

Housing Quality Standards

Housing units under the Section 8 Program must be safe, decent and sanitary condition. Each unit must pass our field representative's inspection before we approve the unit for Section 8 assistance. You should review the requirements indicated below before you send a request for lease approval and the related papers. Make sure the unit conforms to these standards, or that the landlord can and will make the necessary repair or alterations. All plumbing, electrical and other mechanical systems must be in proper operating condition.

1 ALL ROOMS

	OK	Need Repairs
A Are there at least two working outlets or one working outlet and one light fixture? (Kitchen and bathroom must have permanent light fixture.)	<input type="checkbox"/>	<input type="checkbox"/>
B Is there any exposed wiring (other than low voltage doorbell, etc)?	<input type="checkbox"/>	<input type="checkbox"/>
C Does each outlet and light switch have a cover plate and work properly?	<input type="checkbox"/>	<input type="checkbox"/>
D Do all windows open or close properly?	<input type="checkbox"/>	<input type="checkbox"/>
E Do any windows need putty? Are doors leading to exterior properly weather stripped?	<input type="checkbox"/>	<input type="checkbox"/>
F Do all windows have secure locks?	<input type="checkbox"/>	<input type="checkbox"/>
G Is the ceiling structurally sound?	<input type="checkbox"/>	<input type="checkbox"/>
H Is there any evidence of leaks in ceiling, walls or windows?	<input type="checkbox"/>	<input type="checkbox"/>
I Are there holes in ceiling or walls?	<input type="checkbox"/>	<input type="checkbox"/>
J Is there crumbling plaster or peeling paint on window and door frames, walls or ceilings?	<input type="checkbox"/>	<input type="checkbox"/>
K Is there peeling paint between interior and exterior windows?	<input type="checkbox"/>	<input type="checkbox"/>
L Are the floors structurally sound?	<input type="checkbox"/>	<input type="checkbox"/>
M Do the floors have any tripping hazards, such as torn linoleum or carpeting, any phone lines, cables or cords, etc?	<input type="checkbox"/>	<input type="checkbox"/>
N Are all closet doors hung properly so that they do not fall including all hardware?	<input type="checkbox"/>	<input type="checkbox"/>
O When repairing walls all final paint must blend with same color with quality workmanship?	<input type="checkbox"/>	<input type="checkbox"/>
P New move-in units must be completely painted for new tenant with quality workmanship	<input type="checkbox"/>	<input type="checkbox"/>
Q Annual inspections - on any wall, ceiling, window repairs paint must blend with color and match as closely as possible with quality workmanship	<input type="checkbox"/>	<input type="checkbox"/>
R All doors must be fitted to openings for privacy	<input type="checkbox"/>	<input type="checkbox"/>
S All outlets within six feet of a water source must be GFCI protected (except for refrigerator, it must be on a separate circuit from the GFCI).	<input type="checkbox"/>	<input type="checkbox"/>

2 KITCHEN

A Does the stove have all knobs intact and do all burners and the oven operate properly?	<input type="checkbox"/>	<input type="checkbox"/>
B Is the refrigerator large enough for the family size?	<input type="checkbox"/>	<input type="checkbox"/>
C Does the refrigerator and freezer cool properly and have proper seal with no tears?	<input type="checkbox"/>	<input type="checkbox"/>
D Is there adequate space to store and prepare food?	<input type="checkbox"/>	<input type="checkbox"/>

	OK	Need Repairs
E Does the sink provide hot and cold running water? Are there any leaks? Does the water drain properly?	<input type="checkbox"/>	<input type="checkbox"/>
F There must be a GFCI protected outlet - within six feet of water source? (Refrigerator must be on a different circuit.)	<input type="checkbox"/>	<input type="checkbox"/>

