



Bridges Program How to find a Unit that meets Quality Standards

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

The housing you choose must meet the Housing Quality Standards. The Housing Agency must inspect and approve your choice.

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.

DWELLING UNIT MUST INCLUDE

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 unit.

ALL ROOMS MUST HAVE

Ceilings and walls in good condition. There must not be any large cracks or any peeling or chipped paint or loose plaster.

Floors in good condition. The floor covering must not be curling or have loose edges or holes.

Windows in good condition and must open and close tightly. The sills and frames must not be rotting. There can be no cracked, broken or missing window panes. Windows that are within six feet of the ground must have adequate locks that are permanently attached to the window.

Doors reasonably weather tight and lock securely (no double keyed dead bolt locks).

All rooms must have two (2) sources of power, except bathroom which only requires a permanently installed light fixture. 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. There must be no open, exposed electrical boxes or wires!

KITCHEN

Stove must have all four burners working (gas or electric stove). If the stove is equipped with a pilot light system, burners must light with pilot. Check to see if the oven works.

Refrigerator must have door gasket attached securely to the door, forming a proper seal.

Sink must have hot and cold running water, a drain with trap, properly hooked to a wasteline,

and cannot leak.

There must be adequate food preparation and storage areas, with adequate means to dispose of food wastes.

BATHROOM

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

BEDROOM

There must be either two (2) outlets or one (1) light and one (1) outlet. The window(s) must open and be large enough to use for an emergency exit.

HEATING

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

STEPS/PORCHES

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

SITE

There must be no hazards in the area such as broken down buildings or large amounts of trash or junk.

INFESTATION

There must be no roaches or mice in the unit.

SMOKE DETECTORS

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

DON'T FORGET, each unit must have adequate garbage storage facilities!

**THE ABOVE STANDARDS MUST BE MET BEFORE YOUR LEASE CAN BEGIN, AND
MUST CONTINUE TO BE MET AT YEARLY INSPECTIONS.**

You are encouraged to take this list with you when you go to look at a rental unit.