

Lincoln Housing Authority	Housing Quality Standards	Inspection Check List
Living Room		Comments
LIVING ROOM PRESENT Is there a living room?	<input type="checkbox"/>	
ELECTRICITY/ILLUMINATION Are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	<input type="checkbox"/>	
LIGHT GLOBES Are all lights protected by light globes or other proper light fixture covers?	<input type="checkbox"/>	
ELECTRICAL HAZARDS Is the room free from electrical hazards?	<input type="checkbox"/>	
ELECTRICAL COVERPLATES Do all outlets and switches have cover plates?	<input type="checkbox"/>	
ELECTRICAL OUTLETS (in units built before 1975) Are all three-prong outlets properly grounded?	<input type="checkbox"/>	
SECURITY Are all windows and doors that are accessible from the outside lockable?	<input type="checkbox"/>	
DOOR CONDITION Do all doors open, close and latch properly?	<input type="checkbox"/>	
WINDOW CONDITION Is there at least one window? Do all windows open and close properly and are they free of signs of severe deterioration or missing, broken, or cracked panes?	<input type="checkbox"/>	
WINDOW SCREENS Do all openable windows have screens that are in good condition at initial inspection?	<input type="checkbox"/>	
CEILING CONDITION Is the ceiling painted, sound and free from hazardous defects including large cracks or holes? At initial inspection, the unit shall not have any missing or broken ceiling tiles in any room.	<input type="checkbox"/>	
WALL CONDITION Are the walls painted, sound and free from hazardous defects including large cracks or holes?	<input type="checkbox"/>	
FLOOR CONDITION Is the floor sound and free from hazardous defects including large cracks or holes? Carpets will fail at annual re-examination if the carpet appears to have urine or fecal matter or other obvious safety hazards created by the tenant's housekeeping.	<input type="checkbox"/>	
LEAD PAINT Are all painted surfaces free of deteriorated paint?	<input type="checkbox"/>	

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<b>Kitchen</b>		<b>Comments</b>
<b>ELECTRICITY/ILLUMINATION</b> Is there at least one working outlet and one working, permanently installed light fixture?	<input type="checkbox"/>	
<b>LIGHT GLOBES</b> Are all lights protected by light globes or other proper light fixture covers?	<input type="checkbox"/>	
<b>ELECTRICAL HAZARDS</b> Is the room free from electrical hazards?	<input type="checkbox"/>	
<b>ELECTRICAL COVERPLATES</b> Do all outlets and switches have cover plates?	<input type="checkbox"/>	
<b>ELECTRICAL OUTLETS (in units built before 1975)</b> Are all three-prong outlets properly grounded?	<input type="checkbox"/>	
<b>SECURITY</b> Are all windows and doors that are accessible from the outside lockable?	<input type="checkbox"/>	
<b>DOOR CONDITION</b> Do all doors open, close and latch properly?	<input type="checkbox"/>	
<b>WINDOW CONDITION</b> Do all windows open and close properly and are they free of signs of severe deterioration or missing, broken, or cracked panes?	<input type="checkbox"/>	
<b>WINDOW SCREENS</b> Do all openable windows have screens that are in good condition at initial inspection?	<input type="checkbox"/>	
<b>CEILING CONDITION</b> Is the ceiling sound and free from hazardous defects including large cracks or holes?	<input type="checkbox"/>	
<b>WALL CONDITION</b> Are the walls painted, sound and free from hazardous defects including large cracks or holes?	<input type="checkbox"/>	
<b>FLOOR CONDITION</b> Is the floor sound and free from hazardous defects including large cracks or holes?	<input type="checkbox"/>	
<b>LEAD PAINT</b> Are all painted surfaces free of deteriorated paint?	<input type="checkbox"/>	
<b>OVEN AND STOVE OR RANGE</b> Is there a working oven, and a stove (or range) with top burners that work?	<input type="checkbox"/>	
<b>REFRIGERATOR</b> Is there a refrigerator that works?	<input type="checkbox"/>	
<b>SINK</b> Is there a working kitchen sink with hot and cold running water? For all faucets through out the entire unit, hot should be on the left and cold should be on the right.	<input type="checkbox"/>	
<b>SPACE FOR STORAGE AND PREPARATION OF FOOD</b> Is there a space to store, prepare, and serve food?	<input type="checkbox"/>	

