

Oakland Housing Authority
Frequently failed items on a Housing Quality Standards inspection

1. Deteriorated Paint and Lead-Based Paint
2. No smoke detectors or no working batteries
There must be a working smoke detector with batteries or must be hard-wired on each level of the unit.
3. No handrails
Four or more steps or risers require secured handrails.
4. Window locks
All windows accessible from the outside must have working locks. If windows are openable, they must stay open without props.
5. Missing appliances
A working stove and refrigerator must be in the unit.
6. No utilities
All utilities must be turned on at the time of inspection to pass HQS Room.
7. Security bars
Where window security bars are present in rooms used for living/sleeping, there must be at least one release mechanism in good working order in each room.
8. Water heater
A ¾" overflow pipe must be present on the hot water heater safety valves and installed down to within 6 inches of the floor. The hot water heater must have an earthquake strap.
9. Exterior doors
Deadbolt locks on exterior doors and gates must be single cylinder (thumb-turn). Locks must be able to be opened from the inside without a key.
10. Heaters
Heater must be operational, will be tested even in summer.
11. Stove burners
Must self-ignite.
12. Plumbing leaks
Must be repaired.
13. Open ground outlets
Must meet electrical outlet requirements.
14. Cover plates
Must be on all electrical outlets and light switches.
15. Debris
Unit must be free of debris (interior/exterior). Note: No owner belongings must be in the unit unless stipulated in the lease.
16. Pests/Rodents
Unit must be free of pest or rodent infestation.

For a copy of the inspection checklist to help you prepare for your annual inspection to go
<http://www.oakha.org/section8lh/attachments/AmenitiesInspectionChecklist.pdf>

For a copy of the electrical outlet guidelines please go to
http://www.oakha.org/section8lh/attachments/Outlet_guidelines.pdf