

Paint

- HUD requires that a unit built before 1978 that is occupied by a family that includes a child under the age of six years old have no deteriorated or peeling, chipping, chalking, or cracking paint inside or out. All interior and exterior deteriorated paint must be removed or encapsulated, and where paint is removed, the area must be repainted.

Exterior

- The exterior wall structure and surface must not have any serious defects. The roof, gutters, fascia, and foundation wall must be structurally sound, plumb, and free from cracks, holes, buckling, sagging, leaning, weather tight and prevent the entry of rodents and pests. No standing water in basement or crawlspace.
- The ground shall be free of any hazardous debris.
- Overgrown grass, trees, shrubs, or bushes must be trimmed or cut.
- Concrete driveways, sidewalks and patios must not have large cracks or uneven surfaces.
- House numbers or letters must at least be 3 inches and multi-family must be a minimum of 6 inches in size and be visible from the street.
- Each unit must have an individual mailbox for the exclusive private use of the tenant.
- No unregistered, abandoned, and disabled vehicles are allowed on the property.



HOUSING QUALITY STANDARDS (HQS) CHECK LIST

MDHA Rental Assistance Office
620 Dew Street
Nashville, Tennessee 37206

Mailing Address:

PO Box 846
Nashville, Tennessee 37202

Phone: 615-252-6500
Fax: 615-252-6614
TDD: 615-252-8599

Website: www.nashville-mdha.org/section8.php

E-Mail: Section8@nashville-mdha.org

In order for a unit to pass inspection, it must meet certain requirements of the U. S. Department of Housing and Urban Development (HUD). The list below covers those items which most commonly cause a unit to fail an inspection. Please inspect the unit before an inspection is requested to avoid any delays in the beginning date of the lease and contract. **No payments** can be made for any period prior to a unit passing an initial inspection. This information is intended as a guide and is not inclusive of all requirements.

Utilities

- All utilities must be on for HQS Inspections (including gas, water, electric, and/or fuel services).

Appliances

Stove

- Gas stove must have a hand-operated gas shut off valve.
- Stove/range must be present and clean
- All stove eyes, burners, and oven must work properly. No missing parts, such as knobs, drip pans, oven door handles or fridge/oven shelves. Hot plates are not acceptable.
- The exhaust fan must work if present and there is no operable window.

Refrigerator

- Refrigerator must be clean and be in working order with a good door seal.
- Refrigerator must be adequate in size relative to the needs of the family.

Sinks, Showers, Tubs, Etc.

- Toilet must be secure to the floor-no rocking or shifting.
- There must be hot and cold running water in the kitchen and bathroom(s), proper drainage, and no leaks.
- All plumbing system must be connected to a drain with a gas trap.
- Faucets must have handles.
- The water supply must provide adequate clean water.
- All worn and cracked toilet seats or tank lids that may present a safety hazard must be replaced.
- All plumbing holes in walls and floors must be sealed.

Health and Safety

- Units must have at least one smoke detector on each level, including basements. They must be installed correctly as follows: on wall placed between 4" to 12" from ceiling. If the unit is occupied by hearing-impaired persons, smoke alarm must have an alarm system designed to meet requirement of the National Fire Protection Association Standards (NFPA).

Ceilings, Floors & Walls

- All walls, floors and ceilings must be clean with no holes or large cracks and free of any mold and mildew like substances.
- No loose, peeling, chipped, or cracked paint on interior or exterior surfaces.
- All floors, stairs, ceilings, or other load bearing structural members shall be free of hazards that would indicate a potential for the building or individual members of the building to collapse.
- All living areas must have a standard floor and covering, bare or painted concrete is not acceptable.
- Carpet tears, loose seams and shredded areas must be repaired.
- Initial inspection-all walls and ceiling must be freshly painted to meet turnover standard.

Security

- All doors and windows that are accessible from the outside must have adequate locks.
- Exterior doors, jamb, and hardware shall be in good repair, weather tight, have single cylinder deadbolt locks and shall be easily operable from the egress side without the use of a key. Locks that require a key from the interior are not acceptable (no exception).
- Strike plates must work and be securely fastened to the door.
- All sliding glass doors must have a lock or security bar on the door that works.
- The access to the unit may not be gained through another unit.

Windows

- Windows must be unbroken and free from cracks, deterioration or rotting.
- Window screens are required in every window that is designed to be operable.
- All windows must remain up when raised and remain on track.
- All thermo pane (double glass) windows must have both pieces of glass in place.

Exhaust/Venting

- Dryer must be vented to exterior.
- Kitchen and bathroom(s) must have either an operable window or exhaust fan.
- Crawl space vents and screens must be in place.

Electricity

- All electrical switches and plugs must be free from any broken or missing covers. There must not be any frayed or exposed wiring.
- The living room and each bedroom must have at least two electrical outlets. Permanent overhead or wall-mounted light fixtures may count as one of the required electrical outlets.
- All light fixtures must have covers.
- Extension cords under rugs or through doorways are potential fire hazards and must be removed.
- All stairs, hallways, corridors, and exit ways must have adequate lighting at all times.
- Any receptacle within 6 feet of a sink or water source must be ground fault with a GFCI receptacle or circuit breaker.
- Circuit breakers and fuse boxes must not have excessive gaps or openings in the panel. No missing blanks/filler plates.

Handrails

- Steps with four or more must have a secure handrail.
- Gaps between spindles on handrails/guard rails that exceed 4 inches must be enclosed.
- Balcony or porch 29 inches or more above the ground requires railing.

Hot Water Heater

- Water heater must be accessible, there must be a discharged line at least 6 inches from the floor leading to a drip pan or directly to the outside.
- All natural and liquid propane gas piping shall be free of leaks. Pipes feeding each individual gas fueled appliance must have shut-off valve.

Heating and Plumbing

- There must be a permanently installed working heating system and must provide adequate heat to a minimum temperature of 68 degrees Fahrenheit throughout the living areas such as living room, dens, dining room, bedroom(s), bathroom(s), and kitchen.
- Portable heaters are not allowed.