

## Housing Quality Standards (HQS)

### Information for Rental Properties

The most common reasons unit fail HQS inspections are listed below.

Please review this list and assure your unit is in compliance prior to the inspection.

1. Smoke detectors are required within eight feet of each sleeping area and one on each level of the unit. If no working smoke detectors are present in the unit, this will result in a 24-hour violation.
2. Lack of ventilation in the bathroom (no window/no operating exhaust fan).
3. Outlet covers are missing, cracked or broken.
4. All 3-pronged outlets must be grounded (GFI).
5. All GFCI (ground fault circuit interrupter) receptacles must work as designed.
6. Windows are broken and/or locks missing. Windows must open and close as designed.
7. Infestation by bugs/vermin.
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; pop/relief valve is missing.
11. Utilities are disconnected (must be connected).
12. Stove/refrigerator missing or inoperable and/or missing knobs, burners or heating elements.
13. Tripping hazards as a result of floor covering, and/or cable or other wires across doorways.
14. Exposed electrical wiring.
15. Bedrooms must have a window. The window must open if it is designed to open. No furniture or other items blocking windows.
16. Windows which will not stay open as designed (no props allowed).
17. Deadbolt locks utilizing a key to open from the inside are not allowed due to creating a fire exit hazard.
18. Water leaks on faucets/sinks/bathtubs/toilets.
19. Light bulbs missing on permanent light fixtures.
20. Ventless, gas heat sources are not allowed in the unit. If gas appliances, HVAC, or water heaters are used in the unit a carbon monoxide detector must be installed and working.
21. Tenant must have full access to the unit (cannot block off attached garage, basement, etc.)
22. Unit number must be displayed and visible from the road.
23. Peeling/chipping paint is not allowed.