

# DCHA HCVP HQS Inspection Checklist

Listed below you will find a list of the most common reasons a unit may fail **Housing Quality Standards (HQS)**. Please look your unit over carefully before the inspector comes out. We will be unable to enter into contract if the unit fails HQS inspection.

Most common reasons units fail Housing Quality Standards (HQS) includes such things as:

- \* peeling or flaking paint
- \* unsafe or rotted porches
- \* water leaks
- \* lack of proper ventilation of flue on hot water tank
- \* weak or broken floor boards
- \* faulty plumbing
- \* missing electrical outlet covers or switch plates
- \* inoperable smoke detectors
- \* infestation
- \* no smoke detectors
- \* unclean or appears to be not ready for new habitation
- \* utilities not on

Here is a checklist to use prior to inspection. **THIS LISTING IS NOT A COMPLETE LIST OF CAUSES FOR HQS FAILURE.**

\_\_\_\_\_ All ceilings, walls and floors must be strong, sturdy and in their permanent positions.

\_\_\_\_\_ A working smoke detector with a live battery or hard wired must be installed on every level of the unit, including in the basement and outside of sleeping rooms. If any members of the family are hearing impaired, a detector for the hearing impaired must be installed.

\_\_\_\_\_ The entire unit, both inside and outside, including window frames, must be free of cracking, scaling, peeling, chipping and loose paint. This prevents expo-

sure to possible lead-based paint hazards.

\_\_\_\_\_ Where there are four or more consecutive steps, handrails must be securely attached. This applies to both the interior and exterior of the unit.

\_\_\_\_\_ The unit must be free of roaches, rodents or any other infestations.

\_\_\_\_\_ The entire unit, interior and exterior, must be free from electrical hazards. There may be no loose, hanging or exposed wires. All three-pronged outlets must be wired correctly. A three-prong circuit tester will be used at the time of the inspection to assure safety.

\_\_\_\_\_ Every room used for living must have either two working outlets or one working outlet and a permanently installed light fixture. At a minimum, each bathroom must have a permanently installed light fixture.

\_\_\_\_\_ All light switches and outlets must have secured plate covers installed.

\_\_\_\_\_ 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 working sturdy locks.

\_\_\_\_\_ All openable windows must have a mechanism to secure them in place when opened.

\_\_\_\_\_ If the unit has a third floor sleeping room(s), and the family is eligible to use this room for sleeping, the owner must provide a safe method of escape in the case of fire (ie. chain ladder).

\_\_\_\_\_ If there is a bathroom with a toilet that is not hooked up to water and sewer lines, it must be repaired. If it is removed, the drain must be sealed to prevent rodents and/or gases from escaping into the unit.

\_\_\_\_\_ The bathroom must have either an openable window or an exhaust fan for ventilation.

\_\_\_\_\_ The hot water tank's pressure relief valve must have a discharge line extending down two to six inches from the floor.

\_\_\_\_\_ The flue pipe leading from the furnace and hot water tank must be sealed at the chimney. Also, check to ensure that the flue pipes connecting to the furnace and hot water tank are installed correctly.

\_\_\_\_\_ Every room used for living must have an adequate heat source. If the source is gas, it must be vented to the outside. If the source is electric, it must be permanently installed and controlled by a separate thermostat.

\_\_\_\_\_ If the downspouts or gutters are damaged and/or missing, causing interior damage to the unit, they must be replaced or repaired. Any damage to the interior of the unit due to the missing or damaged downspouts or gutters must be repaired.

\_\_\_\_\_ The unit must be free from any accumulation of garbage or debris, both inside and outside.

\_\_\_\_\_ Multi-family owners must provide "refuse disposals" which can include trash cans with covers, garbage chutes or dumpsters with lids.

\_\_\_\_\_ Every bedroom must have at least one openable window for ventilation, if windows are designed to open.

\_\_\_\_\_ If the unit has city code violations, they must be corrected.

\_\_\_\_\_ Utilities must be turned on at the time of inspection, including new units to the program.

\_\_\_\_\_ The unit must be vacant at the time of inspection unless the family is leasing in place.

07/15/2010

## District of Columbia Housing Authority

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## Section 8 Inspection Form

Family Name :  
 Contract # :  
 PHA Name : District of Columbia Housing

Census Tract : 0.00 Type : Annual  
 Inspector : DEFAULT DEFAULT  
 Insp. Date : 07/16/2010 Last On : 07/02/2010  
 From : 00:00 To : 00:00  
 Status : Scheduled

**\*IN3QW5\***  
 IN3QW5

## A - General Information

Unit Address Street : City-State-Zip : District : 1 County:		Housing Type <input type="checkbox"/> Manufactured Home <input type="checkbox"/> High Rise: 5 Stories <input type="checkbox"/> Single Family Detach <input type="checkbox"/> Congregate <input type="checkbox"/> Duplex or Two Family <input type="checkbox"/> Cooperate <input type="checkbox"/> Row or Town House <input type="checkbox"/> Other <input type="checkbox"/> Low Rise: 3/4 Stories including Garden <input type="checkbox"/> Independent Group Residence
Owner Address Owner/Agent : Street : City-State-Zip : Phone :		No. of Bedrooms : 1.00

