

LIST OF COMMONLY FAILED ITEMS

Doors

1. All exit doors (*this includes doors from the house to the garage*) to the outside must have:
 - a. Keyless deadbolts
 - b. Peepholes
 - c. Good weather-stripping.
2. Sliding glass doors must have a pin lock or a security bar.
3. All doors in the unit must close and latch properly.

Windows

1. Windows must open and shut properly.
2. No cracked or broken windowpanes.
3. No fixed burglar bars are allowed. (*At least one set of bars per room must be hinged and have a mechanism/lock that will allow the bars to be easily opened from inside the home*).
4. All windows must have a working lock.
5. Each room in the house must have at least one accessible, operable window with a screen.

Floors & Walls

1. The carpet must be securely in place, not frayed, or torn.
2. Carpets must be clean.
3. Linoleum floors must be securely in place and must not be torn.
4. No large holes or cracks in ceilings or walls.
5. No signs of structural damage.
6. No soft or rotten flooring.

Kitchens & Bathrooms

1. All appliances must be working according to the manufacturer's design.
2. Vent-hood fans over stove must have a filter and fan must spin freely.
3. Stove tops must have clean and proper fitting drip pans in place. (*where applicable*)
4. All cabinet doors and drawers must be working properly.
5. No plumbing leaks. (*i.e., from sinks, faucets, tub, shower, etc.*)
6. Toilets must flush properly and be secured to the floor.
7. Outlets around wet areas must have functioning and properly installed GFCI outlets. (*i.e., next to sinks, outside of home, laundry room, etc.*)



General

1. All light fixtures inside and outside of the unit must have protective covering. (*i.e., Globe or Wire cage*)
2. Smoke detectors are required in every bedroom and centrally located near to all bedrooms. (*as required by Texas State law, ref. H.B. 1168*) If the tenant is hearing impaired, the proper smoke alarm as specified in NFPA 74 must be provided by the owner. (*Federally Assisted Housing Fire Safety Act of 2022 on December 24, 2024, which is two years after the date of enactment, sealed ten-year batteries will be required*)
3. No rotten wood, soffit, or fascia.
4. Exposed wiring attached to the exterior of unit must be housed in conduit.
5. Outlets within 6 feet of a water source must be GFCI protected
6. All electrical outlets inside and outside of the unit must have cover plates. (*Outlets on the exterior of unit must have all-weather covers protecting them.*)
7. No electrical or cable wire is allowed to run on the floor if it poses a trip hazard.
8. All fences and gates on the property must be in good shape and working order.
9. The yard must be mowed.
10. No unused appliances, tires, containers of stagnant water, etc. allowed around unit.
11. Minimal to no peeling or chipping paint allowed.
12. Handrails are needed for inside stairs and are also needed for porches with more than 4 steps. Spindle on handrail spacing must be under 4 inches.
13. The unit must be clean.
14. Hot water heaters must have a Temperature Pressure Relief Valve with a properly installed discharge line.
15. Any exposed Romex wiring (this includes Romex that is exposed in cabinets and closets) must be housed in conduit (to include Romex wire supplying the water heater, garbage disposal, and AC)
16. Carbon Monoxide detectors shall be installed in dwelling units outside each sleeping area and in the immediate vicinity of the bedroom. If a fuel-burning appliance is installed in the bedroom, a CO detector must be installed in the bedroom (*Section 915.2.1.*).
17. Carbon Monoxide detection shall be included in any dwelling units with attached private garages.

Note: *This is not an all-inclusive list. This is a list of commonly failed items and in no way should be taken as the entirety of the HQS inspection. All units coming onto our program are subject to an HQS inspection at which time deficiencies will be notes and 30 days will be given to correct such items. No payment will be made by CTCOG/Section 8 Housing Assistance Division until the unit passes inspection.*