

# Common Reasons for HQS Failure

In general, common items that fail housing quality inspections often relate to health, safety, and structural integrity. While specific standards can vary by location and jurisdiction, here are some common issues that might lead to inspection failures:

- 1. Electrical Safety:**
  - Exposed wiring or faulty electrical outlets
  - Missing or broken smoke detectors
  - Inadequate electrical service or overloaded circuits
- 2. Plumbing Issues:**
  - Leaking pipes or fixtures
  - Lack of water
  - Inoperable toilets or sinks
  - Sewage leaks or backups
- 3. Heating and Cooling Systems:**
  - Malfunctioning or inadequate heating systems
  - Lack of ventilation or air circulation
  - Non-functional air conditioning in climates where its' essential
- 4. Structural Integrity:**
  - Signs of water damage or leaks in ceilings or walls.
  - Cracked or damaged windows
  - Damaged flooring that poses a safety hazard
- 5. Pest Infestation:**
  - Evidence of rodents or insects
  - Lack of pest control measures where necessary
- 6. Safety Hazards:**
  - Missing or damaged handrails on staircases
  - Unsafe or broken steps and stairs
  - Lack of proper lighting in common areas or stairwells
  - Broken or missing locks on door and windows.
- 7. Sanitation and Cleanliness:**
  - Mold or mildew in bathrooms or kitchens
  - Accumulation of garbage or debris
- 8. General Maintenance:**
  - Peeling paint or broken tiles
  - Non-functional appliances provided as part of the lease agreement
  - Inadequate maintenance of grounds or common areas
- 9. Compliance with Local Code and Regulations:**
  - Violations related to zoning, occupancy limits, or rental licensing requirements

These are general categories, and specific items can vary based on local housing codes and the type of housing being inspected (e.g., single-family homes, apartments, subsidized housing). Inspections typically aim to ensure that properties meet basic health and safety standards for their residents.