

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

Defrosted, 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 uncleaned, 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).

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____

SMHA Representative: _____

Date: _____