

**HOUSING AUTHORITY OF THE
COUNTY OF TULARE**

**SECTION 8 PROGRAM
HOUSING QUALITY STANDARDS
INSPECTION CRITERIA**

REVISED: AUGUST 23, 2011

PROJECT AND UNIT SITE

1. Overall Project: Generally good repair; no hazards; no excessive noise, air pollution, neighborhood hazards, fire hazards, rodents or excessive traffic.
2. Any existing driveway and parking must have all-weather surface.
3. Sidewalks: No tripping areas.
4. Landscaping: Maintained; no holes; no fire or safety hazards.
5. No trash; abandoned vehicles or parts; no obstacles.
6. Fences: In good repair; no rotten posts; gates in good working order; pickets in place.
7. Trash Receptacles: Clear of debris and maintained; no rodents.
8. Site must have good drainage; no standing water.
9. Domestic water supply must meet Health Department safety standards.
10. Site free of vermin, rodents and insect infestation.
11. If off-street parking is not available, the Housing Authority will not be responsible for any damage done to the yard by parked vehicles.
12. Visible addresses required.

UNIT – GENERAL

1. Unit and equipment must be free of vermin, rodents and/or insect infestation.
2. Unit must have adequate space, including living room, kitchen area, bathroom, and at least one bedroom or living/sleeping room of adequate size for each two persons.
3. Unit must have adequate storage.
4. Paint: No chipping or peeling paint; no lead-based paint; paint must be in generally good condition.
5. Smoke alarms are required in each unit; alarms must be in good working order, and at least one located in central hallway leading to the sleeping quarters.
6. Carbon Monoxide detectors required on each level.

7. Unit must have heater and either a cooler or air conditioner. Heating and cooling systems must be adequate for unit size, in good working order and safe. Systems must be adequate for heating and cooling to each room in dwelling. Heaters that burn oil, gas or kerosene must be vented. Gas lines cannot be copper or aluminum. Heater must be wall mounted thermostatically controlled. Filter must be clean.
8. Water Heater: Must be in a space with adequate ventilation, both top and bottom, and in good working order; must be adequate for unit size; must have pressure relief valve and drain. Drain must be terminated six inches above finished floor or to outside, six inches above the ground. Gas supply must have shut-off; no copper or aluminum lines. If located in garage area, must be placed on a platform at least 18 inches above floor. PVC not acceptable.
9. Floors: Must be in good repair; no defects such as holes or bulges; no tripping areas. Coverings must be in good repair; no rips or tears.
10. Doors: Must be in good repair, and doors to outside must be lockable. Jambs and thresholds must be in good repair with no splits. Interior doors must have doorstops, and privacy or passage door lock.
11. Windows: Must be in good repair with no cracks or loose panes. Windows that open must have locks permanently attached to the frames and good screens. If there are security bars over windows, they must have quick-release latches in good working order.
12. Patio glass door must be in good repair and a lockable screen door in place.
13. Curtain rods are required. Any window coverings present must be in good repair.
14. Electrical: All wiring and lights must be in good repair; no exposed wiring below eight feet. Outlets must be grounded in wet locations. There must be at least one outlet on each wall over four feet in length.
15. Lighting must be adequate, and bulbs fixtures must have covers in good repair.
16. Interior Walls: No bulges, peeling paint, large cracks, holes or any deteriorating condition.
17. Ceilings: Minimum height of 7'6", except kitchen, baths or halls, which must have a minimum height of 7'0".

