



Listed below you will find a list of the most common reasons found for a unit to fail Housing Quality Standards (HQS). Please look your unit over carefully before the inspector comes out. We will be unable to enter into contract with any unit that fails HQS inspection. If you have additional questions, you may contact Eden, Inc. at (216) 961-9690 or S + C at (216) 651-4772. Thank you for your anticipated cooperation.

- A working smoke detector with a live battery **must be installed on every level of the unit**, including the basement and outside of sleeping rooms. If any members of the family have a hearing problem, install one for the hearing impaired.
- All ceilings, walls and floors must be strong, sturdy and in their permanent positions.
- All floors must be free of tripping hazards.
- All light switches and outlets must have secured plate covers installed.
- All openable windows must have a mechanism to secure them in place when opened.
- All operable windows must have a mechanism to secure them in place when opened, with ropes or window controls. Window hardware must be operable.
- All sinks must have traps except for the laundry tub with flowing and open drains.
- All utilities: electric, gas and water **MUST** be on in order for unit to pass inspection.
- All windows and doors must be secure when closed and must be weather tight. No broken or cracked windows allowed.
- All windows and doors that are accessible from the outside, must have working sturdy locks.
- Every bedroom must have at least one openable window for ventilation, if the windows are designed to open.
- Every room must have at least one operable window for ventilation and safe egress, if the windows are designed to open.
- Every room used for living must have an adequate heat source. If the source is gas, it must be vented to the outside. If the source is electric, it must be permanently installed and controlled by a separate thermostat.
- Every room used for living must have an adequate heat source. If the source is a separate gas heater, it must be vented to the outside. If the source is electric, it must be permanently installed and controlled by a separate thermostat and be connected to its own breaker or fuse. (No space heaters.)
- Every room used for living must have either two working outlets or one working outlet and a permanently installed light fixture. At a minimum, each bathroom must have a permanently installed light fixture.
- GFI's must be installed in the kitchen and bathroom, four feet from the sink.
- If Landlord is supplying appliances, these appliances must be present, installed and working to receive credit for usage.
- If the downspouts or gutters are damaged and/or missing, causing interior damage to the unit, they must be replaced or repaired. Any damage to the interior of the unit due to the missing or damaged downspouts or gutters must be repaired.
- If the unit has a clothes dryer, the dryer must be vented.
- If the unit has a third floor sleeping room (s): and the family is eligible to use this room for sleeping, the owner must provide a safe method of escape in the case of fire. Example: chain ladder.
- If there is a bathroom with a toilet that is not hooked up to water and sewer lines, it must be repaired. If it is removed, the drain must be sealed to prevent rodents and/or sewer gasses from escaping into the unit.
- No key-in, key-out deadbolts are allowed. Use thumb-locks only.
- The bathroom must have either an openable window or an exhaust fan for ventilation.
- The entire unit, both inside and outside, including window frames, must be free of cracking, scaling, peeling, chipping and loose paint. This prevents exposure to possible lead based paint hazards.
- The entire unit, interior and exterior, must be free from electrical hazards. There may be no loose, hanging or exposed wires. All three-prong outlets must be wired correctly. A three-prong circuit tester will be used at the time of inspection to assure safety.
- The flue pipe leading from the furnace and hot water tank must be sealed where they enter the chimney. Also, check to ensure that the flue pipes connecting to the furnace and hot water tank are installed correctly.
- The hot water tank's pressure relief valve must have discharge line extending down two to six inches from the floor.
- The owner must provide "refuse disposals". These facilities include trash cans with covers, garbage chutes, dumpsters with lids and trash bags if they are the type approved by the local Health and Sanitation Department.
- The unit must be free from any accumulation of garbage or debris, both inside and outside.
- The unit must be free of roaches, rodents, or any other infestations.
- Where there are four or more consecutive steps, handrails must be securely attached. This applies to both the interior and exterior of the unit.