

ATTENTION!**THIS IS AN IMPORTANT NOTICE THAT WILL HELP YOU FIND A GOOD PLACE TO LIVE.**

The housing you choose must meet Housing Quality Standards. The Housing Agency must inspect and approve your choice. The following information outlines what, at a minimum, must be included in each rental unit.

CAUTION: If the unit was built before 1978 and you have children under age 7, there must not be any chipped or peeling paint anywhere inside or outside the unit and/or the building.

Dwelling Unit

Living room, kitchen, bathroom and one (1) living/sleeping room for every two (2) household members, unless the unit you choose is designated as a single room occupancy (SRO) unit.

All Rooms

1. **Ceilings** and **walls** must be in good condition. There must not be any large cracks or any peeling or chipped paint or loose plaster.
2. **Floors** must be in good condition. The floor covering must not be curling or have loose edges or holes.
3. **Windows** must be in good condition, including opening and closing tightly. The sills and frames must not be rotting. There can be no cracked, broken or missing windowpanes. Windows that are within six (6) feet of the ground must have adequate locks that are permanently attached to the window.
4. **Doors** must be reasonably weather tight and locked securely (no double-keyed, dead bolt locks).
5. There must be **two (2) sources of power** except the bathroom, which only requires a permanently installed light fixture. The kitchen must have one (1) permanently installed light fixture and one (1) outlet. All outlets and switches must have covers with no exposed, frayed wiring. Electrical boxes must not be open and wires must not be exposed.

Kitchen

1. The **stove** must have all four (4) burners working (gas or electric stove). If the stove is equipped with a pilot light system, the burners must light with the pilot. Check to see if the oven works.
2. The **refrigerator** must have the door gasket attached securely to the door, forming a proper seal.
3. The **sink** must have hot and cold running water, a drain with trap, and the sink must be properly connected to a wasteline. It cannot leak.
4. There must be adequate **food preparation and storage areas**, with adequate means to dispose of food waste.

Bathroom

1. There must be a **private flush toilet** that is tightly fastened to the floor.
2. There must be a **sink** with hot and cold running water with no leaks.
3. There must be a **tub or shower**.
4. There must be a **power ventilator** or an **operable window**.
5. There must be **no rotten or weak areas on the floor** or any water damage to the ceiling.

Bedroom

1. There must be either **two (2) outlets** or **one (1) light and one (1) outlet**.
2. The **window(s)** must be able to be accessed (no blockage or barriers) and be large enough to use for an emergency exit.

Heating

1. The dwelling unit must have a **heating system** that will heat the unit to a comfortable temperature.
2. All living/sleeping areas must have a source of heat.

Steps/Porches

1. Any porches, balconies or decks, which are more than 30" (inches) above ground, must have a rail 36" (inches) high.
2. All stairs (inside and outside) with four (4) or more steps **MUST** have a handrail.
3. All steps must be sturdy.

Site

1. The area should be clear of all hazards, such as crumbling or dilapidated buildings and/or large amounts of trash or junk.

Infestation

1. The unit or other areas should not be infested with roaches, mice or other insects.

Smoke Detectors

1. **Check the smoke detector(s).**
2. They must work and be located outside each sleeping area. There must be at least one detector on each level of the unit.

Garbage

1. Each unit **MUST** have adequate garbage storage facilities.

All of the above standards **MUST BE MET** before your lease can begin.

The standards **MUST CONTINUE TO BE MET** at yearly inspections.

You are encouraged to take this list with you when you look at potential rental unit(s).