



Housing Inspection Checklist

The San Diego Housing Commission (SDHC) is required to ensure that all housing units occupied by Section 8 Housing Choice Voucher (HCV) participants meet certain health and safety standards.

These "Housing Quality Standards" (HQS) are set by the U.S. Department of Housing & Urban Development (HUD).

Before SDHC enters into a contract and issues rental assistance payments, units must pass an HQS inspection.

The rental unit must pass an annual or biennial inspection for rental assistance payments to continue.

Rental units are inspected once every two years, with the exception of units with participants receiving rental assistance through the Moderate Rehabilitation programs. These families will remain on an annual inspection schedule.



NOTE:

The owner may not access any portion of the assisted unit for their personal use.

Exterior Items: Must Be in Good Condition

- Street numbers** must be present and visible from the street 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 6 inches in height.
- A **handrail** is required on stairways of four or more risers, and on unprotected heights over 30 inches (e.g., porches, balconies).
- Trash disposal** must be available.
- Fences** must be maintained in good condition (no missing parts, no exposed nails, no deteriorated paint).
- Exterior surfaces** must not have excessive chipping, cracked, chalking, or peeling paint.
- Hot water heaters** 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 6–24 inches from the ground. If the hot water heater is inside, it should be vented to the outside or down 6–24 inches from an approved drainage outlet and must have safety dividers or shields.
- Roof** must be in good condition and show no signs of leaking.
- No graffiti** allowed on the exterior of house/rental complex, sidewalks, or fences.

Interior Items: Must Be in Good Condition

KITCHEN CHECKLIST:

SINK:

Turn on faucet and check for:

- Hot/cold running water
- No leaks in pipes or faucet
- Proper gas trap (p-trap or j-bend)
- Faucet turns off completely
- No hole in wall under sink

STOVE:

- All burners operate
- All knobs present and settings visible
- Oven works and lights 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:

- Clean and working
- Door gaskets in good condition
- If freezer is inside refrigerator, door should latch closed



KITCHEN - OTHER CHECKLIST:

- Properly functioning overhead light fixture
- All appliances and fixtures function properly: disposal, range vent hood, dishwasher, etc
- Kitchen cabinet doors properly secured; drawers slide freely
- Clean floors, sinks, countertops and cabinets
- Tile floors and countertops in good condition

LIVING ROOM CHECKLIST:

- Front door lock functions properly.
- All windows have a permanently attached working lock (if accessible from outside), at least one window able to close or stay open

BATHROOM CHECKLIST:

- Clean bathtub, toilet, tile, walls, floor, vanity, mirrors, medicine cabinet, and sink. No rust or mildew.
- Adequate ventilation, properly operating fan or window that opens.
- Permanently attached, working lock on window (if accessible from outside).
- Toilet flushes properly. No drain blockage, leaks, and is stable.
- Hot/cold running water in bathtub and sink.
- No leaks in pipes or faucet; proper gas trap (p-trap or j-bend).

- Properly installed towel bars, toilet paper holders and soap dishes. Absence of these items is not a fail item, but it will be noted on the inspection report.

- Properly functioning light fixture.

BEDROOM CHECKLIST:

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

- Bedrooms must have a floor area of not less than seventy (70) square feet.

GENERAL INTERIOR ITEMS CHECKLIST:

- 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.
- Interior Doors:** No simple bolt, double-cylinder dead bolt, barrel, or hasp locks on outside of doors, preventing exit from a room.
- 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. Windows accessible from outside must have permanently attached working locks.

- Weather stripping:** On windows and doors if gaps allow drafts.

- Screens:** One (openable) window in each room must have a screen in good condition. Screens 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 smoke detector is required for each floor of the unit and installed per NFPA 72 Standards

- Working carbon monoxide detector:** Installed in accordance with the [2016 California Residential Code](#), Part 2.5, Chapter 3, Section R315

- Appliances/fixtures:** All must be working

- 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

- Outlets:** Must be in proper operating condition. If the unit has three-pronged outlets, they must be grounded or have properly functioning ground fault circuit interrupter (GFCI)

