

Owners and tenants are responsible for maintaining their units within Housing Quality Standards at all times.

## EMERGENCY REPAIR ITEMS

The following items are not acceptable and will cause your unit to “fail”. The items are considered to be of an emergency nature and must be corrected by the owner or tenant (whoever is responsible) within 24 hours of notice by MHA.

- ❖ No heat between November 1 and March 1;
- ❖ No water and/or electricity in the unit;
- ❖ Inoperable smoke detector on every level;
- ❖ Natural gas leak or fumes;
- ❖ Electrical outlet smoking or sparking or problem that could result in shock or fire;
- ❖ Unusable toilet when only one toilet is present in the unit;
- ❖ Major plumbing leaks or flooding (such as sewage backup or stoppage);
- ❖ Inability to secure the housing unit, such as broken locks or insecure door and window frames;
- ❖ Uninhabitable units due to fire, tornado, destroyed or vandalized property; and
- ❖ Other conditions that pose an immediate threat to health and safety, such as obstacles that prevent tenant’s egress and unstable structural problems that may fall, including large tree branches.

*If the emergency repair item(s) are not corrected in the time period required by MHA, the Housing Assistance Payment (HAP) will be abated and the contract will be terminated. If a family obligation is violated, the family will lose their assistance.*

## COMMON HAZARDS

The following items shall be classified as hazardous and declared as “failed” items.

- Double keyed deadbolt locks on any entry/exit door (including security doors);
- Window security bars (burglar bars) and security screen installations without a quick release system;
- Serious drop-offs in yards and driveways;
- Garbage and debris including: tall grass, dilapidated and unsafe storage buildings, non-working automobiles, construction materials, or unnecessary obstructions; and
- Dangerous or threatening dogs or other animals not contained or secured.

For a full list of HQS requirements, visit [www.hud.gov](http://www.hud.gov) or MHA’s website - [http://www.memphisha.org/pdf\\_forms/InspectionChecklistHUD52580-a.pdf](http://www.memphisha.org/pdf_forms/InspectionChecklistHUD52580-a.pdf)

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ACTION ALERT  
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## ITEMS THAT WILL CAUSE YOUR UNIT TO FAIL

### DOUBLE-KEYED DEADBOLT LOCKS

*Double-keyed deadbolt locks will "fail".*



### SECURITY BARS

*Security bars on windows/doors with keyed deadbolts or padlocks will "fail". Security bars must have a quick release system to allow egress (exit) in case of an emergency.*



### EXPOSED WIRING

*Bare wires or wire connections not enclosed in approved boxes or otherwise in an approved manner such as faceplates, cover plates, etc. will "fail".*

