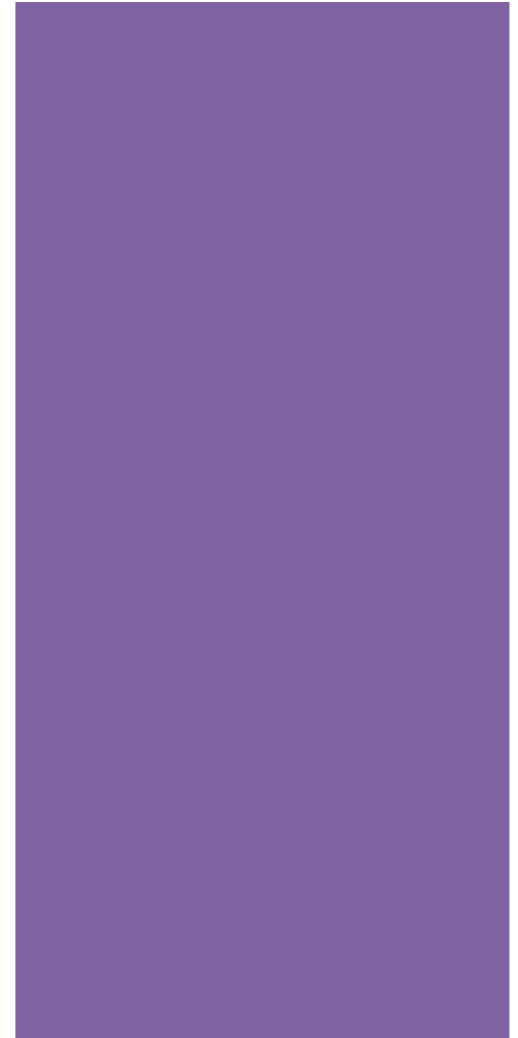
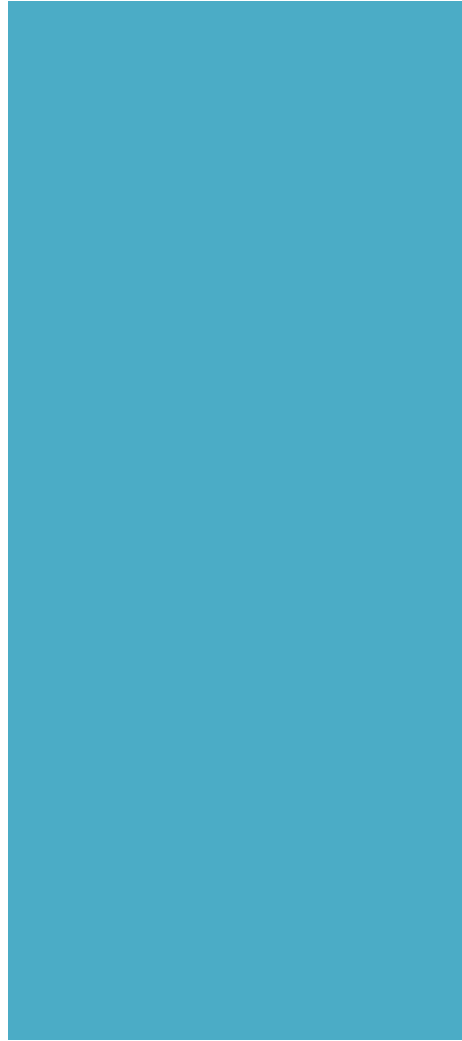


Housing Inspections



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



Why have a home inspection?



Because not all defects are this obvious!

