



FOR PROPERTY OWNERS & LANDLORDS

HQS pre-inspection *checklist.*

HUD's Housing Quality Standards, written as a walk-through. Go room by room — if each item is true, DCHA's inspection is likely to pass the first time.

THE COORDINATOR LINE

Birdie's House is a coordinator facilitating the lease between a renter and a landlord. We are not brokers, lessors, inspectors, or property managers. This list is a reference for landlords preparing their unit. The HQS inspection is conducted by DCHA's inspector, and all corrective work is the landlord's responsibility.

LIFE SAFETY

- Smoke detector installed on every level, working (test the button — battery fresh).
- Carbon monoxide detector on each level with combustion appliances.
- Fire extinguisher accessible, charged, with current inspection tag (commercial buildings only).
- Two means of egress per dwelling unit.
- All windows open, close, and lock; no broken glass.
- All exterior doors lock and have working deadbolts.

ELECTRICAL

- All outlets work and have correct polarity (use a \$5 tester).
- GFCI outlets in kitchen, bathroom, laundry, and within 6 feet of any sink.
- No exposed wiring; all electrical boxes covered with face plates.
- Light fixtures secure and operational in every room.
- Service panel labeled and free of double-tapped breakers.

PLUMBING

- Hot water reaches at least 120°F at the kitchen sink within 60 seconds.
- No leaks under any sink, around the toilet base, or at fixtures.
- Toilets flush and refill cleanly; no running water.
- Drains run freely; no slow drains in tub, shower, or sinks.
- Tub or shower in working order with surround intact (no exposed rotted drywall).

HEAT & A/C

- Permanent heat source in every habitable room (kitchen counts).
- Heat reaches 65°F minimum during winter inspections.
- Furnace, boiler, or heat pump serviced within last 12 months (have receipt).



- A/C optional under HQS, but if installed must work.
- No portable space heaters as the primary heat source.

WALLS, FLOORS, CEILINGS

- No holes through walls, ceilings, or floors.
- No peeling, chipping, or chalking paint — critical for units with children under 6.
- Floors not buckled, tiles not loose or missing.
- Bathroom and kitchen walls intact, no soft drywall around plumbing.

KITCHEN

- Stove with all burners and oven working.
- Refrigerator working at proper temperature, gasket sealing.
- Sink, faucet, and disposal (if applicable) working.
- Counter space sufficient for food prep.
- Cabinets clean, doors operational, drawers track.

BATHROOM

- Working flush toilet.
- Working sink with hot and cold water.
- Working tub or shower with hot and cold water.
- Vent fan or operable window.
- Bathroom lights and outlets work; outlets are GFCI.

BEDROOMS

- At least 70 square feet of floor space per bedroom (50 sq ft for additional occupants).
- Window for natural light and emergency egress.
- Working ceiling light or operable wall switch with switched outlet.
- Two electrical outlets per habitable room.

EXTERIOR & COMMON AREAS

- Roof in good condition, no obvious leaks.
- Gutters and downspouts intact, draining away from foundation.
- Stairs have handrails (if four or more risers).
- No tripping hazards in common walkways.
- Garbage and pest control adequate.

FAILED ITEMS = RE-INSPECT

DCHA gives 30 days to correct. The landlord schedules the re-inspection directly with DCHA. Birdie's House does not perform inspections, pre-inspections, or corrective work.