



# HQS Inspection Form

21 Jun 2023 / Single Room Occupancy / Initial

Complete

Flagged items	4	Actions	4
<b>Date of Request</b>	14.06.2023		
<b>Date of Inspection</b>	21.06.2023 08:10 PST		
<b>Address</b>	3041 Isleta Blvd SW, Albuquerque, NM 87105, USA (35.0309254, -106.6800205)		
<b>Housing Type</b>	Single Room Occupancy		
<b>Project Number</b>	52580		
<b>Type of Inspection</b>	Initial		
<b>Inspector</b>	Rocko Brownson		

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## Flagged items & Actions

4 flagged, 4 actions

### Flagged items

4 flagged, 3 actions

Inspection / Kitchen

#### Refrigerator

**Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?**

Fail

To Do | Assignee SafetyCulture Staff | Priority High | Due 28.06.2023 08:21 PST | Created by SafetyCulture Staff

Follow up on refrigerator during re-inspection

Inspection / Bathroom

#### Ventilation

**Are there operable windows or a working vent system?**

Fail

To Do | Assignee SafetyCulture Staff | Priority High | Due 28.06.2023 08:25 PST | Created by SafetyCulture Staff

Install appropriate ventilation system

Inspection / Other Rooms Used for Living and Halls / Other Rooms Used for Living and Halls 1

#### Smoke Detectors

**Is there a working smoke detector on each level?**

Fail

Present but non-functional

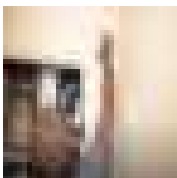


Photo 11

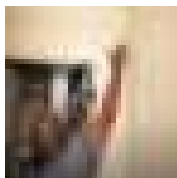


Photo 12

To Do | Assignee SafetyCulture Staff | Priority High | Due 28.06.2023 08:28 PST | Created by SafetyCulture Staff

Re-install smoke detectors to meet NFPA 74 requirements

Inspection / Other Rooms Used for Living and Halls / Other Rooms Used for Living and Halls 1

**Do the smoke detectors meet the requirements of NFPA 74?**

No

### Other actions

1 action

Inspection / General Health and Safety

#### Interior Air Quality

**Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other**

Inconclusive

**pollutants?**

To Do | Assignee SafetyCulture Staff | Priority High | Due 28.06.2023 08:33 PST | Created by SafetyCulture Staff

