

## Missouri Department of Mental Health

# Housing Quality Standards (HQS) Training September 2008

### 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??**