## B - Inspection Checklist

Summary Decision ☐ Passed ☐ Failed ☐ Inconclusive

Item No.	1. Living Room	Passed P/F/I	Comments	Approval Date
1.1	L. R. Present			
1.2	Electricity			
1.3	Electrical Hazards			
1.4	Security			
1.5	Windows			
1.6	Ceiling			
1.7	Walls			
1.8	Floors			
1.9	Defective Paint			
1.10	Smoke Detector			
Item No.	2. Kitchen	Passed P/F/I	Comments	Approval Date
2.1	Kitchen Area			
2.2	Electricity			
2.3	Electrical Hazards			
2.4	Security			

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## District of Columbia Housing Authority

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## Section 8 Inspection Form

Family Name : LAWRENCE KAZI

Census Tract : 0.00 Type : Annual

Contract # : VA280027

Inspector : DEFAULT DEFAULT

PHA Name : District of Columbia Housing

Insp. Date : 07/16/2010 Last On : 07/02/2010

From : 00:00

To : 00:00

**\*IN3QW5\***  
IN3QW5

Status : Scheduled

Item No.	2. Kitchen	Passed P/F/I	Comments	Approval Date
2.5	Windows			
2.6	Ceiling			
2.7	Walls			
2.8	Floors			
2.9	Defective Paint			
2.10	Stove / Range			
2.11	Refrigerator			
2.12	Sink			
2.13	Closet			
2.14	Cabinets			
2.15	Counter Tops			
Item No.	3. Bathroom	Passed P/F/I	Comments	Approval Date
3.1	Bath Presents			
3.2	Electricity			
3.3	Electrical Hazards			
3.4	Security			
3.5	Windows			
3.6	Ceiling			
3.7	Walls			
3.8	Floor			
3.9	Defective Paint			
3.10	Toilet			
3.11	Sink			
3.12	Tub / Shower			
3.13	Ventilation			
3.14	Mirror			
3.15	Closet			



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Item No.	3. Bathroom	Passed P/F/I	Comments	Approval Date
3.16	Cabinet			
Item No.	4. Bedroom	Passed P/F/I	Comments	Approval Date
4.1	Electricity			
4.2	Electrical Hazards			
4.3	Security			
4.4	Windows			
4.5	Ceiling			
4.6	Walls			
4.7	Floors			
4.8	Defective Paint			
4.9	Smoke Detector			
Item No.	5. Dining Room	Passed P/F/I	Comments	Approval Date
5.1	Electricity			
5.2	Electrical Hazards			
5.3	Security			
5.4	Windows			
5.5	Ceiling			
5.6	Walls			
5.7	Floors			
5.8	Defective Paint			
5.9	Smoke Detector			
Item No.	6. Hall	Passed P/F/I	Comments	Approval Date
6.1	Electricity			
6.2	Electrical Hazards			
6.3	Security			
6.4	Windows			

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Item No.	6. Hall	Passed P/F/I	Comments	Approval Date
6.5	Ceiling			
6.6	Walls			
6.7	Floors			
6.8	Defective Paint			
6.9	Stairs & Rails			
6.10	Smoke Detector			
Item No.	7. Other Room	Passed P/F/I	Comments	Approval Date
7.1	Electricity			
7.2	Electrical Hazards			
7.3	Security			
7.4	Windows			
7.5	Ceiling			
7.6	Walls			
7.7	Floors			
7.8	Defective Paint			
7.9	Smoke Detector			
Item No.	8. Basement	Passed P/F/I	Comments	Approval Date
8.1	Electrical Hazards			
8.2	Security			
8.3	Windows			
8.4	Walls			
8.5	Stairs & Rails			
8.6	Smoke Detector			
Item No.	9. Attic	Passed P/F/I	Comments	Approval Date
9.1	Electrical Hazards			
9.2	Windows			

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Item No.	9. Attic	Passed P/F/I	Comments	Approval Date
9.3	Walls			
9.4	Floors			
9.5	Stairs & Rails			
Item No.	10. Common Hallway	Passed P/F/I	Comments	Approval Date
10.1	Electrical Hazards			
10.2	Security			
10.3	Windows			
10.4	Ceiling			
10.5	Walls			
10.6	Floors			
10.7	Defective Paint			
10.8	Stairs & Rails			
10.9	Fire Exits			
10.10	Smoke Detector			
Item No.	11. Building Exteriors	Passed P/F/I	Comments	Approval Date
11.1	Foundation			
11.2	Stairs & Rails			
11.3	Porches			
11.4	Roofs & Gutters			
11.5	Ext. Surfaces			
11.6	Chimney			
11.7	Defective Paint			
Item No.	12. Heating / Plumbing	Passed P/F/I	Comments	Approval Date
12.1	Air-Conditioner			
12.2	Heating System			
12.3	Water Heater			



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Item No.	12. Heating / Plumbing	Passed P/F/I	Comments	Approval Date
12.4	Water Supply			
12.5	Sewer System			
12.6	Faucets			
Item No.	13. General Items	Passed P/F/I	Comments	Approval Date
13.1	Access to Unit			
13.2	Fire Exits			
13.3	Infestation			
13.4	Garbage / Debris			
13.5	Refuse Disposal			
13.6	Common Walls			
13.7	Interior Halls			
13.8	Elevators			
13.9	Air Quality			
13.10	Neighborhood & Site			
13.11	Lead Paint: Certifications			
13.12	City Rental License			
13.13	Sprinkler System			