Perform air quality audit using SafetyCulture checklist

## Inspection

4 flagged, 4 actions

### Living Room

**Living Room Present**  
Is there a living room?

Pass

**Electricity**  
Are there at least two working outlets or one working outlet and one working light fixture?

Pass

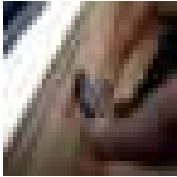


Photo 1

**Electrical Hazards**  
Is the room free from electrical hazards?

Pass

**Security**  
Are all windows and doors that are accessible from the outside lockable?

Inconclusive

**Window Condition**  
Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?

Pass

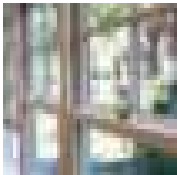


Photo 2

**Ceiling Condition**  
Is the ceiling sound and free from hazardous defects?

Pass

**Wall Condition**  
Are the walls sound and free from hazardous defects?

Pass

**Floor Condition**  
Is the floor sound and free from hazardous defects?

Pass

**Lead-Based Paint**  
Are all painted surfaces free of deteriorated paint?

Pass

### Kitchen

1 flagged, 1 action

**Kitchen Area Present**  
Is there a kitchen?

Pass

**Electricity**

**Are there at least one working outlet and one working, permanently installed light fixture?**

Pass

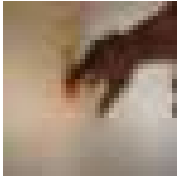


Photo 3

**Electrical Hazards**

**Is the kitchen free from electrical hazards?**

Pass

**Security**

**Are all windows and doors that are accessible from the outside lockable?**

Inconclusive

**Window Condition**

**Are all windows free of signs of deterioration or missing or broken out panes?**

Pass

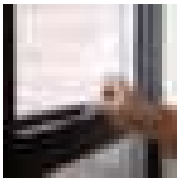


Photo 4

**Ceiling Condition**

**Is the ceiling sound and free from hazardous defects?**

Pass

**Wall Condition**

**Are the walls sound and free from hazardous defects?**

Pass

**Floor Condition**

**Is the floor sound and free from hazardous defects?**

Pass

**Lead-Based Paint**

**Are all painted surfaces free of deteriorated paint?**

Pass

**Stove or Range with Oven**

**Is there a working oven, and a stove (or range) with top burners that work?**

Pass

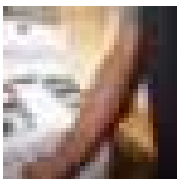


Photo 5

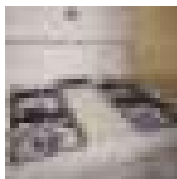


Photo 6

**Refrigerator**

**Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a**

Fail

reasonable period of time?

To Do | Assignee SafetyCulture Staff | Priority High | Due 28.06.2023 08:21 PST | Created by SafetyCulture Staff

Follow up on refrigerator during re-inspection

**Sink**

**Is there a kitchen sink that works with hot and cold running water?**

Pass

**Space for Storage, Preparation, and Serving**  
**Is there space to store, prepare, and serve food?**

Pass

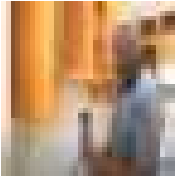


Photo 7

**Bathroom**

1 flagged, 1 action

**Bathroom Present (See description)**  
**Is there a bathroom?**

Pass

**Electricity**  
**Is there at least one permanently installed light fixture?**

Pass

**Electrical Hazards**  
**Is the bathroom free from electrical hazards?**

Pass

**Security**  
**Are all windows and doors that are accessible from the outside lockable?**

Inconclusive

**Window Condition**  
**Are all windows free of signs of deterioration or missing or broken out panes?**

Pass

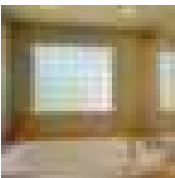


Photo 8

**Ceiling Condition**  
**Is the ceiling sound and free from hazardous defects?**

Pass

**Wall Condition**  
**Are the walls sound and free from hazardous defects?**

Pass

**Floor Condition**  
Is the floor sound and free from hazardous defects?

Pass

**Lead-Based Paint**  
Are all painted surfaces free of deteriorated paint?

Pass

**Fixed Wash Basin or Lavatory in Unit**  
Is there a working, permanently installed washbasin with hot and cold running water in the unit?

Pass

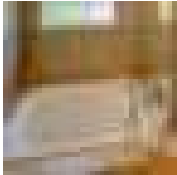


Photo 9

**Tub or Shower**  
Is there a working tub or shower with hot and cold running water in the unit?

Pass

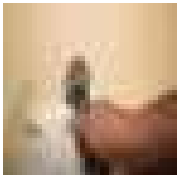


Photo 10

**Ventilation**  
Are there operable windows or a working vent system?

Fail

To Do | Assignee SafetyCulture Staff | Priority High | Due 28.06.2023 08:25 PST | Created by SafetyCulture Staff

Install appropriate ventilation system

## Other Rooms Used for Living and Halls

2 flagged, 1 action

### Other Rooms Used for Living and Halls 1

2 flagged, 1 action

#### Room Location

**Location**

Down the hallway to the left

#### Room Code

- 1 = Bedroom or Any Other Room Used for Sleeping (regardless of the type of room)
- 2 = Dining Room or Dining Area
- 3 = Second Living Room, Family Room, Den, Playroom, TV Room
- 4 = Entrance Halls, Corridors, Halls, Staircases
- 5 = Additional Bathroom (also check the presence of sink trap and clogged toilet)
- 6 = Other

