

HOUSING QUALITY STANDARDS (HQS)

The following is a partial list of requirements for HQS housing standards and should only be used as a guide. The Lake Metropolitan Housing Authority recommends that each landlord perform a “pre-inspection,” using this list as a guide, before our inspector arrives to inspect the unit.

Living Room & Bedrooms:

- Ceiling and Walls
 1. No holes, cracks, falling plaster, or damage from water infiltration allowed.
- Electricity
 1. At least 2 outlets or 1 permanent over-head light and 1 outlet
 2. No frayed wires, broken, cracked, or missing switch plate and receptacle covers
 3. No missing light globes
- Flooring
 1. No missing flooring, soft spots in flooring
 2. No carpet or other flooring cover that is torn or loose, causing a trip hazard
- Windows
 1. All windows within 6’ of the ground must have a locking device.
 2. At least one window in each room must be operable and have the ability to stay open without assistance.
 3. No cracked, missing, or broken window glass panes
 4. **All windows must be in good condition.**
 5. All windows must be weather tight.
- Paint
 1. No chipping or peeling paint on walls, ceiling, windows, or trim
 2. If there are children under the age of 6, loose or powdery paint is not allowed in window troughs if the house was built before 1978.
- Smoke Detectors
 1. One smoke detector is required on each floor and in the bedroom areas.

Kitchens:

- Ceilings
 1. Same requirements as living room and bedroom
- Electricity
 1. At least one (1) receptacle and one permanent ceiling light fixture or wall light fixture that works
 2. No lights hanging by wires and no other firm support
 3. No missing, cracked, or broken cover plates on receptacles or switches
 4. **ALL RECEPTACLES WITHIN 6’ OF THE SINK MUST BE A GROUND FAULT CIRCUIT INTERRUPTER (GFCI).**

- Appliances
 1. **REFRIGERATOR AND STOVE MUST BE IN THE UNIT AND WORKING AT THE TIME OF THE INSPECTION.**
 2. Stove burners must work and have no missing parts.
 3. All knobs and handles must be present on the appliance.
 4. Oven door must close and seal properly.
 5. Refrigerator must be able to keep temperature low enough so that food will not spoil.
 6. No missing or torn gaskets on refrigerator doors
 7. Must have freezer section large enough for the size of the family.
- Serving Area
 1. Some space to serve food
- Preparation Area
 1. Some space to prepare food (Family size has to be taken into consideration.)
- Windows
 1. A window is not required in the kitchen; if it is present, however, it should be in good repair.
- Sink
 1. A kitchen sink is required in the kitchen.
 2. A working faucet with hot and cold water and proper drainage is required.
 3. A gas trap is required under the sink.
- Floor
 1. Floor must be in good condition.
 2. There should be no missing tiles, holes, or tears that could cause a trip hazard.

Bathrooms:

- Ceilings must be in good condition.
- Ventilation: All bathrooms (1/2 and full size) must have one of the following:
 1. Window that opens, remains open unassisted, and has a locking device
 2. A ventilation fan
- Toilet
 1. Must be secured to the floor.
 2. Must be in good working condition.
- Tub/Shower
 1. Has hot and cold water.
 2. Walls are in good condition.
 3. Is sealed between wall and tub.
- Floor
 1. Must be in good condition.
- Electricity
 1. There is at least one (1) permanent ceiling or wall light fixture with globes.
 2. GFCI at any receptacle within 6' of the tub or sink
- Sink
 1. Has hot and cold running water.
 2. Has gas trap on sink.
 3. Is secured to wall.

Plumbing and Heating:

- Hot Water Tanks (Gas)
 1. Flue must be sealed at chimney with mortar or fire clay.
 2. Proper gas line connection
 3. All hot water tanks must have either a Copper or CPVC discharge tube from the temperature and pressure valve to within 6” of the floor.
- Hot Water Tanks (Electric)
 1. Electric service wire to hot water tank must be in conduit or armored cable.
 2. All hot water tanks must have either a Copper or CPVC discharge tube from the temperature and pressure valve to within 6” of the floor.
- Furnace
 1. All gas or oil lines must be installed in proper manner.
 2. All flues from furnaces must be sealed at the chimney with mortar or fire clay.
 3. All furnace electric service lines must be in conduit or armored cable.
 4. Furnaces and thermostats must be in working order at the time of inspection.
 5. All chimneys and flues must be in good condition.
- Water Supply
 1. City water connections must be in good repair.
 2. Private water supplies must meet Local and State Codes.
- Sewage
 1. Sewage disposal must be connected properly to a city sewer or private septic system.
 2. If septic system is private, it must meet Local and State Codes and be in good working order.

Building Exterior:

- Roof
 1. Must be in good condition with no leaks.
- Gutters and Down Spouts
 1. Are not required, but must be in good working condition if present.
- Foundation
 1. Must have no major cracks or holes, or any missing parts.
 2. Foundation walls must have no serious leaks.
- Exterior Handrails
 1. All outside handrails are required on 4 or more steps.
 2. A guard rail is required for all porches over 30” from the ground.
- Paint
 1. There must be no loose or peeling paint on exterior walls, window trim, windows, doors, fascia, soffits, or porches.
- Smoke Detectors
 1. A smoke detector is **REQUIRED** on each floor, including the basement.
 2. If bedroom doors are separated by a large space, then a detector is needed in each room.
- Interior Stairs
 1. All interior stairs with 4 or more steps must have a handrail.

Miscellaneous:

- All receptacles located within 6' of a laundry tub must be GFCI protected.
- All Sump Pumps must be GFCI protected.
- NO Basement bedrooms are PERMITTED.