

Property Standards

The Department of Housing and Urban Development (HUD) regulations set forth basic Housing Quality Standards (HQS), which all homes must meet before federal assistance can be provided. **THE HQS INSPECTION DOES NOT SUBSTITUTE FOR A PROFESSIONAL HOME INSPECTION NOR DOES THIS INSPECTION GUARANTEE THE CONDITION OF THE HOME.** The HQS Inspection includes the following, but is not limited to:

All Rooms:

- No peeling, chipping, flaking or chalking paint on the inside or outside of the home nor on any detached structures;
- No mold;
- No holes or cracks (of any size) that result in drafts, severe buckling, or deterioration in walls, ceilings or floors;
- No broken windows;
- All windows must have locks if they are below 6' from the ground or can in some way be reached from the outside of the home;
- All electrical outlets must have faceplates;
- No broken, frayed or exposed wiring;
- No roaches or mice; and
- Space heaters must be vented or have manufacturers label affixed to the heater.

Living Room, Bedrooms (must have):

- At least one window that opens, basement bedroom windows must be to code; and
- At least one (1) light and one (1) electrical outlet or two (2) electrical outlets.

Kitchen (must have):

- At least one (1) permanent light fixture, one (1) electrical outlet and enough room and space to prepare food;
- Sink with hot and cold running water (separate from the bathroom sink).

Bathroom (must have):

- A window that opens or a working ventilation unit;
- One (1) permanent light fixture;
- A working flushable toilet;
- Tub or shower unit with hot and cold running water; and
- Sink with hot and cold running water (separate from the kitchen sink).

Miscellaneous (must have):

- Smoke detectors in each bedroom and each hallway;
- Roof and foundation that does not leak;
- Handrails if the porch is over 30'' high or has four (4) or more steps to enter the home;
- Approvable water and sewer services;
- Plumbing that does not leak;
- Water heater with downward pipe on the pressure relief valve, at least 3'' to 6'' from the floor;
- Water heater must be enclosed if it is located in a living area of the home; and
- At least two (2) exits from the home in case of fire and a private entrance.