

Housing Quality Standard Checklist

Outlets/Illumination

- Three prong outlets must be in working order, and grounded or protected by a GFCI outlet
- Two prong outlets must be in working order
- GFCI outlets must be in working order, and trip/reset when tested
- Living rooms/bedrooms require at least two outlets or a permanent light fixture and an outlet
- Kitchens require at least one outlet, and a permanent light fixture
- Bathrooms require a permanent light fixture
- There must be no cracked/broken or missing faceplates on outlets and light switches
- There must be no missing knockouts on breaker boxes
- There must be no open or frayed wires, or exposed junction boxes

Windows

- All windows present must open if designed to open, remain open until closed, not fall in on you when opened, and lock if on the first floor or accessible through a porch/deck
- No broken window panes/frames
- Kitchens and Dining Rooms do not require windows
- Living rooms and Bedrooms do require windows
- Bathroom window must be openable if it is the only source of ventilation

Kitchen

- Must have a sink with a sink trap, hot and cold running water, and a space to store and prepare food
- Must have a working refrigerator
- Must have a working stove (all burners) and oven
- Must have at least one working outlet and one permanent light fixture
- Garbage disposals present must have a Romex Connector

Bathroom

- Must have a working toilet that is secure to the floor
- Must have a sink with a gas trap, and hot and cold running water
- Must have a shower or a tub with hot and cold running water, and it must be properly grouted
- Must have a permanent light fixture
- Must either have a window that opens, or another form of ventilation including an electric fan or a gravity flow vent
- Must be free from mold/mildew

Floors

- Must be free from protruding nails and tripping hazards
- Must have secured thresholds

Ceilings and Walls

- Must be free from holes larger than 8 ½” x 11”
- Must not be severely bulging/cracking/leaning
- Must not have any missing ceiling tiles
- Must have no evidence of leaks (wet, mold like substance)

Heating

- Adequate heat must maintain an average temperature of 65 degrees in a 24-hour period for all rooms used for living
- Direct heat source of working radiator, working hot air register, working furnace or baseboard heat register
- Indirect heat source where heat enters one room through an adjacent room (i.e. through a doorway)
- Furnace must be serviced regularly and have no visible defects
- There must be no combustible materials within three feet of furnace
- Oil tank/propane tank must have no defects, and no combustible material within three feet

Water Heater

- Must have a pressure relief valve and discharge line that extends to the floor
- Must be working properly and have no visible defects
- There must be no combustible materials within three feet of water heater

Smoke Detectors

- Must be hardwired with a battery backup, be secure and test properly
- Are required on each level of the unit, and the basement (excludes crawl spaces and unfinished attics)

Carbon Monoxide Detectors

- There must be a hardwired or electric (plug in) co detector with a battery backup on each level of the unit and the basement. A combination hardwired smoke/co detector will meet the requirement.

Lead Paint Requirements

- If the building was built prior to 1978 and there are any children under age six, then the following requirements must be met
- Interior: All painted surfaces must be free from deteriorated paint (chipping, peeling, cracking, chafing). Any deteriorated paint above the de minimus level will fail (two square feet or 10% of surface).

- Exterior: All painted surfaces must be free from deteriorated paint. Any deteriorated paint above the de minimus level will fail (twenty square feet).

Mobile Homes

- Must have tie downs if not secured to a permanent foundation

Elevators

- Must have a current state inspection certificate

Security

- Must have working locks on all exterior doors

Stairs/Railings/Porches/Decks

- Must have no tripping hazards
- Must be free from broken, rotting or missing steps or floor boards
- Secure railings are required for four or more steps
- A porch or balcony that is higher than 30" from the ground must have a railing
- No missing spindles on stairway or railing
- No structural issues

Other requirements

- Does the unit have at least two unblocked exits (windows are acceptable on the first or second floor)?
- Is the yard free of trash and debris?
- Is the chimney and other brickwork free from loose bricks and mortar?
- Is the interior air quality good?
- Does the property have adequate facilities for refuse disposal?
- Is the indoor air quality good?