

Housing Inspections





HQS Inspection Basics

- 1. Electrical Hazards
- 2. Window Conditions
- 3. Sinks
- 4. Smoke/Carbon Monoxide Detectors
- 5. Interior and Exterior Hazards
- 6. Stairs
- 7. Stove/Oven
- 8. Bathrooms
- 9. Water Heaters
- 10. Lead Based Paint





#1 Electrical Hazards

Causes of failure

OUTLETS

- Loose/cracked covers
- Inoperable GFCI test buttons
- Improperly wired
- Inoperable

OTHER

- Missing light globes
- Open junction boxes
- Overloaded power strips
- Extension cables on garage door opener
- Open slots in circuit panel
- Missing garbage disposal stress clamps



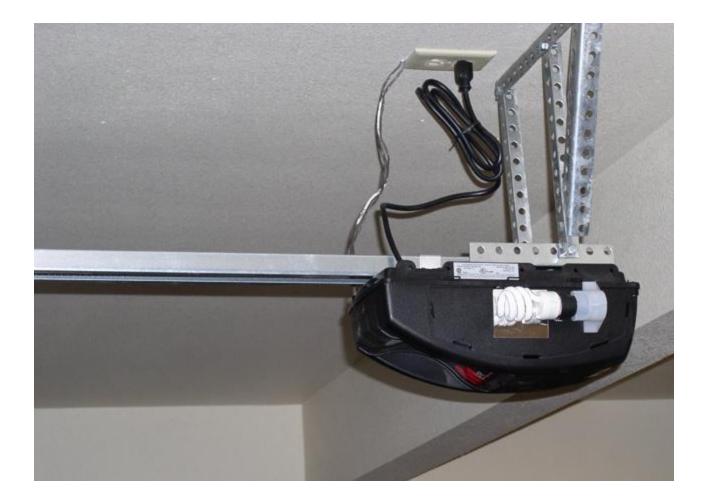








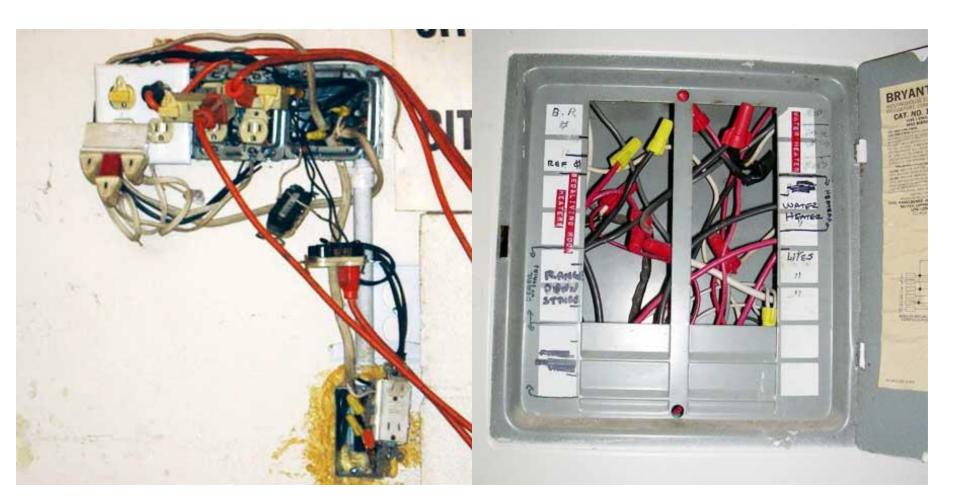












#2 Window Conditions



Causes of failure

- Missing or torn screens
- Broken locks (first floor windows)
- Broken/cracked panes
- Windows that won't open or don't stay open
- Broken handles
- Excessive air infiltration



Pass



Egress windows are required in basement rooms if used for sleeping.







Photo courtesy ASHI home inspector David Grudzinski, Advantage Home Inspections, Cranston, R.I. and American Society of Home Inspectors, www.ashi.org





#3 Sinks



Causes of failure

- Leaky drain pipes
- Loose faucets
- Water damage in base cabinets
- Missing/improper p-traps



Pass









#4 Smoke/Carbon Monoxide Alarms

HQS Requirements

- One smoke alarm is required in a common area on every level
- C/O alarms must be within 10 feet of every bedroom
- Hearing impaired tenants require a special strobe light smoke alarm that is linked from sleeping rooms to a common area.

Causes of failure

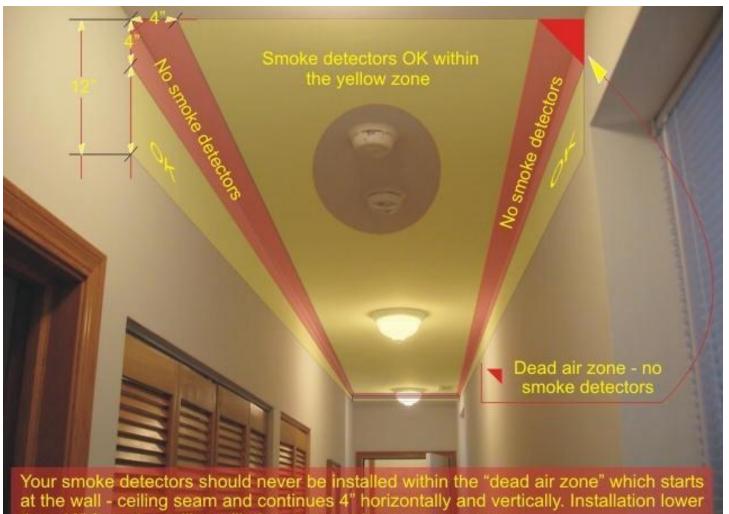
- Inoperable alarms
- Hanging or missing alarms
- Low battery signals (Chirping)
- Smoke alarms located too close to walls