**Room Code**

1



**Electricity/Illumination**

**If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?**

Yes

**Electrical Hazards**

**Is the room free from electrical hazards?**

Pass

**Security**

**Are all windows and doors that are accessible from the outside lockable?**

Inconclusive

**Window Condition**

**If Room Code is a 1, is there at least one window?**

Pass

**Regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken-out panes?**

Yes

**Ceiling Condition**

**Is the ceiling sound and free from hazardous defects**

Pass

**Wall Condition**

**Are the walls sound and free from hazardous defects?**

Pass

**Floor Condition**

**Is the floor sound and free from hazardous defects?**

Pass

**Lead-Based Paint**

**Are all painted surfaces free of deteriorated paint?**

Pass

**Smoke Detectors**

**Is there a working smoke detector on each level?**

Fail

Present but non-functional

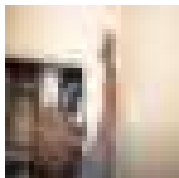


Photo 11

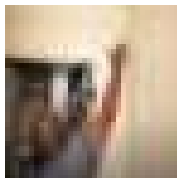


Photo 12

To Do | Assignee SafetyCulture Staff | Priority High | Due 28.06.2023 08:28 PST | Created by SafetyCulture Staff

Re-install smoke detectors to meet NFPA 74 requirements

**Do the smoke detectors meet the requirements of NFPA 74?**

No

**In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?**

N/A

**All Secondary Rooms (Rooms not used for**

## living)

### Security

Are all windows and doors that are accessible from the outside lockable?

Inconclusive

### Electrical Hazards

Are all these rooms free from electrical hazards?

Pass

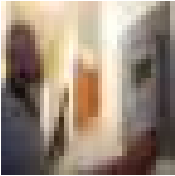


Photo 13

### Other Potentially Hazardous Features

Are all of these rooms free of any other potentially hazardous features?

For each room with an "other potentially hazardous feature," explain the hazard and the means of control of interior access to the room.

Pass

## Building Exterior

### Condition of Foundation

Is the foundation sound and free from hazards?

Pass

### Condition of Stairs, Rails, and Porches

Are all the exterior stairs, rails, and porches sound and free from hazards?

Pass

### Condition of Roof and Gutters

Are the roof, gutters, and downspouts sound and free from hazards?

Inconclusive

Unable to access the roof, include in re-inspection items

### Condition of Exterior Surfaces

Are exterior surfaces sound and free from hazards?

Pass

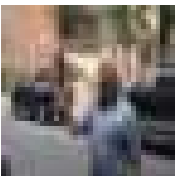


Photo 14

### Condition of Chimney

Is the chimney sound and free from hazards?

Not applicable

### Lead-Based Paint: Exterior Surfaces

Pass

Are all painted surfaces free of deteriorated paint?

**Manufactured Homes: Tie Downs**

If the unit is a manufactured home, is it properly placed and tied down?

If not a manufactured home, type in notes as "Not Applicable."

Not applicable

## Heating and Plumbing

**Adequacy of Heating Equipment**

Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for a living?

Pass

**Safety of Heating Equipment**

Is the unit free from unvented fuel-burning space heaters or any other types of unsafe heating conditions?

Pass

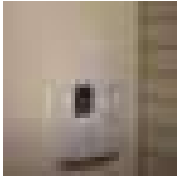


Photo 15

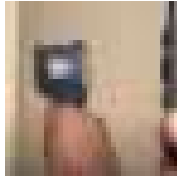


Photo 16

**Ventilation and Adequacy of Cooling**

Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?

Pass

Windows only, poor ventilation / no adequate ventilation system

**Water Heater**

Is the water heater located, equipped, and installed in a safe manner?

Pass

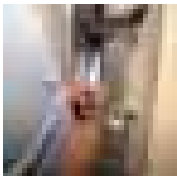


Photo 17

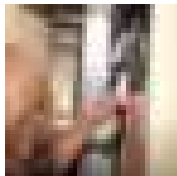


Photo 18

**Water Supply**

Is the unit served by an approvable public or private sanitary water supply?

Pass

**Plumbing**

Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Pass

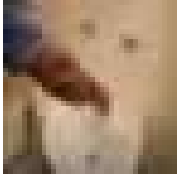


Photo 19

### Sewer Connection

**Is plumbing connected to an approvable public or private disposal system, and is it free from sewer back-up?**

Inconclusive

Unable to gain access; include item in re-inspection.

