

HQS INSPECTION CHECKLIST

To participate in the Section 8 Housing Choice Voucher program, landlords must ensure that the units meet or pass the Housing Quality Standard inspection set by federal regulations and the Department of HUD. The following will brief overview presents a checklist to assist landlords and ensure the unit meets/passes the HQS inspection conducted by the designated Pharr Housing Authority staff at the time of the initial move in, annually, and intermittently, *if applicable*.

- NO CHIPPING OR PEELING PAINT INSIDE OR OUTSIDE
- STOVE (if provided by landlord) MUST BE CLEAN, HAVE A KICK PLATE & BE IN WORKING ORDER
- REFRIGERATOR (if provided by landlord) MUST BE CLEAN, HAVE A KICK PLATE & BE IN WORKING ORDER
- THERE MUST BE AN INSTALLED WORKING HEATING SYSTEM
- HOT & COLD RUNNING WATER IN BATHROOM & KITCHEN
- THERE MUST BE A FLUSH TOILET THAT WORKS & DOES NOT LEAK
- THERE MUST BE A BATHTUB OR SHOWER THAT WORKS
- THE BATHROOM MUST HAVE EITHER A WINDOW TO THE OUTSIDE OR AN EXHAUST FAN VENTED TO THE OUTSIDE OF UNIT
- THERE MUST NOT BE ANY PLUMBING LEAKS
- THERE MUST NOT BE ANY CLOGGED DRAINS (check for slow drains)
- ALL PLUMBING FIXTURES MUST HAVE P-TRAPS
- ALL ELECTRICAL OUTLETS MUST HAVE COVER PLATES & BE IN GOOD WORKING CONDITIONS
- ALL GROUND FAULT CIRCUIT INTERRUPTS (GFCIs) MUST WORK PROPERLY
- THERE MUST NOT BE ANY MISSING, BROKEN OR CRACKED WINDOWS
- THE ROOF MUST NOT LEAK. INDICATIONS OF A LEAK OR DISCOLORATION OR STAINS ON THE CEILING
- THE HOT WATER HEATER TANK MUST HAVE A TEMPERATURE PRESSURE RELIEF VALVE WITH DOWNWARD DISCHARGE PIPE MADE OF GALVANIZED STEEL OR COPPER TUBING THAT IS BETWEEN 6 INCHES TO 8 INCHES FROM THE FLOOR (NO PVC), CPVC IS ACCEPTABLE
- THE FLOOR COVERING CANNOT BE TORN OR HAVE HOLES THAT CAN CAUSE SOMEONE TO TRIP
- IF THERE ARE STAIRS THE RAILING MUST BE SECURE
- FOUR OR MORE EXTERIOR STAIRS MUST HAVE HANDRAILS 34 INCHES TO 38 INCHES FROM THE GROUND
- WALK OFFS OR PORCHES 30 INCHES ABOVE GRADE MUST HAVE GUARD RAILS 36 INCHES FROM THE GROUND
- WORKING SMOKE DETECTORS ARE REQUIRED IN EVERY UNIT & ON EVERY LEVEL
- THE CONTRACT RENT MUST BE REASONABLE BASED ON THE RENT OF COMPARABLE UNITS IN THE NEIGHBORHOOD
- ALL SECURITY BARS & WINDOWS MUST HAVE A QUICK RELEASE MECHANISM
- KEYLESS BOLTING DEVICE & DOOR VIEWERS MUST BE INSTALLED HIGHER THAN 48 INCHES OR LOWER THAN 36 INCHES FROM THE FLOOR
- ALL SLIDING GLASS DOORS MUST HAVE A PINLOCK 0 TO 48 INCHES FROM THE FLOOR & IF THE MANUFACTURE'S LOCK TO THE SLIDING IS INOPERABLE, THERE MUST BE AN ADDITIONAL SECURITY BAR ON THE DOOR
- ALL WINDOWS SHOULD OPEN & CLOSE AS DESIGNED & HAVE WORKING LOCKS & EXTERIOR DOORS MUST HAVE WORKING DEADBOLTS
- ALL WINDOWS MUST BE IN GOOD WORKING CONDITIONS
- THE DWELLING MUST BE FREE OF SERIOUS VERMIN OR RODENT INFESTATION