

Oakland Housing Authority Frequently Failed Items

<p>Deteriorated paint and lead-based paint. Remove all peeling, chipping or caulking paint.</p>	<p>No utilities All utilities must be turned on at time of inspection</p>
<p>No handrails four or more steps or risers require secured handrails. Porch over 30 inches off the ground requires a secured handrail.</p>	<p>Cover plates must be on all electrical outlets and light switches. Broken or cracked cover plates are not acceptable.</p>
<p>Missing appliances a working stove and refrigerator must be in the unit. A refrigerator/freezer handle must be present if the refrigerator/freezer is designed to have one.</p>	<p>Window locks all windows accessible from the outside must have working locks. If windows are openable they must stay up without a prop.</p>
<p>Security bars where window security bars are present in rooms used for sleeping/living, there must be at least one release mechanism in good working order in each room. If the room has an alternate exit release is not needed. Bedroom sets cannot block only windows in room.</p>	<p>Open ground outlets all three prong outlets must be ground. Two prong outlets are acceptable. All GFI outlets must be in working condition. For a copy of the guidelines please go to: http://www.oakha.org/PropertyOwners/HQS-inspections/Documents/Outlet%20Guidelines.pdf</p>
<p>Exterior/interior Doors Deadbolt locks on exterior doors and gates must be single cylinder (thumb-turn). Locks must be able to open from the inside without a key. Deadbolt locks and keyed door knob are not allowed on interior doors.</p>	<p>Water heater a $\frac{3}{4}$ overflow pipe must be present on the water heater pressure release valve and installed down to within 6 inches of the floor. Water heater must have an earthquake strap.</p>
<p>Stove burners must self-ignite. Stove must have readable control knobs.</p>	<p>Plumbing leaks must be repaired</p>
<p>No smoke detectors or no working batteries. There must be a working smoke detector on each level of the unit, including the basement. Smoke detector must be in a common area, hallway or living room.</p>	<p>Site and neighborhood broken concrete that present a tripping hazard, damaged, leaning or fallen fences must be repaired. Over grown grass and bushes must be cut / trimmed.</p>
<p>Debris Unit must be free of debris (interior/exterior) note: No owner belongings may be in the unit, unless stipulated in lease.</p>	<p>Bathroom must have an exhaust fan or window for proper ventilation. Fan or window must vent to the outside.</p>
<p>Heater must be operational, will be tested even in summer.</p>	<p>Pest/Rodents unit must be free of pest or rodent infestation.</p>