

Inspections

Annual Inspection Dates for 2017

January – Nash, 9th, and Broad.

February – Ash, North Cherry, Pine, Spruce, L.P. Miller, North 1st, and Chestnut.

March – Ellis.

April – Riley.

May – Hurt, Fairlane, and Lafollette.

June – no inspections.

Semi-Annual Inspection Dates for 2017

July – Nash, 9th, and Broad.

August – Ash, North Cherry, Pine, Spruce, L.P. Miller, North 1st, and Chestnut.

September – Ellis.

October – Riley.

November – Hurt, Fairlane, and Lafollette.

December – no inspections.

Public Housing

An adult family member should inspect the premises prior to commencement of occupancy. An authorized Housing Authority of Murray representative will inspect the premises at the time the resident vacates and will furnish a statement of any charges to be made provided the resident turns in the proper notice as required in the dwelling lease. The resident's security deposit and pet deposit, if applicable, will be used to offset any resident charges or damages to the unit.

Move-In Inspections

The Housing Authority of Murray provides an inspection sheet to the new resident at the time of admissions and upon signing the dwelling lease. Any deficiencies found must be recorded on this inspection sheet and returned to the Housing Authority of Murray office within two (2) business days of admission.

Annual Inspections

The Housing Authority of Murray will inspect each public housing unit annually to ensure that each unit meets the Housing Authority of Murray's and HUD's Uniform Physical Condition Standard (UPCS). Work orders will be submitted and completed to correct any deficiencies.

Preventative Maintenance Inspections

This is generally conducted along with, but not limited to, the annual inspection. This inspection is intended to keep items in good repair. It checks weatherization; checks the condition of the smoke detectors, water heaters, furnaces, automatic thermostats, and water temperatures; checks for leaks; and provides an opportunity to change furnace filters and for pest control, as well as provide other minor servicing that extends the life of the unit and its equipment.

Special Inspections

A special inspection may be scheduled to enable HUD or others to inspect a sample of the housing stock maintained by the Housing Authority of Murray.

Housekeeping Inspections

Generally, during routine maintenance, or at other times as necessary, the Housing Authority of Murray will conduct a housekeeping inspection to ensure the family is maintaining the unit in a safe and sanitary condition. This is normally done during the semi-annual inspections.

Notice of Inspections

For inspections defined as preventative maintenance inspections, special inspections, and housekeeping inspections the Housing Authority of Murray will give the resident at least two (2) days written notice in the newsletter that is mailed out and available online.

Emergency Inspections

If any employee and/or agent of the Housing Authority of Murray has reason to believe that an emergency exists within the housing unit, the unit can be entered without notice. The person(s) that enters the unit will leave a written notice to the resident that indicates the date and time the unit was entered, and the reason why it was necessary to enter the unit.

Pre-Move-Out Inspections

When a resident gives notice that he/she intends to move, the Housing Authority of Murray will schedule a pre-move-out inspection with the family. The inspection allows the Housing Authority of Murray to help the family identify any problems that, if left uncorrected, could lead to maintenance/repair charges.

Move-Out Inspections

The Housing Authority of Murray conducts the move-out inspection after the resident vacates to assess the condition of the unit and determine responsibility for any needed repairs. This inspection becomes the basis for any claims that may be assessed against the security deposit.