

# UNDERSTANDING THE INSPECTION PROCESS

You don't have anything to do or fill out with this process, but you might wish to understand what this means as you are trying to secure housing. If your house had been previously inspected and there have been no changes to the property, the process is skipped and your lease will be signed. On the other hand, if the house you are wanting is new to the rental market or if the previous inspection had been done several years earlier, the process must be completed before finalizing your lease.

**Inspections:** Inspections ensure service members obtain minimum adequacy standards, and the premises meets local safety and health standards. When a rental agreement is received for a newly listed unit, an inspection will be performed as soon as possible. Units will also be inspected at any time upon request from the tenant/landlord for issues related to damages, maintenance, unhealthy/unsanitary conditions, and any other matter that warrants a need to re-inspect a unit.

## **Aviano AB Community Housing Inspection Procedures**

The 31st Fighter Wing Housing Office is responsible for ensuring that each housing unit, as a minimum, provides a healthy, safe, private environment for each member assigned to Aviano AB. Therefore, before approving a lease for community housing, the Housing Office will inspect the unit in question to determine that it meets minimum adequacy standards.

After a member finds a potential property, he/she notifies the Housing Office who schedules a housing inspection with the landlord. The housing inspection is performed by trained and experienced Housing Office Counselors and will be conducted at the first available date.

## **Adequacy Standards**

These requirements include things such as minimum ceiling height, adequate water and sewer connections, utilities connections, appliances connections, minimum height for window sills/balconies, lockable doors/windows. See Packet 2 Section 1 for details on adequacy standards. These items will be verified by the Housing Office Counselor during the housing inspection.

If any deficiencies are noted, the landlord will be given the opportunity to correct them. If, however, all deficiencies are not corrected, the unit will not be deemed acceptable and the lease will not be approved by the Housing Office.