



LIHTC Compliance

Unit Inspection Route & Common Findings

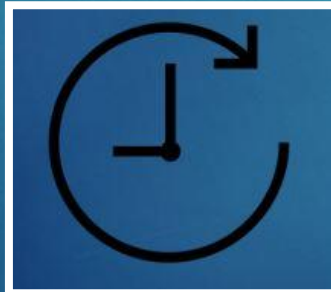
Keys and Inspection Route

Keys:

- Unit
- Storage
- Water heater closet
- Bedrooms that have key locks

Inspection route:

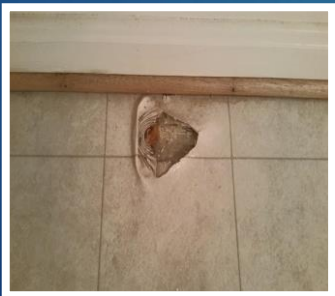
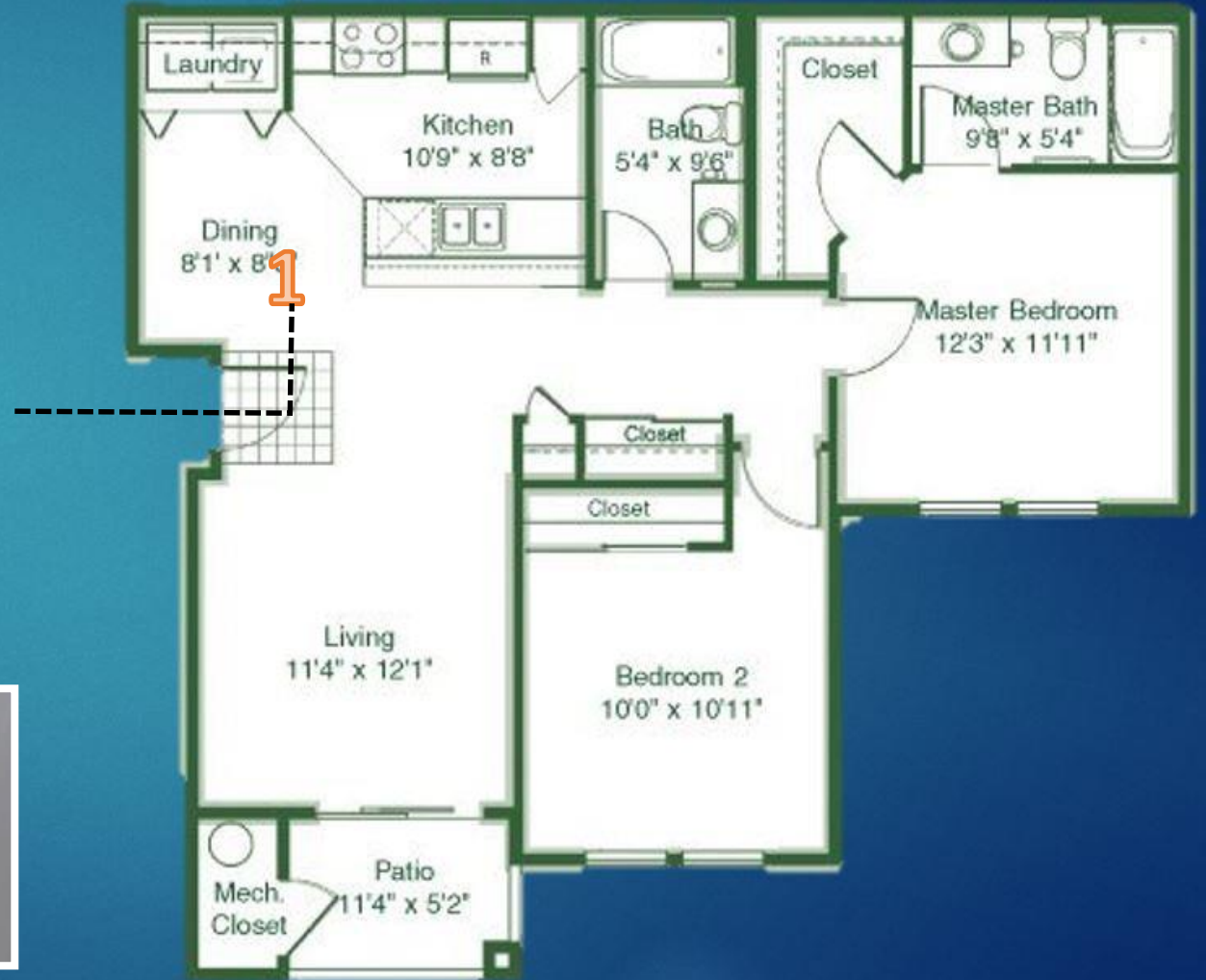
- Clockwise



Dining Area

Common Findings:

