



NEW CASTLE COUNTY HOUSING AUTHORITY

Housing Choice Voucher Program

77 READS WAY, NEW CASTLE, DE 19720 • NEWCASTLEDE.GOV
(302) 395-5600 • FAX (302) 395-5591

COVID-19 Modified HQS Inspections Statement and Disclaimer

Property Address: _____

WHEREAS, in response to the public health treat created by COVID-19, on March 13, 2020 a State of Emergency for the State of Delaware went into effect;

WHEREAS, New Castle County Housing Authority (“NCCHA”) administers critical rental assistance in the form of the HCV Program, which supports stable housing for many county residents, and that housing instability increases the risk of transmission and community exposure to COVID-19;

WHEREAS, NCCHA will continue administering the critical rental assistance resources and has implemented a COVID-19 Modified Housing Inspection Process (the “Special Operating Procedures for the 2020 Novel Coronavirus Outbreak”) in order to protect the public health by limiting community exposure and transmission of COVID-19;

WHEREAS, NCCHA hereby disclaims liability for any damages, foreseeable or otherwise, financial, physical or otherwise, that may result from this COVID-19 Modified Inspection;

NOW, THEREFORE, in furtherance of the above mentioned, Tenant and Owner Each Agree as follows:

- I have received a copy of “Special Operating Procedures for the 2020 Novel Coronavirus Outbreak” and the COVID-19 Modified Inspection process has been adequately described;
- The Unit(s) will be re-inspected within 60 days after a state of emergency is lifted;
- If items noted during the COVID-19 Modified Inspection checklist are found to be in deficiency upon reinspection, the rent may be abated if not repaired within 30 days of the re-inspection;
- If noncompliance items not discovered during the COVID-19 Modified Inspection are discovered upon re-inspection the rent may be abated if not resolved within 30 days of the re-inspection;
- NCCHA will be held harmless jointly and severally by Owner and Tenant for any damages, physical, financial, or otherwise that may result from the implementation of the COVID-19 Modified Inspection, including but not limited to any claim to any rent that may be abated resulting from noncompliance discovered upon re-inspection which may have been discovered on a non-modified initial inspection, or any harm that may be caused by noncompliance items not discovered that may have been discovered by a non-modified inspection.

This form may be executed in multiple counterparts which taken together will be considered as one.

Sign	Tenant:	Owner:	NCCHA:
Print	Tenant:	Owner:	NCCHA:
Date			