



Reno Housing Authority Landlord Newsletter

Fall 2018

Top 8 Ways to Know if Your Rental Meets Safety Standards

In an article written by Chris Deziel and posted on [www.landlordology.com \(https://landlordology.com/author/cwdeziel/\)](https://landlordology.com/author/cwdeziel/), the author outlines eight of the best ways to know if your rental property meets safety standards. He recommends checking the following items during your annual inspection of the unit.

1. Do you have GFI outlets?

The National Electrical Code began to require Ground Fault Interrupting outlets (GFI's) in 1971, and over the years, it expanded the list of locations where GFI's should be installed. These include:

- Kitchens
- Bathrooms
- Laundry Rooms
- Anywhere Outside

2. Are there smoke detectors?

It's a good idea to become familiar with your state's smoke detector laws. State or local regulations usually specify where the smoke detectors should be. Check the smoke alarms in your rentals yearly. Respond promptly when a renter complains of chirping noises because that means the battery is weak and the smoke alarm may not function in an emergency.

3. Are the outdoor railings safe?

If your rental has a deck or balcony, the railings need to be a least 36-42 inches high, depending on whether the local governing authority relies on the International Residential Code or the International Building Code. The railings must be able to withstand a minimum shear force, which is also specified by code.

Wood railings tend to deteriorate over the years. The wood rots, and the bolts holding the posts to the deck fascia work themselves loose. Check the railings on your decks and balconies every year. Tighten loose fasteners and replace rotting wood.

4. How safe are your stairs?

You don't want renters, visitors, or anyone else to slip and fall on any of your stairways or walkways. You can't prevent every accident, but you can minimize the risk of one occurring by keeping stairs in good repair.

5. Do the doors lock?

The secure exterior door is one with both a locking lockset and deadbolt. Re-key the locks or change them with every turnover to eliminate the circulation of spare keys. Even better, equip the doors with electronic or combination locks. Discourage renters from duplicating keys, and keep a log of the keys that you hand out.

6. Is that paint safe?

You should be concerned about lead-based paint if you have a rental that was built before 1978. Before that date, lead was a common ingredient in interior paints. If your renters have children, and children ingest lead-based paint, they could suffer developmental and neurological problems.

It's in your interest, as well as the interest of your renters, to test painted walls and woodwork for lead if you suspect that lead-based paint may have been used. If you get a positive reading, consult a remediation expert to determine the best way to deal with it. According to federal law, you must disclose the presence of lead paint to your renters.

7. Is there a pest infestation?

Besides being a general nuisance, pests such as mice, rats, bedbugs, and cockroaches are unsanitary and can spread disease. Renters may attract them by leaving food around or failing to clean up, but it's ultimately the landlord's responsibility to get rid of them.

8. Are the appliances maintained?

The water heater: Check for leaks. You should flush the water heater every three to five years to prevent leaks and maintain its performance. Ensure the T and P valve is installed correctly and the correct pipe is used.

The dryer: This tops the list of appliances that need an inspection and possible maintenance at least once a year. For the sake of fire safety and dryer performance, check the lint trap and the vent opening in the side of the house for lint buildup. Clean the vent if you can't feel a steady stream of air from the vent opening when the dryer is on.



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"Ability is what you're capable of doing. Motivation determines what you do. Attitude determines how well you do it." -- Lou Holtz

Housing Quality Standards — What You Need to Know



BUILDING EXTERIOR—Structure and Materials Acceptability Criteria

- Ceilings, walls, and floors must not have any serious defects such as severe buckling or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.
- The roof must be structurally sound and weather-proof.
- The foundation and exterior wall structure and surface must not be unsound or hazardous and must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.
- The condition and equipment of interior and exterior stairs, halls, porches and walkways must not present the danger of tripping and falling.

Upcoming Landlord Workshop: **HQS— Common Failed Items**

RHA HQS Inspectors, Jay Earl and Joe Morgan, will present on the most commonly failed HQS and emergency re-inspection items they encounter and how to address them.

Please feel free to invite your maintenance staff.

When: Wednesday, September 26, 2018
3:30 p.m. —5:00 p.m.
Where: 1525 East 9th Street Reno, NV
RSVP: hmckendree@renoha.org or
329-3630 ext. 234



RHA is Recruiting New Landlords for the HCV Program

Our community is seeing record low vacancy rates and rising rents. With a limited supply of housing that is affordable in our area, your participation in the voucher program is vital to ensuring housing opportunities to those most in need of stable housing. The RHA values your continued participation and ongoing support in serving our shared clientele.

If you know of a landlord who may be interested in participating in the HCV program, please do not hesitate to pass on our contact information.

New Landlord Briefings are held every 3rd Wednesday of the month from 1:30 pm—3:00 pm at our main office located at 1525 E. 9th Street.

This briefing session provides general information on the voucher program, agency specific information and answers any questions that potential landlords may have.

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