

GARDNER HOUSING AUTHORITY

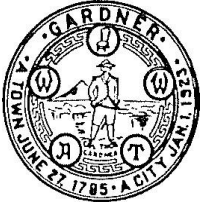
HCV (Section8) Program
116 Church Street; Suite 1
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Top 30 Housing Quality Standards (HQS) Inspection Fail Items:

The goal of the Housing Choice Voucher Program (HCVP) is to provide “decent, safe and sanitary” housing at an affordable cost to low-income families. All units that fall under the HCVP must meet these housing quality standards to participate in the HCVP.

Below is a list of some of the most common HQS deficiencies. ANY Fail deficiency will Fail the entire HQS inspection. The list 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 in housing built in 1978 or before in which a pregnant woman or a child under 6 lives or is expected to live. This includes all painted surfaces in the interior of the apartment and all painted surfaces in common and exterior areas accessible to a pregnant woman or a child under 6. 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.)
3. Missing/Broken handrails and/or steps on interior and exterior stairs.
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. 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.



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11. Interior wall holes in exterior walls.
12. Deadbolts on exterior doors that require a key to operate both on the inside and the outside.
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. Expired fire extinguisher/elevator/boiler inspection certificates.
17. Inoperable stove burner or oven.
18. Leaking/inoperable refrigerator.
19. Ripped linoleum/cracked or missing floor tiles/no finish floor.
20. Smoke detector won't fire/missing/low tone/must be H/W (most cases in New Hampshire).
21. Hallway emergency lights won't operate.
22. Bath sink/vanity/shower stall not attached to wall.
23. Leaking plumbing supply or waste pipes or valves in basement.
24. Infestation by pests (such as mice, rats, fleas, bedbugs, etc.)
25. Inadequate fire egress- particularly from Bedrooms on the 3rd flr and above.
26. Hanging electric wires/open unterminated electric wires.
27. Broken door slabs/frames.
28. Excessive trash and debris on exterior grounds and dumpster areas.
29. Little or no hot water.
30. Oil boiler/furnace needs annual cleaning and service.