

## **HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE**

### **INSPECTIONS GENERAL REQUIREMENTS**

The unit must include a living room, kitchen, bathroom and one living/sleeping room for every two family members.

- Ceilings and walls must be in good condition, with no large cracks, holes, peeling or chipping paint or loose plaster.
- Floors must be in good condition. The floor covering must not be curling or have loose edges or holes.
- Windows, including sills, frames and sashes must be in good operating condition and must open and close. There can be no broken, cracked or missing windowpanes. Windows must have permanently attached, adequate locks.
- All rooms must have either two working outlets or one working outlet and an overhead light or light fixture.
- All outlets, switches and electrical boxes must have covers with no exposed or fraying wires. All electrical splices must be properly contained in junction boxes with covers.

#### **Kitchen**

- All stove burners must work. If the stove is equipped with a pilot light, the pilot light must light the burners.
- The oven must work and its door must close tightly. All parts must be functional.
- The refrigerator door gasket must be attached to the door, forming a proper seal.
- The sink must have hot and cold running water and a drain with a trap. The sink must be properly hooked to a sewer line. Neither the faucet nor the sink can leak or drip.
- There must be adequate food preparation and storage areas, with adequate means to dispose of food wastes.

#### **Bathroom**

- There must be a private flush toilet fastened tightly to the floor.
- The bathroom sink must meet the same criteria as the kitchen sink.
- There must be a bathtub or shower.
- There must be adequate ventilation either from an operable window or an exhaust fan.
- There can be no rotten or weak areas in the floor, nor any water damage.

#### **Bedrooms**

Windows must open and be large enough to use as an emergency exit. There must be a door which can be closed.

#### **Heating**

There must be a heating system capable of heating the unit to a comfortable temperature.

#### **Steps and porches**

Porches, balconies, decks and similar structures more than 30 inches above the ground must have a railing 36 inches high. All inside and outside stairs must have a handrail and be structurally sound.

#### **Site hazards**

There can be no hazards on the site, such as dilapidated structures, trash, debris, unlicensed vehicles or non-maintained vegetation.

## **Infestations**

There must be no roaches or rodents.

## **Smoke detectors**

Smoke detectors must work. Smoke detectors must be located outside each sleeping area and on each floor of the rental unit. Hearing-impaired tenants require smoke detectors with lights. Laundry rooms require smoke detectors or heat detection devices.

## **Water heaters**

Water heaters in units and laundry rooms must have a properly installed pressure relief valve and hot water-tolerant discharge line (no PVC). The discharge line must extend downward to within 18-24 inches from the floor if not routed outside.

## **Garbage disposing**

Each unit must have adequate garbage disposing and storage facilities.

## **Lead-based paint**

Units built before 1978 may have lead-based paint. Such units occupied by children under the age of six cannot have any substantial chipping or peeling paint, either on the interior or the exterior.

## **Most common causes of failed inspections**

- Smoke detectors are located in a kitchen.
- Smoke detectors are not located near a sleeping area, on all levels of the unit, or in a common laundry room.
- Junction boxes are open, exposing wires and wire nuts.
- Outlets or light switch cover plates are broken or missing.
- Hot water tanks do not have a pressure relief valve and/or discharge line.
- Windowpanes are broken.
- Range burner pans are missing.
- Oven does not work
- Staircases with four or more stairs do not have a railing.
- Doors have double-keyed deadbolts.
- Deteriorated paint is present on the interior or exterior of buildings. (The concern is that lead-based paint may be present. Please note that this only applies to buildings built before 1978 and occupied by children under the age of 6 or a pregnant tenant.)
- A building or unit is being used as a duplex, triplex, accessory unit or multi-unit building **but is not legally zoned** as such by City of Fort Lauderdale.
- More than one unit and only one water meter and/or electrical meter. If these conditions exist, landlord must pay for utilities.
- Evidence of water intrusion and shabby workmanship in the repairs allows continued deterioration of the unit.

**NOTE: THESE ARE MINIMUM PASSING STANDARDS AND OTHER AREAS MAY BE NOTED BY INSPECTOR.**