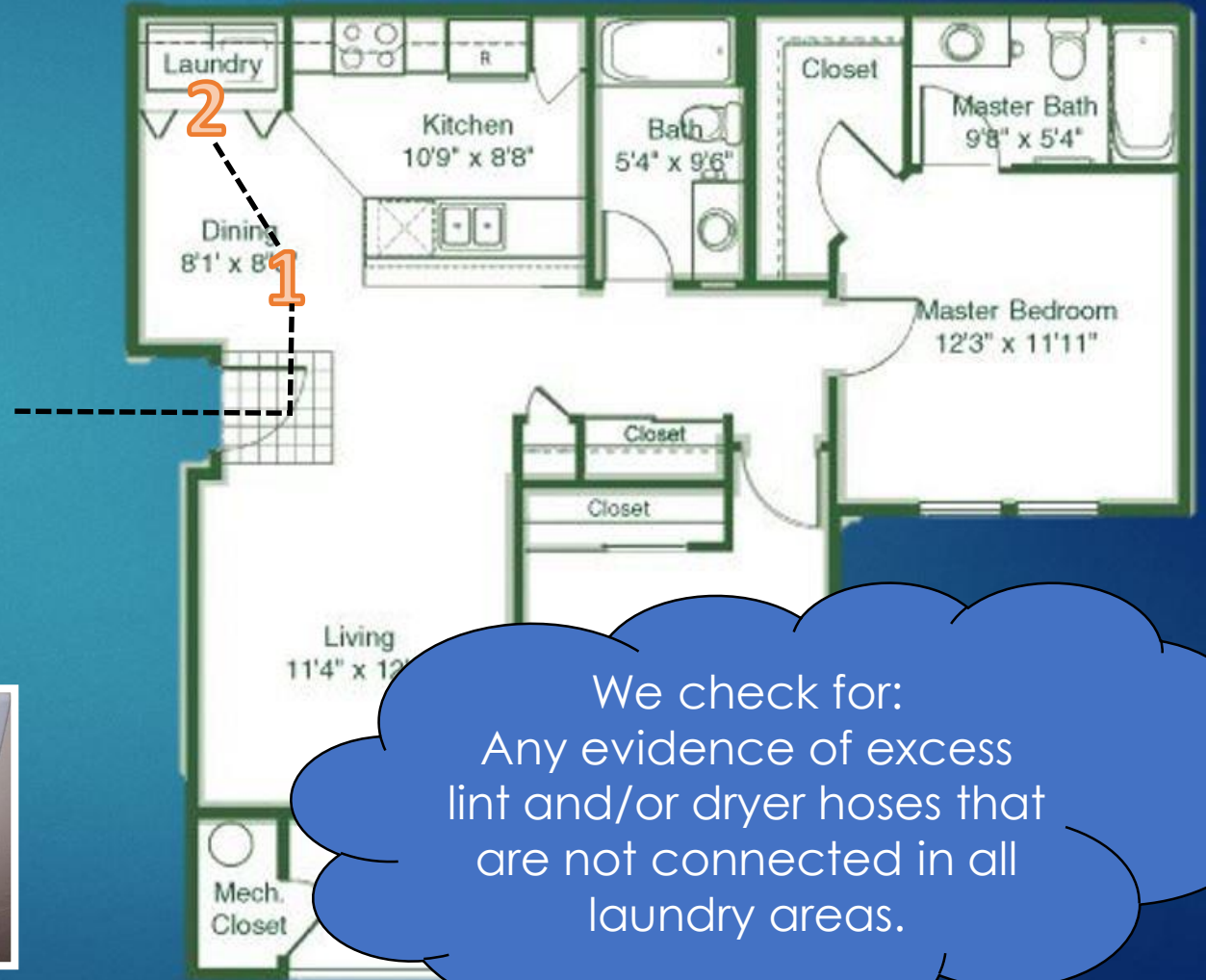
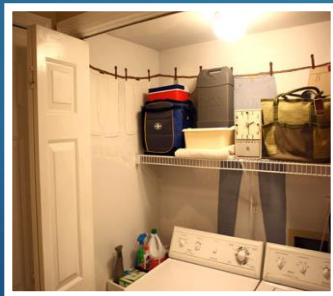
- Flooring damaged
- Wall damaged
- Lighting fixtures damaged



Laundry Area

Common Findings:

- Leaks
- Washer hook-ups: rust, corrosion, calcium build-up
- Vent fan inoperable
- Door damaged
- Lighting fixture damaged/inoperable

