

SECTION 8 ASSISTANCE PAYMENTS PROGRAM

MINIMUM REQUIREMENTS FOR HOUSING QUALITY STANDARDS

PRIOR TO THE MOVE-IN INSPECTION, THE FOLLOWING CRITERIA MUST BE MET. THESE ARE THE MINIMUM REQUIREMENTS FOR HOUSING QUALITY STANDARDS (HQS).

***** "MUSTS" FOR INSPECTIONS" *****

- ▶ The unit **must be vacant** and in move-in condition. Tenants currently residing in their unit will **not** be required to move out prior to the inspection.
- ▶ All utilities **must be** on.
- ▶ Refrigerators, stoves and dishwashers **must** be clean and operable.
- ▶ Exterior: **Must** be **free** of debris, trash and inoperable vehicles. Weeds must be cut back.
- ▶ All exterior doors and windows **must** be weather-tight.
- ▶ Water heater **must** be equipped with an operable T.P. valve and with a ¾ inch, metal discharge pipe.
- ▶ Furnace/heater **must** be a permanent and stationary source of heat, adequate to directly and indirectly heat the interior of the home.
- ▶ Operable smoke alarms are required on **each level** of the unit.
- ▶ As of July 1, 1998, landlords **must provide deadbolt locks** on main exterior floors (except for sliding doors), existing common-area doors and gates and certain windows, (Civil Code 1941.3)
- ▶ Windows **must** be open, close and lock properly and have **no** broken panes or frames. Minimum requirement is one (1) windows screen, in good condition, per room.
- ▶ Bathroom: **Must** have proper ventilation; either an operable exhaust fan or window.
- ▶ There **must** be no leaking faucets or pipes on the exterior on interior of the unit.
- ▶ All electrical outlets, switches and light fixtures **must** have proper covers.
- ▶ A "Well Certificate from the Health Department is **required** if a unit has a water source other than from an approved public water supply.
- ▶ Lead Paint Hazards: As of September 15, 2000, and unit constructed prior to 1978 **must not** have chipped, peeling, or cracked paint in the interior or on the exterior.