

HPRP Habitability Standards and Inspection Requirements

Address: _____

Owner: _____

Construction Specialist: _____ Date: _____

1. **Structure and materials.** The structures must be structurally sound so as not to pose any threat to the health and safety of the occupants and so as to protect the residents from the elements.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Deteriorated floors, flooring or torn carpeting.
- Deteriorated walls or ceilings.
- Deteriorated, broken or missing window trim.
- Deteriorated, broken or missing door trim.
- Deteriorated, broken or missing base trim.
- Broken or missing windows.
- Missing or broken window ropes.
- Missing or broken windows locks and pulls.
- Broken and missing entry or privacy doors.
- Deteriorated or missing cabinets/countertops.
- Deteriorated or missing cabinet doors or drawers.
- Deteriorated basement slabs.
- Cracks or holes in the foundation.
- Deteriorated masonry joints or missing bricks in the foundation.
- Bowed or leaning foundation walls/walls.
- Deteriorated framing, beams or columns.
- Deteriorated or missing siding.
- Deteriorated roofing or missing shingles.
- Deteriorated overhangs, soffits and fascia.
- Deteriorated or missing gutters and downspouts.
- Deteriorated chimneys.

Comments:

2. **Access.** The housing must be accessible and capable of being utilized without unauthorized use or other private properties. The structures must provide an alternative means of egress in case of fire.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Deteriorated and cracked sidewalks and driveways.
- Deteriorated porches, decks and patios.
- Deteriorated stairs or ramps.
- Stairs with more than three risers without a handrail.
- Ramps without a handrail.
- Broken and missing entry doors.
- Bedrooms without egress windows.
- Bars or grilles on bedroom windows.

Comments:

3. **Space and security.** Each resident must be afforded adequate space and security for themselves and their belongings. Each resident must be provided an acceptable place to sleep.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Broken and missing entry or privacy doors.
- Bedrooms without egress windows.
- Bedrooms without adequate square footage.
- Living rooms, dining rooms and kitchens without adequate square footage.

Comments:

4. **Interior air quality.** Every room or space must be provided with natural or mechanical ventilation. Structures must be free of pollutants in the air at levels that threaten the health of residents.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Torn or missing screens.
- Broken or missing storm doors.
- Deteriorated or missing furnaces.
- Open or missing ductwork.
- Non-functioning central air conditioners.
- Mechanical flue vents that are loose or has gaps and voids.

Comments:

5. **Water supply.** The water supply must be free from contamination.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Missing or deteriorated faucets.
- Deteriorated bathroom or kitchen sinks.
- Leaking water supply lines or waste lines.
- Open plumbing waste lines.
- Submerged inlet.
- Deteriorated or missing P-traps.
- Missing plumbing vent lines.
- Mixed piping on plumbing supply, waste or vent lines.
- Deteriorated or rusted water heater.

Comments: _____

6. **Sanitary facilities.** Residents must have access to sufficient sanitary facilities that are in proper condition, may be used in privacy, and are adequate for personal cleanliness and disposal of human waste.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Locking door on the bathroom.
- Operating toilet.
- Operating bathroom sink.
- Operating shower or bathtub.
- Operating kitchen sink.
- Non-leaking plumbing waste lines.
- Non-functioning septic tank.

Comments:

7. **Thermal environment.** The housing must have adequate heating and/or cooling facilities in proper operating condition.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Deteriorated or missing furnaces.
- Open or missing ductwork.
- Non-functioning central air conditioners.
- Mechanical flue vents that are loose or has gaps and voids.
- Deteriorated chimneys.
- Missing or broken thermostat.
- Missing or broken mechanical grilles and registers.

Comments:

8. **Illumination and electricity.** The housing must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of residents. Sufficient electrical sources must be provided to permit use of essential electrical appliances while assuring safety from fire.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Broken or missing light fixtures or missing light fixture covers.
- Broken or missing switches or outlets.
- Broken or missing outlet or switch cover plates.
- Exposed electrical wiring
- Hazardous electrical service panel.
- Hazardous or damaged electrical service entrance.
- At least two separate and remote outlets in each habitable space.
- One laundry and bathroom should have one outlet.
- Every public hall, interior stairway, bathroom, kitchen, laundry and mechanical room shall have at least one light.

Comments:

9. **Food preparation and refuse disposal.** All food preparation areas must contain suitable space and equipment to store, prepare and serve food in a sanitary manner.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Deteriorated or missing cabinets/countertops.
- Operating kitchen sink.

Comments:

10. **Sanitary condition.** The housing and any equipment must be maintained in sanitary condition.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- All exterior and interior spaces shall be kept in a clean, safe and sanitary manner.
- All exterior and interior spaces should be free from rodent harborage and pest infestation.
- Proper garbage disposal facilities or containers.

Comments:

11. **Fire Safety.**

Rating: Acceptable _____ Unacceptable _____

An "Acceptable" rating on this item means that the following criteria, as appropriate, are met (for Single-family, item 1; for multi-family, items 1 & 2):

1. Each unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing-impaired persons, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person.
2. The public areas of all housing must be equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, community rooms, day care centers, hallways, stairwells, and other common areas.

Comments:

12. **Other.** These are other items that help make properties safe and fit for occupancy.

Rating: Acceptable _____ Unacceptable _____

The above rating results from a consideration of the following:

- Missing address numbers.
- Peeling paint.
- Deteriorated sheds or garages.
- Deteriorated fences or retaining walls.
- Friable asbestos insulation.

Comments:

Disclaimer: This inspection is for the purposes of the HPRP program only. The property owner is required at all times to maintain the property in accord with the City of Omaha's Property Maintenance Code.