

The Ten Most Commonly Failed Items:

1. Utilities not turned on.

All utilities must be on for both Annual and Initial Inspections. This includes, but may not be limited to, water, electric, gas. Any utility not on will cause the unit to **fail without the benefit of a full inspection**. This will count as one of the two inspections. For Initial Inspections, if utilities are not on, please call and cancel the inspection until they are all on. **Section 8 Inspectors will not turn on utility supplies to a unit including main water valves and electrical breakers.** If canceled at least one working day prior to the day of inspection, it will not count against the two inspections.

2. Ungrounded outlets.

In many older rental units, single family homes and apartments, the electrical system or part of the electrical system is ungrounded. If the unit is a two wire system, be sure GFCI protection is installed in all water areas and for major appliances such as window A/C, washer/dryer, bathrooms, laundry, kitchen counter line, pools and all exposed exterior locations. This can be accomplished at the outlet itself with a GFCI outlet or a GFCI breaker in the service panel

3. Main Service Panel is not sufficient for the updated electric load in the unit.

This is a common problem among older units that have replaced gas appliances with electric appliances and/or added living space. If the service panel is deemed insufficient by the inspector, the landlord will be required to upgrade the service panel to the appropriate size. The upgrade will require permits, and the work must be performed by a licensed electrician.

4. Smoke alarm missing, misplaced or not working.

Smoke alarms must be working at time of inspection. Please check all alarms to be sure they are operational prior to inspection! Section 8 requires a sufficient number of smoke alarms to cover all sleeping areas. If the unit has two or more levels, an alarm is required on each level. Ceiling mounted alarms should be installed at least four inches away from the nearest wall; wall-mounted alarms should be installed four to 12 inches away from the ceiling. If the ceilings are vaulted and the alarms are located above where an average arm can reach, please install an additional alarm the inspectors and tenants can reach to test regularly. **Be sure batteries are fresh and all alarms are working prior to inspection.**

5. Window Bars on bedroom windows bar fire egress.

Window bars and security doors on bedrooms **must be releasable from the interior of the unit without keys, tools, combinations or special knowledge to operate.**

6. No T&P Discharge line installed or installed incorrectly.

The T&P Discharge line very often has been removed, or changed and reinstalled incorrectly. **See water heater diagrams at:**

<http://phoenix.gov/CITZASST/sect8hou.html> for more information.

7. No upper or lower combustion air vents for gas appliances.

Combustion air vents are missing, changed, or covered. Interior gas appliances must have upper and lower combustion air vents minimum 8"x8" installed in the closet, room or garage to draw fresh air from. This includes but is not limited to appliances such as a gas water heater, heater etc.

8. Bugs in unit.

The Inspector should not see bugs of any kind, either live or dead. If the unit has been vacant, eggs could hatch that were unseen and infestation can occur in a very short period of time. Check prior to the inspection for dead bugs if the unit has been exterminated as bugs continue to crawl out and die for some time. If the unit has failed for roaches, be absolutely certain all the bugs have been abated. Don't be surprised by a new batch just hatched on the second and final inspection

9. UNIT NOT READY FOR INSPECTIONS.

The unit must be completely ready for move-in at time of inspection.

10. NO SHOW APPOINTMENTS.

Anyone 18 or over can meet the inspector to let them in the unit. A landlord representative is strongly advised to attend the inspection as the tenant cannot make decisions or commitments for the landlord. Landlords that do not attend an inspection forfeits any rights to grievance