

HOUSING INSPECTORS

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Burnsville
Eagan
Inver Grove
Heights
West St Paul
South St Paul

Apple Valley
Farmington
Lakeville
Rosemount
Hastings
Cannon Falls
Hampton
Northfield

CDA Owned
Properties
Senior Buildings

HQS Inspection Basics

1. Electrical Hazards
2. Window Conditions
3. Sinks
4. Smoke/Carbon Monoxide Detectors
5. Interior and Exterior Hazards
6. Stairs
7. Stove/Oven
8. Bathrooms
9. Water Heaters
10. Lead Based Paint



Why have a home inspection?



Because not all defects are this obvious!

#1 Electrical Hazards

- ❑ Missing light globes
- ❑ Open junction boxes
- ❑ Overloaded power strips
- ❑ Extension cables on garage door opener
- ❑ Open slots in circuit panel
- ❑ Missing garbage disposal stress clamps



Outlets

Causes of failure

- ❑ Loose/cracked covers
- ❑ Inoperable GFCI test buttons
- ❑ Improperly wired
- ❑ Inoperable

Note:

Outlets can be ungrounded if protected by a GFCI and labeled as such.



Fail



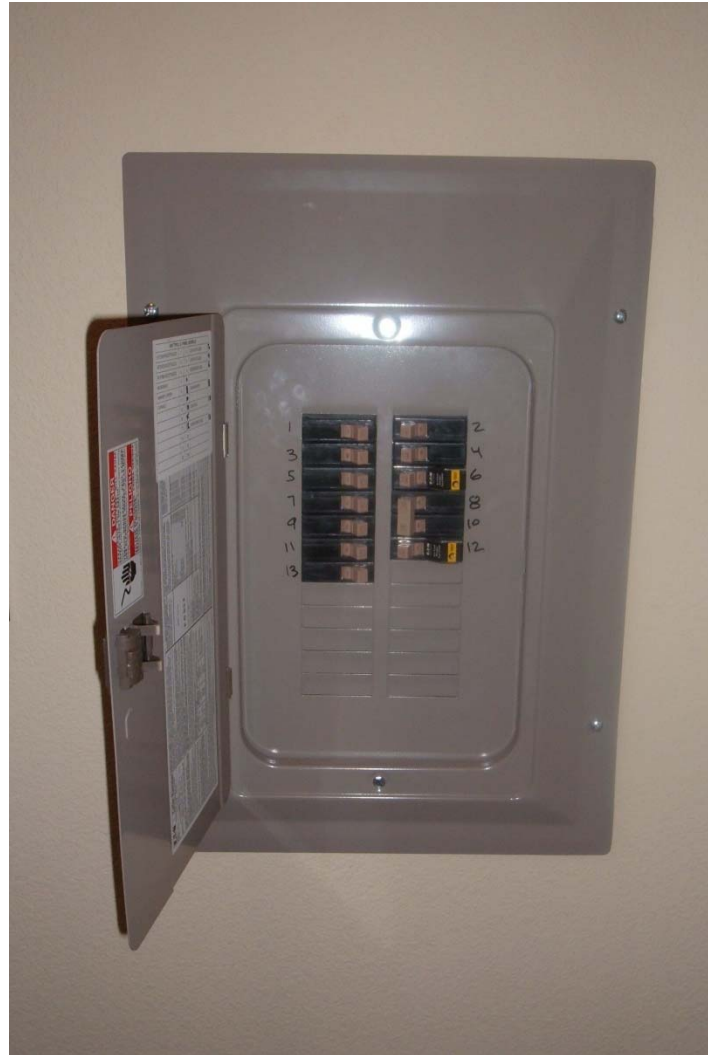
