



Biennial Inspections Do you Qualify?

Units are eligible to be inspected on a biennial schedule (once every two years) when they have two consecutive passes on the last two annual inspections.

To be eligible, the unit must pass the first attempted inspection, not including a missed or “no access” attempt.

Passed annual HQS inspections performed after July 1, 2013 may be counted towards biennial eligibility where the unit was under HAP contract.



News You Can Use:

- Biennial Inspections
- HQS Certifications
- Landlord Briefings
- Renovate Right
- Inspection Info on Website

HQS Certifications Save Time!

Did you know you can certify that repairs are complete by signing and sending us the “HQS Repair Self-Certification”? The form is attached to the last page of every failed inspection notice.

Generally we will accept all HQS certifications for units under Housing Assistance Payments (HAP) Contract and cancel the re-inspection. Repairs will be verified at the next physical inspection. This helps owners and residents from taking off work or other appointments to meet the inspector. It may also prevent your check from being stopped (abated) if the inspector could not gain access to re-inspect.



Landlord Briefings

Attending a Landlord Briefing is a great way to learn about the Housing Choice Voucher Program (Section 8). It is recommended for potential, new and current landlords, owners, agents and managers.

Briefings are held the 3rd Thursday of every month in the afternoon for approximately 1 hour. Please contact JoAnn Jones; jjones@hamptonrha.com or phone 757-727-2687 to register.

Lead-Based Paint Requirements



You have the ultimate responsibility for the safety of your family, tenants, or children in your care.

This means properly preparing for the renovation and keeping persons out of the work area. It also means ensuring the contractor uses lead-safe work practices.

Federal law requires that contractors performing renovation, repair and painting projects that disturb painted surfaces in homes, child care facilities, and schools built before 1978 be certified and follow specific work practices to prevent lead contamination.

Make sure your contractor is certified, and can explain clearly the details of the job and how the contractor will minimize lead hazards during the work.

- You can verify that a contractor is certified by checking EPA's website at epa.gov/getleadsafe or by calling the National Lead Information Center at **1-800-424-LEAD (5323)**. You can also ask to see a copy of the contractor's firm certification.
- Ask if the contractor is trained to perform lead-safe work practices and to see a copy of their training certificate.
- More information can be found at www.epa.gov/lead

HRHA requires copies of owners's certifications and related lead-based paint notices / disclosures for properties built prior to 1978. These notices can be found at www.hamptonrha.com/forms. Completed forms can be e-mailed, faxed or mailed to the contacts below.

Inspection Office contacts:

1 S. Armistead Avenue, Hampton VA 23669

Phone: 757-727-2699 Fax: 757-727-1090

Chief Inspector	Gerald Hoffman	727-2686	ghoffman@hamptonrha.com
Inspector	Raymond Veditz	727-2692	rveditz@hamptonrha.com
Inspector	Megan Lands	727-2689	mlands@hamptonrha.com
Inspector	Mike Twisdale	727-2697	mtwisdale@hamptonrha.com