

TOP 10 FAILED HQS LIST

1. SMOKE DETECTOR: Units must have at least one detector on each level of the unit. In hallways it must be adjacent to the bedrooms. They also must be installed in basements and attics that have been converted into living area. A smoke detector is not required in an unfinished attic. They must be operational (working battery) and installed correctly. It must be installed on the wall between 4" to 12" from the ceiling. If on the ceiling it must be more than 4" from the wall.

2. FLOORING: The permanent flooring including carpet, vinyl, or ceramic tile must be installed and be free of any tripping hazards, torn areas and tack strips. Carpet with severe staining that is determined by the inspector to be a potential hazard will fail. Excessive amounts of animal urine or feces in the unit will fail. Flooring that is weak or soft will fail. Most of these fails occur in the bathroom around the toilet and in kitchens near the sink and refrigerator.

2. PEST: The unit must be free from infestation of roaches or other vermin. The owner is responsible for correcting the infestation in apartments and duplexes however, if such infestation(s) are repeated, it may be considered a lease violation and the owner may evict. The Housing Agency may terminate the family's housing assistance on that basis. Some types of infestation in houses may also be deemed as an owner responsibility such as rat or bed bug infestation.

3. CEILINGS, WALLS, PAINT: Severely marked walls and unfinished painting will result in a failed inspection. Any chipping or peeling paint inside or outside a unit will fail. Units built before 1978 with children ages 6 or younger who reside or are expected to reside in such housing, must have all interior and exterior paint surfaces free of cracking, chipping or peeling paint. Paint found to be defective over minimum levels set by HUD will require the owner to supply appropriate lead free certifications. Excessive peeling, chipping or cracking paint in a unit that will not have a child under the age of 6 still requires correction but will not require the paint certification.

4. UTILITIES: Electricity and gas service must be on in order to inspect the unit, including at the initial move in inspection. Utilities not on will result in an inconclusive attempt on an initial inspection. In addition the utilities must be in the tenants name before a new lease and contract will be signed. Pilot lights need to be lit unless it is during the summer months when the utility will not be used. Generally this is when outside temperatures are above fifty degrees fahrenheit and inside unit temperatures are at or above sixty degrees fahrenheit.

5. WATER HEATER: Water heaters must be accessible during the inspection or a copy of local inspection report with a current pass rating must be provided to the inspector at the time of the inspection. Water heaters must have a temperature pressure release valve and a discharge pipe of galvanized steel; RIGID copper piping and fittings; or C-PVC. PVC is not acceptable to be used for the discharge line on the water heater. The discharge pipe shall extend from the valve downward to not less than 6 inches or more than 2 feet above the floor or ground OR extend to the exterior. Gas water heaters must be vented and storage of any items in the gas heater closet is not allowed. Do not install insulation blanket to the bottom of a gas water heater or allow it to sag, restricting the combustion air to the bottom of the heater, as this could result in an unsafe operating condition.

6. SECURITY: All doors and windows accessible from the outside such as basement, first floor, garage, or fire escape, must have single cylinder deadbolt locks that work properly. Double sided locks that require a key from the interior are not acceptable and will fail. Window security bars located in rooms used for sleeping must be equipped with a quick release system; require no special knowledge or skill to operate; and meet local code. All exterior doors must have a solid core and be sound. Windows must be weather tight. No large cracks, broken or missing glass (this includes double pane windows). Small corner cracks may be corrected with silicone at the inspector's discretion. A bedroom must have at least one openable window. A large piece of furniture such as headboard, bunk beds, and dressers which covers the only openable bedroom window will fail an HQS inspection.

7. BATHROOM(S): There must be at least one bathroom present in the dwelling unit for the exclusive use of the occupant with a working toilet, sink, tub or shower. Sliding shower doors require a guide at the bottom to prevent swinging. All worn and cracked toilet seats and tank lids must be replaced and the toilet tank lid must fit properly. Bathrooms require a door and door knob. Check all pipes, sinks, tubs and toilets for leaks or stoppages. Toilet(s) must flush properly and be stable: No rocking or shifting from side to side is permitted.

8. ELECTRICAL: Kitchens require at least one working outlet and one working ceiling or wall light, permanently installed. Bathrooms require one permanently installed light fixture in working condition. An outlet cannot be a substitute for a permanent light fixture. Any existing or newly installed GFC electrical outlet must work as designed. Bedrooms (and most other rooms) require either two working outlets OR one working outlet and one working light fixture, permanently installed. All outlets and light switches must have a cover plate and must be free of cracks or chips. All electrical hazards must be eliminated such as exposed wiring, extension cords which run under rugs or over floor coverings, loose or improper connections to outlets, exposed fuse box panel or a fuse box panel without the inner panel to cover the exposed wires.

9. APPLIANCES: Must be in good working order with no missing parts such as knobs, shelving, drip pans, and oven handles. All stove burners and the oven must work. The stove, range hood filter, and venting system shall be clean and free from grease. Any owner-supplied appliance in the unit shall be maintained in proper working order throughout term of the lease. All appliances in the unit must work properly. Appliances that are not required by HQS such as air conditioners, dishwashers, and garbage disposals, should either be in working order or removed or the inspection will fail.

10. EXTERIOR MAINTENANCE, GARBARE & DEBRIS: Yards shall not be allowed to become overgrown and grass may not exceed a maximum of 12 inches. The ground shall be free of any hazardous debris and holes that pose a tripping hazard. Porches, decks, stairs and steps must be structurally sound and meet HQS Requirements. Balusters or spindles must not be more than 4 inches apart. Stairs having 4 or more steps (risers) must have a handrail. Porch/Balconies approximately 30 inches or more above the ground require a guardrail. The roof must be structurally sound and in good condition and must not leak. Evidence of leaks can usually be seen on the ceilings inside the unit and can cause the unit to fail if not repaired correctly. Gutters and downspouts are not required by HQS. If gutters and downspouts are present they must be intact and be in good condition. Lack of gutters and downspouts often contribute to paint failure, siding decay, deterioration of foundations and sills, wet basements, and interior water leaks which will cause the unit to fail. Bulk trash, including refrigerators, stoves, washers, dryers, other similar types of appliances, cut tree logs, and improperly stored construction materials or firewood are bulk trash and should be removed or appropriately stacked as prescribed by the local code ordinance and acceptable to the KCDC inspector. Abandoned Vehicles such as un-licensed, partially disassembled, flooded or burned throughout, and inoperable vehicles will cause the unit to fail.