3 BATHROOM

A Does the toilet operate properly? Are there any leaks?	<input type="checkbox"/>	<input type="checkbox"/>
B Does the sink provide hot and cold running water? Is there enough water pressure? Are there any leaks? Does the water drain properly?	<input type="checkbox"/>	<input type="checkbox"/>
C Does the tub or shower provide hot and cold running water? Are there leaks?	<input type="checkbox"/>	<input type="checkbox"/>
D Any bath area that includes a toilet must have a fan vented to the outside.	<input type="checkbox"/>	<input type="checkbox"/>
E Properly seal around all plumbing pipes to close any visible gaps with sealant or bib	<input type="checkbox"/>	<input type="checkbox"/>
F All mechanical plumbing parts including pop-up stoppers, diverters and strainers must be functional. Tub must have stopper and strainer	<input type="checkbox"/>	<input type="checkbox"/>
G All plumbing fixtures must be secured to the wall	<input type="checkbox"/>	<input type="checkbox"/>
H Initial inspections - must have a new toilet seat Annual inspections - toilet seats must be free from damage to hardware and finish	<input type="checkbox"/>	<input type="checkbox"/>
I Toilet tank lids that are cracked must be replaced with a properly fitting lid	<input type="checkbox"/>	<input type="checkbox"/>
J If there is a toilet in the basement it must be vented to the outside. It must be enclosed with a privacy door or it can be removed and cap off all drains and lines	<input type="checkbox"/>	<input type="checkbox"/>

4 BEDROOM

A Does it have a window located on an exterior wall?	<input type="checkbox"/>	<input type="checkbox"/>
B Bedroom must have two working outlets that are properly grounded	<input type="checkbox"/>	<input type="checkbox"/>
C Bedroom must have closed with door(s) or a closet in the vicinity of the bedroom	<input type="checkbox"/>	<input type="checkbox"/>

5 HEATING EQUIPMENT/AIR CONDITIONING

A Is the heating equipment capable of providing adequate heat to all rooms used for living?	<input type="checkbox"/>	<input type="checkbox"/>
B Is the unit free from unvented fuel-burning space heaters or any other unsafe heating conditions	<input type="checkbox"/>	<input type="checkbox"/>
C If the furnace is in a closet, are the doors vented? Also any gas hot water heater or furnace cannot be located in a bedroom closet	<input type="checkbox"/>	<input type="checkbox"/>
D Window/wall air conditioning units must be installed to prevent air infiltration and with proper slant to the outside walls.	<input type="checkbox"/>	<input type="checkbox"/>

	OK	Need Repairs
E All vents and ductwork must be in good condition, any wrapping must be in good condition, secure to the ductwork. Any tape used must be appropriate for that type of ductwork	<input type="checkbox"/>	<input type="checkbox"/>

6 HOT WATER HEATER

A Does the hot water heater or pipes have leaks? Also the pipes must be free from corrosion	<input type="checkbox"/>	<input type="checkbox"/>
B The pressure relief valve must be free from leaks and the discharge pipe must extend to approximately six inches	<input type="checkbox"/>	<input type="checkbox"/>
C Flame shields (cover plates) must be in place and properly installed	<input type="checkbox"/>	<input type="checkbox"/>
D Vent hood must be in proper position for room ventalization	<input type="checkbox"/>	<input type="checkbox"/>
E All electrical wiring must be encased in conduit	<input type="checkbox"/>	<input type="checkbox"/>
F Hot water heater cannot have shut off valve on hot side	<input type="checkbox"/>	<input type="checkbox"/>

7 LAUNDRY ROOM

A Must have single plug outlet for washer	<input type="checkbox"/>	<input type="checkbox"/>
B Dryer needs to be vented to the outside with aluminum flux hose	<input type="checkbox"/>	<input type="checkbox"/>
C Must be free of lint or debris	<input type="checkbox"/>	<input type="checkbox"/>

8 ADDITIONAL REQUIREMENTS

(Other rooms, windows, exterior doors, electrical cover plates, plumbing, smoke detectors, interior air quality, entrance way, steps, food preparation and refuse disposal, utilities)

