

Orange County Housing Authority

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CHECKLIST: MOST COMMON REASONS A UNIT FAILS INSPECTION (TENANT NOTICE)

Orange County Housing Authority (OCHA) will not make housing assistance payments (HAP) on a unit that fails to meet Housing Quality Standards (HQS). To help you to continue to receive rental assistance and to avoid the interruption of HAP to the landlord, we have provided a list of the most common items that cause a unit to fail inspection. It is to your benefit to take the time to go through the list and check each item before the inspector comes out for the inspection appointment.

Important things to remember:

We will only inspect the unit two (2) times. If the unit fails both times, the HAP contract will be terminated and you will have to move.

If you miss two (2) inspection appointments, this may result in your termination from the Section 8 Program. If termination proceedings begin, you will receive a separate notice regarding termination, including your rights to complaint and appeals procedures.

Checklist

- Are all utilities (gas, electric, water) on?
- Does the unit have a working smoke detector and carbon monoxide detector on each floor?
- Does the water heater have a temperature pressure release (TPR) valve and a discharge line extending downward to six inches from the base?
- If you live in an apartment make sure to find out the location of the water heater and arrange for access to the water heater.
- Are the stove and oven working properly? Both must be in working order, missing knobs are not acceptable. There must not be a gas odor (no gas leaks).
- Garbage disposals and dishwashers must be in working order or they must be removed.
- All windows and doors that are accessible from the outside must be lockable.
- Keyed locks on interior doors are not acceptable.
- Bathrooms must have windows that open or a working exhaust fan.
- No loose, hanging or exposed wires. All outlets and light fixtures must have secured plates and covers.
- The carpet and/or the vinyl floors throughout the unit must be free of tripping hazards. A torn carpet or cracked/missing vinyl piece(s) is not acceptable.
- Large cracks and holes are not acceptable in ceilings, walls or doors.
- Dryers in the unit or common areas must be free of lint.
- Clutter/Storage or items near heater/water heater are not acceptable.
- Stove vents must have the appropriate "stove vent" duct tape.
- There must not be any cracking, scaling, peeling or chipping paint both inside and outside of the unit.
- The unit must be free of accumulation of garbage, debris and clutter both inside and outside of the unit.
- If you reside in a house the yard must be maintained.
- There must be access to the garage.

If after reviewing this list you find items that require repair, contact your owner as soon as possible so that he/she may repair the items before the inspection appointment date.