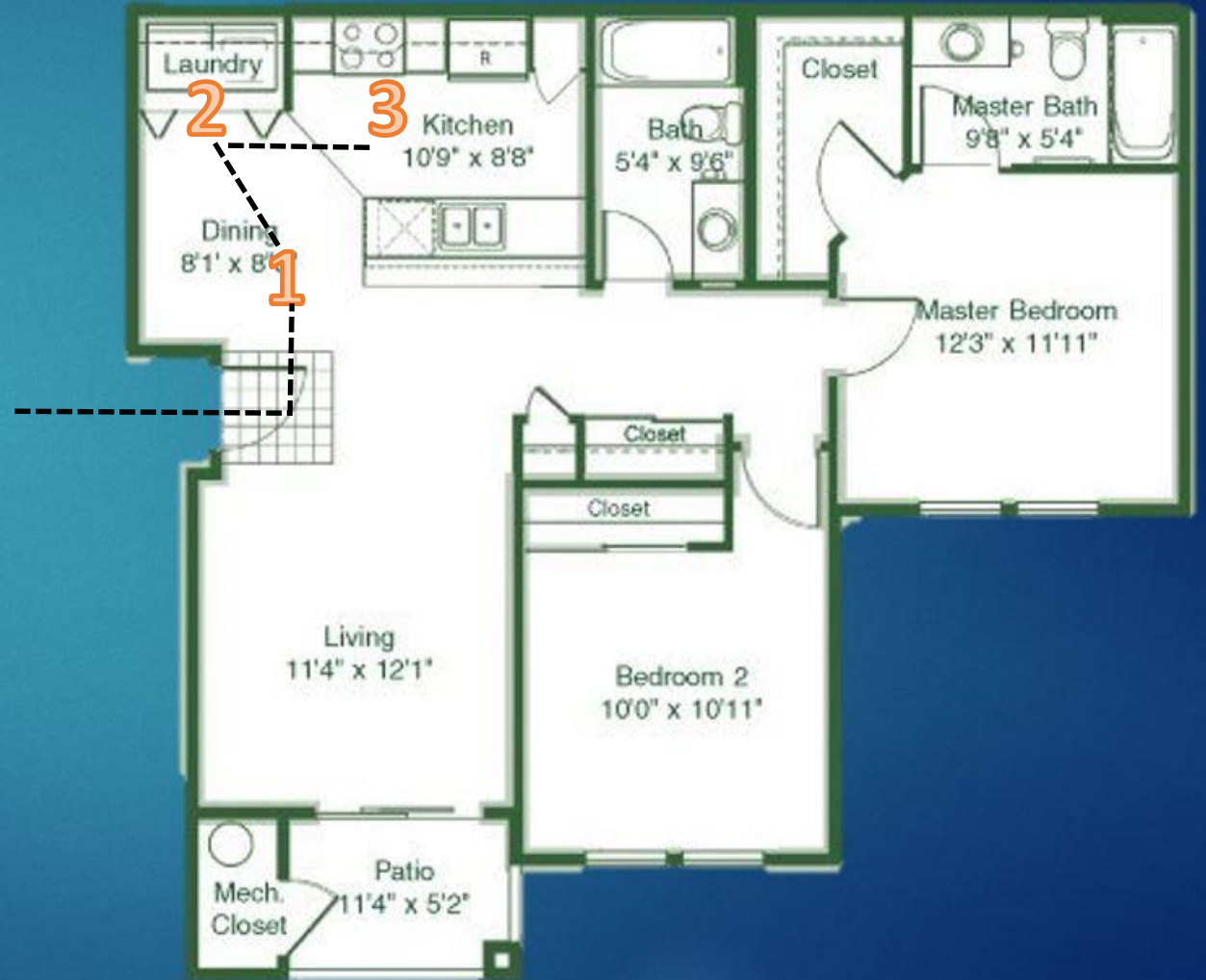


We check for:
Any evidence of excess
lint and/or dryer hoses that
are not connected in all
laundry areas.

Kitchen

Common Findings:

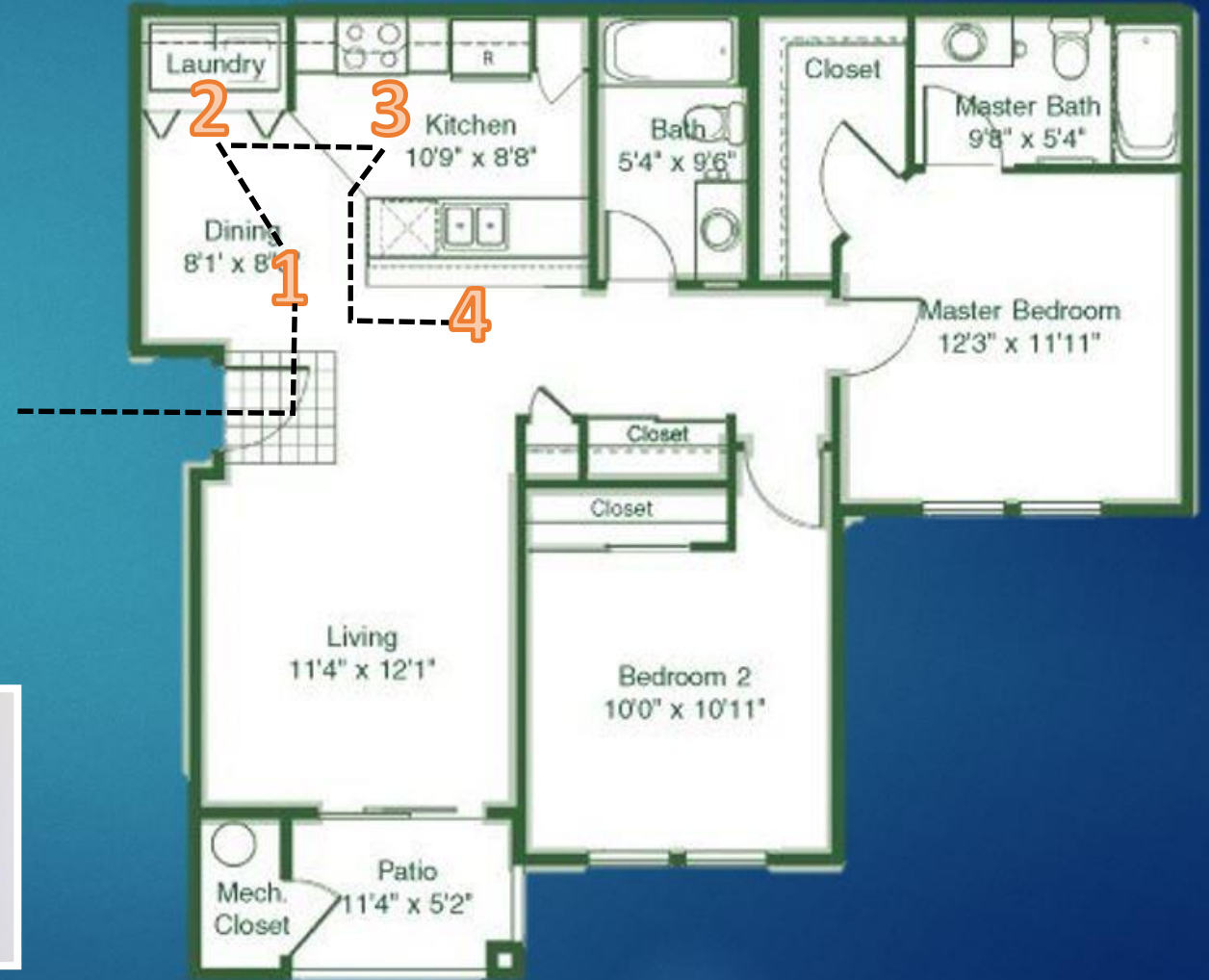
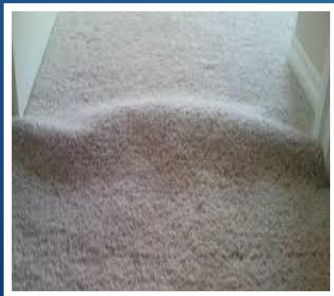
- Leaks
- Infestation
- Stove
 - Burners inoperable
 - Foil on burners
 - Light and vent fan inoperable
- Cabinets/drawers damaged
- Flooring damaged
- Refrigerator seals deteriorated
- Garbage disposal inoperable
- GFI's inoperable
- Fire extinguisher
 - Expired/missing/incorrect charge



