

ESG Habitability Standards Checklist

The standards for housing unit inspections under Emergency Shelter Grants (ESG) are the housing habitability standards. Inspections must be conducted upon initial occupancy and then on an annual basis for the term of ESG assistance.

The habitability standards are different from the Housing Quality Standards (HQS) which are more stringent. In contrast to HQD inspections, the habitability standards do not require a certified inspector. As such, ESG program staff may conduct the inspections using this checklist to document compliance.

Instructions

Place a check mark in the correct column to indicate whether the property is approved or deficient with respect to each standard. The property must meet all standards in order to be approved. A copy of this checklist should be placed in the client file.

Approved or Deficient	Standard (24 CFR part 576.403(c))
	1. Structure and materials: The structure is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents.
	2. Space and security: Each resident is provided adequate space and security for themselves and their belongings. Each resident is provided an acceptable place to sleep.
	3. Interior air quality: Each room or space has a natural or mechanical means of ventilation. The interior air is free of pollutants at a level that might threaten or harm the health of residents.
	4. Water Supply: The water supply is free from contamination.
	5. Sanitary Facilities: Residents have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.
	6. Thermal environment: The housing has any necessary heating/cooling facilities in proper operating condition.
	7. Illumination and electricity: The structure has adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There are sufficient electrical sources to permit the safe use of electrical appliances in the structure.
	8. Food preparation: All food preparation areas contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.
	9. Sanitary condition: The housing is maintained in sanitary condition.
	10. Fire safety: <ol style="list-style-type: none"> There is a second means of exiting the building in the event of fire or other emergency. The unit includes at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors are located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing-impaired persons, smoke detectors have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person. The public areas are equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, day care centers, hallways, stairwells, and other common areas.

Staff Certification

I certify that I am not a HUD certified inspector and I have evaluated the property located at the address below to the best of my ability and find the following:

- Property meets all of the above standards
 Property does not meet all of the above standards

Therefore, I make the following determination

- Property is approved
 Property is not approved

Documentation of attempt made for third-party verification:

ESG Program Name: _____ Program Participant Name: _____
 Unit Address: _____
 Evaluator's Name: _____ Evaluator's Signature: _____ Date: _____