

HOUSING QUALITY STANDARDS SUMMARY/Quick Guide FOR VOUCHER HOLDERS AND LANDLORDS

The Liberty Housing Authority must inspect all properties before placing them under HAP Contract, and at least bi annually/annually, to ensure compliance with Federal Housing Quality Standards (HQS). The following list contains the most common "Fail" items. The lease-up process will be expedited if the owner ensures the dwelling is free of these deficiencies **before** the Housing Inspector conducts the initial inspection.

UTILITIES ARE TO BE TURNED ON: In order to determine compliance with HQS, the inspector must be able to check out the furnace, water heater, plumbing and electrical systems. This is not possible unless the electric, natural gas and water services are connected. Failure to have these utilities on automatically results in a failed inspection.

Cracked or broken windows creating a cutting hazard, must have screens, locks and be functional

Exterior doors must lock and function as designed and have weatherstripping

Door locks cannot have damaged striker plates and framing must not be cracked

Must have outlet covers that are not damaged nor cracked

Loose or missing handrail on 4 or more steps

Deterioration of floors around toilet, sink, laundry area, tub, kitchen

Deterioration or cracked shower walls, walls, decks, wallpaper

Plumbing leaks under kitchen or bathroom sink

Deteriorated porch floors, porch ceilings, exterior steps and walkways

Smoke detectors or CO detectors missing or inoperable, must be on all levels of home, including basement

Must have ventilation in bathroom either window or exhaust fan

Electrical hazards of any kind must be repaired or replaced including cracked outlet covers

Floors no severe buckling or large section of damaged or missing parts

Stove, Refrigerator must be in good, clean working order with no cracked, broken or missing parts

PAINT REQUIREMENTS: All interior and exterior paint surfaces must be free of any chipping, peeling, flaking or cracking paint. Check the following locations:

Walls	Basements	Window Frames and Sills
Floors	Porch Floors	Door Frames and Thresholds
Ceilings	Porch Ceilings	Exterior Siding
Woodwork	Porch Rails	Fascia, Soffits, Eaves
Closets	Garages	

Required Treatment: Defective paint surfaces must be scraped and repainted with non-lead paint or covered with other suitable material to eliminate defective paint surfaces.