Hallway

Common Findings:

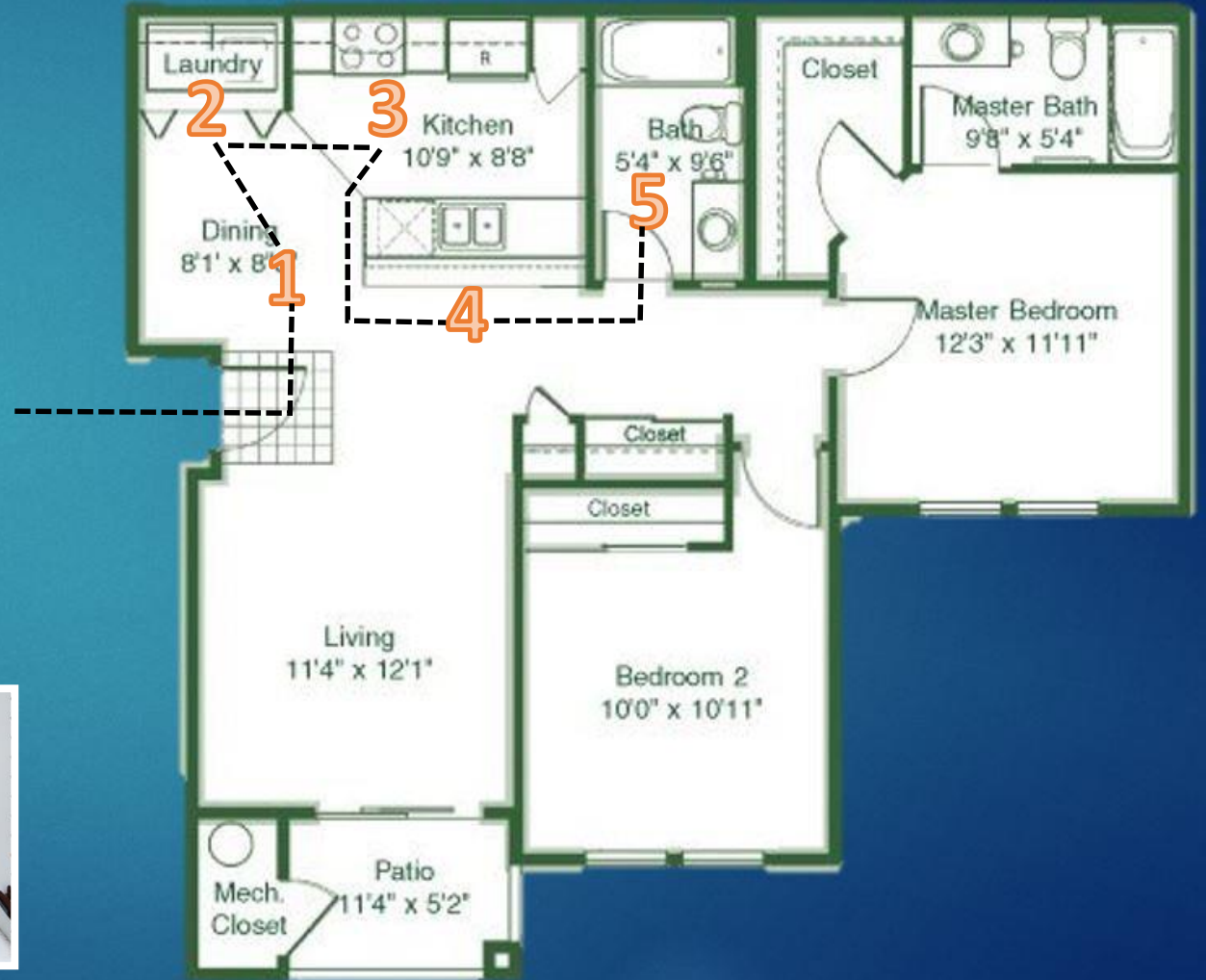
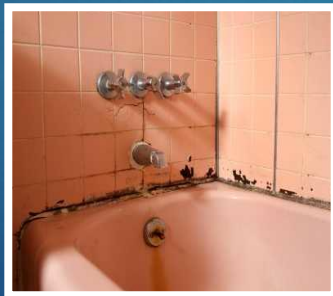
- Carpet lifting (trip hazard)
- Smoke detector inoperable or missing
- Electrical outlets
 - Cover plates missing/damaged
- Wall damaged
- Lighting fixture(s) damaged



Bathroom(s)

Common Findings:

