

Fayette County Housing Authority

Housing Quality Standards Checklist

Revised 10/01/2015

Average Rent

Unit Exterior

- All porches or raised surfaces over 30" high must have a railing not less than 36" in height. The foundation, stairs, handrails, gutters, porches, and walkways are sound and free of hazards and deterioration.
- Porch steps must have a light for illumination.
- A 4" house number must be prominently displayed.
- The house and yard are free of trash and debris.
- The main electrical entrance cable is in good condition (NOT FRAYED), and a minimum 100 amp.
- There is a handrail for all steps (4 or more), including basement steps.
- There is a railing not less than 36" in height for all open stairwells (for ground level wall).
- The chimney and brickwork is free of loose bricks and mortar.
- The paint is not chipping, peeling, or cracking (including windows). Must be comparable to the neighborhood.
- **MOBILE HOMES:** Tie downs are attached and accessible to inspection.
- GFCI Receptacles are required on the front porches.
- All exterior entrances are required to have a 3' porch landing when exiting the house.
- No furniture designed for interior use shall be used as exterior furniture.
- Uninspected, unlicensed or uninsured vehicles are not permitted on HUD Subsidized Property.
- Mail Box to be in good condition.

Unit Interior

- Units must have working smoke detectors (one (1) on each floor used for living, including the basement). Two (2) smoke detectors for mobile homes. In addition, smoke detectors are required in all bedrooms.
- Carbon monoxide detectors are required on each level of the Unit.
- All plumbing and drains are free of leaks and/or clogs, and in working order.
- The furnace adequately heats all rooms, including the bathroom. The cold air return shall not be taken from closets, bathrooms, garages, or furnace rooms.
- Furnaces are required to have a clean filter, if designed to have one.
- Pressure relief valve discharge lines extend down within 6" of the floor. Discharge line is to be the same size of the valve opening.
- The clothes dryer must be vented to the outside with a vent hood.
- Floors, ceilings, and walls are clean, in good condition, and free of chipping, peeling, and cracking paint (including woodwork).
- No keyed entrance door deadbolt locks. Deadbolt locks will be required to be finger type access locks.
- Housekeeping should be such that it does not cause a fire, safety, or health hazard.
- Window, door, ceiling, and floor trim work must be in good repair.
- The unit must have 4 square feet of floor to ceiling closet space for each permissible occupant.
- There are lights (operable from floor level) and handrails for interior stairs with 4 or more steps, and railing for all open stairways and unprotected heights of 30" or more.

Electrical Requirements

- All spliced wires are in a "J" Box and all "J" Boxes, outlets, and switches have face plates (Including basement and attic).
- Load center entrance boxes are required to have plastic spacers to fill empty spaces.
- 3-way switches are required for 2nd floor steps.

- No empty light sockets are permitted.
- Living room, dining room, and bedroom(s) are required to have receptacles (one on each wall recommended), but a minimum of 1 receptacle in the middle of 3 walls.
- All rooms are well-lit and free from electrical hazards. All ceiling lights in habitable rooms must be controlled by a wall switch. No pull chains or cords.
- All receptacles near sinks (kitchen, bathroom and utility areas) must be GFI. Receptacles near bathtubs are not acceptable.
- No electrical outlets in floors or face up on kitchen counter tops.
- 60-amp fuse panel must be converted to minimum 100-amp breaker system.

Bedrooms

- There must be enough bedrooms for your family size.
- Each bedroom has operable windows and a privacy door, and closet.

Kitchen

- All appliances are clean and working properly, including the oven/broiler.
- The floor covering (required) is free from tripping hazards.
- There is adequate space for food storage and preparation.
- The kitchen sink is required to have a trap and supply line shut-off valves.

Bathroom

- The bathroom must have a shower or tub. (Need not be in the same room as the commode).
- The sink, toilet, and tub/shower are operable, in good condition, and securely attached.
- There is an operable window or exhaust fan.
- The floor covering (required) is free from tripping hazards.
- There is a privacy door.

- The bathroom sink and tub have a trap.
- All bathrooms are required to have a GFCI Receptacle.

Basement

- The foundation is sound and free of hazards (potential foundation collapse). No missing mortar, cracks, or holes to prevent infestation. (Cannot see daylight from inside).

General Requirements

- Windows must operate as designed.
- All windows must lock and be free from broken or cracked glass.
- All windows must be glazed and form a tight seal when closed. Glazing must be in good condition.
- Double-hung windows with pulleys present must have sash ropes connected, if possible.
- All exterior doors must lock and form a tight seal when closed. (At least one door must have a key lock so that the unit can be secured when you leave.)
- All floors with floor coverings are free from tripping hazards.
- Furnace and gas hot water heater vents are properly vented to run slightly upward. The water heater vent must be above the furnace vent.
- The unit is free of unvented heating sources. (Kerosene Heaters are not permitted under any condition).
- There will be a limit of 1 pet (dog or cat) per unit, and this must specifically be approved by the landlord, in writing.
- Ramps are recommended for disabled persons, such as wheel chairs and walkers. Special equipment such as visual smoke detectors shall be provided for the hearing impaired.
- Guard rails shall have no more than a 4" opening.

Should The Following Items Be Present, The Unit Will Be Rated “Below Average”:

1. Any windows that are secured shut.
2. Minimum of 2 receptacles or 1 ceiling light, and 1 outlet in a room.
3. 60 amp fuse load center entrance box.
4. Cosmetically no comparable to the neighborhood (deteriorated shingles, siding, etc.)
5. Starter kitchen cabinets with no other counters or cabinets.

Should The Following Items Be Present, The Unit Will Be Rated “Above Average”:

1. Floor covering throughout in like new condition.
2. More than adequate kitchen cabinets and counter space.
3. Newer kitchens and bathrooms.
4. Good workmanship throughout the unit.
5. Newer windows.
6. Receptacle shall be installed so that no point along the floor line is more than 12 feet from an outlet.
7. Unit has been completely remodeled within the past 5 years; i.e. walls, ceiling, exterior, heating, plumbing and electrical.