MOUNTAIN PROJECTS
Helping People Help Themselves

MPI's Inspection Standards Checklist

Housing units participating in the Mountain Projects, Inc. (MPI) Housing Choice Voucher (HCV) program must meet and maintain HUD's inspection standards. These standards ensure that all units provide quality living environments for our residents. Before submitting the Request for Tenancy Approval (RTA) form to MPI or before a planned property assessment, use this checklist to confirm that the subject property meets each basic requirement.

General

Is the unit clean and free of trash and debris?	Y / N
Is the unit free of evidence of insects or vermin?	Y / N
Are you or a representative age 18 or older going to be present for the inspection? *It is required that an adult be on site at the time of the inspection*	Y / N
Are all animals contained or put away prior to the inspector's arrival?	Y / N

Curbside

Are the house numbers visible from the street?	Y / N

Building Exterior

Are roof, gutters, fascia, exterior cladding and foundation walls structurally sound, weather tight and in good repair?	Y / N
Is the unit free of cracks, holes, or openings that are accessible to insects or rodents? This includes underpinning.	Y / N
Do all windows and doors open/close and function properly? Are windows weather tight and lockable with no broken or missing panes or window screens	Y / N
Are porches, balconies or decks free of rotten wood?	Y / N
Do porches, balconies or decks that are more than 30" above floor or ground have guardrails at least 36" high with pickets spaced no more than 4" apart?	Y / N
Do stairs with four or more steps have a continuous handrail on at least one side?	Y / N
Are proper locks installed and working appropriately on all exterior doors	Y / N

Systems

Are utilities (water, gas, electricity) on and operating at the time of inspection?	Y / N
Is the water heater properly installed, operational and equipped with the correct temperature-pressure relief valve?	Y / N
Is the discharge pipe valve routed to the exterior of the structure or to a floor drain?	Y / N

Is wiring enclosed/hidden (inside wall/counter or inside conduit)?	Y / N
Do the sinks, tubs and showers have hot and cold water? Proper drainage? No leaks?	Y / N
Does the home have adequate heat? *Free-standing floor heaters or electric space heaters cannot be the primary source of heat.*	Y / N
Is the unit free of electrical hazards such as exposed wires, open junction boxes, missing breakers, open tabs in breaker panel and missing covers for service disconnects?	Y / N
Are electrical outlets, switches, and fixtures operable, safe and within building code requirements (i.e., covers)?	Y / N
Are electrical outlets in "wet areas" such as kitchen, bath, garage and exterior GFCI protected?	Y / N

Dwelling Unit

Does the unit have a working stove (all eyes and elements) and refrigerator (max 40 degrees)?	Y / N
Do all open sockets have light bulbs in them?	Y / N
Are floors structurally sound, free of soft spots or rotten wood? Floor covering such as carpet, tile or hardwood is required.	Y / N
Are floors free from trip hazards (torn carpet, loose thresholds, holes)?	Y / N
Does each bedroom have a door for privacy? *Any room accessible directly from a garage through a door or window will not be considered a bedroom.*	Y / N
Do windows and doors open, close and lock properly?	Y / N
Are smoke alarms present in the following required locations? • On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. • In each room used for sleeping purposes. • In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. *Note: smoke alarms should be installed at least 10 feet away from a cooking appliance and at least 3 feet away from a bathroom that contains a bathtub or shower.*	Y / N
If the unit has gas appliances or an attached garage, is a working carbon monoxide detector located on each occupiable level of the home? A carbon monoxide detector is required on every level. *Note: combination smoke and carbon monoxide detectors are acceptable and shall be installed per smoke detector requirements.*	Y / N
Does each bathroom have a door with a functioning lock?	Y / N
Does each toilet flush and drain properly? Is each toilet secure to the floor?	Y / N
Does each bathroom have an exhaust fan or window present?	Y / N