

LANDLORD INSPECTION GUIDE

Specifics:

Each dwelling unit must have a minimum of a living room, kitchen area, bathroom and one living/sleeping room for every two family members.

The bathroom must have a flush toilet, fixed sink and a tub or shower with hot and cold water, an operable window with screen or a fan vented to the outside, and a ceiling or wall type permanent light fixture.

The kitchen must have a fully operational stove or range, a refrigerator, a sink with hot and cold water, space for storage, preparation, and serving of food, facilities for sanitary disposal of food wastes, a ceiling or wall type light fixture and one outlet.

The Living/Sleeping room(s) must have two outlets or one permanent light fixture and one outlet, as well as an operable window large enough to be used as an emergency exit.

Ceiling, walls, floors, windows must be in good condition. There cannot be any large cracks or peeling and/or chipped paint or plaster. Windows must open and close, cannot have cracked, broken or missing panes, and if accessible from the outside, must be lockable.

Porches, balconies, decks that are more than 30 inches above ground must have a rail 36 inches high. All stairs (interior or exterior) with four or more steps including the landing must have a handrail.

Smoke detector(s) must be present and functioning outside each sleeping area and on each level of the dwelling unit regardless of whether there are bedrooms on the level.

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Questions? call 651-602-1428 or Inspection Line 651-602-1688

METRO HRA

Metro HRA conducts inspections to ensure that assisted units meet federal Housing Quality Standards (HQS) and are “decent, safe and sanitary”.

The HQS specify that each unit meet basic performance requirements relating to:

Sanitary facilities

Food preparation and storage space

Space and security

Thermal environment

Illumination and electricity

Structure and materials

Interior air quality

Water supply

Lead-based paint

Access

Site and neighborhood

Sanitary condition



Specifics continued from front

Carbon Monoxide Detectors must be present and functioning within 10 feet of each sleeping area. They must be installed per manufacturer's guidelines.

The site and neighborhood must be free from conditions that could endanger the health, life, and/or safety of residents. The unit must be free of insect or rodent infestation.

All surfaces must be free of cracking, scaling, peeling, chipping, and loose paint; or be properly treated or covered to prevent the exposure of residents to lead based paint hazards.

Common Fail Items:

- ✗ Missing or nonfunctioning smoke detectors
- ✗ Missing or nonfunctioning carbon monoxide detectors
- ✗ Cracked and/or broken window panes
- ✗ Peeling and/or chipping exterior and interior paint
- ✗ Burner on kitchen stove/range not operating as designed
- ✗ Leaking faucets/plumbing
- ✗ Inoperable bathroom fan
- ✗ Carpet and vinyl conditions — safety issues
- ✗ Missing handrail for 4 or more steps
- ✗ Missing or cracked electrical switch plate and outlet covers

Important

If the unit was built before 1978 and the program participant has children under the age six (6), no defective or peeling paint surfaces are allowed on either the interior or exterior of the building.

If the rental unit has chipped or peeling paint, it must be removed using lead-safe work practices. A third-party testing lab will conduct a lead paint test on paint samples collected by the inspector after certified treatment documentation has been provided. A clearance test is not required if your property has been tested at your expense by a certified independent testing laboratory and found not to contain lead-based paint. Landlords cannot collect and submit their own samples. The lead paint test results must be below federal clearance guidelines for the unit to pass inspection. Contact the HRA for additional information regarding this option.



METRO HRA

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