

## **Stark Metropolitan Housing Authority**

### Standards for Household Inspections

#### **Objectives**

To establish guidelines for management personnel where household inspections, maintenance reports, or neighbors; (tenants) complaints are concerned and to establish a basis for Management decisions (including, but not limited to charges or evictions) where SMHA standards are not maintained.

#### **Statement of Purpose**

It is the responsibility of SMHA to provide decent, safe and sanitary housing for eligible families. Inherent in our purpose is the duty of SMHA tenants to maintain their apartments in a like manner. These standards are set forth to better inform SMHA residents about management expectations.

#### **SMHA Household Standards**

#### **Damage**

Holes in walls, doors, damage to screens and SMHA furnished appliances are considered as negligence and destruction. Malicious and negligent damage to doors, woodwork, and kitchen cabinets are in the same category. Unreported damage is considered negligence.

#### **Health and Sanitation**

Sinks and toilets left in a condition where color and filth are evident to the senses are considered health problems: garbage left inside and around the apartment, unwrapped and not in proper refuse containers, is also considered a health problem.

#### **Floors**

Floors containing food particles, discolored by dirt, and the absence (excessive) of floor tiles is considered unsatisfactory. Carpets containing food particles and that are badly torn and damaged are also unsatisfactory.

#### **Windows**

Broken or cracked windows, screens and shades torn and hanging or totally out are not satisfactory.

#### **Safety**

Combustible materials stored around areas such as the water heater, stove and furnace is unsatisfactory. Exits blocked by furniture and other large items is considered unsafe.

#### **Exterior**

Litter, garbage and rubbish in yards and around the garbage container is unsatisfactory. Inoperable vehicles in the yard or parking lot are not permitted; parking and driving on lawns is not permitted.

#### **Walls**

Crayon or other markings on walls, floors, refrigerators, stoves and woodwork is unsatisfactory.

#### **Stoves**

Burners and ovens containing grease and cooking residue are unsatisfactory.

#### **Refrigerators**

Undefrosted, damaged and dirty refrigerators are unsatisfactory.

#### **Disorderly Apartment**

A disorderly unit is considered to be an apartment cluttered with clothing on floors and chairs, evidence of debris scattered about, kitchen sink cluttered with unwashed dishes, beds unmade, bathtubs unwashed, face bowls unwashed, toilets uncleared, yards and rubbish areas with paper, cans and other debris scattered about, grass uncut, and markings on the unit (interior and exterior). These conditions **should not** be present during any period of time (whether regular inspection period, maintenance visit or management visit).