Pass



Fail



Pass



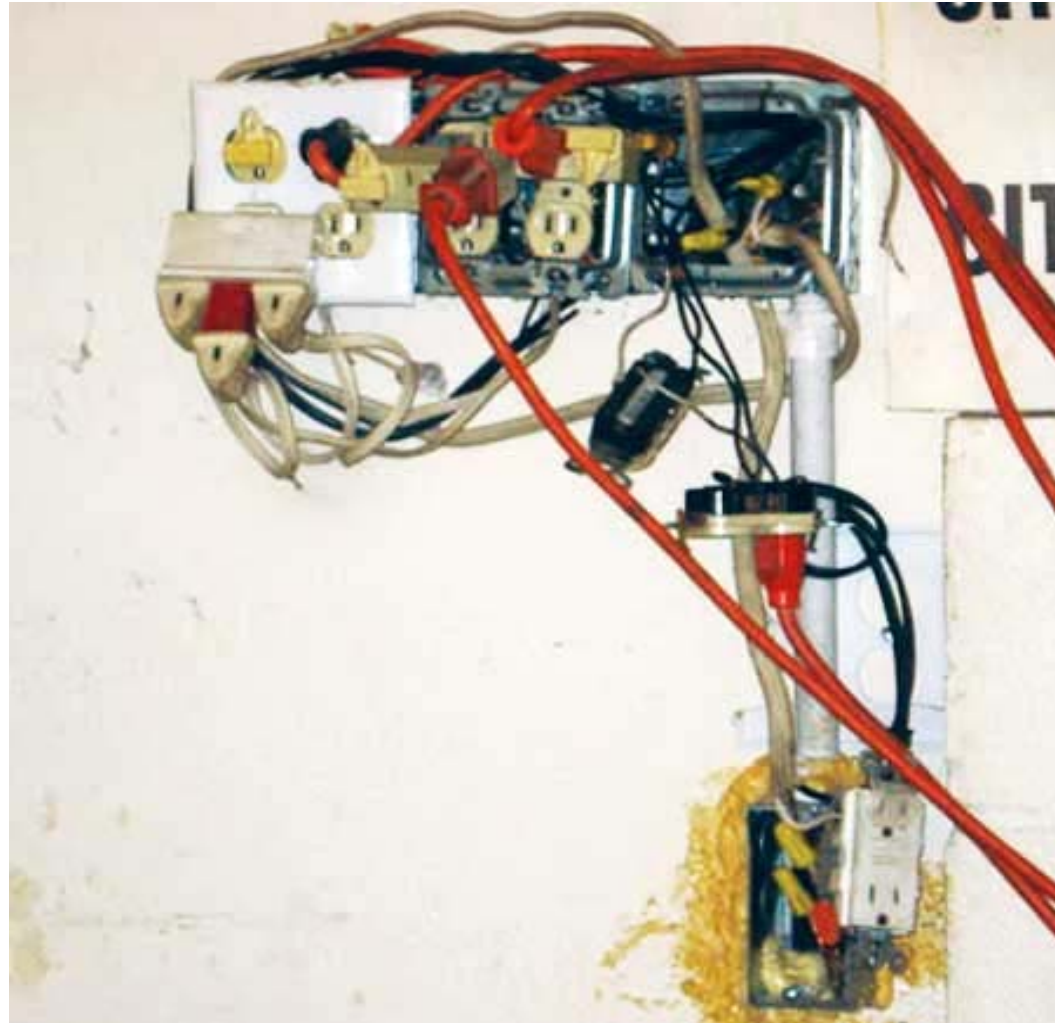
Fail



Pass



Fail



#2 Window Conditions

Causes of failure

- ❑ Missing or torn screens
- ❑ Broken locks (first floor windows)
- ❑ Broken/cracked panes
- ❑ Windows that won't open or don't stay open
- ❑ Broken handles
- ❑ Excessive air infiltration



Pass

Egress windows are required in basement rooms if used for sleeping.



Fail



Photo courtesy ASHI home inspector David Grudzinski,
Advantage Home Inspections, Cranston, R.I.
and American Society of Home Inspectors, www.ashi.org

www.HouseLogic.com



#3 Sinks

Causes of failure

- ❑ Leaky drain pipes
- ❑ Loose faucets
- ❑ Water damage in base cabinets
- ❑ Missing/improper p-traps



Pass



Fail



#4 Smoke/Carbon Monoxide Alarms

HQS Requirements

- ❑ One smoke alarm is required in a common area on every level
- ❑ C/O alarms must be within 10 feet of every bedroom
- ❑ Hearing impaired tenants require a special strobe light smoke alarm that is linked from sleeping rooms to a common area.

