A LANDLORD/OWNER'S GUIDE TO COMMON HOUSING QUALITY STANDARD (HQS) INSPECTION FAILED ITEMS

This list is in no particular order and does not cover every possible Fail item but provides you a good idea what to look for. Units must pass inspection before a lease and contract will become effective with the Housing Choice Voucher program.

1. **Deteriorated Paint**- On all painted surfaces in housing built in 1978 or before in which a pregnant woman or child under the age of 6 lives or is expected to live. This includes all painted surfaces in the interior of the apartment and all painted surfaces in common and exterior areas accessible to a pregnant woman or child under 6. Areas of deteriorated paint are particularly common in window wells (the part of the window that the sashes close on), areas under kitchen sinks, the interior of closets and pantries, door and window interior trim and wear surfaces, interior ceilings particularly in bathrooms and exterior siding and trim.
2. **Improperly wired/broken outlets**- (Reversed polarity, 3 pronged outlets with no ground, faulty GFI outlets and so forth.)
3. **No ventilation in the bathroom**- There must be an operable window, a power vent or gravity vent.
4. **Missing circuit breakers**- Open slots in electrical panels, missing covers on electrical boxes and water heaters, missing/broken switch plates or outlet covers.
5. **Plumbing**-leaks under sinks.
6. **Toilet loose on flange, broken or clogged.**
7. **Clogged Drains**
8. **Missing or broken heater covers.**
9. **Interior wall holes in exterior walls.**
10. **Deadbolts**- On exterior doors that require a key to operate both on the inside and the outside.
11. **Broken window panes, missing sashes, windows that won't open. If a window is intended to open, it must open and lock.**
12. **Broken, missing window locks- Windows that are nailed shut.**
13. **Entry doors that are not secure.**
14. **A handrail is needed for stairways with more than four or more stairs, and a guardrail is required around a porch or balcony which is approximately 30 inches or more above the ground.**
15. **Expired fire extinguisher/elevator/boiler inspection certificates.**
16. **Inoperable stove burner or oven.**

17. **Leaking or inoperable refrigerator.**
18. **Ripped linoleum cracked or missing floor tiles, no finish floor.**
19. **Smoke detectors- There must be one working smoke detector on each level of the home. Smoke detectors won't fire, missing, low tone, missing battery.**
20. **Hallway emergency lights won't operate**
21. **Bath sink, vanity, show stall not attached to the wall.**
22. **Leaking plumbing supply or waste pipes or valves in basement.**
23. **The hot water must have a temperature and pressure relief valve and discharge line which extends to within 6 inches from the floor. In a mobile home the discharge lines must extend through the floor.**
24. **Hot water heater is safely located and installed.**
25. **Little or no hot water.**
26. **Infestation by pests (mice, rats, fleas, bedbugs, etc.)**
27. **Inadequate fire egress-**particularly in bedrooms**.**
28. **Hanging electric wires, open unterminated electric wires.**
29. **Broken door slab/frames.**
30. **Excessive trash and debris-** on exterior grounds and dumpster areas**.**
31. **Oil boiler/furnace needs annual cleaning service.**