**Housing Habitability Standards**

**Inspection Checklist**

**Ohio BoSCoC Homeless Assistance Projects**

# Guidance

The Homeless Crisis Response Program (HCRP) requires rental units receiving assistance to meet the Housing Habitability Standards. Inspections to determine compliance with the Housing Habitability Standards must be conducted upon initial occupancy of a unit when financial assistance is being provided and then on an annual basis for the term of assistance, if applicable.

The Habitability Standards are different from the Housing Quality Standards (HQS), which apply to projects funded through HUD’s Continuum of Care (CoC) Program. Because the HQS criteria are more stringent than the Habitability Standards, an HCRP grantee could use either standard.

# Instructions

Mark each of the 11 standards as ‘A’ for approved or ‘D’ for deficient. The property must be approved for all standards in order to be assisted with HCRP funds. A copy of this checklist should be placed in the client file.

| Approved or Deficient | Standard |
| --- | --- |
|  | 1. *Structure and materials*: The structures must be structurally sound so as not to pose any threat to the health and safety of the occupants and to protect the residents from hazards.
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|  | 1. *Access*: The housing must be accessible and capable of being utilized without unauthorized use of other private properties. Structures must provide alternate means of egress in case of fire.
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|  | 1. *Space and security*: Each resident must be afforded adequate space and security for themselves and their belongings. Each resident must be provided with an acceptable place to sleep.
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|  | 1. *Interior air quality*: Every room or space must be provided with natural or mechanical ventilation. Structures must be free of pollutants in the air at levels that threaten the health of residents.
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|  | 1. *Water Supply*: The water supply must be free from contamination.
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|  | 1. *Sanitary Facilities*: Residents must have access to sufficient sanitary facilities that are in proper operating condition, may be used in privacy, and are adequate for personal cleanliness and the disposal of human waste.
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|  | 1. *Thermal environment*: The housing must have adequate heating and/or cooling facilities in proper operating condition.
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|  | 1. *Illumination and electricity*: The housing must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of residents. Sufficient electrical sources must be provided to permit use of essential electrical appliances while assuring safety from fire.
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|  | 1. *Food preparation and refuse disposal*: All food preparation areas must contain suitable space and equipment to store, prepare, and serve food in a sanitary manner.
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See next page for items 10-11.

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| --- | --- |
|  | 1. *Sanitary condition*: The housing and any equipment must be maintained in sanitary condition.
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|  | 1. *Fire safety*: Both conditions below must be met to meet this standard.
	1. Each unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing-impaired persons, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person.
	2. The public areas of all housing must be equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, day care centers, hallways, stairwells, and other common areas.
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|  | 1. *Carbon monoxide safety:* Carbon monoxide detection systems must be installed in any unit that contains or is served by a fuel-burning appliance, fuel-burning fireplace, or forced-air furnace. Additionally, carbon monoxide detection systems must be installed in any units located in a building with an attached private garage, unless the unit is located more than one story above or below the garage, or the garage connects to the building through an open-ended corridor. If required, carbon monoxide detection must be installed in the following ways:
2. Each unit must include at least one battery-operated or hard-wired carbon monoxide detector, in proper working condition, outside of each separate sleeping area in the immediate vicinity of the bedrooms.
3. If a fuel-burning appliance is located within a bedroom or its attached bathroom, the detection must be installed within the bedroom.
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# Certification Statement

I certify that I am not a HUD certified inspector and I have evaluated the property located at the address below to the best of my ability and I make the following determination:

☐ Property meets all of the above standards and is approved.

☐ Property does not meet all of the above standards. Property is not approved, for the following reasons:

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| Basic Information |
| Client Name |  | HMIS Client ID |  |
| Street Address |  | Unit Number |  |
| City |  | State and ZIP |  |
| Evaluator Signature |  | Date |  |