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Bathroom		Comments
<b>BATHROOM PRESENT</b> Is there a bathroom?	<input type="checkbox"/>	
<b>ELECTRICITY/ILLUMINATION</b> Is there at least one working, permanently installed light fixture?	<input type="checkbox"/>	
<b>LIGHT GLOBES</b> Are all lights protected by light globes or other proper light fixture covers?	<input type="checkbox"/>	
<b>ELECTRICAL HAZARDS</b> Is the bathroom free from electrical hazards?	<input type="checkbox"/>	
<b>ELECTRICAL COVERPLATES</b> Do all outlets and switches have cover plates that are in good condition?	<input type="checkbox"/>	
<b>ELECTRICAL OUTLETS (in units built before 1975)</b> Are all three-prong outlets properly grounded?	<input type="checkbox"/>	
<b>SECURITY</b> Are all windows and doors that are accessible from the outside lockable?	<input type="checkbox"/>	
<b>DOOR CONDITION</b> Do all doors open, close and latch properly?	<input type="checkbox"/>	
<b>WINDOW CONDITION</b> Do all windows open and close properly and are they free of signs of deterioration or missing, broken, or cracked panes?	<input type="checkbox"/>	
<b>WINDOW SCREENS</b> Do all openable windows have screens that are in good condition at initial inspection?	<input type="checkbox"/>	
<b>CEILING CONDITION</b> Is the ceiling sound and free from hazardous defects including large cracks or holes?	<input type="checkbox"/>	
<b>WALL CONDITION</b> Are the walls painted, sound and free from hazardous defects including large cracks or holes?	<input type="checkbox"/>	
<b>FLOOR CONDITION</b> Is the floor sound and free from hazardous defects including large cracks or holes?	<input type="checkbox"/>	
<b>LEAD PAINT</b> Are all painted surfaces free of deteriorated paint?	<input type="checkbox"/>	
<b>FLUSH TOLIET IN ENCLOSED ROOM IN UNIT</b> Is there a working toilet in the unit for the exclusive private use of the tenant?	<input type="checkbox"/>	
<b>FIXED WASH BASIN OR LAVATORY IN UNIT</b> Is there a working, permanently installed wash basin with hot and cold running water in the unit? Wall mounted basins must be secured.	<input type="checkbox"/>	
<b>TUB OR SHOWER</b> Is there a working tub or shower with hot and cold running water in the unit?	<input type="checkbox"/>	
<b>VENTILATION</b> Are there openable windows or a working vent system?	<input type="checkbox"/>	

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Other rooms used for living (Bedrooms)		Comments
<b>BEDROOM</b> Is the bedroom at least 70 square feet for one person or 120 square feet for two people?	<input type="checkbox"/>	
<b>BEDROOMS IN BASEMENTS AND ATTICS</b> Does the ceiling have a height of at least 7 feet and if the bedroom is in a basement does it have an egress window that conforms to the Lincoln Municipal Code (International Residential Code R310.1)	<input type="checkbox"/>	
<b>ELECTRICITY/ILLUMINATION</b> If the room is a bedroom is there at least two working outlets or one working outlet and one working, permanently installed light fixture? If the room is not a bedroom, is there a means of illumination?	<input type="checkbox"/>	
<b>LIGHT GLOBES</b> Are all lights protected by light globes or other proper light fixture covers?	<input type="checkbox"/>	
<b>ELECTRICAL HAZARDS</b> Is the room free from electrical hazards?	<input type="checkbox"/>	
<b>ELECTRICAL COVERPLATES</b> Do all outlets and switches have cover plates that are in good condition?	<input type="checkbox"/>	
<b>ELECTRICAL OUTLETS (in units built before 1975)</b> Are all three-prong outlets properly grounded?	<input type="checkbox"/>	
<b>SECURITY</b> Are all windows and doors that are accessible from the outside lockable?	<input type="checkbox"/>	
<b>DOOR CONDITION</b> Do all doors open, close and latch properly?	<input type="checkbox"/>	
<b>WINDOW CONDITION</b> If the room is a bedroom, is there at least one window? Do all windows open and close properly and are they free of signs of severe deterioration or missing, broken, or cracked panes?	<input type="checkbox"/>	
<b>WINDOW SCREENS</b> Do all openable windows have screens that are in good condition at initial inspection?	<input type="checkbox"/>	
<b>CEILING CONDITION</b> Is the ceiling sound and free from hazardous defects including large cracks or holes?	<input type="checkbox"/>	
<b>WALL CONDITION</b> Are the walls painted, sound and free from hazardous defects including large cracks or holes?	<input type="checkbox"/>	
<b>FLOOR CONDITION</b> Is the floor sound and free from hazardous defects including large cracks or holes? Carpets will fail at annual re-examination if the carpet appears to have urine or fecal matter or other obvious safety hazards created by the tenant's housekeeping.	<input type="checkbox"/>	
<b>LEAD PAINT</b> Are all painted surfaces free of deteriorated paint?	<input type="checkbox"/>	
<b>EGRESS</b> Is the bottom of the window more than 44 inches from the floor? If so, one or two steps must be provided to assist the tenant in escaping the unit in the event of a fire.	<input type="checkbox"/>	