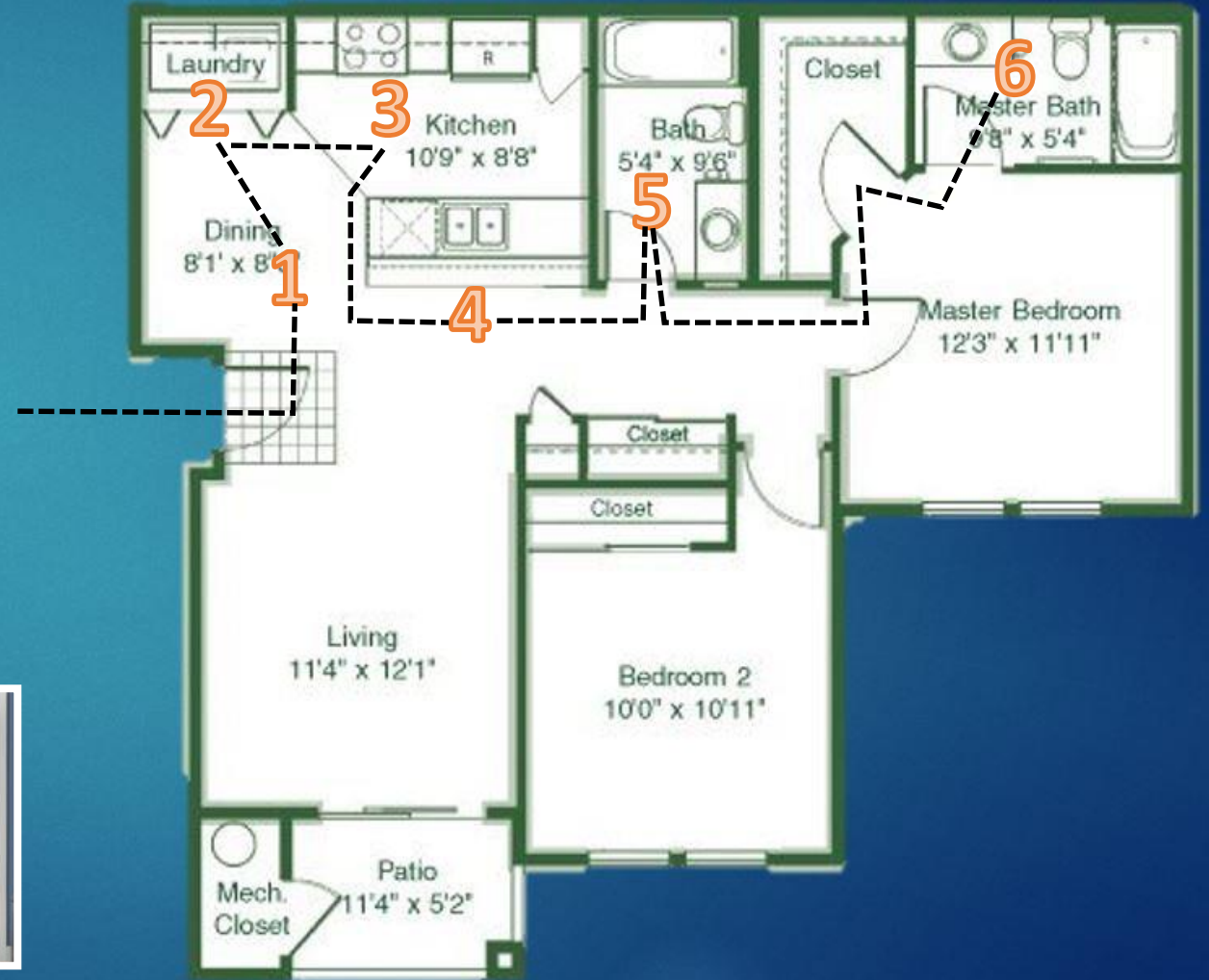
- Mold/Mildew
- Tub/Toilet caulking deteriorated
- Leaks/Dripping
- Floor/wall water damaged
- Drains clogged
- Infestation
- Cabinet/drawers damaged
- GFI's inoperable
- Vent fan noisy or inoperable



Closet(s)

Common Findings:

