

**KENTUCKY HOUSING CORPORATION  
HOUSING QUALITY STANDARDS (HQS)**

**INFORMATION FOR RENTAL PROPERTY OWNERS**

The most common reasons units fail HQS inspections are listed below. Please review this list and assure your unit is in compliance prior to the inspection. **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. If no working smoke detectors are present in the unit, this will result in a 24 hour violation.
2. Lack of ventilation in the bathroom (no window/fan).
3. Outlet covers are missing or broken.
4. Windows are broken and/or locks missing.
5. Infestation by bugs/vermin.
6. Absence of a handrail where there are four or more steps (risers) present.
7. Absent or insecure railings around a porch or balcony which is 30 inches or more above the ground.
8. Water heater discharge line is missing or too short; pop/relief valve is missing.
9. Utilities are disconnected (must be connected).
10. Stove/refrigerator missing or inoperable and/or missing knobs, burners or heating elements.
11. Hazards:
  - Tripping as a result of floor covering.
  - Exposed electrical wiring.
12. Missing/broken globes on permanent light fixtures resulting in an electrical hazard.
13. Bedrooms must have a window. The window must open if it is designed to.
14. Windows which will not stay open as designed (no props allowed).
15. Deadbolt locks utilizing a key to open from the inside are not allowed due to creating a fire exit hazard.
16. Water leaks on faucets/sinks/bathtubs/toilets.
17. Light bulbs missing on permanent light fixtures.
18. Ventless, gas heat sources are not allowed in the unit.
19. Tenant must have full access to the unit (cannot block off attached garage, basement, etc.)
20. Lead-Based Paint regulations went into effect September 15, 2000. The regulations set hazard reduction requirements that give much greater emphasis than existing regulations to reducing lead in house dust. The new regulations require dust testing after paint is disturbed to make sure the home is safe from lead.

**In the Section 8 Housing Choice Voucher Program, this regulation will apply to all units that house a child under the age of six where the unit was built prior to 1978.**

In the Section 8 Housing Choice Voucher Program, it is very important that property owners be proactive. Monitor your properties and repaint or cover surfaces before the paint begins to chip or peel. This will protect your investments, provide a quality product for your resident, and most importantly, protect children from the dangers of lead-based paint.