



# Preparing For a Housing Quality Standards Inspection

10/2020

The Section 8 Housing Choice Voucher program requires assisted units occupied by program participants be inspected initially and at least every other year.

You (or someone age 18 or older that can provide access to your unit) must be present on the scheduled date and time so an inspection can be completed. If you cannot be present on the inspection date or arrange for someone else to be present, you must contact our inspections coordinator at 518-372-8846 ext. 121 or [InspectionCoordinator@jeminc.com](mailto:InspectionCoordinator@jeminc.com) prior to the inspection to arrange for a new inspection date and time.

It's a good idea to check your unit in advance and have any problems corrected before the inspection or housing assistance payments may be withheld.

The most common problems are:

- Missing or non-working smoke detectors or carbon monoxide detectors on each occupied floor, including basement.
- Broken, cracked, or improperly functioning windows.
- Broken or missing outlet and switch-plate covers.
- Non-working stoves or refrigerators.
- Missing locks on windows and entry doors.
- Non-operative autos, discarded tires, or appliances on premises.
- Window or vent fan not present in bathroom.
- Leaking or inadequate plumbing.
- Floor or ceiling tiles broken or missing.
- Handrails missing or broken on stairs or decks.
- Discharge line missing on hot water heater pressure relief valve.
- Interior or exterior chipped, flaking, or peeling paint in unit built before 1978 occupied by a child under age 6.
- Removal of paint chips after painting.
- Mold and/or mildew present in the unit. Be sure to check ceilings, walls, the refrigerator or freezer door gaskets, windows, and bathtub.