
INSPECTION REQUIREMENTS

The unit you choose must pass our Housing Quality Standards (HQS). Below is a list of the items we look for when we do an inspection:

ALL ROOMS

- No flaking or peeling paint, inside or outside of the unit and common grounds
- No holes or cracks that allow drafts
- No severe buckling or deterioration in walls, ceilings, and floors
- All windows must have locks
- No broken or cracked windows
- All electrical outlets must have face plates
- No broken, frayed or exposed wiring
- Unit must be free of vermin and rodent infestation
- Unvented gas space heaters will not be approved if it is the only source of heat
- Each room must have at least one overhead light and one electrical outlet -OR- two electrical outlets
- All light fixtures (inside and outside) must have globes

KITCHEN

- Must have space for preparing food
- Must have sink with hot and cold running water
- Must have working stove (all burners must be working and all knobs present)
- Must have working refrigerator
- Stove and refrigerator must have good seals. ** Stove and refrigerator may be placed in unit at Owner's option. If the Owner does not wish to provide these appliances, the tenant will have to provide them and they must be present and operable before the unit passes HQS.

BATHROOM

- Must have a window that opens or an exhaust fan that works
- Must have an operable toilet that does not leak or run constantly
- Must have a tub or shower with hot and cold running water
- Must have a sink with hot or cold running water
- Bolts anchoring commode to floor must have covers

MISCELLANEOUS

- Must have at least one operable smoke alarm on each floor level
- If there is gas in the unit, there must be at least one carbon monoxide detector near the bedroom. If there are multiple bedrooms separated by another room, then the unit will require two detectors
- Must have a handrail if there are more than three steps going into the unit (you must count the threshold of the door if it is not flush with the top step.)
- Must have a roof and foundation that does not leak
- Must have a banister/porch rail if porch is over 30 inches high
- Plumbing must be in good order and does not leak
- Hot water heater must have a pop-off valve and discharge line
- Gas water heater must be enclosed and vented (see reverse side for diagram)
- Must have at least two exits from the unit in case of fire (operable window may be used as an exit)
- Unit must have its own private entrance
- Mobile homes must be tied down and skirting pulled back at time of inspection to verify
- Skirting and underpinning is not required, however, some action must be taken to avoid freezing of plumbing
- Unit must be structurally sound with no severe defects
- All sinks must have gas traps
- Stairs leading to another floor must have banister/handrail

These requirements MUST be met to bring the unit under Housing Quality Standards (HQS). These are just the minimum requirements and the Housing Authority feels that the owner should maintain the unit above HQS requirements.

GAS WATER HEATER REQUIREMENTS

Attached below is a sample image of what the gas water heater in your unit must look like:

