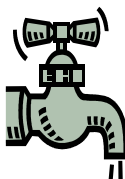




## Smoke Detectors

24. Each level of the unit, including the basement and attic. Has a working smoke detector.
25. If any of the unit's residents are hearing impaired, the smoke detector system also produces a visual alert that can be seen in their sleeping areas.

## Heating & Plumbing



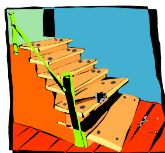
26. The heating equipment is capable of delivering enough heat to ensure the tenants will have a healthy environment.
27. The unit is free from all types of unsafe heating conditions, such as un-vented fuel burning space heaters; potential for fire; improper connection of flues allowing exhaust gases to enter the living area; absence of safety devices; improper use of equipment; and combustible materials near a heat source or a flue.
28. The unit has adequate ventilation and cooling by means of either open able windows or a working cooling system.
29. Water heaters are located, equipped and installed in a safe manner, including a pressure relief valve and discharge line.
30. The unit is served by an approvable public or private sanitary water supply.
31. The plumbing is free from major leaks or corrosion causing serious, persistent levels of rust contaminating the drinking water.
32. The plumbing is connected to an acceptable public or private disposal system and is free from sewer back-up.

## Building Exterior

33. The building's foundation is sound and free from hazards such as potential for structural

collapse or other conditions which allow significant entry of ground water.

34. All stairs, rails and porches are sound and free from hazards such as severe structural defects; or broken, missing or rotting steps.
35. All stairways with 4 or more consecutive steps have a handrail; and all porches or balconies 30" or more above the ground have a secure handrail.
36. All exterior surfaces are free from hazards such as serious buckling or sagging; large holes or other defects that would result in infiltration.
37. The chimney is sound and free from hazards such as leaning or significant disintegration.
38. The roof, gutters and downspouts are sound and free from hazards such as serious buckling or sagging; large holes or other defects that would permit significant infiltration.
39. Manufactured homes are properly placed and securely anchored by a tie down device.



## Also Be Sure That.....

40. The unit is free from heavy accumulations of garbage or other debris inside and outside and has adequate covered facilities for temporary storage and disposal of food wastes.
41. The unit is free from severe infestation by rodents, insects or other vermin.
42. The interior stairs and shared hallways are free from hazards like loose, broken or missing steps or railings or inadequate lighting.
43. All elevators have current, valid inspection certificates.
44. The unit is free from abnormally high levels of air pollution from vehicle exhaust, sewer gas or other pollutants

Charleston Housing's

# Housing Quality Checklist



Before any property can be approved for the Section 8 Rental Assistance program its condition must pass HUD's Housing Quality Standards (HQS) of being "decent, safe and sanitary."

That is why Charleston Housing has put together this *Housing Quality Checklist* to help you determine how close to compliance with these standards your property already is and where you need to make improvements. The categories covered are the same as the inspector will use to evaluate your property.

Using this checklist is a great way to save yourself time, work and money. By investing the time to prepare for your inspection you will greatly improve your chances of passing it the first time.

You can find greater details on the HQS standards by visiting the Charleston Housing web site:

[www.charlestonhousing.org](http://www.charlestonhousing.org)

or by visiting [www.hud.gov](http://www.hud.gov).

If you have any questions please feel to contact us at:

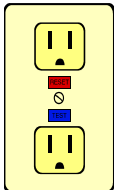
Charleston Housing  
P.O. Box 86  
Charleston, WV 25321-0086

304-348-6451 or  
1-888-881-6451



## Electrical

1. There are at least 2 working double electrical outlets OR 1 double electrical outlet and 1 permanently mounted working light fixture in the living room.
2. There is at least 1 working double electrical outlet and 1 permanently mounted working light fixture in the kitchen.
3. There is at least 1 permanently mounted working light fixture in the bathroom.
4. There is at least 2 working double electrical outlets OR 1 double electrical outlet and 1 permanently mounted working light fixture in every bedroom.
5. The unit and all shared spaces are free from any electrical hazards such as: broken, non-insulated or frayed wiring; improper types of wiring, connections or insulation; light fixtures hanging from electrical wiring without firm support or fixture; cover plates missing from switches or outlets; badly cracked outlets; exposed fuse or breaker box connections; overloaded circuits evidenced by frequently blown fuses or breakers.



6. Ground Fault Interrupter (GFI) outlets are used within 6 ft of a water supply in the bath, kitchen or laundry.

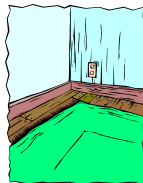


## Security

7. All windows and doors that are accessible from the outside have a properly working lock.
8. The unit can be entered without going through another unit.
9. The building has an alternative way for tenants to exit in case of fire which meets local code.

## Windows

10. The living room has at least one window.
11. All windows are free of signs of severe deterioration or missing or broken panes.



## Walls and Floors

12. The walls are sound and free from hazardous defects such as severe buckling, bulging or leaning; damaged or loose structural members; large holes; or air filtration.
13. The floors are sound and free from hazardous defects such as severe buckling; major movement under walking stress; or damaged or missing parts.

## Ceilings

14. All ceilings are sound and free from hazardous defects such as severe bulging or buckling; large holes; missing parts; or loose surface materials that are falling or in danger of falling.



## Paint

15. In units built prior to 1978, if a child younger than 6 years of age lives there or is expected to live there, all surfaces are free from damaged or deteriorated paint ( this includes any paint that is peeling, chipping,

cracking, chalking or in any way coming loose from the surface it is applied to.



## Kitchen

16. The unit has both an oven and a stove with a full set of working burners and knobs for turning them on and off. (A microwave may be substituted for a tenant-supplied oven and stove.)
17. The unit contains a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time.
18. The kitchen contains a permanently attached working sink with both hot and cold running water and a properly connected working drain with a gas trap, and space to store, prepare and serve food.

## Bathroom

19. The unit contains a toilet in proper working condition available for the exclusive use of the unit's occupants.
20. There is a permanently installed working bathroom sink with both hot and cold running water and a properly connected drain with a gas trap.
21. The unit has either a working bathtub or shower with both hot and cold running water and a properly connected working drain with a gas trap.
22. The bathroom has either at least 1 openable window or a working vent system.



## Bedrooms



23. All of the bedrooms in the unit have at least 1 window and if it was designed to open it must be openable.