



HOUSING QUALITY STANDARDS (HQS)

HQS INSPECTIONS Part II – Site Inspections 24 CFR 982.401 & 405



General Conditions

- ❑ All doors and windows accessible to the outside, must have a workable lock.
- ❑ “Accessible to outside” means access to the exterior of the unit, any common public area or any place that can be reached from the ground.
- ❑ All exterior doors and windows must be free from broken glass and have a reasonably tight seal.
- ❑ Windows must open if designed to be opened.



General Conditions cont.

- Ceilings must be free from severe bulging, buckling, large holes or missing or in-danger-of falling ceiling material.
- Walls must be free from damage.
 - No leaning, bulging or buckling walls or loose or damaged structural members.
 - Walls must be free from large holes or air infiltration from outside.
- Floors must be safe to walk on.
 - No sagging, buckling or weak areas
 - No large holes.
 - No tripping hazards and no missing or damaged parts.



General Conditions cont.

- All electrical outlets and lights must be in good, safe working order.
 - No frayed, loose or exposed wires.
 - No broken, damaged or missing parts.
 - Lamps plugged into light sockets or extension cords do NOT qualify as a safe light source.

- If the electrical service has been turned off;
 - Each item requiring electricity will be marked as failed.
 - If the unit is too dark to carry out the inspection, it will be called inconclusive.



General Conditions cont.

- There must be a working smoke detector on each level of the unit and outside each bedroom area.
- A special smoke detector is required for any hearing impaired tenants.
- A safe heating system capable of delivering adequate heat for the climate conditions is required.
- Unsafe or unacceptable heat sources.
 - Portable electric heater
 - Kitchen stoves or ovens
 - Unvented fuel burning space heaters
- The heating system must be properly vented to the outside.



General Conditions cont.

- Each unit must have adequate outside ventilation, either from operable windows or a central ventilation system.
- Each unit must have 2 exits, in case of emergencies such as fire.
- Each unit must have hot and cold water and be connected to a working drainage system.
- A gas or oil fired water heater must be vented to the outside.
- Each unit must be free from infestation and vermin such as roaches, mice or rats.
- Heavy accumulation of trash or debris inside or outside of the unit is prohibited.



General Conditions cont.

- ❑ Stairways must be free from broken or loose steps.
- ❑ A handrail is required for stairs of 4 or more steps and must be available for each step.
- ❑ If the unit is located in a multifamily complex with an elevator, it must be in proper working order with an up-to-date elevator certificate.
- ❑ Any deteriorated paint at a unit built before 1978 with a child under the age of 6, living or regularly visiting the unit, will be considered an LBP hazard until proved otherwise.



Living Rooms

- 2 duplex electrical outlets are required. OR
- 1 Duplex electrical outlet and a permanently installed wall or ceiling light fixture.
- Windows are required in living rooms.
- All doors and windows must work properly and be lockable if accessible to the outside.
- All ceilings, walls and floors must be free of major defects and unsafe conditions.



Kitchens.

- 1 electrical duplex outlet and 1 permanent light fixture are required.
- No window is required in a kitchen.
- All doors and windows must work properly and be lockable if accessible to the outside.
- Both an oven and stove with top burners are required.
- All the burners and knobs must be present and in good working order.
- A microwave oven may be substituted in place of an oven and stove if microwaves are supplied in non subsidized units also.



Kitchens cont.

- A properly cooling refrigerator must be present.
- A permanently attached sink must be present.
- The sink must have both hot and cold water.
- The sink must be connected to a properly working drain with P-trap (sewer gas trap).
- Space for food storage, preparation and serving of food must be present.
- All ceilings, walls and floors must be free of any major defects and unsafe conditions.



Bathrooms

- A working toilet must be present in an enclosure separate from the rest of the unit.
- A wash basin must be permanently installed but can be in a separate room from other bathroom facilities.
- The wash basin must be connected to a properly working drain with P-trap (sewer gas trap).
- A kitchen sink does not qualify as a wash basin.
- A working tub or shower must be present.



Bathrooms cont.

