Housing Quality Standards HQS Landlord Check list

Major Areas of	Questions to ask	Yes/	Repairs Needed
Unit		No	
Electricity	 Do all the fixtures and outlets work? 		
	2. Is there lighting in common hallways and porches?		
	3. Are all the outlets, lights switches and fuse boxes properly covered with no cracks or breaks in the plates or doors?		
	4. Are electric fixtures secured without hanging or exposed wires?		
	5. Are all utilities on the day of the inspection?		
	6. Is there permanently installed heating and cooling equipment?		
Plumbing	7. Is toilet securely fastened with no leaks or gaps and flushes properly?		
	8. Sink – is there hot and cold running water, proper drainage and no leaks?		
	Shower/tub- is there hot and cold running water proper drainage and no leaks?		
	10. Is bathroom vented with either a working exhaust fan or an exterior window with screen?		

Major Areas of	Questions to ask	Yes/	Repairs Needed
Unit		No	
Kitchen	11. Is there hot and cold running water, proper drainage and no leaks? 12. Is there a fully working		
	stove or cook top and oven with range hood fan or non mechanical vent?		
	13. Do all burners and oven ignite, and are all the knobs present and legible? 14. Is there a refrigerator		
	present and does it cool/freeze?		
Other	15. Does the hot water heater work properly?		
	16. Does the water tank have a proper installed pressure relief valve extension line?		
	17. Is the bathroom free of any sewer odor or drainage problem?		
	Unit Interior		
Wall Condition	18. Are all walls free of air and moisture leaks, large holes and cracks?		
Ceiling Condition	19. Are all ceilings free of air and moisture leaks, large holes and cracks?		
Floor Condition	20. Are floors free of weak spots or missing floorboards?		
	21. Are floors free from tripping hazards from loose flooring or covering?		
Cabinets/interior doors	22. Are cabinets securely fastened to wall?		

	Unit Interior	
	23. Is there space for food preparation and storage?	
	24. Are all doors securely hung?	
Security	25. Is there free and clear access to all exits?	
	26. Do all exterior and common area doors have a properly installed and working locks?	
	27. Do all first floor windows and window opening to a stairway, fire escape or landing have locks?	
Health & Safety	28. Is there a working smoke detector on each level of the UNIT?	
	29. Is the unit free of insect and rodent infestation?	
	Unit Exterior	
Windows	30. Is there at least one exterior window in each bedroom and in the living room?	
	31. Do windows open, close and lock properly?	
	32. Is the unit free of broken or leaky windows?	
Other	33. Is the roof free of leaks?	
	34. Is the chimney secure and flue tightly sealed with no gaps?	
	35. Is the unit foundation sound?	
	36. Are opening around doors and windows weather – tight?	
	37. Are sidewalks free of tripping hazards?	

	Stairways	
Stairways Interior	38. Are all handrails properly	
& Exterior	secured?	
	39. Is there a handrail when	
	there are 4 or more	
	consecutive steps?	
	40. Are stairs free of loose,	
	broken or missing steps?	
	41. Are stairs free of tripping hazards?	
	42. Are there secure railing on	
	porches, balconies, and	
	landing 30" inches or	
	higher?	
	Other	
Interior/Exterior	43. Is the unit free of debris	
Building	outside and inside other	
Dananig	unit?	
	44. Are there covered waste	
	disposal receptacles?	
	45. Units built before 1978	
	with child residents under	
	6 years old must be free of	
	chipping, peeling, flaking,	
	chalking or cracking	
	painted surfaces, including	
	windows, window seals,	
	door frames, walls, ceiling	
	porches, and all other	
	interior/exterior painted surfaces	
	Surfaces	