

HOUSING QUALITY STANDARDS CHECKLIST

The unit must be "safe, sanitary, and decent." A Washington County Housing Authority Inspector will inspect more thoroughly upon receiving the completed Request for Tenancy Approval. We want the unit to pass the inspections. Please check the unit before the Housing Authority Inspectors do the initial and annual inspections, using this checklist as a guideline to determine if the unit will meet the inspection guidelines. Make any repairs needed before the inspection.

THE UNIT EXTERIOR

All porches over 30" must have a railing with balusters spaced no more than 4 inches between balusters.
The foundation, stairs, handrails, gutters, porches, and walkways are sound and free of hazards and deterioration.
The house and yard are free of trash and debris.
The main electric entrance cable is in good condition. NOT FRAYED OR DETERIORATED
There is a handrail for all steps (4 or more), including basement.
The chimney and brickwork is free of loose bricks and mortar.
The paint is not chipping, peeling or cracking (including windows).
Mobile Homes - Tie downs are attached and accessible to inspection

THE UNIT INTERIOR - BASIC REQUIREMENTS

Units must have working smoke detectors, one on each floor used for living and two for a mobile home. See SMOKE DETECTOR REGULATIONS for additional requirements.
All plumbing and drains are free of leaks or clogs and in working order.
The furnace and hot water heater are operable and in good condition.
The furnace adequately heats all rooms, including the bathroom.
Pressure relief valve discharge lines extend down to within 6" of floor
Floors, ceilings, and walls are clean, in good condition, and free of chipping, peeling, and cracking paint. (including trim/woodwork)
There are lights (operable from each floor level) and handrails for interior stairs (4+ steps), and railings for all open stairways and unprotected heights.

ELECTRICAL

All spliced wires are in a "J" box and all "J" boxes, outlets and switches have face plates. (includes basement and attic)
Each room has 2 working outlets or 1 outlet and a permanent light.
All rooms are well-lit and free from electrical hazards.
All receptacles within 6 feet of sinks (kitchen or bathroom) must be GFI. Receptacles near bathtubs are not acceptable.

BEDROOMS

There must be enough bedrooms for your family size
Each bedroom has an operable window and a privacy curtain / door.

KITCHENS

All appliances are clean and working properly, including the oven / broiler.
The floor covering (required) is free of tripping hazards.
There is adequate space for food storage and preparation.
There is an operable window or exhaust fan.

BATHROOM

The bathroom must have a shower or tub
The sink, toilet, and tub / shower are operable, in good condition, and securely attached.
There is an operable window or an exhaust fan.
The floor covering (required) is free of tripping hazards.
There is a privacy curtain or door.
The bathroom sink and tub have a trap.

BASEMENT

The foundation is sound and free of hazards (potential structural collapse or ground water entry).

There can be no surface water in the basement.

All windows and doors must have locks and no broken or cracked glass.

The basement must be accessible for inspection.

GENERAL

One window in each room must operate as originally designed. All other windows may be secured shut.

All windows must lock and be free from broken or cracked glass.

All windows should be glazed and form a tight seal when closed.

Double-hung windows with pulleys present must have sash ropes connected.

All doors (exterior) lock and form a tight seal when closed.

All floors with floor covering are free from tripping hazards.

Furnace / water heater vents are properly vented to run slightly upward.

The unit is free of non-vented heating sources.

ALL UNITS WITH WELL WATER, SPRING WATER, OR SEPTIC SYSTEMS MUST HAVE A RECENT (WITHIN 2 YEARS) CERTIFIED EVALUATION STATEMENT.

SMOKE DETECTOR PLACEMENT REQUIREMENTS

As stated by the NFPA: Since smoke and deadly gases rise, alarms should be placed on the ceiling at least 4 inches from the nearest wall, or high on a wall, 4 - 12 inches from the ceiling. This 4 - inch minimum is important to keep alarms out of possible "dead air" spaces, because hot air is turbulent and may bounce so much it misses spots near a surface. Installing alarms near a window, door or fireplace is not recommended because drafts could detour smoke away from the unit. In rooms where the ceiling has an extremely high point, such as in vaulted ceilings, mount the alarm at or near the ceiling's highest point."

Additional Guidelines for Installation

Wired systems should not be connected to a circuit that could be turned off with a wall switch.

Plug-in systems should have a restraining device at the outlet to prevent the plug from accidentally coming loose.

Hard-wired systems should be installed by a qualified electrician.

Do not install the smoke detector near windows, doors or forced-air registers where air flow would interfere with the operation of the detector, such as the Kitchen or above a ceiling fan,

It is suggested but not required that if your unit has gas fired appliances, i.e. furnace, water heater, stove etc, a carbon monoxide detector should be installed in close proximity of those appliances. A combination smoke detector / carbon monoxide detector is acceptable.