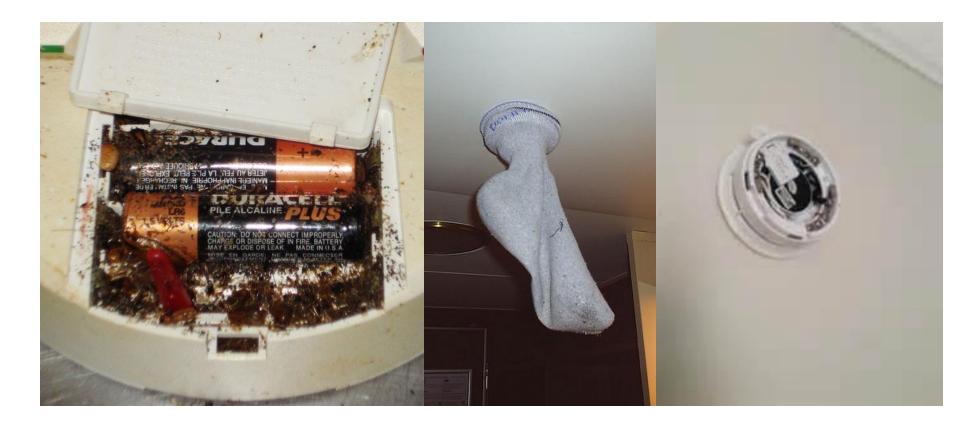
Pass





than 12" from the ceiling will also compromise proper response.





#5 Interior/Exterior Hazards

Interior hazards come in a variety of different forms

- Tripping Hazards
 - Worn Carpet
 - TV Cables
 - Missing carpet bars
- Other
 - Blocked Exits
 - Sharp objects
 - Unstable fences









#6 Stairs



- No Loose, broken, or missing steps
- Handrails are required on sections of stairs with four or more consecutive steps
- A railing is required for areas with a drop off of more than 30 inches.





#7 Stove/Oven



Causes of Failure

- Inoperable burners
- Excessive debris around or underneath burners
- Missing drip pans
- Missing knob and handles
- Missing oven gasket



#8 Bathrooms

Causes for failure

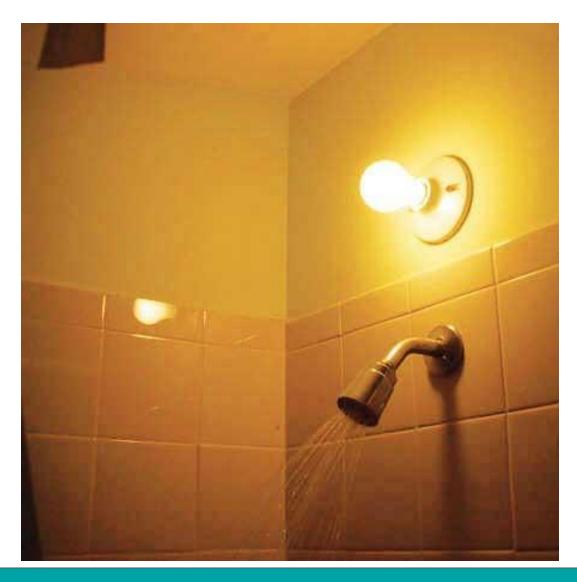
- Excessive mold
- Missing shower tiles
- Clogged drains
- Wobbly Toilets
- Broken toilet seats and covers
- Inoperable vent fans











#9 Water Heaters

- Temperature and pressure valve
- T&P relief valve
- T&P Relief Tube
- Exhaust tube must be secured to tank and must have constant positive slope.
- Base cover must be in place





#9 Water Heaters









Pass









#10 Lead Based Paint



- All homes built prior to 1978 inhabited by children under the age of 6 will be checked for chipping and peeling paint.
- Lead was a common ingredient in paint until 1978.
- Paint ingested by children
 can cause brain damage.



#10 Lead Based Paint





Repair Certifications



Can be used to certify correction of non-emergency HQS failures

Automation Automation Also note: This form can only be used to certify in writing that the repairs have been completed prior to the deadline data indicated on the HGS footice have been completed prior to the deadline data indicated on the HGS footice have been completed prior to the deadline data indicated on the HGS footice. Also prior thinking that or fooding, waterlogged celling or floor in imminent danger of falling: Also prior to gate or condition that could result in shock or free Also prior to gate or condition that could result in shock or free Also prior to service, including no running hot or cold water Obtaines that prevent also entrance or exit from the unit is blow 40 digrees and inside unit is blow 68 digrees Also prior to service, including no running hot or cold water Obtaines that prevent alse entrance or exit from the unit Also prior to service, including no running hot or cold water Obtaines that prevent alse entrance or exit from the unit Also prior to service, including no running hot or cold water Obtaines that prevent alse entrance or exit from the unit Dista prior to service, including no running hot or cold water Type of Inspection: Annal Quality Control The service including unit was been completed or water with the U.S. Department of Housing and Urban Development. It is further understood that if at any time after the execution of the certification, it is determined that the repairs will be abade and purposent all hadlord. In three understood that [als estatements, fraud, misrepresentatinton or false inform	}.				(00) -	Find	+ م
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