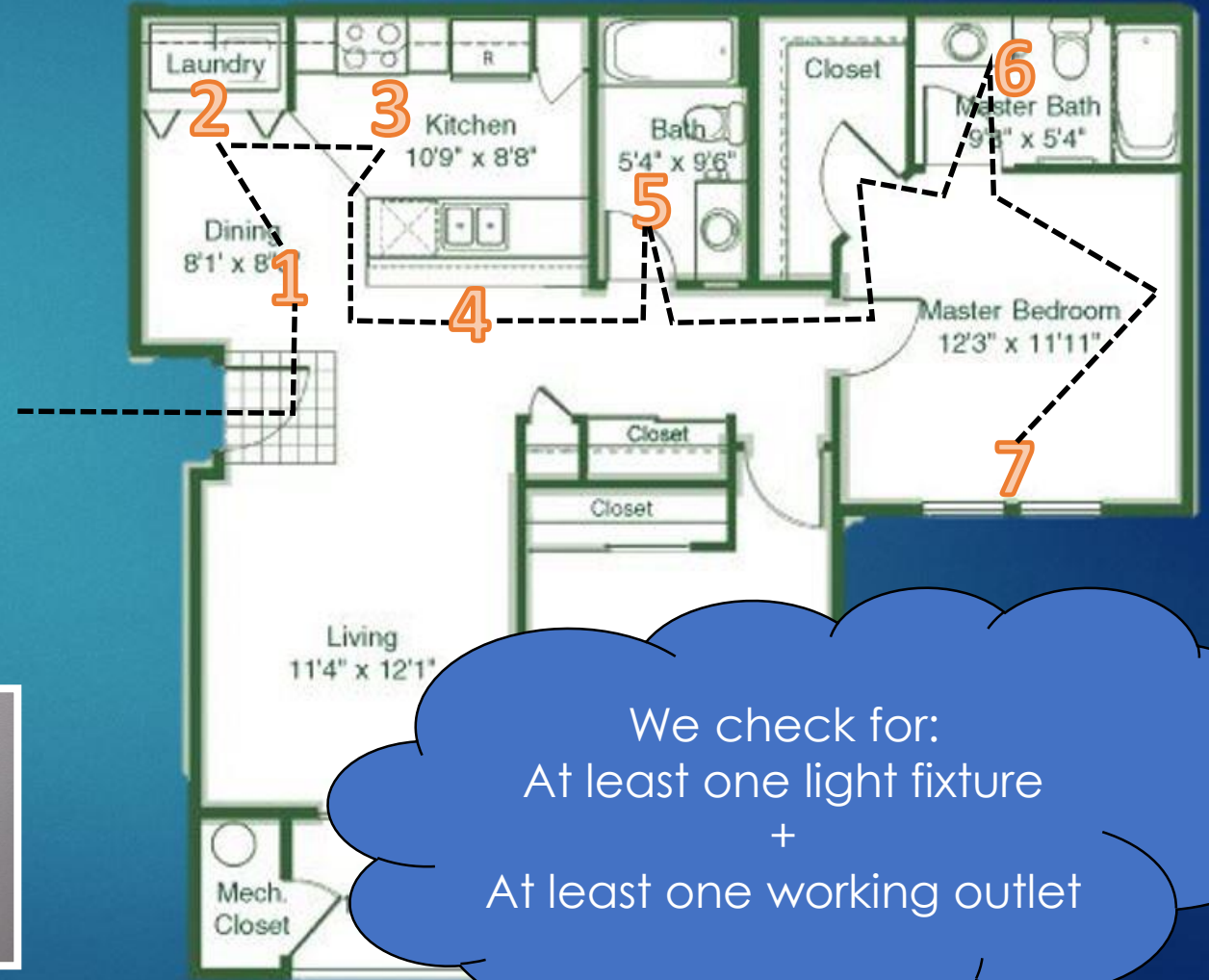
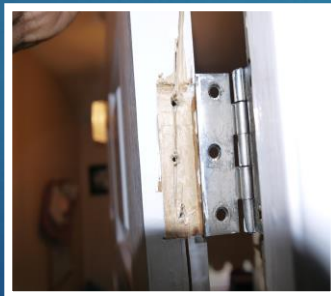
- Fire sprinkler head damage
- Fire sprinkler missing escutcheon ring
- Door damaged



Bedroom(s)

Common Findings:

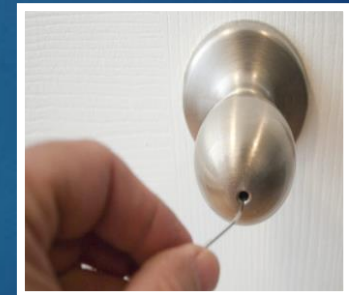
- Window egress
- Smoke detector inoperable or missing
- Carpet lifting or flooring damaged
- Electrical outlets
 - Cover plates missing or damaged
- Lighting fixtures damaged
- Doors damaged
- Walls damaged



We check for:
At least one light fixture
+
At least one working outlet

Locked Rooms

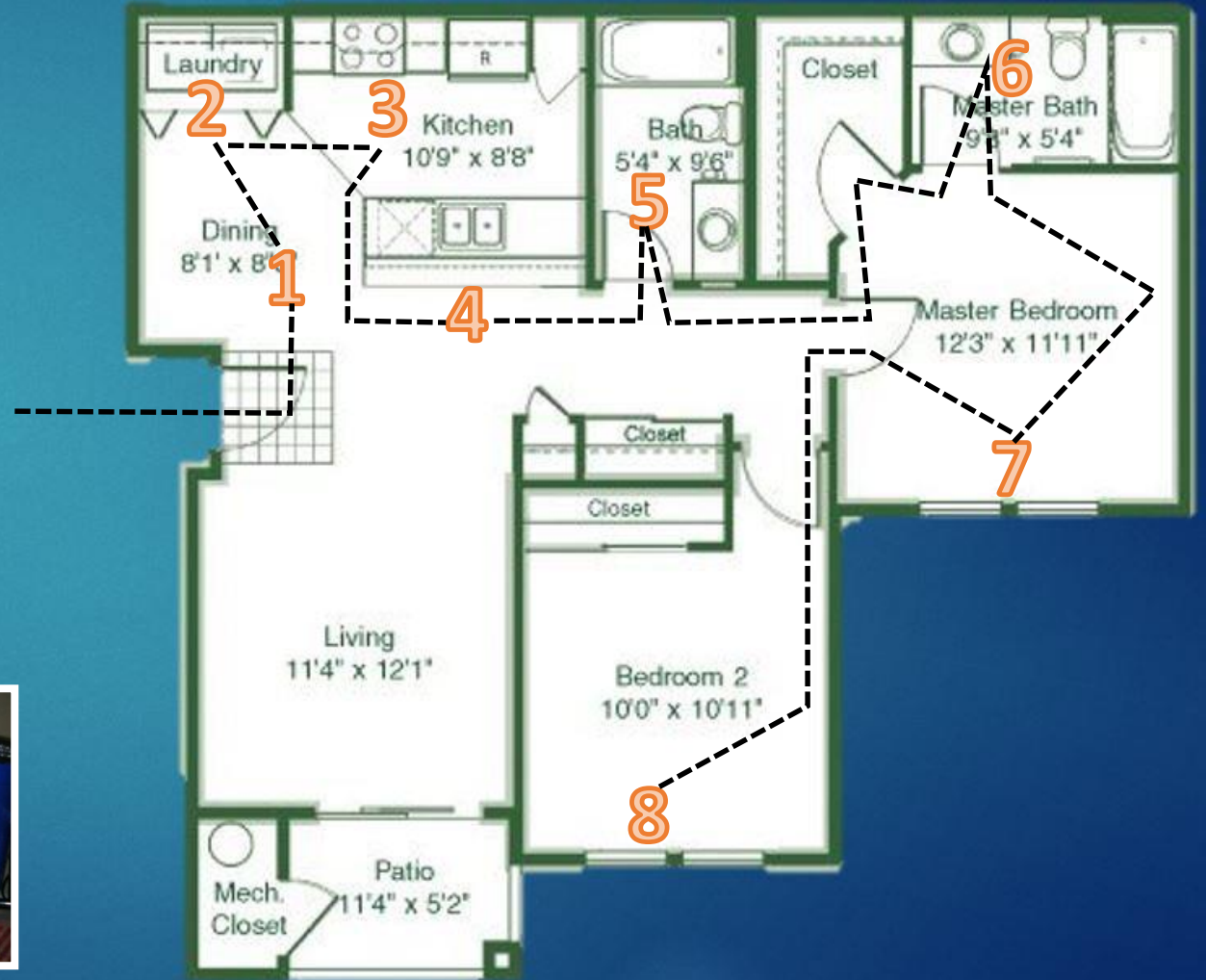
- Attempt to contact resident to obtain a key
- Unit is not in compliance until we can enter and inspect it
- If resident is uncooperative:
 - Resident needs to be warned that they are in violation of their lease
 - Lock will be drilled and replaced with a knob that is accessible



