**Housing Authority of McDonough County**

425 N Prairie Ave

 Macomb, IL 61455

Housing Quality Standards Checklist

**Access to rental unit:**

* Are there four or more steps to the unit? If so, is there a steady handrail?
* Is the walkway free of all tripping hazards?
* Is there adequate security to the unit?
* Is there an outside deck or patio 30” from the ground or with four or more steps? If so, is there a steady handrail?
* Rain gutter and downspouts free of deterioration?
* Is the house/building structurally stable?
* Roof structurally sound and weather tight?
* Is the concrete sidewalk level?

**General Requirements:**

* Are all smoke detectors in working condition?
* Are there carbon monoxide detectors on every level of the unit that has habitable living spaces?
* Electric, water, and gas (if applicable) turned on in the unit?
* Is the unit clean and orderly?
* Are there any tripping hazards throughout the house?
* Is there any evidence of infestation?
* Are all ceilings and walls throughout the unit free of chipping, peeling, or flaking wallpaper of paint?
* Are there doors to entrances of all bedrooms?
* Is there at least one exterior window in all bedrooms?
* Are all windows free of cracks and defects? (Must be able to stay open without the use of a stick, etc)
* Are all windows located on the first floor lockable?
* Are all second-floor windows with access to climb onto roof lockable?
* Do third floor bedrooms have fire escape ladders?
* Are there four or more stairs in the interior of the unit? If so, is there a steady handrail?
* Do all doors entering the home have adequate weather-stripping? (No light should shine through sides of doors)
* Is the extension to the hot water heater 6” from the floor?
* Do all outlets work properly, have covers, and secured to the wall?
* All electrical outlets near water must have GFI outlets.
* Do the living room, kitchen, and all bedrooms have either 2 outlets or 1 outlet and 1 overhead light?
* If there is a window intact for ventilation and within the first four floors of the building and/or house, is there a screen?
* Windows that have screens, are they free of defects?

**Kitchen:**

* Are all 4 burners on the stove operable and have appropriate knobs?
* Does the oven work properly? Is the oven clean? Does the oven door have a handle and does the door close tightly?
* Is there hot and cold running water? Are there any signs of leaks under the kitchen sink?
* Are there any signs of leaking pipes?
* Is there adequate space to store and prepare food?
* Is there a refrigerator?
* Are the walls and ceilings free of grease?
* Is there a kitchen exhaust fan? If so, is it free of grease and working properly?
* Is the floor free of any tripping hazards?
* Is there a permanently installed light fixture and one outlet?
* Is the outlet within 6’ of water? If so, is there a GFI installed?
* Is the ceiling free of severe bilging, holes, or cracking?
* Does the ceiling have ceiling tiles? If so, are there any tiles missing?
* Are the walls free of severe bucking, bulging, or leaning?

**Bathroom:**

* Is there hot and cold running water? Are there designs of leaks under the sink or around the toilet?
* Is there evidence of leaking pipes?
* Does the toilet flush properly?
* Is there a cover over the toilet tank?
* Is the toilet secured to the floor?
* Is there a working ventilation system, window, or skylight that can be opened?
* If there is a skylight, is there a screen in the skylight to avoid infestation?
* Is there a permanently installed light fixture?
* Is there a door to the bathroom providing privacy?

**Bedrooms:**

* Are there 2 outlets, or 1 outlet and 1 permanently installed light fixture?
* Are there working smoke detectors?
* Are the bedroom windows free of chipping and peeling paint?
* Do the windows open and close freely?

**Basement:**

* PROPER MAINTENANCE FOR HEATER.
* Fuel tank vented.
* Shut off valve located at base of oil tank.
* Fuel pipe and collar tightly fit.

