

Top 30 HQS Inspection Fail Items

The Saginaw Housing Commission (SHC) has compiled a list of some of the most common HQS deficiencies that have been noticed out of all the inspections that are completed each year.

ANY Fail deficiency will Fail the entire HQS inspection. Many single-family homes Fail Initial and Annual HQS Inspections.

The HQS inspection protocol includes both Performance Requirements (Overall Standards) and Acceptability Criteria (definitions of those standards). While the overall Performance Requirements are rather low, the Acceptability Criteria are not. For example, a Bedroom that has one duplex outlet and one fixed light meets the Performance Requirement. If the outlet in that same Bedroom does not work, that outlet would Fail the Acceptability Criteria.

In other words, HQS standards are very basic, but every part that contributes to meeting those standards must operate properly.

Here's the list. It is in no particular order. It does not cover every possible Fail item. It does give you a good idea as to what items you need to watch out for:

1. **Deteriorated paint** on all painted surfaces. This includes all painted surfaces in the interior of the apartment and all painted surfaces in common and exterior areas accessible to a participant. Areas of deteriorated paint are particularly common in window wells (the part of the window that the sashes close on), areas under kitchen sinks, the interiors of closets and pantries, door and window interior trim and wear surfaces, interior ceilings particularly in bathrooms and exterior siding and trim.
2. **Improperly wired/broken outlets-** (Reversed polarity, 3 pronged outlets with no ground, faulty GFI outlets and so forth.) GFI outlets must trip with either a tester or manually.
3. **Missing/Broken handrails and/or steps** on interior and exterior stairs. Handrails are required on stairs with four or more steps.
4. **No ventilation in bathroom** (There must be an operable window, a power vent or a gravity vent.)
5. **Ungrounded water heater. Missing water heater blow-off extension- Pipe MUST be within 6 in. of the floor. Loose/misaligned exhaust vent on gas water heaters.**

6. **Missing circuit breakers, open slots in electric panels, missing covers on electrical boxes and water heaters, missing/broken switch plate or outlet covers.**
7. **Plumbing leaks under sinks.**
8. **Toilet loose on flange/broken/clogged.**
9. **Clogged drains.**
10. **Missing/broken heater covers.**
11. **Interior wall holes.**
12. **Deadbolts on exterior doors that require a key to operate both on the inside and the outside.** Deadbolts MUST have a thumb turnkey device.
13. **Broken window panes/missing sashes/windows that won't open.**
14. **Broken/missing window locks- Most windows that are nailed shut.**
15. **Entry doors that are not secure.**
16. **Inoperable stove burner or oven.**
17. **Leaking/inoperable refrigerator.**
18. **Ripped linoleum/cracked or missing floor tiles/no finish floor.**
19. **Smoke detector won't fire/missing/low tone/must be H/W** (one detector is required on EACH level).
20. **Hallway emergency lights won't operate.**
21. **Bath sink/vanity/shower stall not attached to wall.**
22. **Leaking plumbing supply or waste pipes or valves in basement.**
23. **Infestation by pests** (such as mice, rats, fleas, bedbugs, etc.)(Landlord responsibility if initial inspection, participant responsibility at any annual or complaint inspections)
24. **Inadequate fire egress-** particularly from Bedrooms on the 3rd flr and above.
25. **Hanging electric wires/open un-terminated electric wires.**

26. **Broken door slabs/frames.**
27. **Excessive trash and debris** on exterior grounds and dumpster areas.
28. **Little or no hot water including inadequate water pressure.**
29. **Oil boiler/furnace needs annual cleaning and service.**

As you can see, many of these deficiencies Pass the Performance Requirements and Fail the Acceptability Criteria. For example: A toilet is present in the apartment and it is private, but it doesn't flush, or there is an approved sewage disposal system but it is leaking.