

The San Diego Housing Commission is required to ensure that all housing units occupied by Section 8 participants meet certain health and safety standards. These “**Housing Quality Standards**” (HQS) are set by the U.S. Department of Housing and Urban Development Housing (HUD).

A rental unit must be inspected when owners first accept a Section 8 program participant and then once per year thereafter.

This document provides a helpful checklist to assist owners and tenants with their inspections.

Revised March 24, 2008

EXTERIOR ITEMS: MUST BE IN GOOD REPAIR

- Street numbers** must be present and visible from the street, and in a contrasting color to the unit color.
- Parking areas** must be maintained in good condition and free of unsafe vehicles.
- Yards** must be maintained in good condition. Weeds may not exceed six inches in height.
- A **handrail** is required on stairways of **four or more risers** and unprotected heights **over 30 inches** (e.g., porches, balconies).
- Adequate **trash disposal** must be available.
- Fences** must be maintained in good condition (no missing parts, no exposed nails, no deteriorated paint, not falling down).
- Exterior surfaces** must not have any chipping, cracked, chalking, or peeling paint.
- The **hot water heater** must have a pressure relief valve with a discharge line of galvanized steel or hard copper of the same diameter as the valve opening and directed downward from 6"–24" from the ground. If the hot water heater is located inside the unit, it should be vented to the outside of the unit or down 6"–24" from an approved drainage outlet and must have safety dividers or shields.
- Roof** must be in good repair and should be free of any signs of leaking.

continued

**FOR MORE INFORMATION,
CONTACT:**

**Inspections
619.578.7650**



SDHC staff are committed to working with landlords and Section 8 residents to ensure that housing units meet Housing Quality Standards.

INTERIOR ITEMS: MUST BE IN GOOD REPAIR

KITCHEN

- SINK:** Turn on kitchen sink faucet and check for:
 - hot/cold running water
 - leaks in pipes or faucet
 - gas trap (p-trap or j-bend)
 - faucet turns off completely
 - no hole in wall under sink
- STOVE:**
 - all burners must operate
 - all knobs present and settings visible
 - oven must warm up (and light automatically, if gas)
 - door gasket present and in good condition
 - clean inside and out (no grease around stove)
- REFRIGERATOR:** Open refrigerator and freezer and check:
 - Must be working/clean.
 - Door gaskets in good condition.
 - If freezer is inside box refrigerator, door should latch closed.
- KITCHEN - OTHER:**
 - Overhead light fixture must work.
 - All appliances and fixtures must function properly: disposal, range vent hood, dishwasher, etc.
 - Kitchen cabinet doors should secure; drawers should slide freely.
 - Floor, sink, countertop and cabinets must be clean.
 - Tile floors and countertops must be in good condition.

LIVING ROOM

- Front door lock must be secure.
- All windows must lock (if accessible to outside), and at least one window must open.

BATHROOM

- Should be clean: bathtub, toilet, tile, walls, floor, vanity, mirrors, medicine cabinet, and sink. Remove rust and all mildew.
- Must have adequate ventilation, including an operating fan or window that opens.
- Window(s) must have a permanently attached, working lock (if accessible from outside).
- Flush toilet and check for drain blockage, leaks and stability.
- Turn on faucets in bathtub and sink to check for hot and cold running water.
- Look at pipes under the bathroom sink to check for leaks and a gas trap.
- Towel bars, toilet paper holders and soap dishes must be properly installed. Absence of these items is not a fail item, but it will be noted on the inspection report.
- Check that a light fixture is present and working.

BEDROOM

- At least one window must open in each bedroom, and all windows must have a permanently attached, working lock (if accessible from outside). Windows must not be painted shut.
- If iron bars are installed, at least one set must have fluid motion, quick release capability in each bedroom.

GENERAL INTERIOR ITEMS

- Doors to outside:** Properly working locks required. One exit door must be accessible to outside without use of a key. Single cylinder deadbolt locks recommended.
- Ceilings/walls:** No large cracks, holes, deteriorated paint, leaks, air infiltration, or serious structural defects.
- Floors:** Sanitary and decent with no large cracks, holes, torn carpet, buckling, or severely chipped tile. Check for possible tripping hazards.
- Windows:** No missing or broken panes, large cracks or leaks. Must be able to close or stay open. Cracks may be fixed with silicone. Windows accessible from outside must have permanently attached working locks.
- Weather stripping:** On windows and doors if space in between allows drafts.
- Screens:** Not required, but if present, must fit properly with no holes or tears.
- Permanent heating system:** Must be present, working, properly vented, and of sufficient size for the unit.
- Infestation:** No signs of mice, roaches, or other vermin.
- Working smoke detector:** One alarm is required for each floor of the unit.
- Appliances/fixtures:** All must be working or removed.
- Electrical switches and outlets:** No cracked covers, missing plates, exposed fuse box connections, or wires in unsafe places.
- Closet doors:** Not required, but if present, must be on track and working properly.