

Section 8 Housing Quality Standards (HQS) Checklist

Landlords or tenants can use the following list as a checklist to assess whether a unit will pass the HUD-established Housing Quality Standards inspection for the Section 8 Housing Choice Voucher Program. This list is not all inclusive, but is intended as a guide. It will help you to determine any necessary repairs BEFORE the HOUSING AUTHORITY inspector conducts the inspection on your unit. Doing so will speed up the processing of the case for Section 8 Assistance by eliminating the need for re-inspection.

Yes No

Exterior Checklist

- _____ 1. Is the site reasonably free from disturbing noises, health and safety hazards?
- _____ 2. Is there a private entrance and alternate means of egress (another way to get out in case of fire)?
- _____ 3. Is every exterior door substantially weather tight and rodent proof, with proper hardware and maintained in sound working condition?
- _____ 4. Is the roof free of sagging, buckling, leaking, and holes?
- _____ 5. Are the roof shingles in good condition?
- _____ 6. Is the roof free of leaves and limbs?
- _____ 7. Are the gutters and down spouts (if present) sound and free from hazards?
- _____ 8. Are the roof overhang (eaves) and eave vent screens in good condition?
- _____ 9. Is the exterior of the building free of missing siding or large areas of broken siding?
- _____ 10. Is the exterior of the building free of broken or loose bricks and mortar?
- _____ 11. Is all siding weather resistant and water tight?
- _____ 12. Are all exterior wood surfaces protected from the elements and decay by painting or other protective covering?
- _____ 13. Are all exterior surfaces free from cracking, scaling, peeling, chipping, and loose paint?
- _____ 14. Are all windows free of signs of severe deterioration or broken glass panes?
- _____ 15. Are all windows substantially weather tight?
- _____ 16. Are there screens on all windows?
- _____ 17. If there is no central A/C, are there screens on all exterior doors?
- 18. Porches:
 - _____ a) Is the porch floor free of any loose, weak, rotted or deteriorated areas?
 - _____ b) If the porch floor is over thirty (30) inches from the ground level, are guard rails present?
 - _____ c) Are railings and supports in good condition?
- 19. Steps:
 - _____ a) Are the steps in good condition?
 - _____ b) If the steps contain four (4) or more risers (steps), is there a handrail present?
 - _____ c) Are handrails and supports in good condition?
- _____ 20. Is the foundation system maintained in good condition?
- _____ 21. Is the unit in compliance with HUD Lead Based Paint Regulations?
- _____ 22. Is the yard free of trash and debris?
- _____ 23. If there is a fence, is it in reasonably good condition?
- _____ 24. Are all accessory buildings in reasonably good condition and free of health and safety hazards?

- _____ 25. Are there address numbers on the house that can be read easily from the street?
- _____ 26. Are there provisions for trash and garbage pick-up?
- _____ 27. Is there adequate off street parking provided?
- _____ 28. Is the immediate neighborhood free from conditions which would seriously endanger the health or safety of the residents?
- _____ 29. Is the exterior of the building free from openings through which rodents could enter?
- _____ 30. Are there no problems with poor drainage, septic tank back-ups or sewer hazards?

Interior Checklist

- _____ 1. Are interior walls and ceilings in sound condition without holes, large cracks, loose or broken plaster or sagging ceiling tiles?
- _____ 2. Is there at least one exterior door (door leading to the outside) that cannot be locked from the inside by a removable key (double cylinder deadbolt)?
- _____ 3. Do all doors open and close easily and have properly operating locksets?
- _____ 4. Is there an operable smoke detector next to every bedroom? Note: one smoke detector may be adequate to cover all bedrooms; however, it must be located within 6 feet of each bedroom door.
- _____ 5. Is there an operable smoke detector on every floor of the unit?
- _____ 6. Do all rooms have a ceiling height of not less than seven (7) feet?
- _____ 7. Are interior walls, ceilings, floors and cabinets substantially rodent proof?
- _____ 8. Are all interior surfaces free from cracking, peeling, chipping and loose paint?
- _____ 9. Is there at least one window per room?
- _____ 10. Are all windows easily opened and do they stay up when opened?
- _____ 11. Are all windows properly fitted and weather tight within the window frames?
- _____ 12. Are all windows easily locked in position by window sash locks?
- _____ 13. Are there doorstops installed, where needed, to prevent doorknobs from hitting walls?
- _____ 14. Is there a door for each bedroom?
- _____ 15. Do all bedrooms have an exterior door or window and one that can be easily opened?
- _____ 17. Is there a lock on the bathroom door that can be locked from the inside?
- _____ 18. Do all exterior doors have properly installed key locks in good working condition?
- _____ 19. Are floors in good condition and good repair?
- _____ 20. Can floors be easily kept in a clean and sanitary condition
- _____ 21. If interior stairs are present, are handrails installed?
- _____ 22. Are stairs and handrails in good condition?

23. Bathroom:

- _____ a) Is the bathroom separate and private?
- _____ b) Is there a tub or shower with cold and hot water?
- _____ c) Is there a sink with cold and hot water?
- _____ d) Is there a toilet in operating condition?
- _____ e) If the bathroom has a shower, is there a shower curtain rod or shower door installed?
- _____ f) Is there a toilet paper holder and a towel bar in all bathrooms?
- _____ g) Does the bathroom have a window that opens or a powered exhaust fan?
- _____ h) Are the bathrooms free from leaks, odors or cracked fixtures?

24. Kitchen:

- _____ a) Does kitchen have proper cabinet space?
- _____ b) Does kitchen have proper counter space?

- _____ c) Is there a sink with cold and hot water?
- _____ d) Is there at least one easily accessible wall outlet near the counter and an additional outlet for the refrigerator?
- _____ 25. Is there a stove present in good working condition?
- _____ 26. Is there a refrigerator present in good operating condition?
- _____ 27. Are bathroom and kitchen floors impervious to water (waterproof)?
- _____ 28. Is the heating equipment capable of providing adequate heat to all rooms used for living?
- _____ 29. If gas space heaters or water heaters are use, are they located in rooms other than the bathroom?
- _____ 30. Are all heater units properly installed, including the required safety devices?
- _____ 31. Do all central heat and a/c units have properly installed return air that provides for convenient filter change?
- _____ 32. Are all gas heaters equipped with a safety shut-off device? (Automatic gas cut-off valve if for any reason the pilot light should go off).
- _____ 33. Are vented gas space heaters listed for vented use? (The appliance must bear an approved label from the American Gas Association). Unvented space heaters are not acceptable.
- _____ 34. If gas space heaters are present in bedrooms, are they vented to outdoors?
- _____ 35. Is the water heater located, equipped and installed in a safe manner including all required safety devices?
- _____ 36. Is there a temperature-pressure relief valve and discharge line installed on the water heater?
- _____ 37. Is there a shut-off valve on the water supply line for the water heater?
- _____ 38. Is the water in the unit from an approved public water system?
- _____ 39. Does the wastewater empty into an approved septic system or public sewer system?
- _____ 40. Is the plumbing system in sound operating condition?
- _____ 41. Is the electrical wiring in good condition?
- _____ 42. Are there at least two (2) electric wall outlets per bedroom and living room?
- _____ 43. Does every room have a light fixture controlled by a wall switch?
- _____ 44. Are all electrical switches and receptacle plates in good condition and properly installed?
- _____ 45. Is the unit free from rats or severe infestation by mice or vermin?
- _____ 46. Is there adequate air circulation?
- _____ 47. Do all Ground Fault Interrupter duplex receptacles and/or Ground Fault Interrupter circuit breakers operate properly? Are they wired correctly?