Breaker Box

Common Findings:

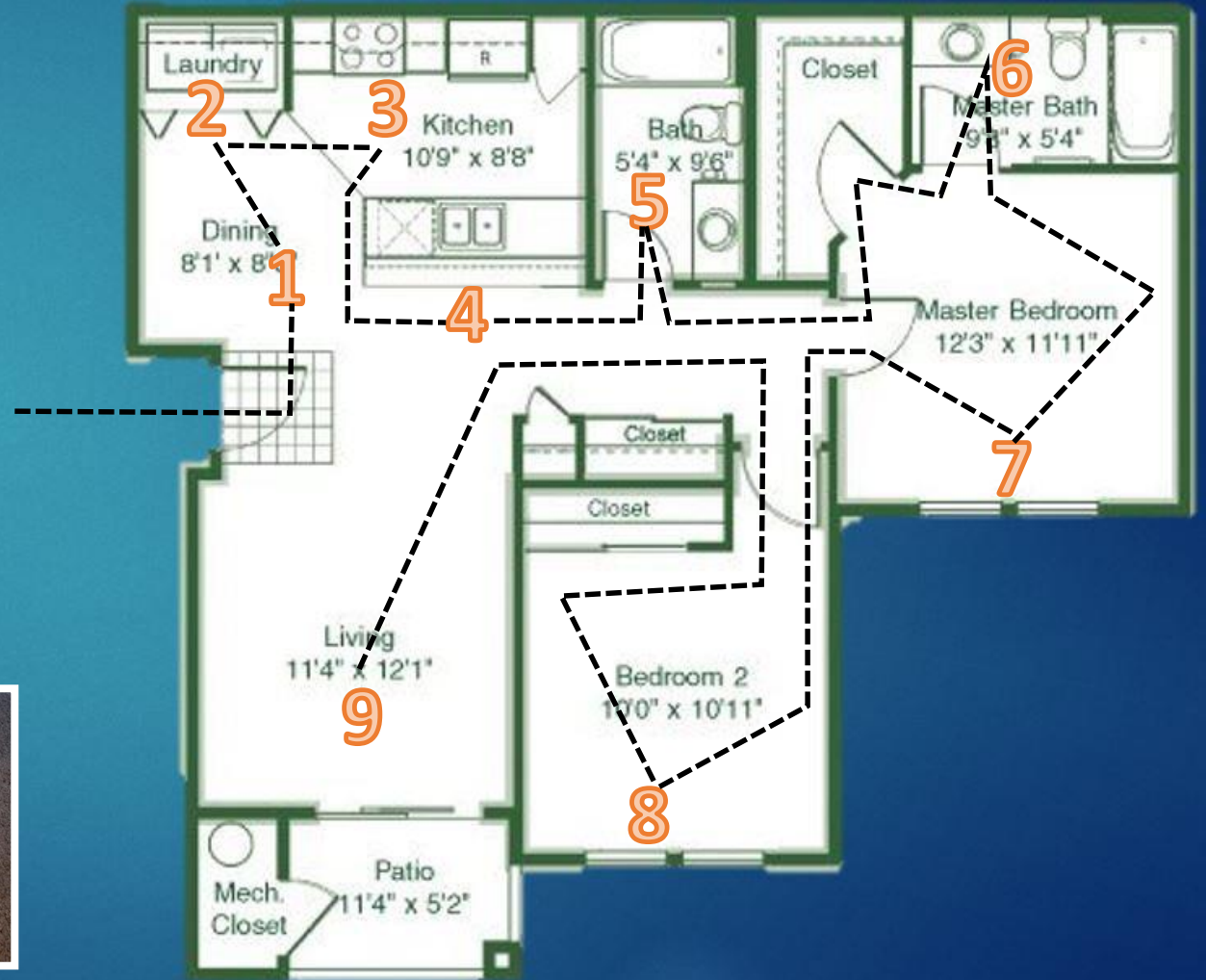
- Uncovered slots
- Damaged door panel
- Unable to access breaker box
- Exposed wiring



