

Inspections Training Recap

The Cuyahoga Metropolitan Housing Authority (CMHA) Housing Choice Voucher Program (HCVP) hosted the 3rd installment of the 2010 Brown Bag Lunch Workshop Series on July 16th at the Cleveland Foodbank. This workshop hosted speakers from the Cuyahoga County Board of Health, City of Cleveland, City of Euclid, and the HCVP Inspections Department.

Topics ranged from how to prepare a unit to be inspected by the HCVP, adherence to city code, and repair programs offered to eligible homeowners. For those who could not be in attendance, here are some of the issues that were covered:

Are annual inspection dates listed online?

Once an annual inspection has been scheduled the **CMHA Landlord Portal** will be updated with the information. Owners who are registered on the portal will be able to see the scheduled date. Owners can also choose to have the portal send an e-mail notification when a new inspection is scheduled.

Can inspectors call ahead when they are on the way?

HCVP Inspectors are able to call the owner when they are on their way to an initial move-in inspection, and the tenant when they are headed to an annual inspection. However, there are often times when CMHA does not have up-to-date contact information. Please be sure to contact CMHA at 216.431.1471 or use the Change Request Form located on the HCVP Landlord Portal to provide updated contact information.

Are the garage and attic included in the inspection?

Both the interior and exterior of a garage will be included in an inspection if the tenant will have access to the space. If the garage will not be included in the rental agreement, the exterior of the building will still be included in the inspection.

Attics are included in the inspection. If there are sleeping rooms in the attic, the landlord must provide an alternate means of emergency escape, such as a chain ladder.

What if a different inspector conducts a re-inspection?

There are times when a different inspector will conduct a re-inspection on a property. If additional violations are noted, they must be fixed before the unit can pass. Additional time will be allotted to correct these violations.

Are participants ever held responsible for a failed inspection?

Participants are generally held responsible for correcting failed items that are caused by poor housekeeping, extreme wear and tear, or failing to maintain the utilities under their responsibility. If these violations are not corrected the family will be proposed for termination from the HCVP. Once a family's assistance with the HCVP ends, the owner must contact their tenant for all rental payments.

How are CMHA participating landlord affected by lead-based paint regulations?

If a property was built before 1978, has a child under the age of six on the family composition, and is also cited for any sort of defective paint there is additional documentation that must be submitted to the HCVP. The owner must provide a contractor certification along with a passed lead clearance test to the inspections department within the specified time frame. The required documents can be hand-delivered to the HCVP office or e-mailed to hcvplead@cmha.net.

Where can owners find a certified contractor or Lead Risk Assessor?

All owners can call 1.800.242.5323 when searching for an EPA certified contractor. Owners of properties located within the City of Cleveland should call 216.263.5323 for assistance in obtaining a lead clearance test. Owners of properties outside the City of Cleveland, but within Cuyahoga County, should call 216.201.2001 for assistance with the lead clearance test.

What assistance programs exist to remove lead-based paint?

The City of Cleveland is accepting applications for assistance in lead-based paint repairs. Interested owners should call the city at 216.263.5323.