



# HOUSING AUTHORITY OF JACKSON COUNTY

2251 TABLE ROCK ROAD MEDFORD OR 97501

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## FREQUENT ITEMS THAT FAIL A HOUSING INSPECTION HOUSING QUALITY STANDARDS (HQS)

UTILITIES MUST BE ON \*\* MUST HAVE A REFRIGERATOR AND STOVE  
MUST HAVE A TRASH CAN WITH A LID

### GENERAL

1. Any surface, appurtenance or condition that is not safe, decent and sanitary
2. Vacant units that have not yet been cleaned since the previous tenant vacated
3. Units without all major appliances that are on and operational at time of inspection
4. Units missing a stove, refrigerator, trash can with matching lid (or dumpster) at time of inspection
5. Gaps in walls around plumbing and electrical
6. Missing vent assemblies for clothes dryers
7. Evidence of vermin infestation (mice, rats, roaches and droppings)
8. Missing or non-working smoke alarms on each floor of the unit
9. Floor coverings that are worn out, loose or pose a tripping hazard
10. Units constructed prior to 1978 with peeling paint (**IF the tenant has a child under 6**)

### ELECTRICAL

1. Missing and/or cracked outlet and light switch plate covers
2. Any non-working electrical switch, outlet or fixture
3. Loose electrical baseboard or other heaters
4. Loose or unsheaved electrical wiring to garbage disposal or water heater
5. Any "dead end" electrical wiring
6. Any exposed electrical wiring nuts
7. Any missing breaker(s) in electrical panel
8. Any scorched or burned electrical outlet
9. Scab-on, temporary, or goofy electrical (Goofy lives in Disneyland)

### PLUMBING

1. Any plumbing leak or drip from faucets, spouts
2. Toilets that will not fill up and shut off by themselves after flushing
3. Slow draining tubs or sinks
4. Water seeping from the base of the toilet
5. Water heaters missing a pressure relief valve or 3/4" metal discharge line running downward no greater than 6" above the floor
6. Water heaters with missing or loose access cover panels

7. Shower heads that blow in the wrong direction

## **SECURITY**

1. Broken or ineffective door and window locks
2. Severely split door jambs
3. Hollow core or old panel doors used as an exterior door
4. Air gaps or daylight around exterior doors
5. Double-cylinder deadbolts or skeleton key locks
6. Holes or large cracks in window panes

## **EXTERIOR**

1. Loose or dry rotted steps or handrails
2. Decks or porches with four steps or 30" above ground without perimeter railings and step rail(s)
3. Debris, trash, tall weeds, junk, appliances, old furniture, car parts in the yards
4. Outbuildings that are locked or otherwise unavailable for inspection
5. Missing shingles, moss or other accumulated plant life, toys on roof
6. Loose gutters, downspouts, and siding

## **STOVE & REFRIGERATOR**

1. Stove or refrigerator is not present or operational at time of inspection
2. Stove or refrigerator is unsanitary
3. Non-working stovetop, bake and broil elements
4. Stove has no rack in oven chamber
5. Stove is without an oven door with a secure handle
6. Stove has missing or broken adjustment knobs
7. Refrigerator is missing a handle
8. Freezer compartment does not have original equipment freezer door and hardware

## **INSPECTORS Office hours are 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m.**

*Steven Kraft – 779-5785 ext. 1013 out of office: Sat/Sun*

*Wayne Alper – 779-5785 ext. 1024 out of office: Sat/Sun/Mon*

*Larry Moore -- 779-5785 ext. 1022 out of office: Sat/Sun/Mon*