

What do inspectors look for when inspecting my rental property?

Answer: HUD requires all required repairs be completed before the Housing Authority starts a Section 8 contract. Additionally, while your unit is under contract, the Housing Authority will inspect your property at least annually.

Following is a list of commonly found required repair items:

- Electrical cover plates are cracked, broken or missing.
- Smoke detectors are missing or not working (e.g., batteries removed). A working smoke detector is required for each level of a dwelling.
- Gas, electric, and water service is not turned on. All appliances, including the heater, will be tested and inspected.
- Stove & Refrigerator are not in the unit and in working condition at the time of inspection. (If the tenant is required to furnish appliances, these will be re-inspected once they are installed in the unit.)
- Carpeting has seams pulling apart or other tripping hazards.
- Water Leaks
- Windows are badly cracked or broken.
- Water heater doesn't have a temperature pressure release valve with a drain line.
- Bathroom fan is not present or plugged in and in working condition. (If the bathroom has a window, a fan is not required.)
- Debris is not removed from the interior and/or exterior of the unit.

Note: The Berkeley Housing Authority is required to assure HUD the unit is decent, safe and sanitary. BHA does not perform building code enforcement.