Most Common Fail Items
UPCS/HQS Inspections

To: Housing Providers / Owners / Agents

All properties subsidized through the HCV program must pass an initial and annual inspection in order for the family to received rental assistance while occupying the unit.

Below is a sample list of some of the most common problems that are found during an inspection. Any deficiencies should be corrected prior to an inspection.

1. Peeling exterior and interior paint.
2. Missing or inoperable smoke detector. One detector is required on each level.
3. Railings missing. Handrails are required at 4 or more steps. Porch rails are required on porches over 30 inches high.
4. Outlet cover plates missing, broken, cracked or very loose. Outlets improperly wired.
5. Leaking plumbing fixtures. Missing gas traps at pipes.
6. Missing, improper covers on hot water heats, furnaces. Missing temperature pressure relief valves (TPR), drain line must be 6" off floor.
7. Inoperable bathroom fan or no bathroom ventilation.
8. Missing or inoperable refrigerator. Missing, cracked or broken vegetable bins, brackets; worn gasket; missing or broken handles; etc.
9. Missing or inoperable range; inoperable burners or range hoods. Missing burner control knobs.
10. Cracked or broken window panes.
11. Tripping hazards caused by floor coverings such as carpeting.
12. Inoperable light fixtures.
13. Large holes in walls.
14. Loose or inoperable commodes. Leaking at base or supply line.
15. Trash and debris, inoperable vehicles and appliances, and other furniture in the yard.
16. Loose door knobs, hinges, deadbolts (missing screws), loose or missing strikeplates.
17. Missing or broken window locks on the first floor windows or other windows accessible from the outside.
18. Evidence of leaks at walls or ceilings.
19. Fireplaces must be secured or certification provided that the fireplace is in good working condition.
20. Missing or torn window screens.

The Owner should prepare the unit for inspection and make all repairs as promptly as possible.