

**HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA**

**COMMONLY MISSED HQS INSPECTION ITEMS**

**The following list will help identify common items that arise during HQS Inspections.**

Please correct any deficiencies prior to the Inspection date. Other items may be considered at the time of the actual Inspection.

*Thank you for your attention!*

1.	The unit must be clean
2.	Exterior yards must be groomed and free of trash and obstacles
3.	If resident occupies unit – good housekeeping is required
4.	No holes in walls or ceiling
5.	No cracked or broken windows
6.	Screens & Screen doors are a “tenant preference”
7.	No peeling paint on exterior <i>or</i> interior of unit constructed prior to 1978 with a child older 6 years old.
8.	Must have working stove and refrigerator (all burners on stove must work properly)
9.	All outlets must have plate covers
10.	Hot water heater must have a pressure and temperature relief valve with discharge line.
11.	Must have OPERATING smoke alarm (chirping noise means weak battery)
12.	Locks on all windows
13.	No chipped porcelain – “tenant preference”
14.	No torn carpet or linoleum that can be a hazard
15.	All plumbing must work properly, no dripping faucets
16.	Must have a rail for four steps or more
17.	Must have working fan in enclosed bathroom (exhaust fan must be plugged in) only if no openable window.
18.	Must have working heater (no matter what season it is)
19.	Garage door must open and close properly
20.	Owner CANNOT store personal items in resident’s garage or storage place
21.	In garage – no loose wiring or exposed wiring (Romex allowed by local code)
22.	All hardware must be in place and working (i.e., door knobs, switch plates, and stove knobs)