

IMPORTANT THINGS TO KNOW ABOUT HOUSING INSPECTIONS



*** The following is a description of the different types of inspections that are performed by the Housing Department: ***

Initial Inspection:

This inspection insures that a unit passes Housing Quality Standards before a contract is executed.

Annual Inspection:

At least annually, the unit **MUST** be inspected. This inspection determines that the unit continues to meet Housing Quality Standards (HQS). Even if you or your tenant decide not to renew the lease, if we inspect, the unit must be in compliance or abatement of payments can occur until the HQS deficiencies are corrected.

Complaint Inspection:

This type of inspection occurs after the Housing Department receives a complaint on the unit.

Special Inspection:

This inspection is caused by a third party, such as HUD, requesting to view the unit.

Emergency Inspection:

An inspection of this nature takes place in the event of a perceived emergency and will take precedence over all other inspections.

Quality Control Inspection:

Supervisory inspections are a requirement. They are conducted on a variety of units in accordance with HUD regulations.

Lead Paint Inspection:

HUD requires that all units built prior to 1978 that show signs of peeling, flaking, or chalking paint be inspected for lead.

Please remember that your HAP contract commits you to maintaining the rental unit in accordance with HQS requirements for the entire contract and lease period of time.

If we inspect the unit for any reason and find that the unit is not in compliance, we are required to take "prompt and vigorous" action to enforce your obligation to maintain the unit, which can include suspension of HAP payments and termination of the HAP contract.

Failed Housing Quality Standards Inspections:

The following information was taken directly from the City of Pensacola Housing Department's Administrative Plan of Policies and Procedures. It specifically states the violations and the amount of time allowed to correct any failed items. Also, all violations, regardless of the nature of the inspection, must be repaired within 30 days or payment must be abated per HUD regulations (24 CFR 985.1):

EMERGENCY REPAIR ITEMS REQUIRING 24 HOUR NOTICE

- No hot or cold water
- No electricity
- Inability to maintain adequate heat
- Major plumbing leak
- Natural gas leak
- Broken locks on first floor doors or windows
- Broken windows that unduly allow weather elements into unit
- Electrical outlet smoking or sparking
- Exposed electrical wires which could result in fire or shock
- Unusable toilet when only one toilet is present in the unit
- Security risks such as broken doors or windows that would allow intrusion
- Other conditions which pose an immediate threat to health or safety

APPLIANCE REPAIRS REQUIRING 72 HOUR NOTICE

Refrigerators, ranges, and ovens or a major plumbing fixture that is supplied by the owner must be abated after 72 hours if the repairs are not completed.

ABANDONED OR INOPERABLE VEHICLES CAN CAUSE YOU TO LOSE

Research established that both the City of Pensacola and Escambia County code ordinances define abandoned vehicles on real property as a "public nuisance" which may prove "dangerous to human life or detrimental to health" (County Code 19851-20.5-4) or "injurious to the health, safety, and welfare" (1994 Standard Housing Code).

The Housing Inspectors will continue to cite tenants and landlords if unregistered and/or inoperable vehicles are located on the rental premises or are being improperly stored. A 30-day notice will be given to remove the vehicles or abatement of your housing payments may take place.