## General Health and Safety

1 action

### Access to Unit

**Can the unit be entered without having to go through another unit?**

Pass

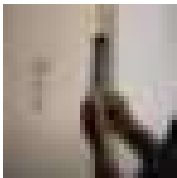


Photo 20

### Exits

**Is there an acceptable fire exit from this building that is not blocked?**

Pass

### Evidence of Infestation

**Is the unit free from rats or severe infestation by mice or vermin?**

Pass

### Garbage and Debris

**Is the unit free from heavy accumulation of garbage or debris inside and outside?**

Pass

### Refuse Disposal

**Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?**

Inconclusive

Landlord left for a meeting, unable to determine so include in the re-inspection

### Interior Stairs and Common Halls

**Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings; inadequate lighting; or other hazards?**

Pass

### Other Interior Hazards

**Is the interior of the unit free from any other hazard not specifically identified previously?**

Pass

**Elevators**

Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?

Pass

**Interior Air Quality**

Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?

Inconclusive

To Do | Assignee SafetyCulture Staff | Priority High | Due 28.06.2023 08:33 PST | Created by SafetyCulture Staff

Perform air quality audit using SafetyCulture checklist

**Site and Neighborhood Conditions**

Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?

Pass

**Lead-Based Paint:**

Has certification been completed, and received by the PHA?

Pass

**Sign Off**

**Additional Recommendations**

Majority of items for re-inspection include adequate security and proper ventilation

**Inspector Name and Signature**



Rocko Brownson  
21.06.2023 08:35 PST

## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

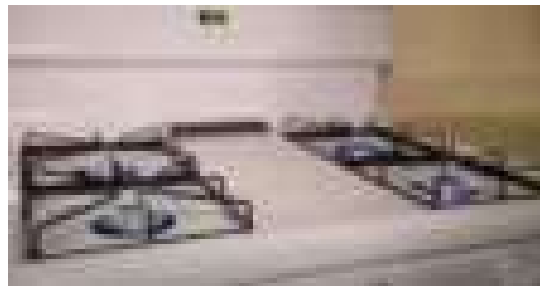


Photo 6



Photo 7

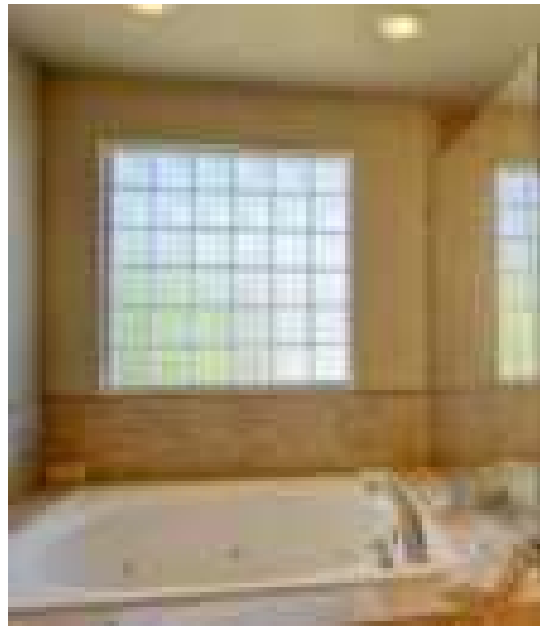


Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

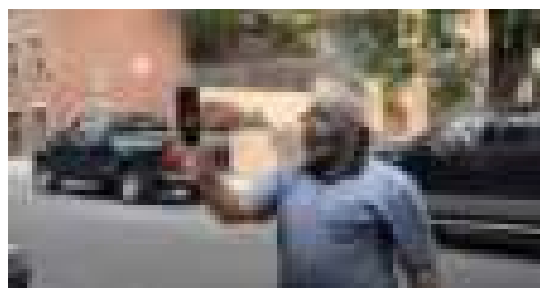


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

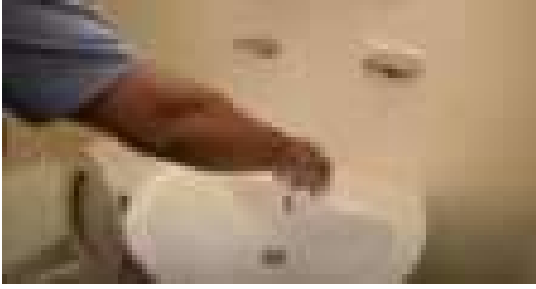


Photo 19



Photo 20