A Are all entrance and exit doors to unit made of solid material with deadbolt locks that is not doubled keyed? (Interior side of deadbolt lock must have thumb-turn latch) Do the entrance and exit doorknob have latching knob. Doors must have all working hardware (strike plates, plungers, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
B Is there a working smoke detector on each level of the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>
C Is the unit free of rodents and insects? If evidence of rodent/insects are present, professional extermination paperwork may be requested	<input type="checkbox"/>	<input type="checkbox"/>
D Is the unit free from heavy accumulation of garbage and debris inside and outside?	<input type="checkbox"/>	<input type="checkbox"/>
E Are there adequate covered facilities for the disposal of garbage? (Dumpsters/trash cans)	<input type="checkbox"/>	<input type="checkbox"/>
F Where there are three or more risers on the exterior of the unit, is there a handrail? Are all stairwells (interior and exterior) free from loose, broken or missing steps?	<input type="checkbox"/>	<input type="checkbox"/>
G Is the unit free from air pollutants? (Mold, sewer, gas, etc)	<input type="checkbox"/>	<input type="checkbox"/>
H Is the neighborhood free from hazards, which would seriously endanger the health and safety of residents. (Abandoned and exposed building nearby, etc)	<input type="checkbox"/>	<input type="checkbox"/>
I Remove any inoperable appliances	<input type="checkbox"/>	<input type="checkbox"/>

	OK	Need Repairs
J Porches		
Are enclosed porches free from exposed wiring?	<input type="checkbox"/>	<input type="checkbox"/>
On enclosed porches do the windows lock and are permanent screens present?	<input type="checkbox"/>	<input type="checkbox"/>
All light fixtures must have a cover if they were made to have one?	<input type="checkbox"/>	<input type="checkbox"/>
Outside outlets must be GFCI with a weatherproof covering	<input type="checkbox"/>	<input type="checkbox"/>
K Have elevators been inspected on a regular basis? You must show current certification	<input type="checkbox"/>	<input type="checkbox"/>
L Exterior of Unit		
Is there any peeling paint on the outside of the unit?	<input type="checkbox"/>	<input type="checkbox"/>
Is the foundation sound and free of hazard? (deterioration, peeling paint, cracking, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
Are there any holes in the exterior?	<input type="checkbox"/>	<input type="checkbox"/>
Are the sidewalks, walkways and driveways free from tripping hazards? Make sure no sidewalks are uneven.	<input type="checkbox"/>	<input type="checkbox"/>
All carpeting must be clean with no stains, odors, tears, etc. If unable to clean must be replaced	<input type="checkbox"/>	<input type="checkbox"/>
No unregistered and/or uninspected motor vehicles shall be parked on the property and the tires must be inflated. No vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled.	<input type="checkbox"/>	<input type="checkbox"/>
If unit has sprinkler system or fire extinguishers you must show current certification.	<input type="checkbox"/>	<input type="checkbox"/>
If present, exit signs and emergency flood lights in common area must be in working order	<input type="checkbox"/>	<input type="checkbox"/>
Electric service cable to the house must be free from deterioration or else it must be replaced	<input type="checkbox"/>	<input type="checkbox"/>
All utility lines must be free from tree branches	<input type="checkbox"/>	<input type="checkbox"/>
Any outside electrical wiring to outlets or fixtures must be enclosed in conduit	<input type="checkbox"/>	<input type="checkbox"/>
Any exterior vents must have operable vent hood free from debris or damage.	<input type="checkbox"/>	<input type="checkbox"/>
All gutters & downspouts must be free of debris or damage. They must have a splash block, flex drain tile or go into the ground drain tile.	<input type="checkbox"/>	<input type="checkbox"/>
All trees & shrubs must be trimmed back from fence lines, roofs, and foundations of any structure on the property	<input type="checkbox"/>	<input type="checkbox"/>
All structures on the property (garages, sheds etc) will also be inspected even if the tenant does not have access to them or is not renting them	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: This list is not all inclusive