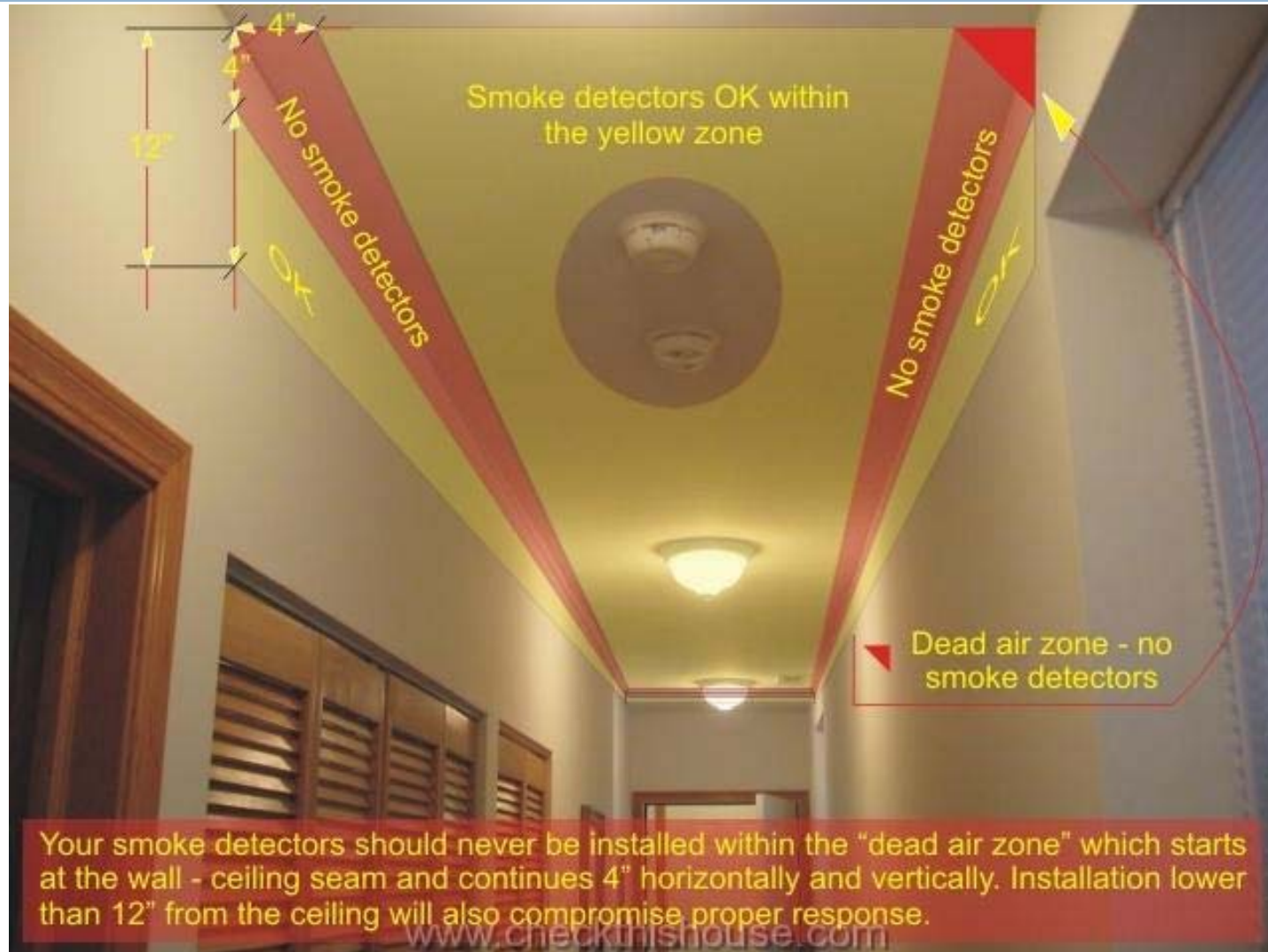


Causes of failure

- ❑ Inoperable alarms
- ❑ Hanging or missing alarms
- ❑ Low battery signals (Chirping)
- ❑ Smoke alarms located too close to walls



Pass



Fail



#5 Interior/Exterior Hazards

Any situation that presents a safety hazard

- Tripping Hazards
 - Worn carpet
 - TV cables
 - Missing carpet bars

- Other
 - Blocked exits
 - Sharp objects
 - Unstable fences



Hoarding... A sensitive subject

What is Hoarding?

- Severe cluttering of the person's home so that it is no longer able to function as a viable living space
- Living styles of tenants can vary greatly from tenant to tenant.
- Though a unit CANNOT fail an inspection for being “messy,” a unit CAN fail if excessive clutter causes air quality issues or fire hazards (blocked windows/pathways).



Fail



#6 Stairs

- No Loose, broken, or missing steps
- Handrails are required on sections of stairs with four or more consecutive steps
- A railing is required for areas with a drop off of more than 30 inches



Pass



Fail



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#7 Stove/Oven

Causes of Failure

- ❑ Inoperable burners
- ❑ Excessive debris around or underneath burners
- ❑ Missing drip pans
- ❑ Missing knob and handles
- ❑ Missing oven gasket



#8 Bathrooms

Causes for failure

- ❑ Excessive mold
- ❑ Missing shower tiles
- ❑ Clogged drains
- ❑ Wobbly toilets
- ❑ Broken toilet seats and covers
- ❑ Inoperable vent fans



#9 Water Heaters

- Temperature and pressure valve
- T&P relief valve
- T&P relief tube
- Exhaust tube must be secured to tank and must have constant positive slope.
- Base cover must be in place



#9 Water Heaters



Pass



Fail



#10 Lead Based Paint

- All homes built prior to 1978 inhabited by children under the age of 6 will be checked for chipping and peeling paint.
- Lead was a common ingredient in paint until 1978.
- Paint ingest by children can cause brain damage.



#10 Lead Based Paint



