedbug infestation, an exterminator or program of vermin extermination must commence. First instance that is paid by the landlord will then cause future infestations to be the tenant's responsibility.
13. Property must be clean; there must not be any trash or debris on the property. Any unsafe, unhealthy or unsanitary situations must be remedied.
14. All burners and ovens on cooking stoves must be usable. Knobs, oven handles and burners must be in place. Drip pans and ovens must be clean and in good working order. Burners must light with the pilot, where applicable.
15. All mobile homes must be securely tied down and underpinned.
16. Grass must be mowed and trees trimmed and no branches scraping the unit. All trash must be disposed of, such as old appliances, tires and broken glass.
17. Refrigerators must be turned on prior to the inspection and have a tight seal around the doors.
18. All floor vents and cold air returns must be secured to the floor with no large gaps.
19. Units with an attached garage and any unit using any fuel source other than electricity for the cook stove, water heater, and/or furnace must have a carbon monoxide detector(s).
20. Units with gas, wood, oil burning appliances/furnaces or water heaters will need to be serviced on a yearly basis to ensure that they are operating in a safe and efficient manner. These appliances need to be serviced when colder weather approaches. This is the landlord's responsibility and the PHA will not be held liable if these items malfunction. Clean furnace filters must be in place.
21. No empty light sockets. All lights must work when tested.
22. Cap off washer drains and dryer vents, if not in use.
23. Breaker boxes must have no empty slots. Fill with dummy breakers or cover with metal strips to fill the gaps. Do not use tape.
24. If present, range hood must have an exhaust fan screen.
25. Do not use double keyed locks.
26. Weather strip around exterior doors.
27. Secure all loose carpet or vinyl that can be a tripping hazard, patch or replace missing tiles or areas of carpet.
28. All items must be in good working order.

Removing items, poor maintenance or repair work may reduce the value or the property owner's rent amount. Example: removing storm doors or a dishwasher and patching instead of replacing.

Water Heater Guidelines



- Water heaters must be positioned on a sturdy and level surface.
- Gas water heaters must be vented to the outside of the unit according to safety codes.
- Electric water heaters must secure electric wire into top of water heater with a Romex Clamp.
- All fuel oil and gas water heaters need to have a safety divider/shield, if located in bed-rooms or other living areas.
- The overflow pipe should extend from the pressure relief valve to no more than six inches from the floor or through the floor, at the owner's option for compliance with HUD housing standards.
- Overflow pipe must be either hard copper or plastic (PVC).