

HOUSING QUALITY STANDARDS (HQS)

INFORMATION FOR RENTAL PROPERTY OWNERS

*Below is a list of the most common reasons that a unit would fail inspection. Please review prior to your inspection to affirm your home will pass. **Housing assistance cannot begin until a unit passes HQS.***

1. Smoke detectors are required within eight feet of each sleeping area and one on each level of the unit.
2. Carbon monoxide detectors are located near (within 8 ft) bedrooms in homes equipped with fuel-fired appliances OR that have attached garages with direct entry way into the home. These appliance include gas stoves, furnaces, water heaters, wood stoves, etc.
3. Lack of ventilation in the bathroom (no window/fan).
4. Outlet covers are missing or broken.
5. All 3-prong outlets must be grounded. This includes those converted from 2-prong outlets.
6. All GFCI (ground fault circuit interrupter) receptacles must work as designed.
7. Windows are broken and/or locks missing.
8. Infestation by bugs/vermin.
9. Absence of a handrail where there are four or more steps (risers) present.
10. Absent or insecure railings around a porch or balcony which is 30 inches or more above the ground.
11. Water heater discharge line is missing or too short; pop/relief valve is missing.
12. Utilities are disconnected (must be connected).
13. Stove/refrigerator missing or inoperable and/or missing knobs, burners or heating elements.
14. Tripping hazards as a result of floor covering.
15. Exposed electrical wiring.
16. Bedrooms must have a window. The window must open if it is designed to.
17. Windows which will not stay open as designed (no props allowed).
18. Deadbolt locks utilizing a key to open from the inside are not allowed due to creating a fire exit hazard.
19. Water leaks on faucets/sinks/bathtubs/toilets.
20. Light bulbs missing on permanent light fixtures.
21. Ventless, gas heat sources are not allowed in the unit.
22. Tenant must have full access to the unit (cannot block off attached garage, basement, etc.)
23. Unit number must be displayed and visible from the road.
24. Peeling/chipping paint on units built prior to 1978 that will house children under the age of 6.