#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



Fail



Pass

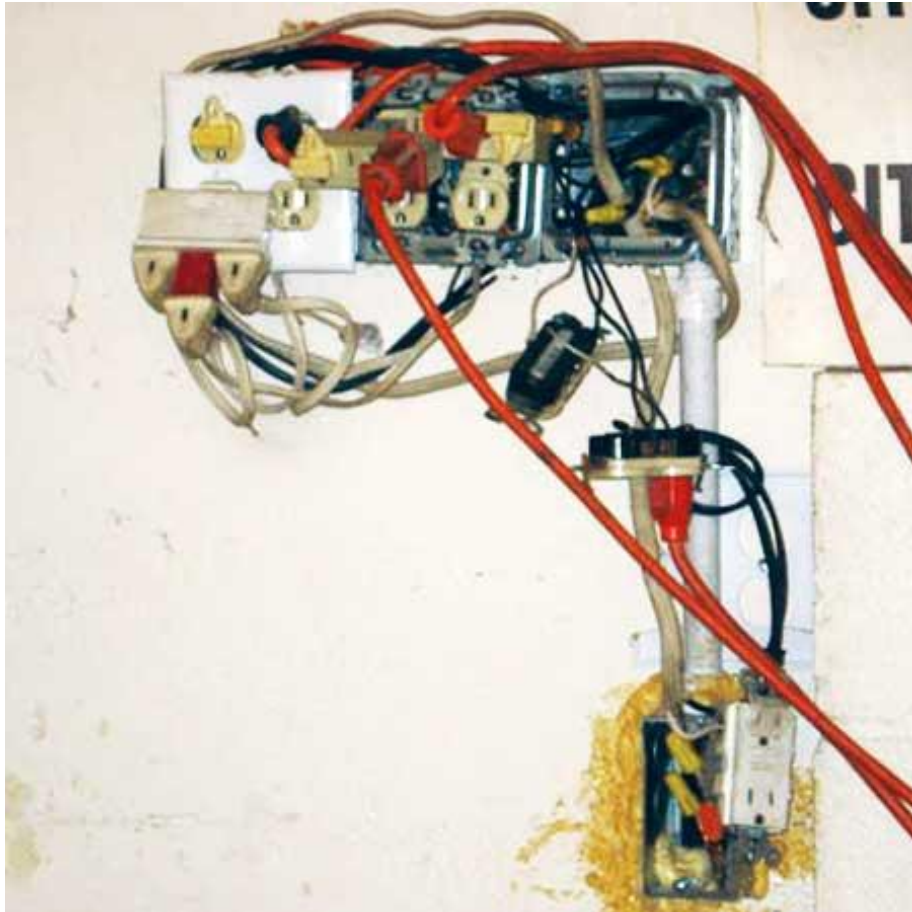


Fail



Garage Door requires wired outlet

Fail



#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.



Fail



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

www.HouseLogic.com



#3 Sinks



Causes of failure

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



Pass



Fail



#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.

