



JACKSON HOUSING AUTHORITY
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HQS COMMONLY FAILED ITEMS

To participate in the Section 8 Housing Choice Voucher (HCV) Program, property owners must ensure that their units are in compliance with Housing Quality Standards (HQS) set by federal regulations and the U.S. Department of Housing and Urban Development (HUD). The following commonly failed item checklist is intended to provide guidance to owners and residents, to prepare for initial and annual HQS inspections.

Please be advised this is not an all-inclusive list of possible failed items, there may be additional considerations at the time of inspection.

- Unit address must be clear and visible from the street.
- Utilities (water, gas, and lights) must be operating at the time of inspection.
- Exterior yard must be groomed and free of trash/debris and any other obstacles.
- The unit must be clean. If the resident occupies the unit, good housekeeping is required.
- Units built prior to 1978 cannot have any chipping or peeling paint inside or outside the unit. This also applies to exterior of any secondary buildings, railings, and common areas of the property.
- All common areas will be inspected for safety hazards.
- The roof must not leak. Indications of a leak are discolorations or stains on the ceiling.
- Appliances must be present and properly installed.
- Stove/Refrigerator must be clean and in working order (all stove burners must work properly, no damaged door seals, etc.).
- Overhead fan required for gas stoves (gravity vent permissible).
- All hardware must be in place and working (i.e. door knobs, cabinet drawer handles, closet rods, toilet dispenser rods, fixture covers, switch plates and stove knobs in place).
- The water heater tank must have a temperature pressure relief valve with downward discharge pipe.
- Cooling System, if present must be functioning properly.
- Heating System must be inspected and functioning properly regardless of time of year (no un-vented gas or space heaters).
- Ensure electric, plumbing, and gas services are operating in a safe manner and present no danger to occupants. For example, no electric hazards (loose or exposed wiring must be covered by conduit covering), plumbing leaks, dripping faucets, gas leaks, etc.
- All outlets in wet areas must have three-pronged, grounded outlets or GFCI plugs (kitchen, bathroom, utility rooms, etc.). ALL outlets must have plate covers.
- All worn or cracked toilet seats and tank lids must be replaced and toilet tank lid must fit properly. No worn/cracked porcelain includes; bath basin, tub, and kitchen sink.
- Enclosed bathrooms must have a working fan (exhaust fan must be plugged in) or an operable window present.
- All windows must have working locks. Window screens must be in good condition (applies only if screens are present).
- All windows must be in good working condition and able to remain open. Window pane(s) cannot be missing, broken, or cracked (cutting hazard.)
- If window security bars or security screens are present, windows must be equipped with a quick release system.
- All exterior doors must be weather-tight to avoid any air or water infiltration, be lockable, have no holes, have all trim intact, and have a threshold.
- In areas where plaster or drywall is sagging, severely cracked, or otherwise damaged, it must be repaired or replaced.
- Floor covering cannot be torn nor have holes/cracks that may be a hazard. All floors must be in a finished state. Raw wood or unsealed concrete is not permitted.
- Handrails are required with four or more consecutive steps. All stairs and railings must be secure.
- A railing is required on unprotected heights (30 inches or higher).
- Operable smoke detectors are required (at least one per floor). Detectors should not indicate a low or weak battery.
- Garage door must open and close properly.
- Owner CANNOT store personal items in the resident's garage or any other storage space.