

Iowa Northland Regional Housing Authority



207 20th Street NW, Suite B, Waverly, Iowa 50677

Phone (319)483-5079 • Fax (319)483-5078

Inspection Checklist

1. Locks on all first floor windows except if windows are the combination type or if windows are at least six feet off the ground.
2. Handrails are needed for four or more steps inside and outside of the unit. Railings are needed for porches or landings that are 30 inches or more off the ground.
3. Two electrical outlets per room or one outlet and an overhead light except in the bathroom where one overhead light is sufficient. All outlets must have faceplates. All three prong outlets must be properly grounded or GFCI protected. In addition, all outlets within six feet of a water source must be GFCI protected or GFCI outlets.
4. Each room must have at least one operable window except the kitchen. The bathroom must have an operable window or working exhaust fan. All operable windows must stay up without props.
5. Range and refrigerator must be in place and working properly.
6. Unit must have hot and cold running water in the bathroom and kitchen.
7. Interior and exterior must be free from peeling paint.
8. Plumbing must be in working order and vented to the outside.
9. Unit must not have frayed wiring. Any joined wires must be sealed properly in a junction box and the junction box must have a lid.
10. Roof must not have leaks. Walls and foundation cannot be sagging. Foundation must be free of open cracks.
11. Water heater must have a rigid pipe made either of copper, galvanized, or CPVC pipe extending from the pressure relief valve to within 6 inches from the floor.
12. Furnace must be in working order. Carbon Monoxide detectors are required if there are any gas elements in the unit or if the unit has an attached garage.
13. A working smoke alarm is needed on each floor of unit.
14. No serious leaning, cracks, or missing bricks in the chimney.
15. Furnace, water heater, and gas dryers must be properly vented.
16. Unit must be clean, safe and sanitary.

The landlord should make a personal inspection of the unit to correct any problems and make repairs prior to the Housing Authority inspection. Please remember that the unit should pass inspection at any time throughout the year, not just at renewal time.

If you have questions, please contact our office.