



**FAIRPORT URBAN RENEWAL AGENCY SECTION 8 PROGRAM
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HOUSING QUALITY STANDARDS (HQS) PRE-CHECKLIST

This checklist is provided as a courtesy and is not all-inclusive. It is provided to give you an idea of the items that an inspector will check for during inspections. Please look your unit over carefully before the inspector comes out. If you check “No/Needs Repair” to any of these items, the unit WILL FAIL the HQS inspection.

UNIT (interior/exterior)	OK/YES	NO/NEEDS REPAIR
The unit must contain an operable smoke detector in each bedroom and on each level of the unit within 4” to 12” of wall & ceiling joint.		
The unit must contain an operable carbon monoxide alarm within 15’ of bedrooms/sleeping areas on the lowest level that contains a bedroom/sleeping area. In a unit that contains a carbon monoxide source, an additional carbon monoxide alarm may be required on a level that does not contain a sleeping area or dwelling unit but does have a source of carbon monoxide.		
The unit must be in move-in condition and utilities should be turned on.		
The unit must contain a clean and operable stove (a microwave may be substituted for a stove).		
The unit must contain a clean and operable refrigerator.		
The unit must have hot and cold running water. All plumbing fixtures must be operable and free of defects, including leaks.		
The hot water tank must have a discharge line within 6” of the floor.		
The unit must contain a safe heating system.		
All habitable rooms must have an operable screened window that functions as designed. Must be lockable if accessible from exterior and cannot have missing or damaged panes or parts (a working exhaust vent is an acceptable source of ventilation in bathrooms).		
Any exterior door must be lockable and must provide a weather tight fit (i.e, no visible daylight around the door when closed). All interior doors must be in good condition and latch closed.		
The unit must be free of rodent and insect infestation.		
The unit must be free of electrical hazards.		
Each habitable room must contain a minimum of 2 operable electrical outlets.		
A source of illumination is required in all kitchens, bathrooms, stairways and hallways.		

Bathrooms are required to have an electrical outlet.		
Bathrooms must have a moisture impervious floor covering.		
Kitchens are required to have a minimum of 4' of counter space adjacent to an electrical outlet (other than outlets provided for stove & refrigerator).		
All interior walls and ceilings must be free of defects and in reasonably good condition.		
All flooring must be in reasonably good condition and free of defects.		
No excessive debris, interior or exterior.		
The unit must not have any deteriorated paint, interior or exterior if the property was built before 1978 and if a child under the age of 6 or a pregnant person is expected to reside there.		
Site and exterior must be free of hazards and defects.		
The unit must contain an alternate and safe means of egress.		
A handrail is required when 4 or more consecutive steps are taken.		
A guardrail is required at a drop-off of 30" or more.		