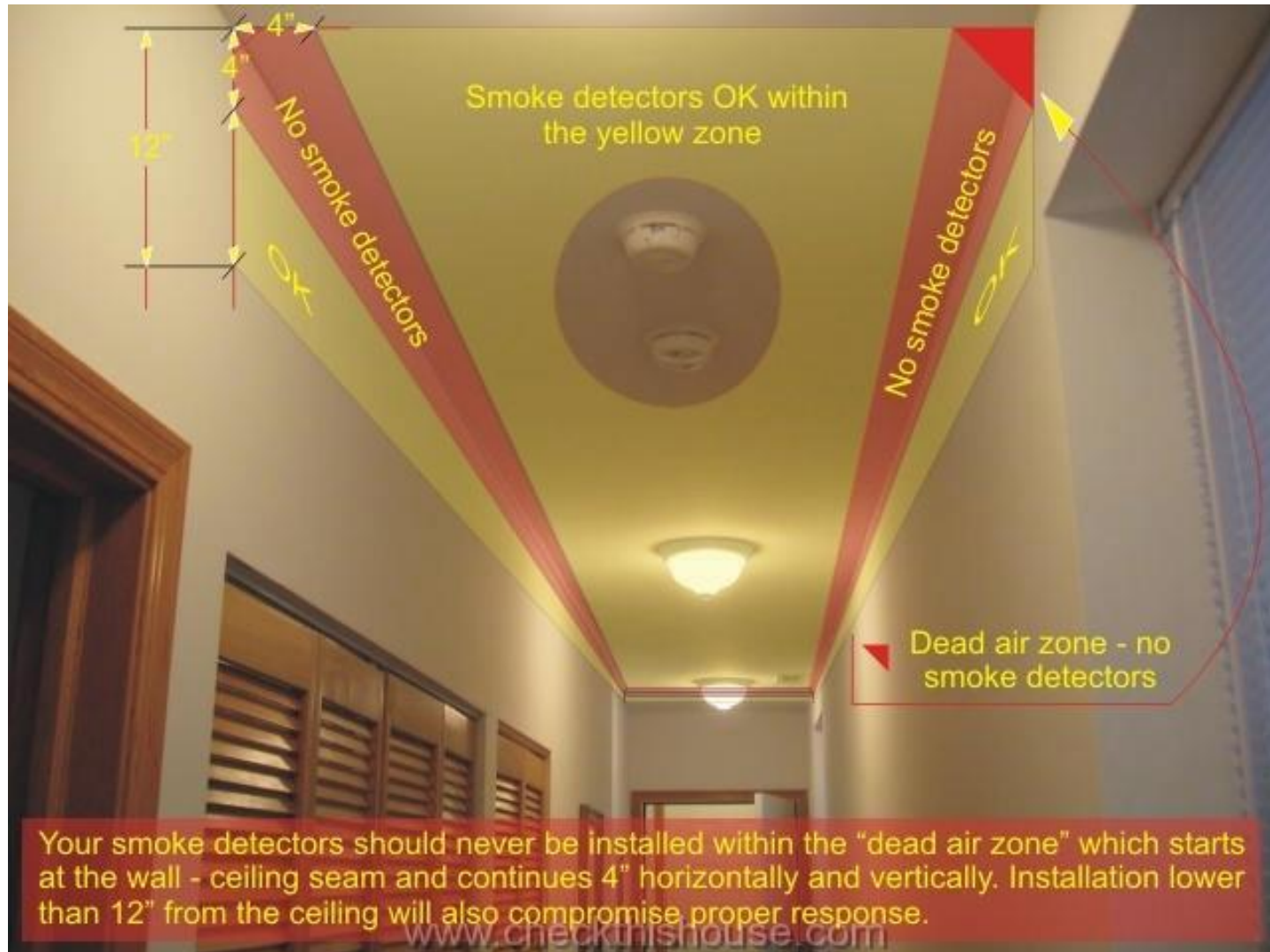


Causes of failure

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



Pass



Fail



#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



Fail



#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.



Fail



#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



Fail



#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



Fail



#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

Page 1 of 1

Please note: This form can only be used to certify that (HQS) deficiencies listed on the HQS notice have been corrected. Both the tenant and owner must use this to certify in writing that the repairs have been completed prior to the deadline date indicated on the HQS Notice.

The HQS Repair Certification can be used to certify correction of non-emergency HQS failures that are the landlord responsibility to fix. Emergency/Life Threatening items include:

- Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling
- Natural or LP gas or fuel oil leaks
- Any electrical problem or condition that could result in shock or fire
- Absence of a working heating system when outside temperature is below 40 degrees and inside unit is below 68 degrees
- Utilities not in service, including no running hot or cold water
- Conditions that present the imminent possibility of injury
- Obstacles that prevent safe entrance or exit from the unit
- Absence of a functioning toilet in the unit
- Broken lock(s) on the first floor door or windows
- Broken windows that unduly allow weather elements into the unit

Type of Inspection: Annual Special Quality Control

The signatures below certify that the required repair(s) for both the landlord and tenant responsibility as listed on the HQS notification letter have been completed and the unit is now in compliance 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 were not completed in a satisfactory manner, all Housing Assistance Payments (HAP) made since the deadline for correction of repairs will be abated and payments already made to the landlord will be recouped or returned to the CDA.

I understand that false statements, fraud, misrepresentation or false information of any kind are grounds for immediate termination from participation for both the tenant and landlord. I further understand that false statements or false information are fraud and punishable under state and federal law.

Use this table to list the items that failed HQS and briefly describe what was done for repair and the date of repair:

HQS Violation	Description of repairs	Date of completion

My signature below certifies that I have read, understood and agree to comply with the HQS requirements of the Dakota County CDA.

Signature/Owner _____ Date _____

Signature/Tenant _____ Date _____

QUESTIONS?