Living Room

Common Findings:

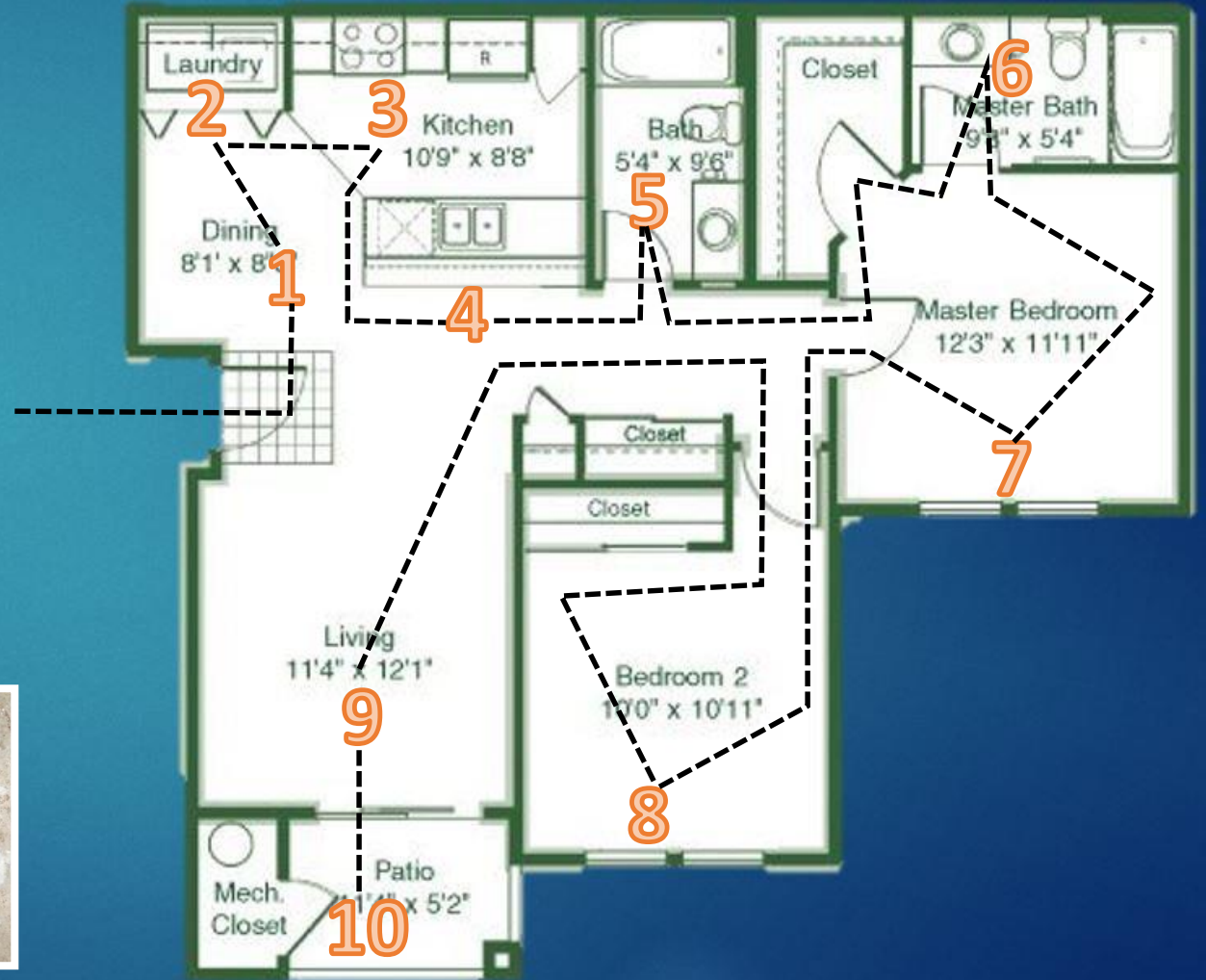
- Carpet lifting or flooring damaged
- Other trip hazards (electrical cables)
- Electrical outlet – cover plate
- Smoke detector – inoperable or missing



Patio

Common Findings:

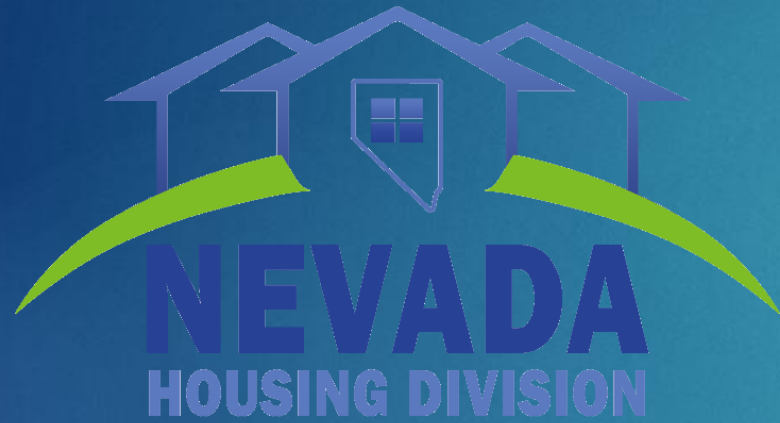
- Pigeon feces
- Unable to access
- Water heater
 - Corrosion, rust, calcium build up
- Items stored next to water heater



Additional Info: Site

- Unobstructed accessible path to all common areas including mailboxes, office, and community areas
- Parking lot:
 - Must have designated handicap parking that is correctly identified
 - Parking lot structures should not have damaged





Questions?
Thank you