

Housing Quality Standards Inspections

Overview



Before PCHA can make payments on behalf of a tenant family, the unit must meet HUD's minimum Housing Quality Standards (HQS). These standards have been implemented by HUD nationwide to ensure that all assisted units meet minimum health and safety standards. PCHA will inspect the unit for HQS initially and at least annually.

In order to ensure that the unit meets HQS, review the requirements and correct any HQS violations before the inspection. At the time of the inspection, the unit should be ready to move in. This will prevent delays in the housing assistance payments.

Required Repairs



If the unit fails the initial inspection or annual inspection, an inspection report with the failed items indicated will be mailed. First housing assistance payments can not be made until the unit passes an inspection. Repairs for the annual inspection must be made within 30 days or 24 hours for life threatening emergencies. For annual inspections, if repairs are not made by the stated deadline, housing assistance payments will stop.

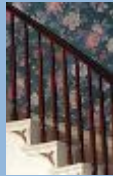
Most Common HQS Failed Items



Non functional smoke detectors



Missing or cracked electrical outlet cover plates



Railings not present where required



Peeling exterior and interior paint. Lead Paint



Trip hazards caused by improperly installed floor coverings (carpets/vinyl)



Cracked or broken window panes



Inoperable burner on stoves
or inoperable range hoods

Missing burner control knobs

HQS Checklist



The following is a partial listing of items inspected to meet Housing Quality Standards

Bathroom

- ◆ The bathroom must be located in a separate room and have a flush toilet.
- ◆ The unit must have a fixed basin with a sink trap and hot and cold running water.
- ◆ The unit must have a shower or bathtub with hot and cold running water.
- ◆ The toilet facilities must utilize an approvable public or private disposal system, which may include a locally approvable septic system.

Kitchen

- ◆ The unit must have a cooking stove or range and refrigerator of appropriate size for the unit (i.e., family) all in proper operating condition. Stoves, ovens, and ranges must have all control knobs and handles.
- ◆ The unit must have a kitchen sink in proper operating condition with a sink trap and hot and cold running water which drains into an approvable public or private wastewater system.
- ◆ The unit must provide space for the storage, preparation, and serving of food.
- ◆ There must be facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary (i.e., garbage containers).

Space and Security

- ◆ The unit must have a minimum of a living room, kitchen area, and bathroom.
- ◆ The unit must contain at least one sleeping or living/sleeping room for every two (2) people.
- ◆ The unit's windows which are accessible from the outside, such as basement, first-floor, and fire escape windows, must be lockable (e.g., window units with sash pins or sash locks, and combination windows with latches). Windows designed to open, should be operable.
- ◆ Bedroom windows must be able to open and close freely.
- ◆ The unit's exterior doors (i.e., those that allow access to or from the unit) must be lockable.

Thermal Environment

(Heating and Cooling System)

- ◆ The unit must contain a safe heating system (and safe cooling system, where present) which is in proper operating condition and can provide adequate heat (and cooling, if applicable), either directly or indirectly, to each room used for living in order to assure a healthy living environment appropriate to the climate.
- ◆ The unit must not contain any unvented room heaters which burn

gas, oil, or kerosene. A working radiator would be acceptable.

Illumination and Electricity

- ◆ There must be at least one window in the living room and in each sleeping room.
- ◆ The kitchen area and the bathroom must have a permanent ceiling or wall type light fixture in working condition. The kitchen area must also have at least one electrical outlet in operating condition.
- ◆ The living room and each bedroom must have at least two electrical outlets in operating condition. Permanently installed overhead or wall-mounted light fixtures may count as one of the required electrical outlets.
- ◆ All other rooms used for living require a means of natural or artificial illumination such as a light fixture, a wall outlet to serve a lamp, a window in the room, or adequate light from an adjacent room.
- ◆ Each electrical outlet must be permanently installed in the baseboard, wall, or floor.
- ◆ Table or floor lamps, ceiling lamps plugged into a socket, or an extension cord plugged into another plug cannot be counted as an outlet for HQS purposes.
- ◆ Electrical hazards of any kind, either inside or outside the unit would receive a fail rating.

Structures and Materials

- ◆ Interior ceilings, walls and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.
- ◆ The floors must also not have any major movement under walking stress, or tripping hazards presented by the permanent floor coverings. **Carpets must be tacked down.**
- ◆ The roof must be structurally sound and weather tight.
- ◆ The exterior wall structure and surfaces must not have any serious defects such as serious leaning, buckling, sagging, large holes, unfastened and falling components, or defects that would result in air infiltration or vermin infestation.
- ◆ The condition and equipment of interior and exterior stairways, halls, porches, walkways, etc. must not present a danger of tripping and

falling. Examples include, but are not limited to, broken or missing steps and loose boards.

- ◆ Elevators must be working, safe, and compliant with locally enforced codes.
- ◆ Manufactured homes must be securely anchored by tie down devices, which distribute and transfer the loads imposed by the unit to appropriate ground anchors so as to resist wind overturning and sliding.