

# Frequent Fail Items

The following items are those that frequently cause a rental unit to fail its Housing Quality Standards (HQS) inspection. Checking these areas ahead of time will greatly improve the unit's chances of passing the inspection the first time. Please be aware that this list does not include everything that is reviewed during an HQS inspection – refer to the included Inspection Checklist for the complete details.

- All utilities** must be on at the time of the inspection so all systems (heating, cooking, water heating, lights, etc) can be inspected for functionality.
- There must be at least one working smoke detector on each floor of the unit.
- Water Heater:
  - Must have a secure electrical connection, with a restraint clamp, at the body of the water heater.
  - Must also have a Temperature/Pressure Relief valve with a discharge line aimed toward the floor or plumbed. The discharge line must be metal or made of a material rated to carry water in excess of 120 degrees Fahrenheit.
- Wall-mounted heaters must not be loose from the wall and must have coverplates and knobs. Furniture, if present, must be at least 8" from wall-mounted heaters.
- Appliances:
  - Stove burners and oven elements must function. All stove knobs must be present.
  - Refrigerator must function. Refrigerator door gasket must be free from cracks and/or splits, and must provide a good seal.
  - Garbage disposal must have a secure electrical connection, with a restraint clamp, at the body of the disposal.
- Doors and Windows:
  - Doors to the exterior must seal tightly and must not have gaps that allow air and/or light into the unit.
  - Windows must be secure in their frames. Window glass must have a proper seal between the glass and the frame and not allow air or weather to enter when closed.
  - All windows and exterior doors must have functional locks.
  - Windows and glass doors must be free from major cracks and/or breaks. Minor cracks may be sealed with proper sealant.
- Bathrooms:
  - Bathroom doors may not open against a heat source.
  - Bathroom must have either a window that opens or a working exhaust fan.
- Electrical:
  - No exposed wiring.
  - Electrical panel must not have open spaces; breaker gap plates (or "knockouts") must be present.
  - Outlet and switch coverplates must not be cracked, broken, or missing.
- Building:
  - Stairways and railings must be safe and secure. Stairways with 4 or more steps must have a handrail.
  - Decks or porches 30" above the ground (or higher) must have perimeter railings and a step rail.
  - Building must be free of debris, inside and out.
  - Unit must be properly ventilated and be free of mold/mildew, odors (such as propane or gas), or other observable deficiencies.