

What To Look For At A Section 8 Inspection

Windows

1. Do they go up and down, have screens, lock, no broken glass, and function as the original design intended, and are weather-tight?

Doors Exterior

1. Do they open and close properly, weather-tight to avoid air or water infiltration, locks function with keys, and in good state of repair?

Interior Doors

1. Do they open and close properly, in good state of repair, have the proper door hardware and locks for its use?

Walls and Ceilings

1. Are they free from holes and in good sound state of repair?

Painting Interior and Exterior

1. Are all surfaces free from peeling, chipping, cracking, and scaling paint to prevent exposure of the occupants to lead base paint hazards? Any new move in should be freshly painted.

Floors

1. Are all floors free of tears or ripped areas that are a tripping hazard, have the proper trim at the edges and door transition areas, and in a sound state of repair? Are there any structural problems that exist?

Bathrooms

1. Do all fixtures function properly?
2. Does the toilet flush, have no cracked or worn parts, is it seated properly on the flange and not loose?
3. Does the sink and toilet have shut off valves?
4. Does the sink and tub hold water?
5. Is the lav. or vanity secure to the wall and the vanity top?
6. Do all fixtures drain properly?
7. Do we have hot and cold running water and is it on?
8. Does the ventilation fan work, and is it ducted to the exterior if applicable?
9. Is there a GFIC present and functioning properly?
10. Does the tub or shower walls and wall lines have protection from penetrating water?

Kitchen

1. Do the plumbing fixtures function properly, sink hold water, faucets leak, have hot and cold running water, and is on?
2. Does the stove work properly, in good state of repair, all burners work, have control knobs for off and on
3. Is the gasket on the refrigerator door in need of replacement, are the door handles in tact?
4. Do we have enough space for storage, prep, and serving of food?
5. Are the cabinets and countertop in good repair?
6. It is recommended that all outlets above the countertop be GFI protected.
7. Do we have a fire extinguisher mounted in the kitchen if applicable?
8. If a disposal or dishwasher is in the lease and or present, it must work.

Exterior and Interior

1. Are the foundation, stairs, railings, porches, roof, gutters, and exterior surfaces in good repair?
2. Are the sidewalks and steps a tripping hazard and or in need of repair?
3. Are the proper waste disposal containers provided?
4. Are the unit and grounds free from garbage and debris?
5. Are all common areas in a good state of repair?
6. Is there a working smoke detector located on each level of the unit, including the basement?
7. Is there a fire extinguisher located in the laundry/storage room in multi-family dwellings?
8. Is the clothes dryer vented properly to the exterior?
9. Are there any hazardous materials stored improperly?

Heating and Plumbing

1. Is the space heating and water heating equipment in good repair?
2. Has the space heating equipment been cleaned and serviced, filters replaced?
3. Is the heater room full of clutter and causing a fire hazard?
4. Does the pressure relief valve on the water heater or boiler have a drop leg?
5. Is the heater room accessible to the inspector for the inspection?
6. Are the water and waste lines free of leaks?

Electric

1. Are the bathrooms protected by a GFI?
2. Do all switches, outlets, and junction boxes have plate covers?
3. Do the light fixtures have globe covers in place?
4. Are any switch or outlet boxes loose or protruding from the wall?
5. Are there at least 2 outlets in each living and sleeping room?
6. Is the panel cover on the panel box?

7. Is there extensive use of extension cords and overloaded receptacles or circuits thruout the unit? Are all interior and exterior light fixtures, switches, outlets, and electrical equipment in good working order?

This is a guide only and may not include everything, but is provided to assist you with the section 8 process.