

Common Reasons Why a Unit Fails HQS Inspection

Below you will find a list of the most common reasons a unit may fail a Housing Quality Standards (HQS) inspection. Please examine your unit carefully before RHA conducts the inspection. RHA may not enter into a HAP Contract with the owner if the unit fails the HQS inspection.

Note: This list should not be considered a complete list of the reasons for failure of an HQS inspection.

- All ceilings, walls and floors must be free of defects and secured.
- The entire unit (interior, exterior and common areas) must be free of cracking, scaling, peeling, chipping and loose paint. This is especially important for units built before 1978 that are, or will be, occupied by a facility with a child under six years of age, a pregnant woman, and/or a child with elevated EIBLL.
- For any set of stairs (interior or exterior) with four or more consecutive risers, there must be a handrail that is securely attached and that extends the full length of the staircase.
- The unit must be free of roaches, rodents, bedbugs and any other infestation.
- The unit must be free of electrical hazards, including loose or exposed wiring; loose or damaged outlets, switches, and fixtures; over-fused circuits, etc.
- All light switches and outlets must have securely attached covers.
- For gas stoves, the oven and all stove-top burners must light from pilot.
- Every room used for living must have two working outlets.
- Every room used for living must have at least one screened window, free of defects, for ventilation purposes.
- All windows and doors must be secure when closed and must be weather tight.
- All windows and doors that are accessible from the outside must have secure, working locks (bedroom doors may not have hasp locks).
- All interior doors must open and close properly.
- All windows must be operable.
- All windows accessible from the exterior must be lockable.
- All bathrooms must have means of ventilation, such as a screened window or a working exhaust fan.
- All drains must be free from leaks.
- All flue pipes from the furnace and hot water tank must be properly installed (proper slope per code) and properly sealed at the chimney.

- All gutters and downspouts must be cleaned, properly connected and secured.
- The unit must be free from any accumulation of garbage or debris. This relates to both the interior and exterior of the property.
- Owners of multi-family units must provide adequate refuse disposal facilities (i.e. trash cans with covers, garbage chutes, or dumpsters with lids).
- A working smoke detector either hardwired or battery operated, must be installed on every level of the unit and in each bedroom. If any member of the family is hearing impaired, interconnected strobe-to-strobe smoke detectors must be installed.
- All units must contain a carbon monoxide detector in accordance with NYS title 19 NYCRR part 1220 or 1225.