

## Landlord Unit Checklist for Inspections



Thank you for considering the Housing Choice Voucher Program (HCVP) and/or Special Programs. For a unit to be approved for participation in the rental assistance program, it must be inspected by a Fort Worth Housing Solutions (FWHS) staff inspector to determine if the unit meets the minimum Housing Quality Standard (HQS) requirements.

To avoid lengthy delays, the following checklist has been made as a guide to aid you in the make-ready of your unit/property for an Initial Inspection. Complete this checklist before returning the Request for Tenancy Approval (RFTA). An **inspector will call you** once the RFTA has been received to schedule the inspection.

- \_\_\_\_\_ The unit has been completely cleaned from the previous tenant.
- \_\_\_\_\_ All construction work has been completed and working tools removed.
- \_\_\_\_\_ All exterior doors and windows must have locks that are operable.
- \_\_\_\_\_ On units built before 1978, no peeling paint on interior and exterior of unit's surfaces.
- \_\_\_\_\_ All cabinet doors open, close, and latch easily.
- \_\_\_\_\_ Interior and exterior doors open, close and latch easily.
- \_\_\_\_\_ Dirty walls have been cleaned or painted.
- \_\_\_\_\_ All carpets have been secured, free of tripping hazards, are clean and must be in new or good condition.
- \_\_\_\_\_ Operable smoke alarm(s). Effective 12/22/2024 battery operated smoke alarms must be a 10 year sealed detector. Exemption will be for hardwire smoke alarm with battery back up only.
- \_\_\_\_\_ There are no leaks in the plumbing inside or outside the unit.
- \_\_\_\_\_ The water heater has a temperature and pressure relief valve and a discharge line directed towards the floor or outside the unit. If electric it must not have exposed wires.
- \_\_\_\_\_ Water heater closet latches and is not in an area that presents a hazard.
- \_\_\_\_\_ All grounds around the unit are free from debris and mowed.
- \_\_\_\_\_ If the unit has gas utility a carbon monoxide detector must be installed in accordance with the manufacturer's instructions. Effective 12/27/2022 C/O are also required on all units with an attached garage even if unit is total electric.
- \_\_\_\_\_ **All exterior doors must have a keyless locking device** approved by FWHS and a door viewer. "Exterior doors" **includes** the door leading into an attached garage from the dwelling Units with a sliding door must also have a keyless locking device approved by FWHS.
- \_\_\_\_\_ Kitchen vent hood filters in place.
- \_\_\_\_\_ Privacy lock on bathroom entry doors. If accessible through a bedroom the bedroom door must have a lock.
- \_\_\_\_\_ Vent fan or window required in bathroom for ventilation. If bathrooms does not have a vent fan window must have a screen on it.
- \_\_\_\_\_ No cracked or broken windows.
- \_\_\_\_\_ No exposed electrical wires. Outlets within 6ft of a water source or located outside must be GFCI protected at outlet or breaker box.
- \_\_\_\_\_ The use of plexiglass is prohibited for windows in sleeping rooms.
- \_\_\_\_\_ Security bars on bedroom windows must have a quick release from the inside on at least one window in each bedroom.
- \_\_\_\_\_ Heating and Air Conditioning working properly.
- \_\_\_\_\_ All utilities must be turned on at the time of inspection.
- \_\_\_\_\_ Stove/Oven and Refrigerator must be in place and operable. Even if tenant is providing it.

The Landlord or the agent for the Landlord may be present at the Initial Inspection or provide a code for a lock box to inspector for entry. During the Initial Inspection items that fail HQS will be noted on the inspection report. A copy of the FAILED inspection report will be mailed or via emailed to the landlord or the agent. **All repairs must be completed before the property will be scheduled for re-inspection. To verify if the Unit has PASSED or FAILED Inspection – please visit the following website listed below: <https://partners.ourpha.com/FortWorth/View/Security/Login.aspx>**



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