

COMMON FAIL ITEMS

(Note: owners and Clients please check the following items BEFORE the first inspection.)

ELECTTICAL HAZARDS:

1. All light fixtures must be secured to ceiling; no exposed or hanging wires.
2. All light switches and all sockets must have covers.

SMOKE ALARMS:

1. All dwelling units are required to have battery or electrical smoke alarms
2. Smoke detectors must be within 8-10 feet outside the bedroom area.
3. All multi-family dwelling units require smoke detectors with power supplied through the house electrical service. Also, all bi-level dwelling units must have smoke alarms on both floors.

KITCHEN:

1. Stoves and refrigerators must work properly and be clean.
2. Check for leaks and drippy faucets.
3. Gas stoves must light without a match.

BATHROOMS:

1. Exhaust fans are required if no window is present.
2. No weak flooring, no leaks, no drippy faucets.

HEATING AND PLUMBING:

1. Unvented Gas or Kerosene heaters will not pass HQS Inspection.
2. All gas outlets not in use must be capped.
3. Thermostats must work properly and have a cover.
4. Hot water heaters must have a pop-off valve and discharge line.
5. Septic tanks are required in rural areas.

WINDOWS:

1. It is required that a least all operable window be located in each bedroom.
2. All windows that are broken cracked or missing panes are not acceptable.
3. All Windows must open, close and lock.
4. Exterior windows must be caulked and all peeling paint inside or outside must be scraped and repainted.

BUILDING EXTERIOR:

1. All Mobile homes must be tied down.
2. All exterior peeling paint must be scraped and repainted.
3. All steps must be secured to unit unless concrete.
4. Handrails are required for three or more consecutive steps.
5. Handrails and porch rails are required if 30 inches or higher from ground.
6. Front and back exterior doors must have lockable passage set with keys and be weather stripped if air comes through.

GENERAL HEALTH AND SAFETY:

1. Site and neighborhood conditions must be clean.
2. Garbage collection is required in both city and rural areas (provided by the tenant or owner).