Clear Form

MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

EMERGENCY SOLUTIONS GRANT (ESG)

Habitability Standards Inspection Checklist with LBP

Participant Information
Participant Name:
Unit Address:

Inspection Information
Inspection Date and Time:
Inspector Name and Phone #:

The standards for housing unit inspection under the ESG program are the habitability standards. These standards apply when a program participant is receiving financial assistance and moving into a new (different) unit or remaining in a current unit. The habitability standards are different from the Housing Quality Standards (HQS) used for other HUD programs. Because the HQS criteria are more stringent than the habitability standards, a grantee could use either standard. In contrast to HQS inspections, the habitability standards do not require a certified inspector. As such, ESG program staff may conduct the inspection using this checklist to document compliance.

Instructions: Check the box in the correct column to indicate whether the property is approved or deficient with respect to each standard. The property must meet all standards in order to be approved. A copy of the completed checklist along with any additional documentation (i.e., lead-based paint documents, if applicable) should be kept in each program participant's file.

Minimum Habitability Standards Compliance

Approved	Deficient	Standard [24 CFR part 576.403(c)]
☐	☐	1. ***Structure and Materials*:** The structure is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents.
☐	☐	2. ***Space and Security*:** Each resident is provided adequate space and security for themselves and their belongings. Each resident is provided an acceptable place to sleep.
☐	☐	3. ***Interior Air Quality*:** Each room or space has a natural or mechanical means of ventilation. The interior air is free of pollutants at a level that might threaten or harm the health of residents.
☐	☐	4. ***Water Supply:*** The water supply is free from contamination.
☐	☐	5. ***Sanitary Facilities:*** Residents have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.
☐	☐	6. ***Thermal Environment:*** The housing has any necessary heating/cooling facilities in proper operating condition.
☐	☐	7. ***Illumination and Electricity:*** The structure has adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There are sufficient electrical sources to permit the safe use of electrical appliances in the structure.
☐	☐	8. ***Food Preparation:*** All food preparation areas contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.
☐	☐	9. ***Sanitary Condition:*** The housing is maintained in a sanitary condition.
☐	☐	10. ***Fire Safety:*** a. There is a second means of exiting the building in the event of fire or other emergency. b. The unit includes at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors are located, to the extent practicable, in a hallway adjacent to a bedroom.

		c. If the unit is occupied by hearing-impaired persons, smoke detectors have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person. d. The public areas are equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, day care centers, hallways, stairwells, and other common areas.
☐	☐	11. ***Lead-Based Paint:*** If the structure was built prior to 1978, and a child under the age of six or a pregnant woman will reside in the property, and the property has a defective paint surface inside or outside the structure, the property cannot be approved until the defective surface is repaired by at least scraping and painting the surface with two coats of non-lead based paint. Defective paint surface means: applicable surface on which paint is cracking, scaling, chipping, peeling or loose. If a child under age six residing in the property has an Elevated Blood Level, paint surfaces must be tested for lead-based paint.

Inspector Certification
I certify that I have evaluated the property located at the address above to the best of my ability and find the following: ☐ Property meets all of the above standards. ☐ Property does not meet all of the above standards. Comments:
Inspector Signature and Date:

Agency/Staff Certification *(if different than Inspector)*
I certify that, to the best of my knowledge and belief, all the information presented and attached to this form is true, accurate, and complete.
Staff Signature and Date:
Staff Name:

The Michigan State Housing Development Authority is committed to providing meaningful access. For reasonable accommodations, modifications, translation, interpretation, or other services, please contact 517-241-0809 or email MSHDA-HS@michigan.gov.