

HOUSING QUALITY STANDARDS (HQS)

MOST COMMON DEFICIENCIES FOUND IN RENTAL PROPERTY

The most common reasons units fail HQS inspections are listed below. Please review this list and ensure your unit is in compliance prior to the inspection. Housing assistance payments cannot begin until a unit passes the HQS.

1. A working smoke detector is required on each level of the unit. The presence of a non-working smoke detector will result in a failed inspection.
2. Lack of ventilation in the bathroom, no window or window will not open, fan inoperable.
3. Light switch or electrical outlet covers missing or broken.
4. Three pronged electrical outlets wired improperly; not grounded or positive/negative wires reversed.
5. Broken windows, locks missing or broken, balance inoperative (will not stay open).
6. Missing or damaged window screens; required on units without central air conditioning.
7. Bug or vermin infestation.
8. Absence of a handrail where there are four or more steps (risers) present.
9. Absent or insecure railings around a porch or balcony which is 30 inches or more above the ground.
10. Water heater discharge line is missing or too short.
11. Utilities are disconnected (must be connected).
12. Refrigerator missing/inoperable, or too small for family size.
13. Stove missing/inoperable, control knobs missing/broken, burner/oven inoperative.
14. Floor weak/rotted, covering loose or torn.
15. Electrical hazards: exposed wiring, shorts, faulty switches, missing blanks in electrical box.
16. Missing/broken globes or light bulbs on permanent light fixtures.
17. Bedrooms must have a window. The window must open if it is designed to.
18. Deadbolt locks that utilize a key to open from the inside (fire exit safety hazard).
19. Water leaks in faucets/sinks/bathtubs/toilets.
20. Unvented gas heaters, not allowed by HUD.
21. Deteriorated paint (chipped, cracked, peeling, chalking), on units built prior to January 1, 1978 that will be occupied by a child under the age of 6. Lead assessment test must be performed by an EPA certified lease assessor. Be proactive and paint or cover surfaces before the paint starts to deteriorate.