

# FAQ's for Inspections

**Does my unit meet Housing Quality Standards (HQS) requirements? What does the inspector look for?**

## HOUSING QUALITY STANDARDS INSPECTION OVERVIEW

### Emergency Inspection that Requires a 24hour Response from Landlord -

Air conditioning - in the summer months or temperatures consistently over 90 degrees  
Heat - in the winter months or temperatures consistently below 68 degrees  
Interruption of utilities – gas, electric and water (no hot or cold water)  
Inoperable smoke detector – 1 operating detector required **per unit level**  
Missing electrical cover plates  
Missing electrical panel covers  
No egress from unit – fire hazard  
Unsecured doors or window – must properly lock and have no broken doors or window panes  
Frayed or Exposed wiring  
Steady running water or flooding  
Infestation – population of active bugs/rodents present

### General items inspectors look for:

Each living space needs at least 2 electrical outlets, or one outlet and one permanent overhead light fixture. No exposed or frayed wiring or badly cracked outlets.

Weather-stripping/Caulking/Painting – must check to make sure windows are not painted shut.

Leaking faucets – drips are work order items, constant running water is a fail item.

Large cracks or holes – holes bigger than an 8'x 11" piece of paper will automatically fail inspection, holes from leaks in ceiling are included.

Tripping hazards in flooring – carpet rips, buckling or debris in floors/hallways or exits.

Chipped/peeling paint – (LBP- Built prior to 1978) - walls, entryways, window seals anywhere a child might possibly come in contact with chipped, peeling paint.

Clutter – this is a gray area open to the inspector's discretion – If there is enough clutter a health & safety or fire hazard warning can be issued.

Appliances are in good, working order

Properly working vented water heater with no stored or flammable items nearby.

### **How is an HQS inspection scheduled?**

Once the move-in paperwork is approved the inspector will receive a request to perform a move-in inspection. The inspector will contact the owner or property manager to schedule the inspection. All utilities must be on at the time of inspection including water, electricity and gas. A refrigerator must also be operational in the unit at time of inspection.

### **What if my unit does not pass inspection?**

If your unit does not pass inspection, the inspector will indicate the item(s) that need to be repaired for the unit to pass inspection. Once you have completed the repairs, you would contact the inspector to schedule a reinspection.

### **Will SHA reimburse me for the repairs I made to the unit, building, and/or house?**

SHA does not reimburse landlords for any repairs. It is considered a landlord's responsibility to maintain the unit, building, and/or house in accordance with HQS guidelines. If you believe the repairs are tenant caused you may submit that information to the housing inspector.

**Who is responsible for making repairs for damages caused by the Section 8 tenant?**

Damages to the unit or property above normal wear and tear are considered tenant caused damages. The tenant is responsible for correcting the defects within 30 calendar days once the inspector issues notice of default or the landlord serves the tenant notice of such defects. The SHA is not responsible for any damages.

**What should I do if my tenant does not allow me access into the unit to repair HQS deficiencies?**

Landlords can serve a 48 hour written notice to tenants to gain access to the unit for repairs and inspection. Landlords may also stipulate inspection times or rights in their lease.

**Who is responsible for changing the batteries in Smoke Detectors?**

The tenant is responsible for periodically changing the batteries in the smoke detectors throughout the unit after the initial inspection.