

SUMMARY OF HOUSING QUALITY STANDARDS

When you find the housing unit you want to rent, please review this list with the prospective landlord to be certain the unit will pass Housing Quality Standards required by our office. (For questions, telephone (870) 336-9605 or (870) 336-9604.)

Once the Request for Tenancy Approval and all attached forms are completed (in ink) by the prospective landlord, you must call (870) 336-9601 and make an appointment to process this paperwork. Maximum rent will be determined and an inspection will be set up at that time. Remember that **ALL utilities must be on** to conduct the inspection.

ALL ROOMS

- _ All three-prong electrical outlets must be **GROUNDING**. Outlets must test grounded when tested.
- _ No holes in wall(s).
- _ No severe buckling or deterioration in walls, ceilings or floors.
- _ Ensure ONE window per room to open, close and lock properly. Windows must open, close, & lock as designed.
- _ No broken window panes.
- _ All electrical outlets must have covers and be in good condition. No cracked or broken cover plates.
- _ No broken, frayed or exposed wiring, no exposed sockets on light fixtures without a globe
- _ No roaches, mice or fleas.
- _ All space heaters must be vented. No UNVENTED heaters are allowed in a unit.
- _ Any exposed electrical wiring must be enclosed in conduit.

LIVING ROOM

- _ Must have at least one window.
- _ Must have at least one overhead light and one electrical outlet, or if no overhead light then two electrical receptacles.

BEDROOMS (Must be at least 70 sq. ft. and have a closet.)

- _ Must have overhead light and one electrical receptacle, or if no overhead light, two electrical receptacles.
- _ Must have at least one window to provide natural light. Window must open, close and lock properly.

KITCHEN

- _ Must have at least one permanent light fixture and one electrical receptacle (If a receptacle is within 36" of the water supply, it must be a **GFI receptacle** or the circuit can have a **GFI breaker** in the breaker box.)
- _ Must have adequate space to prepare food.
- _ Must have working stove with all knobs present and readable and handle on oven door. All electric burners must heat and gas oven and all its burners must light by pilot light.
- _ Must have working refrigerator/freezer with door handles and grill cover.
- _ Must have sink with hot and cold running water, and a workable stopper.

BATHROOM

- _ Must have working **exhaust fan** OR one window that will open, close, lock, and have properly fitting screen.
- _ Must have one permanent light fixture. If outlet present and it is located within 36" of water supply, it must be **GFI outlet**.
- _ Must have a flushable toilet.
- _ Must have plastic covers on the bolts that secure toilet to floor (covers should be secure).
- _ Must have a tub or shower with hot and cold water.
- _ Must have a sink with hot and cold running water, and a workable stopper.

MISCELLANEOUS

- _ Must have at least one working smoke alarm on each level of dwelling unit and near each sleeping area.
- _ Must have roof and foundation that does not leak, sag or have missing shingles.
- _ Must have banister/rail, if porch is 30 inches or more above ground level.
- _ All outside exits must have locks, at least one door to outside must lock with a key.
- _ Must have at least 2 exits from the unit in case of fire. All outside doors must open, close, latch, & lock as designed.
- _ Must have a private entrance.
- _ All windows that open must stay up without props and lock properly.
- _ Must have approved water and sewer service.
- _ Plumbing must not leak.

Water heaters must have:

- _ Large vent pipe to the outside on gas water heaters.
- _ Pressure relief valve (pop-off).
- _ Discharge line (same size as the 3/4" opening of the pop-off valve) directed to within 6" of the floor.
- _ All gas and electric water heaters that are in rooms used for living must have some type of guard that is non-flammable and not accessible to small children. It must also be removable for viewing and servicing.

MOBILE HOMES

- _ Must have tie downs.
- _ Must have at least one working smoke alarm near sleeping area(s).

GENERAL

All items and amenities must be working properly or be removed. Premises must be free from inoperable appliances and/or vehicles, trash, and litter. Lawn care must be maintained. Units must be DECENT, SAFE, and SANITARY.

PAINT

No chipping, peeling, or cracking paint on any interior or exterior surface is permitted (window sills, baseboards, trims, etc.)

IMPORTANT NOTICE REGARDING LEAD BASED PAINT:

Deteriorated paint on units that were built prior to 1978 that will house a child under 6 years old or a pregnant woman will require clearance testing. The PHA will not approve a unit unless the unit passes clearance.