

Housing Quality Standard Inspection Information

Listed below are the top 10 most common reasons why properties fail the Housing Quality Standards (HQS) Inspection:

- Not At Home
(The tenant, landlord, or a representative 18 years of age or older for either party must be present for the inspection. All representatives must have a valid form of ID to show proof of age. Inspectors will not enter a unit where ID is not provided and the age of the representative cannot be verified. The inspection result will be "NOT AT HOME" and will count as a failed scheduled inspection against the tenant and landlord).
- Greasy Stoves and Ovens
- Loose Toilet Bases
- Water Heater Certifications
(If the water heater is in the attic, crawl space, or behind a locked door the landlord must complete a Water Heater Certification form. The form is located on our website at www.rhaonline.com, Housing Choice Voucher and must be received in the Inspections Division by 5:00pm on the same day as the scheduled inspection in order for the item to pass).
- Missing Light Covers
- Deteriorated Siding
(Siding on the exterior of the unit is deteriorated/rotted.)
- Windows Won't Stay Raised
- Mold/Mildew-Like Substances on Windows
(The temperature in the unit causes the windows to sweat and they are not wiped down.)
- Refrigerator Gaskets/Seals Damaged
- Dishwashers Not Working Properly