



## AH's Enhanced Inspection Standards Checklist

Housing units participating in the Atlanta Housing (AH) Housing Choice Voucher Program (HCVP) must meet and maintain AH's Enhanced Inspection Standards. These standards ensure that all units provide quality living environments for our residents. The property also must meet the permitting and building code requirements of the City of Atlanta. Before submitting the Request for Tenancy Approval (RTA) form to AH or before a planned property assessment, use this checklist to confirm that the subject property meets each basic requirement.

General	Yes / No
If built prior to 1978, is the interior and exterior of the unit free of lead-based paint hazards and chipping or peeling paint? Refer to <a href="https://www.hud.gov/">https://www.hud.gov/</a> for details. AH may reject units with lead, mold, asbestos, or handicapped accessibility issues.	Y / N
Is the unit clean and free of trash and debris?	Y / N
Are the features of the unit working and in good repair?	Y / N
Is the unit free of evidence of insects or vermin?	Y / N
Are all areas, including crawlspaces and attics, accessible for inspection? Landlord must supply a ladder if needed to access the attic.	Y / N
Site/Vicinity *	Pass / Fail
<i>Units must comply with the following conditions to avoid a failed inspection:</i>	
No open/vacant, dilapidated, or fire-damaged units can be adjacent to the subject property. Typically, lots to the left, right, and rear of the subject property are considered.	P / F
Subject property cannot create an isolated living environment.	P / F
There must be no excessive noise/ vibrations, dumping of debris, graffiti or signs of suspicious illegal activity.	P / F
<i>*AH has sole discretion when defining site/vicinity.</i>	
Curbside	Yes / No
Does the unit have a mailbox?	Y / N
Are the house numbers visible from the street?	Y / N
Are there adequate facilities to dispose of garbage waste? Do those facilities meet City of Atlanta requirements for pickup/removal? <i>Single family homes must have a City of Atlanta "herbie curbie" trashcan.</i>	Y / N
Is the yard maintained? Is there adequate ground covering, preferably grass? <i>Trees and shrubs should not touch the exterior of the unit.</i>	Y / N
Is the yard free of water ponding and severe erosion?	Y / N
Building Exterior	Yes / No
Are sidewalks, roadways, and parking areas in good repair and free from hazards?	Y / N
Are roof, gutters, fascia, exterior cladding, and foundation walls structurally sound, weather tight, and in good repair?	Y / N
Is the unit free of cracks, holes, or openings that are accessible to insects or rodents?	Y / N
Are all fences and retaining walls in good repair?	Y / N
Do all windows open/close and function properly? Are windows weather tight and lockable with no broken or missing panes? <i>Panes must not be replaced with Plexiglass.</i>	Y / N
Do porches, balconies, or decks that are more than 30 inches above floor or ground have guardrails at least 36 inches high with pickets spaced no more than 4 inches apart?	Y / N
Do stairs with four or more steps have a continuous handrail on at least one side?	Y / N
Are proper locks installed on all exterior doors? <i>Double cylinder locks are not allowed in the home.</i>	Y / N

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Systems	Yes / No
Are utilities (water, gas, electricity) on and operating at the time of the inspection? <i>Permanent power must be on at the unit.</i>	Y / N
Is the water heater properly installed, operational, and equipped with the correct temperature-pressure relief valve? Is the discharge pipe valve routed to the exterior of the structure or to a floor drain?	Y / N
Do the sinks, tubs, and showers have hot and cold water? Proper drainage? No leaks?	Y / N
Does the home have adequate heat and air conditioning? <i>Window units are acceptable. Free-standing floor heaters or electric space heaters cannot be the primary source of heat.</i>	Y / N
Are sleeping rooms free of gas appliances?	Y / N
Is the unit free of electrical hazards such as exposed wires, open junction boxes, missing breakers, and missing covers for service disconnects?	Y / N
Are electrical outlets, switches, and fixtures operable, safe and within building code requirements?	Y / N
Are electrical outlets in "wet areas" such as kitchen, bath, garage and exterior GFCI protected?	Y / N
Does the unit contain proof that gas appliances have been inspected by a licensed technician within the last 12 months? <i>Gas Certification may be requested at the Inspector's discretion.</i>	Y / N
Are all existing fireplaces in safe operating condition or sealed to prevent usage?	Y / N
Dwelling Unit	Yes / No
Are attics adequately insulated? <i>A minimum of 8 inches blown or batt insulation is required.</i>	Y / N
Are floors structurally sound, clean, free of stains, and in good condition? <i>Floor covering such as carpet, tile, and hardwood is required.</i>	Y / N
Is each bedroom size at least 8x10 feet (80 square feet), and does each contain 4 square feet of closet space (rod included) that does not impede the 80 square feet? Is the ceiling height at least 7 feet?	Y / N
Does each bedroom have a secondary means of exit? <i>Minimally, there must be a window with a clear opening of at least 5.7 square feet (approximately 2x3 feet) that is a maximum of 44 inches from the floor. A standard-sized door is also an acceptable means of egress.</i>	Y / N
Does each bedroom have a door for privacy? <i>Any room accessible directly from a garage through a door or window will not be considered a bedroom.</i>	Y / N
If the unit has two or more bedrooms, does the floor plan permit access to a bathroom and common rooms without passage through a bedroom?	Y / N
Do security bars on bedroom windows allow the required means of egress? <i>Security bars must be operable from the interior of the room without the use of tools or a key.</i>	Y / N
Are all windows and doors operable and not blocked? <i>They must not be nailed shut or in any condition that would prevent egress.</i>	Y / N
Are smoke alarms present in the following required locations? 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. Note: Smoke alarms should be installed at least 10 feet away from a cooking appliance and at least 3 feet away from a bathroom that contains a bathtub or shower.	Y / N
If the unit has gas appliances or a garage, is a working carbon monoxide detector in the immediate vicinity of bedrooms, and on each occupiable level of the home? <i>A single carbon monoxide detector may protect multiple bedrooms that are in close proximity. A carbon monoxide detector is required on every level of the home.</i> Note: Combination Smoke and Carbon Monoxide detectors are acceptable and shall be installed per smoke detector requirements.	Y / N
Does each bathroom have a door with a functioning lock?	Y / N
Does each toilet flush and drain properly? Is each toilet secure to the floor?	Y / N
Does each bathroom have an exhaust fan or window present?	Y / N
Does the kitchen have at least one charged fire extinguisher?	Y / N

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