**Electrical Hazards: Are there any electrical hazards such as:**

* Broken or frayed electrical wires.
* Exposed or bare metal or copper wires
* Loose or improper wire connection to an outlet
* Light fixture hanging from an electrical wire to cord.
* Exposed or cracked switch and/or outlet cover plate.
* Overloaded circuits
* Exposed fuse box connector or connections
* Electrical cords which run under rugs or other flooring covers

HQS Inspection **Violations**

**Unit Exterior Violations:**

• Garbage and hazardous debris in yards

• Missing or damaged handrails (3 or more risers)

• Protruding nails and sharp objects -cutting hazard

• Cracked, chipped or peeling paint

• Holes in ground or walkways-tripping hazard

• Doors to units must be able to latch and lock

 • Rotted and or sloping decks or porches

• Leaking, buckling, sagging and large holes in roof

**Unit Interior Violations:**

• Stairway steps, handrails and guardrails-loose, damaged, rotten, missing, or incomplete

• Evidence of mice and roach infestation

• Peeling and chipping paint

• Tripping hazards-mainly cable cords improperly installed throughout the unit

• Cracks, bulging, missing plaster and stains in ceilings-indicating possible roof leaks

 • Buckling floors and loose carpet-tripping hazards

• Weather stripping-should not be able to see outside light when door is closed

 • Loose/ missing light fixtures

 • Holes in walls and ceilings

• Tub and sinks not draining

• Debris on any interior stairs

• Protruding nails and sharp objects

 • locks on bedroom doors.

**Bathroom/Kitchen violations:**

• Presence of mold and mildew

• Inoperable stove burners and missing knobs

 • Inoperable Ground Fault Circuit, interrupters (GCFIs)

 • Rusted and/or missing caulking around tubs and toilets

• Toilets that do not flush

 • Loose faucets, commodes, tubs, and showers

 • Missing johnny bolt covers on toilet bolts

 • Missing stove anti tip bracket

• Stoves covered in grease (fire hazard)

• Damaged refrigerator seal or other damage that prevents a temperature low enough to prevent food spoilage

• Bathroom must have an operable window or vent

 • Broken, cracked or missing cabinets

 • Bathroom door does not latch.

 **Electrical Hazards:**

• Exposed electrical contacts (that can cause electrocution)

 • Broken or missing outlet covers

• Incorrect polarity in outlets

• Unsecured electrical panels, fuse boxes and junction boxes

 • Inoperable Ground Fault Circuit, interrupters (GCFIs)

 • Missing or damaged light fixtures or light covers exposing wires

 • Reversed hot/neutral on electrical outlets

• Knockout plugs missing from junction boxes

 • Non-working outlets

• Outlet plugs painted over or disconnected from walls

• Missing bulbs (exposed socket)

• Broken or chipped sinks, vanity’s, towel racks, soap dishes, mirrors and medicine cabinets

 **Smoke Detectors/Carbon Monoxide Detectors violations:**

 • Non-functioning detectors

• Damaged detectors

• Missing detectors or detectors otherwise unable to be tested (missing batteries)

• Missing outside of each sleeping place

• Missing on each level of interior hallways (front and back) and in basement

 • Smoke and Carbon Monoxide detectors must be installed on each habitable floor

 **Window violations:**

 • Security issues: window will not shut or lock as intended

 • Fire hazards: will not open as intended or blocked

 • Cutting hazards: Broken, cracked, or missing windowpanes

• Paint issues: cracked, chipped or peeling paint

• Windows without a tight seal, allowing drafts

• Guillotine

**Heating (Boiler rooms), Hot water and Plumbing systems violations: (Inspector must have access to all systems to complete inspection for the unit to pass)**

 • Holes in furnace-carbon monoxide hazard

 • Heating flue disconnected from wall

 • Water heater flue blocked-causing carbon monoxide into unit

 • Tape over holes in flue on furnace

 • Combustible objects around (within 5 feet) heating and hot water systems

 • Missing cover for furnace switch

• Inoperable or inadequate heat (during winter months)

• Rust colored water coming from faucets and hot water tank

 • Cracked sewer lines

• Kerosene heating appliance

 • TPR valve discharge line more than 12 inches

 **Floors:**

• Severe buckling or movement under walking stress-indicating wood rot or weak floorboards

• Large hole or cracks which penetrate finished floor