HQS Training Quiz

1. Does this bathtub faucet set meet the HQS requirements?  YES ____  NO ____
2. Does this boiler pipe, found in the laundry room, meet HQS?  YES ____  NO ____
3. Does this cracked window meet HQS?  YES ____  NO ____
4. Which electrical panel meets HQS?  YES ____  NO ____
5. Does this deck need a rail around it if it is less than 30 inches off the ground?  YES ____  NO ____
6. Does HQS require more than one electrical outlet and one ceiling light for this kitchen?  YES ____  NO ____
7. Does this electrical outlet meet HQS?  YES ____  NO ____
8. Do both of these front doors have a proper lock to meet the security requirements of HQS?  YES ____  NO ____
9. Should this unit fail HQS inspection?  YES ____  NO ____
10. Would this shower pass HQS inspection?  YES ____  NO ____
11. From your inspection, can you see any reason to fail this furnace?  YES ____  NO ____
12. Would you pass this chimney as part of your HQS inspection?  YES ____  NO ____
13. Does HQS require GFI outlets in all kitchens and bathrooms?  YES ____  NO ____
14. HQS requires a smoke detector in every bedroom?  YES ____  NO ____
15. Does the HQS inspection include inspecting swimming pools on the property that the tenant has access to?  YES ____  NO ____
16. Would this small tear in the kitchen floor covering pass HQS?  YES ____  NO ____
17. Would this basement foundation meet HQS requirements?  YES ____  NO ____
18. Would the exterior of this unit pass HQS?  YES ____  NO ____
19. Would this driveway pass HQS?  YES ____  NO ____
20. Does the HQS inspection include inspecting the yard around the property and other structures on the property?  YES ____ NO ____

21. Would this basement pass HQS inspection?  YES ____ NO ____

22. Does this hot water heater meet HQS?  YES ____ NO ____

23. The family living in this 100 year old house has a 3 year old son. Can the landlord scrape and paint this wall in order to meet HQS?  YES ____ NO ____

24. Is tenant housekeeping part of the HQS inspection?  YES ____ NO ____

25. Are window locks required by HQS on all windows in the rental unit?  YES ____ NO ____

26. Is reviewing neighborhood conditions part of the HQS inspection process?  YES ____ NO ____

27. Does this window meet HQS requirement?  YES ____ NO ____

28. HQS inspectors should inspect all areas where the tenant lives and goes in the building?  YES ____ NO ____

29. Does this rental unit meet the lead paint requirements of HQS?  YES ____ NO ____

(Answers on following pages.)
HQS Training Quiz Answers

1. Does this bathtub faucet set meet the HQS requirements?  **YES (new fixture; discoloration is from older fixture)**
2. Does this boiler pipe, found in the laundry room, meet HQS?  **NO (Asbestos insulation falling out of pipe wrapping)**
3. Does this cracked window meet HQS?  **NO (crack larger than that allowed)**
4. Which electrical panel meets HQS?  **RIGHT (Left pictures shows exposed wiring, no cover plate)**
5. Does this deck need a rail around it if it is less than 30 inches off the ground?  **NO**
6. Does HQS require more than one electrical outlet and one ceiling light for this kitchen?  **NO**
7. Does this electrical outlet meet HQS?  **NO (wiring coming out from under plate)**
8. Do both of these front doors have a proper lock to meet the security requirements of HQS?  **NO (door on right can only be opened from inside by a key)**
9. Should this unit fail HQS inspection?  **YES (tripping hazard, overloaded outlet)**
10. Would this shower pass HQS inspection?  **YES (but a comment should be made on the form regarding removal of mold/mildew)**
11. From your inspection, can you see any reason to fail this furnace?  **YES (no cover plate)**
12. Would you pass this chimney as part of your HQS inspection?  **NO (danger of falling bricks, no mortar)**
13. Does HQS require GFI outlets in all kitchens and bathrooms?  **NO**
14. HQS requires a smoke detector in every bedroom?  **NO**
15. Does the HQS inspection include inspecting swimming pools on the property that the tenant has access to?  **YES**
16. Would this small tear in the kitchen floor covering pass HQS?  **NO (tripping hazard)**
17. Would this basement foundation meet HQS requirements?  **NO (allows moisture and vermin into basement)**
18. Would the exterior of this unit pass HQS?  **NO (mold, leakage problem)**
19. Would this driveway pass HQS?  **NO (missing handrail on either side—drop of greater than 30 inches)**
20. Does the HQS inspection include inspecting the yard around the property and other structures on the property?  **YES**
21. Would this basement pass HQS inspection? **NO (termite damage)**

22. Does this hot water heater meet HQS? **NO (pressure release pipe not long enough)**

23. The family living in this 100 year old house has a 3 year old son. Can the landlord scrape and paint this wall in order to meet HQS? **NO (lead-based paint abatement procedures are required because lead paint presence is assumed because of house's age, and presence of child under 6)**

24. Is tenant housekeeping part of the HQS inspection? **YES**

25. Are window locks required by HQS on all windows in the rental unit? **NO (upper floors not accessible from ground level do not require locks)**

26. Is reviewing neighborhood conditions part of the HQS inspection process? **YES**

27. Does this window meet HQS requirement? **NO (propped up with piece of wood)**

28. HQS inspectors should inspect all areas where the tenant lives and goes in the building? **YES**

29. Does this rental unit meet the lead paint requirements of HQS? **YES??**