

## TYPES OF INSPECTIONS PROVIDED BY THE CITY OF PITTSBURG HOUSING AUTHORITY

The City of Pittsburgh Housing Authority provides the following inspections:

- Initial Move-In  
The Housing Authority cannot go into contract/lease and release housing assisted payment(s) until the unit **passes** inspection.
- Bi-Annual Inspection  
Each year after the initial inspection, a letter is sent to the owner asking to pre-inspect and ready their unit for Uniform Physical Condition Standards for Vouchers (UPCS-V) inspection by the Housing Authority staff.
- Complaint (Owner or Tenant)  
When either the owner or tenant has a complaint, they should speak to the other first and follow the conversation with a letter. Copy should be sent to the Housing Authority for record. Included in the request for correction should be a reasonable time limit. If no action is taken within the time ascribed, a complaint inspection can be ordered.
- Quality Control  
HUD specifies a sampling of the total number of approved units in the program must be inspected randomly during the year. Quality Control inspections are conducted by the Quality Control Inspector and the Staff Inspector. Conditions of the unit are discussed and noted.

Inspections performed by Housing Authority personnel adopt Uniform Physical Condition Standards for Vouchers (UPCS-V) as provided by HUD's Office of the Inspector General. The Housing Authority also applies municipal code and uniform building standards. No unit can be subsidized until it meets these standards.

The unit must be maintained by the owner and the tenant in accordance with the above mentioned standards. When there is failure to maintain the unit under these guidelines, the Housing Authority must take prompt and vigorous action to remedy the breach.

No housing assistance payment can be made to the owner for a dwelling that fails to meet the standards unless the corrections are made within the 30 day limit after the original inspection and the Housing Authority verifies the correction. Failure to correct the UPCS-V deficiency within 60 days will be remedied by termination of the contract/lease. If the defect noted is life threatening, the correction must be made within no more than 24 hours. The owner must call the agency for a re-inspection before the 30 day limit.

Extensions for completion of repairs shall be submitted in writing. Once received it will be assessed based on information provided, severity and nature of repairs required. Approval for extensions may be granted by the Housing Manager.