- A permanently installed wall or ceiling light fixture is required.
- An openable window or working exhaust vent system must be present.
- All ceilings, walls and floors must be free of any major defects and unsafe conditions.



Bedrooms

- 2 duplex electrical outlets are required. OR
- 1 Duplex electrical outlet and a permanently installed wall or ceiling light fixture.
- Smoke detectors must be installed on each level and near each bedroom area.
- Doors are not required for bedrooms.
- Any doors present must work properly.
- There must be an adequate heat source for each bedroom.



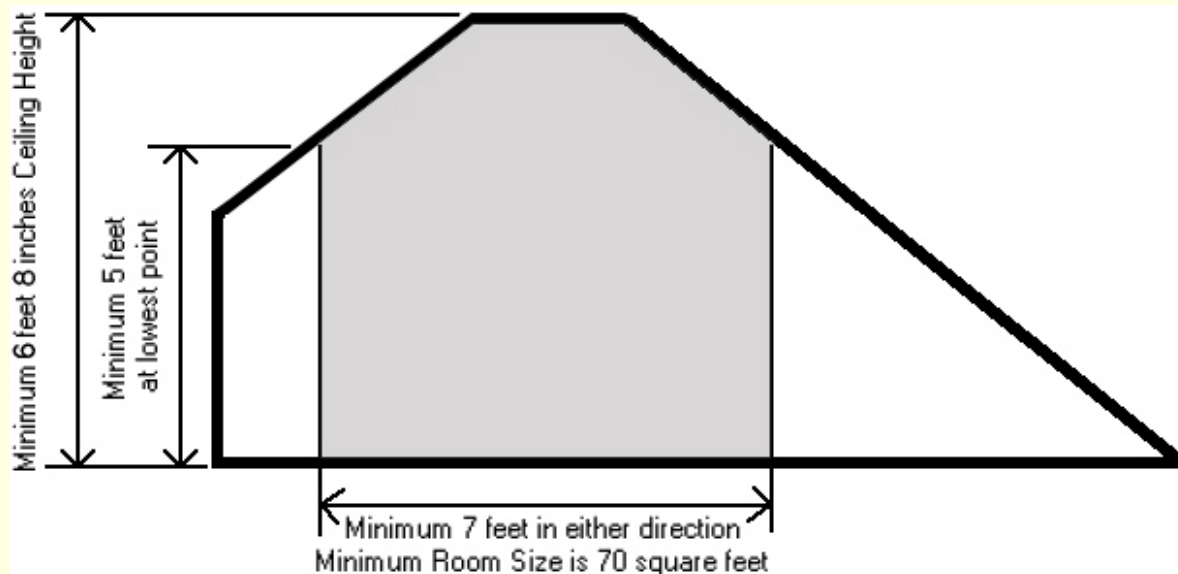
Bedrooms cont.

- One window must be on an exterior wall. The window must open if designed to be openable.
- Each bedroom must have adequate outside ventilation, either from an operable window or a central ventilation system.
- All ceilings, walls and floors must be free of any major defects and unsafe conditions.



Bedroom Size Requirements

- ❑ Minimum square feet is 70. [7'x10' or 8'x9']
- ❑ Minimum ceiling height on main floor is 7' 0"
- ❑ Minimum ceiling height in upper floors and basement is 6' 8"



- ❑ The exception is for upper floors that have sloped ceilings.
 - ❑ 6' 8" or higher ceilings that slope down to 5' 0" can be used as the minimum ceiling height. (see diagram)
 - ❑ Only the area under the approved ceiling heights can be counted when calculating the usable room square footage.



All Other Rooms

- All other room types.
 - Sleeping Rooms other than Bedrooms
 - Dining Rooms
 - 2nd Living Rooms, Family rooms, Playroom, Dens
 - Entrance Hall, Corridor, other Halls, Staircases.

- Any room used for sleeping must have a window.

All Other Rooms cont.

- All other room types must have a light source.
 - a permanent light fixture or
 - wall lamp plugged into a wall outlet or
 - natural light from a window or
 - adequate light from an adjacent room.
- There must be an adequate heat source for each room.