



## Housing Quality Standards (HQS) Inspection Information

*Thousands of Housing Choice Voucher holders depend on landlords to maintain quality homes.*

The Housing Choice Voucher Program uses the HQS criteria when completing inspections. Because a wide variety of housing types, evolving codes, and family compositions exist, not every building deficiency is represented in the included inspection checklist. MPHA reserves the right to review, on a case-by-case basis, all issues relating to safety and inspection compliance.

**IMPORTANT** – While some of the inspection requirements may be similar or identical to provisions in the city codes, MPHA inspection requirements are not a substitute for city codes. It is the owner’s responsibility to maintain the property to meet all applicable codes.

MPHA will not enter into a Housing Assistance Payment (HAP) contract with an owner until the unit passes the HQS Inspection. No move-in inspection will be conducted without the presence of the owner or owner's representative, nor will a move-in inspection be conducted if the unit is occupied by someone other than the tenant who will be assisted by MPHA.

The checklist included will help you in preparing the property for inspection. The unit must be in **MOVE-IN** condition when submitting the Request for Tenancy Approval (RTA) packet to MPHA. Move-in condition refers to a property ready for immediate occupancy by a tenant. MPHA requires that the property be in this condition in order to facilitate immediate tenancy once an inspection is complete.

### **LEAD PAINT**

MPHA will require a Clearance Report for any unit where a child under the age of 6 will reside if the inspector identifies any defective paint. Once defective paint has been identified it must be repaired. Upon identifying defective paint, the inspector will **STOP** the inspection and request a Clearance Report from the owner.



## HCV – Housing Quality Standards (HQS) Inspection Checklist for Owners

Each unit in the Housing Choice Voucher (HCV) Program must pass an HQS inspection each year. This checklist is a tool for owners/landlords to prepare their unit for the HQS inspection. The items on this checklist must be working or repaired **prior** to the HQS inspection.

### General

- Unit is vacant from previous tenant, and free of all furnishings and debris.
- Working smoke/carbon monoxide detectors in proper locations
- Unit is in clean and sanitary condition.
- Utilities (water, gas, electric) must be turned on.
- No chipping, peeling, cracking, paint in or outside of the unit.
- Wood surfaces properly painted and kept intact.
- All electrical outlets/switches must have cover plates and be in proper working condition.
- All windows and exterior doors shall open and close as designed and must have working locks (single keyed deadbolts on all access doors to unit)
- Double keyed dead bolts are not permitted.
- Each habitable space must have two means of fire egress (i.e. door & window)
- Floor coverings cannot be torn or have holes that can cause a trip hazard.
- Unit must be free from animal/insect infestation
- All water heaters/boilers must have a TRP valve with downward discharge piping and proper venting if applicable.

### Exterior

- Proper number or lettering with proper illumination.
- The roof must not leak.
- All common hallways, walkways, and parking areas shall be free of cracks and tripping hazards.
- Lawn must be maintained and free of debris.
- Stairs and handrailings must be secure.

- Four or more stairs must have handrails.
- Surfaces and foundation need to be in sound condition.
- Exterior doors have a single key deadbolt.

### Interior/Bedroom

- All security bars/windows must have a quick release mechanism.
- All sliding glass doors must have a lock or security bar on the door.
- Window and doors shall be weather tight.
- Window glass is free of cracks and glazing in good condition.
- Window screens must be in place.
- Bedrooms shall have at least seventy (70) square feet of floor space and a separate entrance with a minimum of 7' in any direction.

### Kitchen/Bath

- There must not be any plumbing leaks or plugged drains.
- All plumbing fixtures must have a working trap.
- Stove must be clean and working.
- Refrigerator must be clean and working with a good door seal.
- Hot and cold running water.
- Working shower or bathtub.
- Working flush toilet that is securely mounted and does not leak.
- Bathroom must have either an openable outside window or an exhaust fan.
- Cabinet and draws are secure, in place, and in good condition.