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<b>Exterior</b>		<b>Comments</b>
<b>CONDITION OF FOUNDATION</b> Is the foundation sound and free from hazards?	<input type="checkbox"/>	
<b>CONDITION OF STAIRS, RAILS, AND PORCHES</b> Are all the exterior stairs, rails, and porches sound and free from hazards? Do all stairs with four or more consecutive steps have a handrail?	<input type="checkbox"/>	
<b>ELECTRICAL HAZARDS</b> Is the exterior free from electrical hazards?	<input type="checkbox"/>	
<b>CONDITION OF ROOF AND GUTTERS</b> Are the roof, gutters, and downspouts sound and free from hazards?	<input type="checkbox"/>	
<b>CONDITION OF EXTERIOR SURFACES</b> Are exterior surfaces sound and free from hazards?	<input type="checkbox"/>	
<b>CONDITION OF CHIMNEY</b> Is the chimney sound and free from hazards?	<input type="checkbox"/>	
<b>LEAD PAINT</b> Are all painted surfaces free of deteriorated paint?	<input type="checkbox"/>	
<b>MANUFACTURED HOMES: TIE DOWNS</b> If the unit is a manufactured home, is it properly placed and tied down?	<input type="checkbox"/>	
<b>Heating and Plumbing</b>		
<b>ADEQUACY OF HEATING EQUIPMENT</b> Is the heating equipment capable of providing adequate heat to all rooms used for living?	<input type="checkbox"/>	
<b>SAFETY OF HEATING EQUIPMENT</b> Is the unit free from unvented fuel burning space heaters or any other types of unsafe heating conditions?	<input type="checkbox"/>	
<b>VENTILATION AND ADEQUACY OF COOLING</b> Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?	<input type="checkbox"/>	
<b>WATER HEATER</b> Is the water heater located, equipped, and installed in a safe manner and is there a pressure relief valve with an unobstructed metal discharge line that ends not more than two feet nor less than six inches above the floor in accordance with Lincoln Plumbing Code (Uniform Plumbing Code 608.5)?	<input type="checkbox"/>	
<b>WATER SUPPLY</b> Is the unit served by an approvable public or private sanitary water supply?	<input type="checkbox"/>	
<b>PLUMBING</b> Is the plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	<input type="checkbox"/>	
<b>SEWER CONNECTION</b> Is plumbing connected to an approvable public or private disposal system, and is it free from sewer back-up?	<input type="checkbox"/>	

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General Health and Safety		Comments
<b>ACCESS TO UNIT</b> Can the unit be entered without having to go through another unit?	<input type="checkbox"/>	
<b>EXITS</b> Is there an acceptable fire exit from the building that is not blocked?	<input type="checkbox"/>	
<b>EVIDENCE OF INFESTATION</b> Is the unit free from cockroaches, mice or other vermin?	<input type="checkbox"/>	
<b>GARBAGE AND DEBRIS</b> Is the unit free from garbage or debris inside and outside including unregistered, wrecked or junked vehicles as defined by Lincoln Municipal Code Book Chapter 10.42 Abandoned Vehicles?	<input type="checkbox"/>	
<b>REFUSE DISPOSAL</b> Are there adequate covered facilities for temporary storage and disposal of food wastes? As of June 21, 2011, The City of Lincoln requires owners to pay for trash service.	<input type="checkbox"/>	
<b>INTERIOR STAIRS AND COMMON HALLS</b> Are interior stairs and common halls free from hazards such as loose, broken, or missing steps on stairways; absent or insecure railings, inadequate lighting; or other hazards? Do all stairs with four or more consecutive steps have a handrail?	<input type="checkbox"/>	
<b>OTHER INTERIOR HAZARDS</b> Is the interior of the unit free from any other hazard not specifically identified previously?	<input type="checkbox"/>	
<b>ELEVATORS</b> Do all elevators have a current inspection certificate and are they working and safe?	<input type="checkbox"/>	
<b>INTERIOR AIR QUALITY</b> Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	<input type="checkbox"/>	
<b>SITE AND NEIGHBORHOOD CONDITIONS</b> Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?	<input type="checkbox"/>	
<b>SMOKE DETECTORS</b> Does the unit have at least one working smoke detector on each level including basements but excluding crawl spaces and unfinished attics? All smoke detectors must be installed in accordance with and meet the requirements of National Fire Protection Association Standard (NFPA) 74 or its successors.	<input type="checkbox"/>	
<b>All Secondary Rooms (Rooms not used for living)</b>		
<b>SECURITY</b> Are all windows and doors that are accessible from the outside lockable?	<input type="checkbox"/>	
<b>ELECTRICAL HAZARDS</b> Are all of these rooms free from electrical hazards?	<input type="checkbox"/>	
<b>OTHER POTENTIALLY HAZARDOUS FEATURES</b> Are all these rooms free of any other potentially hazardous features?	<input type="checkbox"/>	