



## **FREQUENT ITEMS THAT FAIL A HOUSING INSPECTION HOUSING QUALITY STANDARDS (HQS)**

### **MUST have:**

- Utilities On
- Refrigerator
- Stove
- Trash can with lid

### **GENERAL**

1. Any surface, appurtenance or condition that is not safe, decent and sanitary
2. Vacant units that have not yet been cleaned since the previous tenant vacated
3. Units without all major appliances that are on and operational at time of inspection
4. Units missing a stove, refrigerator, trash can with matching lid (or dumpster) at time of inspection
5. Gaps in walls around plumbing and electrical
6. Missing vent assemblies for clothes dryers
7. Evidence of vermin infestation (mice, rats, roaches and droppings)
8. Missing or non-working smoke alarms and Co detectors on each floor of the unit
9. Floor coverings that are worn out, loose or pose a tripping hazard
10. Units constructed prior to 1978 with peeling paint (**IF the tenant has a child under 6**)

### **ELECTRICAL**

11. Missing and/or cracked outlet and light switch plate covers
12. Any non-working electrical switch, outlet or fixture
13. Loose electrical baseboard or other heaters
14. Loose or unsheathed electrical wiring to garbage disposal or water heater
15. Any "dead end" electrical wiring
16. Any exposed electrical wiring nuts
17. Any missing breaker(s) in electrical panel
18. Any scorched or burned electrical outlet
19. Scab-on, temporary, or goofy electrical (Goofy lives in Disneyland)



1. Slow draining tubs or sinks
2. Water seeping from the base of the toilet
3. Water heaters missing a pressure relief valve or ¾" metal discharge line running downward no greater than 6" above the floor
4. Water heaters with missing or loose access cover panels
5. Shower heads that blow in the wrong direction

## **SECURITY**

6. Broken or ineffective door and window locks
7. Severely split door jambs
8. Hollow core or old panel doors used as an exterior door
9. Air gaps or daylight around exterior doors
10. Double-cylinder deadbolts or skeleton key locks
11. Holes or large cracks in window panes

## **EXTERIOR**

12. Loose or dry rotted steps or handrails
13. Decks or porches with four steps or 30" above ground without perimeter railings and step rail(s)
14. Debris, trash, tall weeds, junk, appliances, old furniture, car parts in the yards
15. Outbuildings that are locked or otherwise unavailable for inspection
16. Missing shingles, moss or other accumulated plant life, toys on roof
17. Loose gutters, downspouts, and siding

## **STOVE & REFRIGERATOR**

18. Stove or refrigerator is not present or operational at time of inspection
19. Stove or refrigerator is unsanitary
20. Non-working stovetop, bake and broil elements
21. Stove has no rack in oven chamber
22. Stove is without an oven door with a secure handle
23. Stove has missing or broken adjustment knobs
24. Refrigerator is missing a handle
25. Freezer compartment does not have original equipment freezer door and hardware

**INSPECTORS** Office hours are 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m.

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