

GENERAL GUIDELINES FOR HOUSING QUALITY INSPECTIONS

The following are typical items required by HUD Housing Quality Standards. We find some landlords overlook these items and this requires costly re-inspections. This list may assist you in having your unit pass our inspection standards without difficulty.

KITCHEN - Water – Electric- Gas – etc. must be turned on in unit and working at time of inspection
Both hot & cold water required
No leaks in faucet allowed
Refrigerator required and must be plugged in and working at time of inspection
Range- with all burners working required -plugged in and working at time of inspection
Sink required
Cabinet & counter space must be provided
(Also, see general references)
GFI (Ground Fault Interrupters) outlet needed on outlets near sink

BATHROOM - Both hot & cold water required
No leaks in faucets allowed
Tub or shower stall must be provided
Basin required
Toilet required
Window or exhaust fan must be provided
GFI (Ground Fault Interrupters) outlet needed on outlets near sink

GENERAL - OTHER ROOMS (Living, dining, bedroom, etc.)
Two working outlets must be provided for each room, or one outlet and one overhead light
Windows must open in a stationary position and must have locks
No broken or cracked glass is allowed
All exterior doors must operate and have locks
Ceilings & walls - no cracks or peeling paint
Floors - no weak areas or fraying in carpet
Exposed wires must be covered
Handrail must be provided on interior and exterior steps
Furnaces and hot water heater must have relief valves extended 6" above floor
Working smoke alarms or smoke detector required on each level of the unit and in each individual bedroom or room used for sleeping
Fire escape needed & also Fire Ladder (discretion of inspector)
No debris in or around unit allowed
Two tie-down devices for trailers required and two smoke alarms
No presence of chipped and peeling paint on the interior or exterior of the unit
No unvented gas heaters are allowed

The basement and, if necessary, the attic is also inspected to ensure the safety of the unit even if the tenant never enters these areas. Smoke alarms are required in these areas.

Please be reminded the above are only general guidelines, and each individual unit may have other

items which are necessary to pass inspection requirements.

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