

QUINCY HOUSING AUTHORITY
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This is an important notice. Please have it translated.
Este é um aviso importante. Queira mandá-lo traduzir.
Este es un aviso importante. Sirvase mandarlo traducir.
ĐÂY LÀ MỘT BẢN THÔNG CÁO QUAN TRỌNG
XIN VUI LÒNG CHO DỊCH LẠI THÔNG CÁO ẤY
Ceci est important. Veuillez faire traduire.
本通知很重要。請將之譯成中文。
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Guide to HQS requirements

***Unit shall be completely empty of old tenants and any belongings at the time of inspection.**

***All utilities must also be on at the time of inspection.**

***Please arrive on time **at the unit** for your scheduled inspection time.**

*** It may take up to two weeks to schedule a re-inspection if the unit fails.**

Unit Exterior Violations:

- Garbage and hazardous debris in yards
- Missing or damaged handrails (3 or more risers)
- Protruding nails and sharp objects -cutting hazard
- Cracked, chipped or peeling paint
- Holes in ground or walkways-tripping hazard
- Doors to units must able to latch and lock
- Rotted and or sloping decks or porches
- Leaking, buckling, sagging and large holes in roof

Unit Interior Violations:

- Stairway steps, handrails and guardrails-loose, damaged, rotten, missing or incomplete
- Evidence of mice and roach infestation
- Peeling and chipping paint
- Tripping hazards-mainly cable cords improperly installed throughout the unit
- Cracks, bulging, missing plaster and stains in ceilings-indicating possible roof leaks
- Buckling floors and loose carpet-tripping hazards
- Weather stripping-should not be able to see outside light when door is closed
- Loose/ missing light fixtures
- Holes in walls and ceilings
- Tub and sinks not draining

- Debris on any interior stairs
- Protruding nails and sharp objects
- locks on bedroom doors.

Bathroom/Kitchen violations:

- Presence of mold and mildew
- Inoperable stove burners and missing knobs
- Inoperable Ground Fault Circuit, interrupters (GCFIs)
- Rusted and/or missing caulking around tubs and toilets
- Toilets that don't flush
- Loose faucets, commodes, tubs and showers
- Missing johnny bolt covers on toilet bolts
- Missing stove anti tip bracket
- Stoves covered in grease (fire hazard)
- Damaged refrigerator seal or other damage that prevents a temperature low enough to prevent food spoilage
- Bathroom must have an operable window or vent
- Broken, cracked or missing cabinets
- Bathroom door doesn't latch.

Electrical Hazards:

- Exposed electrical contacts (that can cause electrocution)
- Broken or missing outlet covers
- Incorrect polarity in outlets
- Unsecured electrical panels, fuse boxes and junction boxes
- Inoperable Ground Fault Circuit, interrupters (GCFIs)
- Missing or damaged light fixtures or light covers exposing wires
- Reversed hot/neutral on electrical outlets
- Knockout plugs missing from junction boxes
- Non working outlets
- Outlet plugs painted over or disconnected from walls
- Missing bulbs (exposed socket)
- Broken or chipped sinks, vanity's, towel racks, soap dishes, mirrors and medicine cabinets

Smoke Detectors/Carbon Monoxide Detectors violations:

- Non-functioning detectors
- Damaged detectors
- Missing detectors or detectors otherwise unable to be tested (missing batteries)

- Missing out side of each sleeping place
- Missing on each level of interior hallways(front and back) and in basement
- Smoke and Carbon Monoxide detectors must be installed on each habitable floor

Window violations:

- Security issues: window will not shut or lock as intended
- Fire hazards: won't open as intended or blocked
- Cutting hazards: Broken, cracked or missing window panes
- Paint issues: cracked, chipped or peeling paint
- Windows without a tight seal, allowing drafts
- Guillotine

Heating (Boiler rooms), Hot water and Plumbing systems violations: (Inspector must have access to all systems to complete inspection for the unit to pass)

- Holes in furnace-carbon monoxide hazard
- Heating flue disconnected from wall
- Water heater flue blocked-causing carbon monoxide into unit
- Tape over holes in flue on furnace
- Combustible objects around (within 5 feet) heating and hot water systems
- Missing cover for furnace switch
- Inoperable or inadequate heat (during winter months)
- Rust colored water coming from faucets and hot water tank
- Cracked sewer lines
- Kerosene heating appliance
- TPR valve discharge line more than 12 inches

Floors:

- Severe buckling or movement under walking stress-indicating wood rot or weak floor boards
- Large hole or cracks which penetrate finished floor