

SPECIAL INSPECTIONS

- Scheduled when the RHA is notified by the Tenant, City Officials, or concerned citizens of problem(s) that the Landlord will not or cannot address and these problems are **considered life threatening or could have an immediate adverse impact on the well being of the Tenant or a family member**.
- Scheduled **by email** within 24 hours of receipt of notification.
- The Tenant, Landlord, or a representative 18 years or older, must be present for inspection. All representatives must have a valid form of ID showing proof of age. Inspectors will not enter a unit where ID is not provided and the age of the representative cannot be verified. The inspection result will be “NOT AT HOME”.
- If the tenant is not present for the first scheduled inspection no additional inspections will be scheduled without the Tenant re-submitting another written complaint.
- The inspection consists of items identified in Tenant’s complaint, unless items are easily visible or identified by tenant at the time of inspection.
- If 1st inspection does not pass and the failed item(s) is determined to be life threatening, the LL has **only** 24 hours to correct the failed item.
- If problem is major and is not or cannot be corrected within 24 hours, **it is the Landlord’s responsibility to provide suitable housing accommodations for tenant and their family listed on the lease** through the remainder of the month for which HAP payment was received.
- The landlord must also **notify the RHA in writing of their intentions** to release the tenant from their lease to find another unit or state the amount of time it will take until the unit is ready for a **final** follow-up inspection. If the landlord is unable or unwilling to have the repairs completed on the unit, the tenant will be processed to relocate for the landlord’s breach of the HAP contract.

- If the inspection reveals that the unit is “not habitable” or that the failed item is life threatening, the Landlord’s HAP payment is abated or stopped immediately, no exceptions. No back payment will be released from RHA for the days in which the unit was not in compliance with the HAP contract nor is the **tenant responsible for any portion of the payment usually paid by the Raleigh Housing Authority per the HAP contract.**