



# Housing Quality Standard (HQS) Inspection Owner Certification

I \_\_\_\_\_ property owner/manager certify that on a reasonable basis I have no knowledge of any life-threatening conditions existing in the unit. Instead of conducting a physical inspection at this time, I'm opting for an inspection for a time no later than September 30, 2020 due to the COVID-19 pandemic.

|   |                    |              |
|---|--------------------|--------------|
| • <b>Name of Tenant:</b>  |                    |              |
| • <b>Unit Address:</b>  | <b>Unit Number</b> |              |
| • <b>City:</b>  | <b>State:</b>      | <b>Zip:</b>  |
| • <b>Name of Property Owner/Manager:</b>                            |                    |              |
| • <b>Property Owner/Manager Signature:</b> _____                    |                    | <b>Date:</b> |
| • <b>Tenant Signature (for special (interim) inspections only):</b> |                    | <b>Date:</b> |
| • <b>Name of SHRA Agent:</b>  |                    |              |
| • <b>SHRA Agent Signature:</b> _____                                |                    | <b>Date:</b> |

## Life-threatening deficiencies

The following items are considered emergency repairs and must be corrected by the owner within 24 hours:

- Lack of security for the unit
- Severe structural damage (e.g. collapsed ceilings, walls, or floors)
- Major plumbing leaks (e.g. those causing flooding or significant hazards)
- Natural gas leak or fumes
- Electrical problem that could result in shock or fire (e.g. exposed stripped wires)
- Lack of running water
- Shattered glass where someone could be injured
- Lack of a functioning toilet in the unit
- Lack of one working smoke detector per floor of the unit
- Lack of functioning carbon monoxide detectors as specified by local ordinance
- Lack of an alternate means of ingress and egress (entry and exit) that meets state and local requirement.

### Disclaimer:

*SHRA retains the right to conduct an HQS inspection on any assisted unit at any time. Likewise, SHRA may always choose to conduct an initial inspection on a unit a family wishes to lease if such an inspection is determined to be warranted. Crucially, this does not relieve owners of their responsibility to maintain the unit in accordance with HQS as required in the HAP contract, nor does it in any way restrict SHRA from taking action to enforce the owner's obligations.*

