

Kenosha Housing Authority Most Common Failed Inspection Items

Before the Kenosha Housing Authority enters into a housing assistance payment (HAP) contract and issues rental assistance payments, the rental unit **must pass inspection** using the Housing Quality Standard (HQS) inspection guidelines administered by the Department of Housing and Urban Development.

The landlord will receive a notice of any deficiencies resulting in a failed inspection, along with a timeframe allotted for repairs.

Here is a list of the most common issues resulting in a failed HQS inspection:

- ☑ Utilities must be turned **ON** at the move-in inspection
- ☑ Unit must be empty or inhabited by tenant for whom the inspection is being conducted
- ☑ **All appliances must be present, plugged in and working properly**
- ☑ Unsafe or rotted porches
- ☑ Standing water (ie...basement)
- ☑ Weak or broken floorboards
- ☑ Faulty plumbing/water leaks
- ☑ Infestation of any kind (fleas, rodents, bed bugs, etc.)
- ☑ Unclean or not ready for new habitation
- ☑ Nonworking utilities or utilities missing any parts
- ☑ Inoperable or missing smoke or carbon monoxide detectors
- ☑ Missing, cracked or broken electrical outlet/switch plate covers
- ☑ Railings not present where required (inside or outside the unit where one must take four or more steps)
- ☑ Peeling/chipping interior or exterior paint (if unit was built before 1978 & children under 6 yr. will occupy)
- ☑ Tripping hazards caused by permanently installed floor coverings
- ☑ Cracked or broken windows
- ☑ Inoperable bathroom exhaust fan or no ventilation
- ☑ Leaking faucets or faulty plumbing
- ☑ Discharge pipe from the Temperature Pressure Relief Valve on hot water tank must be present and must end 2" - 6" from the floor
- ☑ Exposed wires (all wire splices must be in a covered mounted junction box)
- ☑ Windows not openable (if designed to open), won't stay open on own or missing/broken window locks
- ☑ Missing trim for windows or door frames
- ☑ Missing/broken locks for main entrance doors
- ☑ Broken fences
- ☑ Debris or garbage in the yard
- ☑ Tall grass and overgrown bushes or weeds
- ☑ Missing light/fixture covers
- ☑ Empty sockets
- ☑ Unit must be free of all construction, painting, and/or repair equipment – if present, inspection will fail

I have received and reviewed the Kenosha Housing Authority's Most Common Failed Inspection Items List. I understand that this is not a comprehensive inspection checklist, but simply a guide to assist in preparing for HQS Inspection. I also understand that I am responsible for making sure my property is ready for inspection based on these most common fail items as well as the complete checklist.

X _____

Landlord Signature

X _____

Date