UNIT EXTERIOR

1. Continuous Concrete Foundation: All vents in good repair.
2. Roof must be weather-tight and in good repair with no leaks; fascia board in good condition.
3. No deteriorating exterior wood.
4. Window screens on all windows that open must be in good condition and in good structural repair with no holes.
5. Exterior Wall Coverings: No bulges, large cracks, holes, peeling paint, loose siding, deteriorating conditions or defects.
6. All hose bibs in good repair.
7. Exterior lights in good working order, covers in place.
8. Mailboxes must be acceptable and in good repair.
9. Stoops, steps, landings and/or porches must be in good repair; no tripping areas; handrails, if necessary, must be in good repair. Handrail required if four steps or more and 30 inches in height.
10. All exterior doors must be weather-stripped with a threshold and bottom seal; doors must be in good repair with working locks and dead bolts.
11. Electrical service must be of adequate size in good repair; no knockouts missing; no hazardous conditions; no exposed electrical wiring. No time delay fuses.
12. Utilities for unit must be either separately metered or paid by landlord.
13. Unit must have approved public or private sewage system in good working order; no sewer gases; no apparent stoppage, broken lines or sink holes.
14. Garages and carports must be in good repair.
15. A one-hour firewall and solid-core self closing door required between garage and unit.

KITCHEN

1. Appliances: Must be in good repair
2. Kitchen area must have adequate space for food preparation, storage and serving. Refrigerator door seal in good repair.
3. Unit must have refrigerator and stove or range of appropriate size, supplied by owner or tenant.
4. Unit must have sink with hot and cold running water.
5. Sink must drain into an approved public or private system. The sink must be in good condition, free of cracks, large chips, and with no leaks. The faucet, traps and drain line must be free of leaks. The water supply must have shut-off valve in good working order.
6. The stove or range with oven must be of adequate size for the unit and in good working order. There must be a working mechanical exhaust fan over stove or range vented to the outside, or a charcoal filter, or an approved non-vented mechanical exhaust fan. Gas stove must have approved gas supply line; no aluminum or copper.
7. Countertops or drain boards must be of water-resistant material and in good condition, with no areas that could cause health hazards. Any inside corners must be sealed properly.
8. Cabinet doors and drawers must be in good repair and operable with no water damage or loose parts; they must be well anchored.

BATHROOMS

1. Toilet, lavatory and shower and/or bath must drain into an approved public or private system.
2. Must have a flush toilet in a separate or private room that is in good working order, with no cracks or leaks. The toilet seat must be in good repair. The toilet must have a water supply shut-off in good working order.
3. The bathroom must have a lavatory with hot and cold running water. The lavatory must be leak-free and not have large cracks, chips or areas for possible bacteria growth. The lavatory must be in a vanity or anchored to the wall. Traps and drain lines must be free of leaks and in good working order. The lavatory must have water supply shut-offs in good working order. All caulk and grout must be in good condition. The lavatory must have a working stopper.

4. The bathroom must have a shower or bathtub with hot and cold running water in good working order. The faucets, spouts and showerhead must be in good repair. The bathtub must have a working stopper.
5. The bathtub area or shower walls, floor and enclosure must be free of cracks, mildew and loose grout or caulk joints. All caulk and grout must be in good condition. These areas cannot have large chips or areas for possible bacteria growth.
6. The bathroom must have adequate ventilation with either a window that opens, or an exhaust fan in good repair and vented to outside of unit.
7. The bathroom must have at least one towel bar and a paper holder anchored to the wall and in good repair.
8. The bathroom must have a medicine cabinet, or other storage, in good repair. All cabinets must be in good condition with doors and drawers operable, no loose parts, and no water damage. All cabinets must be well anchored.

LAUNDRY ROOM

1. Dryer must be vented to the outside. Dryer located in on exterior must be vented away from the unit.
2. Laundry room must have supply of hot and cold running water.
3. Laundry room must have an approved drain to a public or private system in good working order.
4. Electrical and/or gas supplies must be in good repair.
5. Gas dryers must have approved flex gas supply line with a shut-off, no copper or aluminum.

BEDROOMS

1. Bedrooms must have an outside exit through either a window or door. At least one window per bedroom must not be blocked.
2. Access from the bedroom to the bathroom cannot be solely through another bedroom.
3. Bedrooms must be of adequate size and have adequate storage.

MOBILE HOMES

1. Tie-downs on each corner.
2. No aluminum electrical wiring.
3. Continuous skirting or foundation.
4. Landings, steps and porches for all exterior doors are required. If over four steps or 30 inches above ground, handrails are required.
5. Minimum ceiling height of 7'6", except kitchen, baths or halls, which must have a minimum height of 7'0".

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